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Issue 1307 • October 17 - October 23, 2024

Aflalo Family Reveals Plans For Pavilions Site Project

Renderings Revealed For 9430 and 9441 West Olympic Boulevard





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OUR DATA SPEAKS VOLUMES



letters & email

“City Council Discusses Preferential Parking Prohibition For Housing Projects” [Issue #1305]

The city's consideration of a measure that would exempt residents of new housing projects without parking and with reduced parking from obtaining preferential parking permits is a sound idea and mirrors the intent of recently adopted State Assembly Bill 2712 co-authored by Assemblymembers Laura Friedman (D - Glendale) and Rick Zbur (D - Los Angeles).

Something not mentioned in the Weekly's brief is the fact that builders are not exempted from providing parking in their projects. AB 2097 states that municipalities may not require minimum parking for projects (residential, commercial, office, etc) within a half-mile of high-quality transit.

If a residential building does not provide parking, one can assume that the targeted residents are those who will use public transit. If the city were to allow the residents of those projects to obtain preferential parking permits, it would completely undermine programs that seek to increase housing density near transit in order to provide easy access and to build needed ridership.

Projects that receive density bonuses because of proximity to transit should be housing transit riders. Allowing those residents to obtain preferential parking permits undermines the purpose behind transit-oriented development. (And it is often seen that when market-rate and luxury units are constructed near transit taking advantage of incentives to build near transit, that they actually displace existing transit riders.)

The city is wise to pursue State and local legislation to ban access to preferential parking permits to those who live in buildings without parking.

While AB 2097 prohibits cities from requiring parking, there are a couple of provisions for possible exceptions that the city might explore and that would allow for parking requirements for the disabled, and for EV charging facilities.

Barbara Broide
West Los Angeles

briefs

Porta Via Responds to Viral Video of Fight Outside

Porta Via has responded to a viral video showing a physical altercation that took place outside its location on Canon Drive. The incident, which occurred on April 26,

involved a group of individuals reportedly harassing patrons dining outside the restaurant.

According to Porta Via's statement, the group, described as "several individuals with cameras," was stationed on the sidewalk, engaging in disruptive behavior that led to the altercation. One of the din-



Screenshot of Fight Video

ers became involved in the confrontation, which quickly escalated into a physical fight.

"At the time, police were called and charges were not pressed by anyone involved, and while unfortunate, the matter was closed," the statement said.

A video of the incident, posted on Instagram by the account "Street People Media," shows a person in a hooded sweatshirt confronting a man in a tie. The man retaliates, knocking the individual into an outdoor heater before he falls to the ground. The post claims the group involved had been harassing patrons around Beverly Hills for months.

In its Instagram post, Porta Via sought to clarify that none of the individuals involved were employees or managers, as had been falsely reported. The restaurant also confirmed that the Beverly Hills police responded to the scene, but no charges were filed by anyone involved.

District Employees Allege Concerns Over Security Department

At last Tuesday's Board of Education meeting, several district security employees, represented by the California School Employees Association (CSEA), voiced concerns regarding the contracting of private security services and the working conditions within the district's security department.

Christopher Crump, a labor relations representative for California School Employees Association, addressed the board regarding the need for improved collaboration between the district and its security officers, emphasizing concerns over the increasing presence of private security inside school campuses.

According to Crump, this practice sidelines the district's own security officers, reducing their opportunities to hone their skills.

"Our security officers are permanent employees who know the school sites like the back of their hands. More importantly, they understand how students behave and who should and should not be on campus," Crump said.

Several security officers speaking on

behalf of district security staff added to the concerns by making a formal complaint against Director of Safety Mark Mead, accusing him of creating a hostile work environment through "workplace harassment, bullying, and vindictive behavior."

The district employees alleged Mead consistently empowered contractors over district staff, diminishing the role of the district's own security officers. "He doesn't display the qualities of a leader," according to one public comment.

Another comment made by a district employee also raised concerns over last-minute overtime scheduling, the increasing reliance on private security firms for key assignments, and the inequitable distribution of security responsibilities.

"Nastec has been working more hours than us," one public comment said, pointing out that the private firm often opens and closes schools on weekends, tasks traditionally handled by district security. He also highlighted that Nastec personnel are sometimes armed while inside schools, a practice he deemed inappropriate.

Growing Coyote Problem Sparks Fear Among Residents

Residents addressed concerns at last Thursday's City Council meeting saying urban coyotes are terrorizing the neighborhood, sparking fear after they have started attacking and killing local pets.

According to multiple reports, neighbors witnessed coyotes walking in broad



Resident Holding Sign of Cat Killed By Coyote

daylight and have attacked and killed several cats in the past few weeks.

In one instance, a North Le Doux resident let her cat out, which is something she has done regularly for 15 years. The following morning, she discovered her cat's "half eaten dead body" on a lawn several houses away.

Another resident on North Palm Drive shared how frequent coyote sightings near his front door have left him fearing for his safety. He believes a den may be

nearby in a vacant property and now feels unsafe even getting out of his car at night.

One resident in the 300 block of Foot-hill Road shared how she rarely saw coyotes when she first moved to the city over 20 years ago, claiming that they only showed up late at night. However, in the past four days she has had at least four encounters with coyotes, while her neighbor's dog was killed in daylight.

A 35 year resident also said her cat was "eaten alive" and that her encounters with coyotes have "quadrupled," with them becoming more brazen, as they no longer fear people or vehicles.

A petition signed by at least 100 residents was presented to the City Council, urging the city to recognize the safety risks and find ways to solve the problem.

Assistant City Manager Ryan Gohlich addressed the issue at the meeting and stated the city is working on the problem and has been meeting with several agencies focused on wildlife.

Gohlich clarified that it's illegal for the city to displace coyotes and that if they were to trap them the city would have to put them down.

"The best way in most cases to deal with coyotes is to figure out what is attracting them to the area," Gohlich said, adding that they are typically in search of food, water, and shelter. He also said that the city is working on doing an assessment to get to the root cause of the problem.

"I know these are not the answers you want to hear but it is a complicated situation with not a lot of good, simple answers to it," Gohlich said. "We are doing all the things the law will allow us to do."

The city is planning a webinar to provide residents with more information and safety tips for dealing with coyote encounters.

For additional resources, visit <https://beverlyhills.org/1459/Coyote-Resources>.

Bregy Addresses Campus Security Incident at High School

In an email to the Beverly Hills Unified School District community, Superintendent Michael Bregy and Beverly High Principal Drew Stewart provided details about a security incident that occurred at Beverly High last Thursday afternoon.

According to Bregy, an individual was observed exploring the campus and subsequently took items from various rooms. The individual was not recognized by staff and could have easily been mistaken for a student. However, school officials noted that there was no cause for alarm as the campus was open to the public for after-school activities and community programs under a Joint Powers Agreement.

"After 4 PM, our campus sees an influx of students, parents, and community members participating in various events," the email stated, noting that the school has significantly more activities compared to other district locations, particularly on days with high public interest, like varsity football games.

The email also addressed the district's communication strategy, acknowledging the varied thresholds among community

members regarding what they consider noteworthy information.

