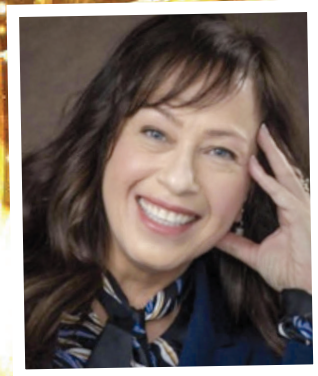


Beverly Hills Weekly

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What's Your New Year's Resolution?

cover story • page 5



WHAT'S ON YOUR MIND?

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OUR DATA SPEAKS VOLUMES



Martin Shandling, Uri and Stacy Blackman, Naomi and Tovia Stuchiner, Giora Stuchiner, Soraya Nazarian, Martin and Marilyn Spiegel, Ilana Melmed, and Pat Fine

Beit Issie Shapiro Holds Gathering in Beverly Hills

On Monday, December 23, a gathering was held at the Beverly Hills home of Stacy and Uri Blackman, featuring Israel Prize Awardee and Beit Issie Shapiro Founder, Naomi Stuchiner. Beit