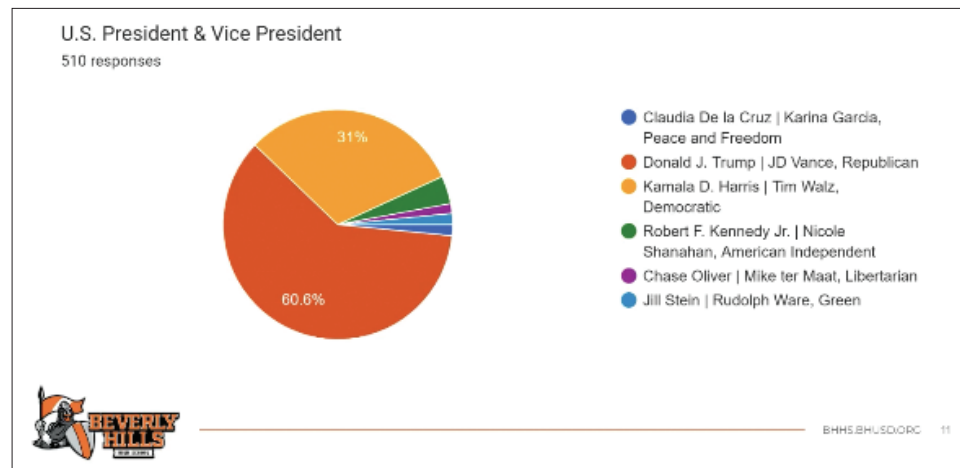
"We receive feedback that we both over communicate and under communicate," adding that the decision on what to share is based on assessing the impact on students. In this case, the district concluded that students were not adversely affected by the incident, as they did not witness anything concerning.

The email concluded by stating the district recognizes that such news may induce anxiety, and encouraged anyone needing support to connect with the NormanAid Wellness Center, which offers resources both in-person and virtually.

"Your physical and emotional well-being is our first priority," the email concluded.

Trump Wins in Beverly High Mock Election

Last Tuesday, 510 Beverly High stu-



Source: Norman Connection

dents participated in the statewide California mock election and 60 percent of votes were cast for Trump, with 31 percent voting for Kamala Harris.

Steve Garvey beat Adam Schiff in the Beverly High mock Senate election and all 10 ballot measures passed.

Architectural Review Requested for New Multifamily Building on Doheny Drive

The Architectural and Design Review Commission was expected to review a new five-story, nine-unit multifamily residential building at 232 South Doheny Drive. The meeting was scheduled to take place on Wednesday, after the *Weekly's* deadline.

This project will replace an existing single-story residence on the site and includes rooftop uses and landscaping.

During a previous meeting on July 11, the Planning Commission conditionally



Rendering of Project

housing were granted.

The proposed building will have a maximum height of 53 feet and will include outdoor living spaces with landscaping on the rooftop, as well as raised planters along the ground level. The architectural design features metal sidings in varying textures and colors, including a "fresh rust" tone with T-groove and a "bone white" color with a western wave design. Other notable features include aluminum windows, tinted glass guardrails, a smooth white stucco finish, and new exterior lighting.

The new structure aims to modernize the area while enhancing its urban design, according to a city staff report. The building's façade will include balcony areas for each unit, large glazing units surrounding the elevator and stair core, and brushed stainless-steel louver shading devices. Drought-tolerant landscaping is planned for both the rooftop and the front setback along Doheny Drive.

approved the applicant's request for a development plan review and density bonus. This approval allows for the construction of the multifamily building, which will also feature one level of subterranean parking. As part of the process, concessions and waivers related to affordable

briefs cont. on page 4



Human Relations Commissioners Rose Kaiserman and Noelle Freeman Batista, Councilmember Craig Corman, Vice Mayor Sharona Nazarian, Leonard Marks, Jeanne Marks, Mayor Les Friedman, Councilmember John Mirisch, Councilmember Mary Wells, Commissioner Pam Kraushaar, and Human Relations Commission Chair Laura Hornwood Margo

Jeanne Marks Honored With Annual Embrace Civility Award

At last Thursday's meeting, the City Council recognized long-time resident, Jeanne Marks, for her contributions and commitment to Beverly Hills as this year's Embrace Civility Award recipient. The Embrace Civility Award was established to recognize outstanding community members who have shown exemplary compassion and dedication to enhancing the lives of residents. Marks was also honored at the Backdraft Ball in June for launching a scholarship fund that awards educational grants to the children of Beverly Hills Fire Department firefighters.

briefs cont. from page 3

Planning Commission Approves Waldorf Astoria Hotel Retractable Canopy Installation on Rooftop Restaurant

The Waldorf Astoria Hotel, located at 9850 Wilshire Boulevard, submitted a proposal for the installation of a new retractable shade canopy structure on its rooftop restaurant. The project is part of the One Beverly Hills Overlay Specific Plan, which covers 17.4 acres along the western edge of the city.

The proposal, which was approved by the Planning Commission at its Tuesday meeting, involves replacing existing rooftop shade structures, such as cabanas, umbrellas, and a fixed trellis system, with a new, larger trellis structure featuring a retractable canopy. This will expand the covered area of the rooftop restaurant from approximately 2,350 square feet to 4,000 square feet. The height of the new structure will be slightly lower than the current one, decreasing by 15 inches to a maximum of 14 feet 4 inches.

The new canopy will include a retractable glass roof and windows along the perimeter, offering more flexibility for weather conditions. Surface-mounted spotlights will be installed to illuminate the dining area. The project will also involve reconfiguring the rooftop restaurant to include a new service bar, although no additional floor area will be created.

City Council Approves Use of City Shield by Universal Music Group

The City Council approved a proposal allowing Universal Music Group to use the Beverly Hills Shield for the marketing and promotion of an upcoming album release, at last Thursday's meeting.

The shield will be featured in the marketing materials for the album release.

City staff regularly receives requests from various entities to use the Beverly Hills Shield for promotional purposes. Typically, these requests are assessed by the Branding and Licensing Liaison Committee, though some items may be presented directly to the City Council. The current request is expedited, given its association with the artist and the album release.

The artist associated with the album has requested the Beverly Hills Shield to be depicted as a pin worn on the album cover. The album cover will feature a black-and-white photograph showcasing this pin, with no alterations made to the shield's design.

Timepiece Gentleman of Beverly Hills Admits to Taking Nearly \$6M

Anthony Farrer, a Los Angeles man who gained notoriety as "The Timepiece Gentleman" for running a luxury watch consignment business in Beverly Hills, has pleaded guilty to defrauding clients out of nearly \$5.6 million.

Farrer admitted to wire and mail fraud charges in connection with his scheme, which spanned from November 2022 to November 2023.

Farrer, who has been in federal custody since November 2023, ran his business through "The Timepiece Gentleman," a watch consignment service. He promised clients he would sell their luxury watches, including brands like Rolex, Richard Mille, and Patek Philippe, at his Beverly Hills store or through online marketing, remitting the proceeds back to them minus a typical 5% consignment fee.

However, Farrer did not return the sales proceeds or unsold watches to his clients. Instead, he sold the watches and kept the money for himself, often using them as collateral for loans without the clients' knowledge. He also misled clients into believing their watches hadn't sold, while in reality, he had already disposed of them for personal gain.

Additionally, Farrer engaged in fraudulent watch purchasing services, where clients would wire him money to buy specific timepieces. Instead of fulfilling the purchases, he diverted the funds to support his lifestyle, including cars and apartments. To cover his tracks, Farrer frequently sent clients substitute watches belonging to other victims in a manner similar to a Ponzi scheme.

In total, Farrer's scheme affected more than 40 victims, resulting in losses of at least \$5.6 million. He now faces up to 20 years in federal prison for each count of wire and mail fraud.

Beverly High to Present *The Diary of Anne Frank*

The Beverly High Performing Arts Department will present *The Diary of Anne Frank*, with performances scheduled for November 14-16 and November 21-23.

Showtimes will be at 7:00 PM, with a special matinee on November 16 at 2:00 PM. The performances will take place at the Ron Brown Auditorium at Horace Mann Elementary School.

This production, newly adapted by Wendy Kesselman from the original work by Frances Goodrich and Albert Hackett, offers audiences a look into the life of Anne Frank.

Tickets for the event are available now,

with VIP seats priced at \$35, General Admission at \$20, and Student tickets at \$15. Tickets can be purchased at bhhs.bhusd.org/theatre.

Prang Elected President of California Assessors Association

Los Angeles County Assessor Jeff Prang has been elected as the president of the California Assessors Association



California Assessors Association President Christina Wynn and Los Angeles County Assessor Jeff Prang

(CAA) at its annual conference in San Luis Obispo for the term commencing January 1.

The CAA was established in 1902 and comprises the 58 county assessors in the State of California. The CAA's mission focuses on establishment of uniform and standardized policies and practices in property appraisal with the added goal of achieving accuracy and fairness. The CAA also supports legislation that advances its mission and opposes legislation that does not.

"It is a tremendous honor to be selected by my peers to hold this position of responsibility," Prang said. "Collectively, *Jaime Martin* our Association helps guide public policy that assures fairness, accuracy, and standardization in public policy related to the equitable assessment of property."

Beverly Hills Art Show to Take Place This Weekend

The spring Beverly Hills Art Show in Beverly Gardens Park will take place on Saturday and Sunday, October 19 and 20 from 10 a.m. to 5 p.m.

The showcase of art from 235 artists will span four blocks within Beverly Gardens Park on Santa Monica Boulevard from Rodeo Drive to Rexford Drive.

Artists will showcase their work in ten categories including painting, sculpture, ceramics, glass, drawing, watercolor, traditional printmaking, photography, jewelry and more.

Festivities will include food trucks, children's activities like arts & crafts, and a beer and wine garden.

Parking is located directly across from the show grounds and in surrounding public parking structures.

The 2024 fall sponsors and partners are: The Los Angeles Art Association, Southern California Women's Caucus for Art, NoHo Arts District, LA Art Party, Children's Hospital of Los Angeles, Tower Cancer Research Foundation, Mount of Angels, Blank Beverage, SALT Catering, the Beverly Hills Conference & Visitors Bureau, the Beverly Hills Chamber of Commerce, the Beverly Hills Historical Society, the Beverly Hills Fire Department, the Beverly Hills Police Department and Just in Case BH.

For more information, visit beverlyhills.org/artshow.

LACO Launches 2024-25 Orchestral Series with Brahms' Symphony

Los Angeles Chamber Orchestra's 2024/25 Orchestral Series launches

with Martin + Brahms + Bauer, featuring Music Director Jaime Martin conducting Brahms' Symphony No. 2 in D major on Saturday, October 19, 7:30 pm, at Glendale's Alex Theatre, and Sunday, October 20, 4 pm, at the Wallis.



Martin begins the program with Haydn's sixth symphony, "Morning," the first in a triptych of early Haydn symphonies portraying the times of day.

Visit www.laco.org to purchase tickets.

Gramian-Emrani Center for Iranian Music Established at UCLA

Through a \$5 million pledge by Haleh Emrani in honor of her late husband, Ahmad Gramian, UCLA will establish the Gramian-Emrani Center for Iranian Music in The UCLA Herb Alpert School of Music.

The center builds on the school of music's Iranian Music Program, established after a 2018 gift from Farhang Foundation, a non-political, non-religious, not-for-profit community organization devoted to celebrating and promoting Iranian art and culture.

"I am hoping for this gift to increase

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focus on the research and study of the music of Iran, while hosting public performances for the benefit of the community at large,” said Haleh Emrani. “My late husband was pas-

Paranj.

Knock LA Endorses Peykar Ronen and Stern in Board Race

Knock LA has endorsed Mandy Stern and Dela Peykar Ronen in the BHUSD Board of Education race as part of its “Progressive Voter Guide.”

Knock LA is a “journalism and commentary newsroom serving the Los Angeles community,” according to its social media.

The organization claims they have endorsed Stern because she has “championed increasing mental health resources for students, kosher meal options, and gun safety.” The group endorsed Ronen because they claim she “has a strong grasp on the district’s financial needs and shortcomings” and that she “intends to focus on easing the newly established transition from the distinct elementary schools to the combined middle school.”

The group declined to endorse Russell Stuart and Sigalie Sabag because they are “from the far-right,” and accused the two of forming “a reactionary voting slate.”

“BHUSD is at a critical juncture. Decreasing enrollment has led to the repu-

posing of two of the city’s four elementary schools. Alongside the nationwide rise in book bans and attacks on bodily autonomy, Beverly Hills has been increasingly targeted by conservative actors from both inside and outside the city, including far right rallies and the blocking of a medical facility providing abortion services. It is incredibly important to prevent these extremists from getting a foothold in city government at any level,” the organization wrote in its endorsement.

Temple of the Arts to Present Free Screening of U.S. Premiere of “Oz’s List”

Temple of the Arts at the Saban Theatre in Beverly Hills will present a free screening of the U.S. premiere of the 60-minute documentary film, “Oz’s List,” The Journey of Oz Davidian, on Monday, October 21, at 6:30 p.m.

The screening, which will be followed by a Q&A with Oz Davidian and the filmmakers led by Rabbi David Baron, is free of charge and open to the public, but reservations are required.

Rabbi David Baron said, “The Temple of the Arts is proud to present the U.S. Premiere of the film, ‘Oz’s List,’ docu-



Oz Davidian

menting the heroic actions of a courageous farmer from Southern Israel, Oz Davidian, who fearlessly drove 15 times into the relentless onslaught of gunfire to save 120 young people

from the Hamas Terrorist Attack on the Nova Music Festival in Israel on October 7, 2023. Oz Davidian’s selfless actions stand out and are an inspiration for us all in these troubled times we are living in.”

The 60-minute documentary film is in Hebrew with English subtitles.

To make reservations, call the temple at 323-658-9100 and E-mail Edward Taranog at edgar@templeofthearts.org.

For more information, visit www.bhota.org.

--Briefs Compiled by Danielle Berjikian

sports & scores



BHHS Football Team To Play At West Friday Night

By Steven Herbert

Beverly High will play at West Friday at 7 p.m. in an Ocean League football game.

The Normans (2-5, 0-2 in league play) have lost five consecutive games.

The Warriors (5-2, 2-0) have won four consecutive games, including a 35-8 victory over winless Hawthorne Friday.

Beverly Hills is 353rd among the 373 Southern Hills Section 11-man teams in the CalPreps rankings which are used to determine playoff placement. West is 97th, first among Ocean League teams.

The high school football website CalPreps projects a 66-3 victory for the Warriors and gives them a greater than 99% chance of winning and Beverly Hills a less than 1% chance.

El Segundo 65, Beverly Hills 7

Norman freshman Rocco Taylor ran 9 yards for a touchdown on the final play of an Ocean League game at Nickoll Field last Thursday.

Taylor was playing quarterback in place of Matthew Recupero who was ejected at the start of the fourth quarter for criticizing officials for losing track of the downs. Their mistake was corrected.

“I love Matthew,” Beverly Hills coach Hasan Muhammad said in a more than

30-minute postgame interview. “(He) has a lot of great leadership skills.

“One of his flaws can be that he has a loose filter, like he kind of says what’s on his mind and no impulse control. Football’s different. There’s a way to do things, a way to express yourself. And I kind of keep telling him, there’s a certain hierarchy that you as a player can’t cut in line. You can’t go through and just talk like you’re talking to one of your peers.

“He was warned about that. At the end of the first half, he said something that I won’t repeat, but it was something that’s out of bounds. This isn’t not the first time trying to rein Matt in.”

Taylor had not taken a snap at quarterback for the Normans in practice or a game before last Thursday, Muhammad said.

Muhammad said one of his “proudest moments of the night” was 5-foot-2-inch freshman Aaron Ebrahimian, the team’s smallest player, showing “some huge heart” making a tackle on a fourth-quarter punt return.

“He got pushed down on the play, didn’t quit, got back up, ran down and still made the tackle,” Muhammad said.

The Beverly Hills sideline erupted in

cheers following the tackle.

The Normans were playing shorthanded against the Eagles. Muhammad said three “impact players” were initially ruled out of the game because of injuries sustained in a 39-30 loss at Centennial Oct.5, then learned last Thursday two more starters would not play against El Segundo because of injuries.

Beverly Hills had about 25 players in uniform against the Eagles, eight fewer than its previous game. The Normans had 40 players in uniform for its season-opening 26-21 victory over Vasquez Aug. 30, according to Muhammad.

A lack of players has been a key reason for Beverly Hills’ long football struggles.

Eagle senior Sean Mossman returned the opening kickoff 87 yards for a touchdown. After Beverly Hills was forced to punt after three plays on its first possession, El Segundo sophomore Ryan Wiacek threw a 46-yard touchdown pass to Axel Thiess on its first offensive play.

The Normans were called for holding in the end zone on the third play of their second possession for a safety, increasing the deficit to 16-0 four minutes, 12 seconds into the game.

Wiacek threw a 40-yard touchdown pass to Cole Castillo on the first play following the free kick.

Beverly Hills was again forced to punt after three plays on its third possession. The Eagles responded with a four-play, 39-yard drive for a touchdown, with Castillo running 15 yards for a touchdown, increasing their lead to 30-0 with 2:41 remaining in the first quarter.

El Segundo (5-2, 2-0) scored on Isiah Rodriguez’s 1-yard run and Castillo’s 15-yard run in the second quarter. Rodri-

quez’s 51-yard touchdown run 5:35 before halftime increased the Eagles’ lead to 51-0, triggering a running clock for the remainder of the game.

Although Cal Preps projected a 62-3 victory for El Segundo Muhammad said he was surprised by the outcome “because I get the opportunity to see these guys day in and day out. I’m aware of the work they put in.”

“They’re looking good in practice,” the first-year Normans’ coach said. “It’s like there’s almost a mental block that has set in on this community, and ... I’ve never been a part of anything like this in my life.

“They’ll tackle each other like they have never seen each other or like they hate each other. The practices get so intense sometimes, and then you put another color uniform, it could be a kid half their size, and it’s kind of like paralysis by analysis. It’s like, what are we overthinking?

“Sometimes it’s just the repetition and the live reps, and we just haven’t had that. And so as much as coaches, you know, we’re like, this is the game there. This should work. We’ve got high school kids running at other high school kids and our high school kids are just kind of taking flight when we should be coming into the fight.

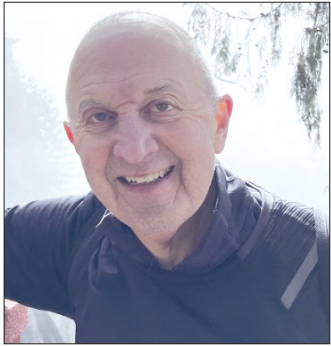
“And that’s where it become the culture. We’ve got to change that.”

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

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threestar*** shorttakes

By Peter Ostroff

BHUSD 2024 Board of Education Election Race

We are in the midst of a very important campaign to elect three members of the Board of Education.

It is important because the academic ratings (which I believe approximate the quality of education that is provided to BHUSD students) are very troublesome.

As I have previously pointed out, for example, BHHS is not ranked in the top 150 of the public high schools in the Los Angeles area (Los Angeles, Orange and Riverside Counties). Most of the public high schools in our vicinity or in comparable districts elsewhere in the area are ranked higher than BHHS.

These rankings are based upon a number of objective criteria including the performance of students on state proficiency exams, graduation rates and preparation for college or university. I do not credit those who say that these results do not accurately reflect our students' education or offer justifications. Those are subjective opinions that are not objectively based.

The good news is that some progress is being made. However, the low rankings take much of the recent progress into account so it seems to me indisputable that much more needs to be done. It is fine to identify reasons or justifications but these are all problems (and they are generally experienced in common with other higher performing districts) and all have solutions.

Particularly notable is the fact that BHUSD spends far more per student and has a far better faculty/student ratio than most if not all of the high schools that are ranked far higher than BHHS.

My conclusion is that the new Board of Education should focus, without any distraction, on how to improve our students' academic performance and how our District can do a better job of educating our children.

When I review the actions of the past decade or so, I see that the Board of Education has been focused on issues such as management of construction on campus of our schools, misguided and very expensive litigation, reconfiguration of the schools and security.

While these are not unimportant, they have been extremely distracting.

Fortunately, they are largely in the rear view mirror. But they offer important lessons that should lead us to understand that distractions can result in deterioration or failure to improve academic performance. It is now time

to focus solely on academic improvement.

The role of the Board of Education in the improvement of academic performance is to make policy decisions and provide an effective process for making these improvements. It is not to micromanage but, rather, to require performance from those in charge of administration and education.

My recommendation is that the process should include at least the following:

- Setting aggressive but achievable priority objectives;
- Adopting performance metrics such as improvement of state proficiency test scores (and comparison of those scores with classroom grades) and/or graduation rates and/or enrollment in AP classes and/or performance on AP exams;
- Assigning specific responsibility for achievement of each objective to an identified person or persons; and
- Holding those responsible accountable for achievement or lack thereof including where appropriate developing an action plan for corrective measures.

Unfortunately our pool of candidates is small and this has resulted in a campaign largely lacking in discourse that recognizes the academic problems and suggests solutions. I am troubled by the extent to which the candidates have discussed issues unrelated to and distractions from academics. I will not provide specific examples but you can see them for yourselves by reading the candidates' statements.

To some degree, the lack of good discussions of issues can be laid at the feet of the school administration. In advance of the recent Beverly Hills City Council election, the City provided a detailed orientation session for the candidates of all of the duties and responsibilities of the City Department. Such an orientation has not been provided to the candidates for the Board of Education so it is to some degree understandable that the candidates are not knowledgeable of the details of school operations.

However, our alternatives are limited to those who have expressed willingness to serve. As Thomas Jefferson observed: **"The government that you elect is the government that you deserve."** Perhaps in the future there will be greater interest in serving on our school board.

But for now it is what it is and we can choose only from those alternatives.

In aid of that, I have asked each of

the candidates to answer three short questions. Here are the questions and their responses.

Questions:

If elected, will you complete your four year term?

In one or two sentences:

What would like the voters to know about you?

AND

Why should the voters vote for you?

Responses:

Dela Ronen:

"Yes - committed to all four years."

I would like voters to know that as a Beverly Hills alum, a parent with children currently attending district schools, and an experienced attorney, I bring a unique perspective that blends personal investment and professional expertise in advocating for strong academic foundations. I am a dedicated parent and professional who values strong academic foundations, ensuring that our students receive the best education possible to thrive in an ever-changing world. I am prepared to navigate complex issues and advocate for educational excellence and accountability."

"Voters should vote for me because I am not only an advocate for reinforcing traditional academic principles, but as an attorney, I understand the importance of careful decision-making and accountability. As a parent and district alum, I am personally invested in ensuring our schools provide exceptional education that prepares all students for future success."

Sigalie Sabag

"Yes, Absolutely I will finish my four year term."

"My passion for the academic success, safety, and growth of all our students runs deep. As a dedicated parent of four, with my eldest two 36 and 27 and my youngest two children currently attending BHUSD Middle School and High School, I have a unique understanding of the challenges our students face and the opportunities that exist to elevate our schools to the National Blue Ribbon schools we once were 20 years ago."

"Voters should support my candidacy for the Beverly Hills Unified School District Governing Board because I am committed to elevating BHUSD to its rightful place in academic excellence. My passion for ensuring that every student thrives is matched by my practical experience and dedication. I am the only candidate who brings the unique combination of being a California Licensed Contractor and a parent of four. This perspective has equipped me with the tenacity and courage to advocate effectively for all our students'."

Amanda Stern

"While life can be full of surprises, I have every expectation that I will complete a second term!"

"I am a school professional, child specialist, and experienced, current board member. In the last four years I have worked and succeeded on behalf of our learners and our families."

"I am the only candidate with both board experience and institutional knowledge of education from my professional, scholarly and personal experience. I am known as being a receptive and open listener, an even-keeled team player and a reliable colleague."

Russell Stuart

"Yes, I am fully committed to serving my entire four-year term and following through on my promises to improve our schools and strengthen the relationship between parents and the district."

"I am a parent, business owner, and military veteran with a deep commitment to accountability, safety, and academic excellence. I listen to parents and am dedicated to making them valued partners in our children's education."

"Voters should choose me because I will bring leadership, transparency, and practical solutions to the board, ensuring our schools are safe, inclusive, and focused on student success. My approach emphasizes both parent engagement and fiscal responsibility to achieve long-term improvements for our district."

I am not endorsing or opposing any candidate. My position is that given the current level of academic performance, any distraction by any other issue is imprudent and inappropriate.

It is my strongly held view that there is nothing more important than improving the academic performance of our schools. [Note that it goes without saying that we must ensure that our schools provide safe and secure environments. It is my view that optimal security has been achieved. Nothing is perfect but it would be counterproductive for the Board of Education to be distracted further by this or any other issues.]

In casting your vote for up to three of these candidates, please consider the following:

Which candidates are best qualified by their training, experience and skills to achieve that improvement?

Which candidates are best qualified by their training, experience and skills to manage the ample available resources toward that improvement?

Which candidates have the self-discipline to avoid distractions?

Bearing in mind that participation in the Board of Education is a "team sport", which of the candidates are temperamentally best qualified to work constructively with the other members of the board in furtherance of academic objectives?

It is now in your hands.

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

coverstory

AFLALO FAMILY REVEALS PLANS FOR PAVILIONS SITE PROJECT

Renderings Revealed For 9430 and 9441 West Olympic Boulevard

By Danielle Berjikian

The Aflalo family has revealed plans for a new eight-story apartment complex and supermarket in Beverly Hills, set to replace the existing Pavilions market at 9467 West Olympic Boulevard.

According to *Urbanize Los Angeles*, the Aflalo Family Trust, along with Moshe and Laura Aflalo, shared renderings of the project, which is being designed by Ottinger Architects.

The project was filed under California's "builder's remedy" provision, a loophole that allows developers to bypass certain zoning restrictions in cities that have not met state housing plan requirements, provided that at least 20% of the units are affordable.

The preliminary application for this project was submitted between late March, when the City Council adopted its revised Housing Element, and early May, when the State Housing and Community Development certified the Housing Element. Under the Housing Accountability Act, projects cannot be denied unless the city has adopted a compliant housing element.

Laura Aflalo is former Board of Education member Lisa Fisch Korbakov's sister.

The proposed development will feature 110 residential units, with 22 designated as affordable housing for low-income families. The apartments will be situated above a 16,000-square-

"The proposed development will feature 110 residential units, with 22 designated as affordable housing for low-income families"



Rendering for 9441 West Olympic Boulevard

foot supermarket, which is expected to house a new Pavilions store. The building design includes large square windows framed by concrete, inset and exterior balconies, and a first-floor terrace facing Olympic Boulevard. Residents will also have access to rooftop decks, community rooms, a gym, and coworking spaces, according to Ottinger Architects.

Sammy Aflalo, son of Moshe and Laura Aflalo, filed the plans for the Beverly Hills project in April, along with another development that includes 350 apartments across properties co-owned with Harkham Family Enterprises. The Aflalo family, known for a portfolio of stores in the Garment Dis-

trict in the 1990s, is also pursuing other developments in the area.

In addition to the project, the Aflalo family has filed plans for a 140-unit apartment complex with 30,000 square feet of retail space at 333 and 337 South Beverly Drive. Another project in partnership with Fisch Property includes two residential buildings at 9430 and 9441 West Olympic Boulevard.

"Situated in the heart of Beverly

Hills, 9441 W Olympic is a 13-story, mixed-use development that exemplifies modern urban design. This project brings vitality to the neighborhood, providing 75 residences, including 15 deed-restricted affordable units, along with over 4,000 square feet of prime retail space on the ground floor," according to Ottinger Architects.

The Beverly Hills Pavilions is among hundreds of supermarkets that are expected to be sold as part of the "largest proposed supermarket merger in U.S. history"—Kroger Company's \$24.6 billion acquisition of the Albertsons Companies, Inc.

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

FICTITIOUS BUSINESS NAME STATEMENT: 2024194381 The following person(s) is/are doing business as: KOSS REAL ESTATE INVESTMENTS 12410 Santa Monica Blvd. Los Angeles, CA 90025. County of Los Angeles. MICHAEL KOSS ENTERPRISES INC. 12410 Santa Monica Blvd. Los Angeles, CA 90025. 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: Jay Gilberg, President. This statement is filed with the County Clerk of Los Angeles County on: 9/17/24. 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) 9/25/24, 10/3/24, 10/10/24, 10/17/24 278 Damali Bernal Case Number: 24NWC000373 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 12720 Norwalk Bl Norwalk, CA 90650 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Damali Bernal TO ALL INTERESTED PERSONS Petitioner: Damali Bernal Present name: Damali Bernal Proposed name: Ehm Zidane Obando 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: 9/18/24. Signed: Olivia Rosales, Judge of the Superior Court Published: 9/25/24, 10/3/24, 10/10/24, 10/17/24 279 Claudia Marie Keeth Case Number: 24MCP00448 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: Claudia Marie Keeth TO ALL INTERESTED PERSONS Petitioner: Claudia Marie Keeth Present name: Claudia Marie Keeth Proposed name: Claudia Marie Knight 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: 11/01/24 Time: 8:30a Dept: K Rm: A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 9/19/24. Signed: Lawrence H. Cho, Judge of the Superior Court Published: 9/25/24, 10/3/24, 10/10/24, 10/17/24 280 Daisy Victoria C. Perez Case Number: 24CMCP00143 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: Daisy Victoria C. Perez TO ALL INTERESTED PERSONS Petitioner: Daisy Victoria C. Perez Present name: Daisy Victoria C. Perez Proposed name: Daisy Victoria Perez Casillas 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: 12/03/24 Time: 8:30a Dept: B Rm: 906 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 9/20/24. Signed: Fumiko Wasserman, Judge of the Superior Court Published: 9/25/24, 10/3/24, 10/10/24, 10/17/24 281 Gallee Guadalupe Barocio Case Number: 24PSP00443 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 400 Civic Center Plaza Pomona, CA 91766 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Gallee Guadalupe Barocio TO ALL INTERESTED PERSONS Petitioner: Gallee Guadalupe Barocio Present name: Gallee Guadalupe Barocio Proposed name: Gallee Guadalupe Gutierrez 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: 11/15/24 Time: 9a Dept: L Rm: A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 9/13/24. Signed: Bryant Y. Yang, Judge of the Superior Court Published: 9/25/24, 10/3/24, 10/10/24, 10/17/24 282 FICTITIOUS BUSINESS NAME STATEMENT: 2024195519 The following person(s) is/are doing business as: WEST HOLLYWOOD RHYTHMS. 7521 Hampton Ave #208, West Hollywood, CA 90046. County of Los Angeles. LYA NASRIDINOVA. 7521 Hampton Ave #208, West Hollywood, CA 90046. 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: Lya Nasridinova, President. This statement is filed with the County Clerk of Los Angeles County on: 9/18/24. 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) 9/25/24, 10/3/24, 10/10/24, 10/17/24 283 FICTITIOUS BUSINESS NAME STATEMENT: 2024192246 The following person(s) is/are doing business as: MOKA NAIL CLUB. 292 S La Cienega Bl #207A, Beverly Hills, CA 90211. County of Los Angeles. KATERYNA ABOURCHED. 292 S La Cienega Bl #207A, Beverly Hills, CA 90211. This business is conducted by: an Individual. Reg-

istrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Kateryna Abourched, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/13/24. 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) 9/25/24, 10/3/24, 10/10/24, 10/17/24 284 FICTITIOUS BUSINESS NAME STATEMENT: 2024197931 The following person(s) is/are doing business as: TECH ED. 9237 WAKEFIELD AVE UNIT 3 LOS ANGELES CA 91402. LATORIA SHAW. 9237 WAKEFIELD AVE UNIT 3 LOS ANGELES CA 91402. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/20/24. Signed: LATORIA SHAW, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/23/2024. 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: 09/26/2024, 10/03/2024, 10/10/2024, 10/17/2024 TBS 10,469 FICTITIOUS BUSINESS NAME STATEMENT: 2024192576. The following person(s) is/are doing business as: TECNOSYSTEMS. 1715 252ND ST UNIT 1 LOMITA CA 90717. HUMBERTO MARTIN MARTIN. 1715 252ND ST UNIT 1 LOMITA CA 90717. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: HUMBERTO MARTIN MARTIN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/13/2024. 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: 09/26/2024, 10/03/2024, 10/10/2024, 10/17/2024 TBS 10,466 FICTITIOUS BUSINESS NAME STATEMENT: 2024197851. The following person(s) is/are doing business as: STUDY BY LOVELY. 322 CULVER BLVD #1401 PLAYA DEL REY CA 90293. SHIRLENE LOVE. 322 CULVER BLVD #1401 PLAYA DEL REY CA 90293. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/20/24. Signed: SHIRLENE LOVE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/23/2024. 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: 09/26/2024, 10/03/2024, 10/10/2024, 10/17/2024 TBS 10,467 FICTITIOUS BUSINESS NAME STATEMENT: 2024197785. The following person(s) is/are doing business as: THE KICK BOX. 13907 1/2 BURBANK BOULEVARD SHERMAN OAKS CA 91401. JASON YORRICK. 13907 1/2 BURBANK BOULEVARD SHERMAN OAKS CA 91401. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/20/24. Signed: JASON YORRICK, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/20/2024. 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: 09/26/2024, 10/03/2024, 10/10/2024, 10/17/2024 TBS 10,472 FICTITIOUS BUSINESS NAME STATEMENT: 2024195302. The following person(s) is/are doing business as: CERRITOS BOARD AND CARE. 18016 STOWERS AVE CERRITOS CA 90703. CERRITOS BNC, INC. 18016 STOWERS AVE CERRITOS CA 90703. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: LAURENCE TANGONAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/18/2024. 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: 09/26/2024, 10/03/2024, 10/10/2024, 10/17/2024 TBS 10,473 FICTITIOUS BUSINESS NAME STATEMENT: 2024189749. The following person(s) is/are doing business as: JF PROPERTY MANAGEMENT. 464 WEST LOMA ALTA DRIVE ALTADENA CA 91001. JOCELYN TAVAREZ. 464 WEST LOMA ALTA DRIVE ALTADENA CA 91001. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/20/24. Signed: JOCELYN TAVAREZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/10/2024. 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: 09/26/2024, 10/03/2024, 10/10/2024, 10/17/2024 TBS 10,474 FICTITIOUS BUSINESS NAME STATEMENT: 2024181685. The following person(s) is/are doing business as: ARDENT SECURITY. 244 S SAN PEDRO STREET SUITE 405B LOS ANGELES CA 90012. STEEL PROTECTIONS INC. 244 S SAN PEDRO STREET SUITE 405B LOS ANGELES CA 90012. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: FRANKIE SEFULU EDWARDS, CEO. This statement is filed with the County Clerk of Los Angeles County on: 08/28/2024. NOTICE

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 SHAMOEIL, 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 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: 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, 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, 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 HOMEBRIDGE 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, 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 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. 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
C L FARRELL - SBN 132882,
BRIDGETTE A. SANTOS - SBN 344016, NM
LAW APC
15147 WOODLAWN AVENUE
TUSTIN CA 92780
Telephone (949) 253-0000
10/3, 10/10, 10/17/24
CNS-3857215#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
FARHAD KHOSSOUSSI
CASE NO. 24STPB09791**

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

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

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

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

A HEARING on the petition will be held in this court as follows: 12/06/24 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. 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
H. JOHN KHOUKAZ, ESQ. - SBN 210847
BEZAIRE, KHOUKAZ & BABAIA, APC
6928 OWENSMOUTH AVE., STE. 200
WOODLAND HILLS CA 91303
Telephone (818) 264-0604
10/10, 10/17, 10/24/24
CNS-3859067#

Title Order No. : 15951449 Trustee Sale No. : 87200 Loan No. : 399395346 APN : 4337-009-002 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/4/2022 . 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 11/6/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 4/4/2022 as Instrument No. 20220369845 in book *IIII*, page *IIII* of official records in the Office of the Recorder of Los Angeles County, California, executed by: WESTMOUNT DUPLEX, LLC, A DELAWARE LIMITED LIABILITY COMPANY , as Trustor EASY FINANCIAL, LLC (CFL LICENSE NO. 603C725) , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 2 IN BLOCK "I" OF TRACT NO. 5105, IN THE CITY OF WEST HOLLYWOOD AND CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61, PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 424 WESTMOUNT DRIVE WEST HOLLYWOOD, CA 90048 VACANT LAND. DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING ADDRESS: BENEFICIARY, C/O CALIFORNIA TD SPECIALISTS, ATTN: PATRICIO S. INCE', 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$2,437,609.07 (Estimated). Accrued interest

and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 10/7/2024 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 87200. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87200 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

**THIRD AMENDED SUMMONS
(CITACION JUDICIAL)**

CASE NUMBER (Número del Caso):
23STCV12959

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): 6810 SIMPSON AVE, LLC,

a California limited liability company; VG PLUMBING, a sole proprietorship; DESIGNS BY MARCHELLO, INC., a California corporation, as DOE 1; REGINA RUDYAK, an individual; and DOES 2 through 100, inclusive YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): AIDA A. BAHARIAN, TRUSTEE OF THE AIDA A. BAHARIAN TRUST, DATED MARCH 22, 2023; AIDA A. BAHARIAN, an individual. **NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

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

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

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

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

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

The name and address of the court is (El nombre y dirección de la corte es): SPRING STREET COURTHOUSE 312 NORTH SPRING STREET LOS ANGELES, CA 90012 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número

ro de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): William H. Naumann, Esq. SBN:95771; T: (858) 792-7474, The Naumann Law Firm, PC, 10200 Willow Creek, Ste. 150. SD, CA 92131

DATE (Fecha): 05/06/2024
DAVID W. SLAYTON, EXECUTIVE OFFICER/CLERK OF COURT, Clerk (Secretario), by L. SMITH, Deputy (Adjunto) (SEAL)
10/17, 10/24, 10/31, 11/7/24
CNS-3860496#

SUMMONS (CITACION JUDICIAL) FOR COURT USE ONLY (SOLO PARA USO DE LA CORTE) NOTICE TO DEFENDANT: (AVISO AL DEMANDADO): Jonathan Khalifa; and DOES 1-10, inclusive YOU ARE BEING SUED BY PLAINTIFF: (LO ESTÁ DEMANDANDO EL DEMANDANTE): VW Credit, Inc. NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a non-profit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. ¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el

gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is: (El nombre y dirección de la corte es): CASE NUMBER (Número del Caso): Superior Court of California, County of Los Angeles, Beverly Hills Courthouse, 9355 Burton Way, Beverly Hills, CA 90210 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Melissa Robbins Coutts Esq., McCarthy & Holthus, LLP, 2763 Camino Del Rio S. Suite 100, San Diego, CA 92108, (619) 685-4800 DATE: 04/03/2024 (Fecha) Clerk, by David W. Slayton, Executive Officer/Clerk of Court, Deputy (Secretario) J. Hernandez (Adjunto) IDSPub #0224863 10/17/2024 10/24/2024 10/31/2024 11/7/2024

BID PACKAGE NO. 25-350-03

CITY OF BEVERLY HILLS PUBLIC WORKS - PROJECT ADMINISTRATION 345 FOOTHILL ROAD BEVERLY HILLS, CALIFORNIA 90210 LEGAL NOTICE - BIDS WANTED BUILDING DEMOLITION PROJECT AT 1959 S. LA CIENEGA BLVD.

The City of Beverly Hills ("City") hereby requests bids for the materials, supplies, equipment or services set forth herein, subject to all conditions outlined in this Bid Package, including:

SECTION 1: NOTICE INVITING BIDS SECTION 2: INSTRUCTIONS TO BIDDERS SECTION 3: GENERAL SPECIFICATIONS SECTION 4: CONTRACT SECTION 5: BONDS SECTION 6: INSURANCE SECTION 7: SCOPE OF WORK SECTION 8: TENTATIVE PROJECT MILESTONE DATES SECTION 9: TECHNICAL SPECIFICATIONS

SECTION 1: NOTICE INVITING BIDS

1. Notice Inviting Bids

a. **Date of Request: October 28, 2024**

b. **Bid Number: 25-350-03**

c. **Item Description:** The project scope includes, without limitations, demolition of the 2 story, 6,000 SF building located at 1959 S. La Cienega, Los Angeles. Demolition scope includes but is not limited to hazardous material abatement, removal of the structure in its entirety including foundation, as well as removal of site elements including but not limited to pavement, curbs, planters and removal and capping of the utility lines. Complete demolition scope has been delineated in the drawings and specifications.

d. **Obtaining Bid Documents:** The Bid Package, including the plans and specifications may be viewed and downloaded from the City's PlanetBids portal: <https://pbsystem.planetbids.com/portal/39493/bo/bo-detail/104883>

This item is listed as: **BUILDING DEMOLITION PROJECT AT 1956 S. LA CIENEGA BLVD.** Interested bidders must have experience working on similar type projects and projects must have been completed within the past ten (10) years.

e. **Request for Information:** Any questions regarding the questionnaire and qualification package should be submitted via PlanetBids by 2:00PM, November 12, 2024. Questions sent via email or over the phone; with the exception of those related to accessing or using PlanetBids, will not be answered. Written responses to all questions will be issued via addendum and posted on PlanetBids by November 15, 2024

f. **Due Date and Location for Submittals:** Bids shall be submitted via PlanetBids by **Tuesday – November 19 at 2:00 p.m. BUILDING DEMOLITION PROJECT AT 1956 S. LA CIENEGA BLVD.- RFB 25-350-03**

Contractors are responsible for submitting

and having their documents accepted before the closing time set forth in the request for qualifications. **NOTE:** Pushing the submit button on the electronic submittal system may not be instantaneous; it may take time for the Contractor's documents to upload and transmit before the documents are accepted. It is the Contractor's sole responsibility to ensure their documents are uploaded, transmitted, and arrive in time electronically. The City of Beverly Hills will have no responsibility for documents that do not arrive in a timely manner, no matter what the reason.

g. **Contractor's License:** In accordance with provisions of Section 3300 of the California Public Contract Code, the City has determined that the Contractor shall possess a valid California Contractor's License B – General Building Contractor, or other appropriate license classification under the State Contracting Code at the time the contract is bid. Failure to possess such license may render the bid non responsive and bar the award of the contract to that non-responsive Bidder.

h. **Liquidated Damages:** There shall be a \$500.00 assessment for each and every calendar day work remains undone after date fixed for completion.

i. **Prevailing Wages:** In accordance with Labor Code Section 1770 et seq., this Project is a "public work," and thus, the Contractor and any Subcontractors must pay wages in accordance with the determination of the Director of the Department of Industrial Relations ("DIR") regarding the prevailing rate of per diem wages. Copies of those rates are on file with the Director of Public Works, and are available to any interested party upon request. Contractor shall post a copy of the DIR's determination of the prevailing rate of per diem wages at each job site.

j. **Pre-bid Conference Date and Location:** A mandatory pre-bid conference will be held on Wednesday, November 06, 2024 at 11:00 a.m. at 1959 S. La Cienega Blvd., Los Angeles.

k. **Bid Bond:** A bid bond in the amount of 10% of the total bid amount[Finish this sentence with either a dollar amount or a percentage of the bid]~, will be required of the contractors. Bid bonds must be issued by a bonding company licensed to do business in the State of California. Bids not accompanied by the required bid security shall be rejected.

l. **Payment Bond and Performance Bond:** A Payment Bond and a Performance Bond, each in the amount of 100% of the contract amount, will be required of the Contractor.

m. **Insurance:** Upon award of contract, contractor will be obligated to file certificates of insurance evidencing coverage as specified in the bid documents and in a form acceptable to the City. The certificates shall be on the City's standard proof of insurance form.

n. **Time of Completion:** The contractual completion time shall be 55 calendar days from the date of Notice To Proceed.

o. **Retention:** In accordance with the contract, five percent (5%) of any progress payment will be withheld as retention. Pursuant to Section 22300 of the Public Contract Code, at the request and expense of the Contractor, securities equivalent to the amount withheld may be deposited with the City or with a state or federally chartered bank as the escrow agent, and City shall then pay such moneys to the Contractor. Refer to the contract for further clarification.

p. **Contact Person:** Project manager for this project is Eli Benitez, ebenitez@beverlyhills.org[Insert here the phone number in format (310) 288-2851. All communications shall be via PlanetBids with the exception of those related to accessing or using PlanetBids.

THE CITY OF BEVERLY HILLS RESERVES THE RIGHT TO REJECT ANY BID OR ALL BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID. ANY CONTRACT AWARDED WILL BE LET TO THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER.

RFQ #25-350-01

CITY OF BEVERLY HILLS
PUBLIC WORKS DEPARTMENT
345 FOOTHILL ROAD
BEVERLY HILLS, CALIFORNIA 90210

REQUEST FOR PREQUALIFICATION
OF BIDDERS AND PREQUALIFICATION
INSTRUCTIONS FOR:

NOTICE OF THE ESTABLISHMENT
OF A QUALIFIED TRADE
CONTRACTORS LISTS FOR

9510 BRIGHTON WAY PARKING
STRUCTURE SEISMIC
UPGRADE -PHASE I

Notice is hereby given that the City of Beverly Hills ("CITY") has determined that all bidders for Notice of the Establishment of a Qualified Trade Contractors Lists for 9510 BRIGHTON WAY PARKING STRUCTURE -SEISMIC UPGRADE -PHASE I ("Project") must be pre-qualified prior to submitting a bid. This project will be utilizing a Multi-Prime contract type. It is mandatory that all Contractors who intend to submit a bid, fully complete the pre-qualification questionnaire, provide all materials requested herein, and be approved by the CITY to be on the final qualified Bidders list.

No bid will be accepted from a Contractor that has failed to comply with these requirements. If two or more business entities submit a bid as part of a Joint Venture or expect to submit a bid as part of a Joint Venture, each entity within the Joint Venture must be separately qualified to bid. The last date to submit a fully completed questionnaire is **5:00 PM Wednesday, November 06, 2024.**

Contractors must register as a vendor at the following website in order to download the prequalification package, and to receive clarifications and notifications when issued.

The Prequalification package may be viewed on, and downloaded from the City's PlanetBids portal:

<https://pbsystem.planetbids.com/portal/39493/bo/bo-detail/104883>

This item is listed as: *Notice of the Establishment of a Qualified Trade Contractors Lists for 9510 BRIGHTON WAY PARKING STRUCTURE SEISMIC UPGRADE -PHASE I.* Answers to questions contained in the questionnaire are required. The CITY will use these documents as the basis of rating Contractors with respect to whether each Contractor is qualified to bid on the Project, and reserves the right to check other sources available. The CITY's decision will be based on objective evaluation criteria.

The CITY reserves the right to adjust, increase, limit, suspend or rescind the prequalification rating based on subsequently learned information. Contractors whose rating changes sufficiently to disqualify them will be notified, and given an opportunity for a hearing consistent with the hearing procedures described below for appealing a prequalification rating.

While it is the intent of the prequalification questionnaire and documents required therewith to assist the CITY in determining bidder responsibility prior to bid and to aid the CITY in selecting the lowest responsible bidder, neither the fact of prequalification, nor any prequalification rating, will preclude the CITY from a post-bid consideration and determination of whether a bidder has the quality, fitness, capacity and experience to satisfactorily perform the proposed work, and has demonstrated the requisite trustworthiness.

All qualifications submittals are required to be submitted electronically via PlanetBids. The electronic submittal system will close exactly at the date and time set forth in this request for qualifications.

Any questions regarding the questionnaire and qualification package should be submitted via PlanetBids by 2:00PM, October 28, 2024. Questions sent via email or over the phone; with the exception of those related to accessing or using PlanetBids, will not be answered.

Contractors are responsible for submitting and having their documents accepted before the closing time set forth in the request for qualifications. **NOTE:** Pushing the submit button on the electronic submittal system

may not be instantaneous; it may take time for the Contractor's documents to upload and transmit before the documents are accepted. It is the Contractor's sole responsibility to ensure their documents are uploaded, transmitted, and arrive in time electronically. The City of Beverly Hills will have no responsibility for documents that do not arrive in a timely manner, no matter what the reason.

The prequalification packages submitted by Contractors are not public records and are not open to public inspection. All information provided will be kept confidential to the extent permitted by law. However, the contents may be disclosed to third parties for purpose of verification, or investigation of substantial allegations, or in an appeal hearing. State law requires that the names of contractors applying for prequalification status shall be public records subject to disclosure, and the first page of the questionnaire will be used for that purpose.

Each questionnaire must be signed under penalty of perjury in the manner designated at the end of the form, by an individual who has the legal authority to bind the Contractor on whose behalf that person is signing.

If any information provided by a Contractor becomes inaccurate, the Contractor must immediately notify the CITY and provide updated accurate information in writing, under penalty of perjury.

The CITY reserves the right to waive minor irregularities and omissions in the information contained in the prequalification application submitted, and to make all final determinations. The CITY may also determine at any time that the prequalification process will be suspended for the Project and the Project will be bid without prequalification.

Contractors may submit all qualifications submittals electronically via Planet Bids. Contractors who submit a complete prequalification package will be notified of their qualification status no later than ten business days after submission of the information.

The CITY may refuse to grant prequalification where the requested information and materials are not provided by the due date indicated above. There is no appeal from a refusal for an incomplete or late application, but re-application for a later project is permitted. Neither the closing time for submitting

prequalification packages for this Project will be changed in order to accommodate supplementation of incomplete submissions, or late submissions, unless requested by the CITY in its sole discretion.

In addition to a contractor's failure to be pre-qualified pursuant to the scoring system set forth in the prequalification package, a contractor may be found not prequalified for either omission of or falsification of, any requested information.

Where a timely and completed application results in a rating below that necessary to pre-qualify, an appeal can be made by the unsuccessful Contractor. An appeal is begun by the Contractor delivering notice to the CITY of its appeal of the decision with respect to its prequalification rating, no later than two business days following notification that it is not pre-qualified. The notice of appeal shall include an address where the Contractor wishes to receive notice of the appeal hearing. Without a timely appeal, the Contractor waives any and all rights to challenge the decision of the CITY, whether by administrative process, judicial process or any other legal process or proceeding.

If the Contractor gives the required notice of appeal, a hearing shall be conducted no earlier than five business days after the CITY's receipt of the notice of appeal and not later than five business days prior to the date of the Notice Inviting Bids for this Project. Prior to the hearing, the Contractor shall, in writing, be advised of the basis for the City's pre-qualification determination.

The hearing shall be conducted by a panel consisting of three members of the Public Works Department senior management staff (the "Appeals Panel"). The Appeals Panel shall consider any evidence presented by the Contractor, whether or not the evidence is presented in compliance with formal rules of evidence. The Contractor will be given the opportunity to present evidence, information and arguments as to why the Contractor believes it should be pre-qualified. Within one day after the conclusion of the hearing, the Appeals Panel will render a written determination as to whether the Contractor is pre-qualified. It is the intention of the CITY that the date for the submission and opening of bids will not be delayed or postponed to allow for completion of an appeal process.

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

100- ANNOUNCEMENTS

Essays From The Fringe
My Life in and Out of Hollywood
Snapshots of Private Moments with Celebrities
Barnes & Noble - Amazon
Michael Calder

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
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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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Sportscardliquidator@yahoo.com

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

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(Cal-SCAN)

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Convenient home shipping for monitors, test strips, insulin pumps, catheters and more! To learn more, call now!
1-855-702-3408. (Cal-SCAN)

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

Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated.

Call
National Debt Relief
1-888-508-6305. (Cal-SCAN)

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

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

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862

(MonFri 9am-5pm Eastern)
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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!
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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)
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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
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REAL ESTATE/LAND FOR SALE

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

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

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)

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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

Lorraine D'Alessio, A Professional Law Corporation seeks a Legal Operations Manager in Beverly Hills, CA. Req. BA/BS in Legal Sciences, Law + 2 yrs exp in legal ops or case mgmt. Must have exp w/ CMS, CLM, CRM, and tech tools to enhance legal ops of the firm. Salary: \$70,000 - \$90,000/yr. Send resumes by mail (no calls/emails/walk-ins) to Lorraine P. D'Alessio, 8200 Wilshire Blvd, Beverly Hills, CA 90211

Marketing Director Jobsite: Beverly Hills, CA Email resumes to sg@luxuryline.com

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

800-LOANS

BELLGRAPH COMMERCIAL LOANS No bank loan? Commercial and 2-4 SFR

properties Interest 7.125% 310-508-9758 - Direct

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

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

955-AUTOS WANTED

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

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

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

955-FINANCIAL SERVICES

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

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

& ASSOCIATES



JUST LISTED



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JENNIFER OKHOVAT

#1 Agent Compass Sunset
Residential and Commercial Real Estate

310.243.6926

office@jenyohomes.com

DRE 01866951

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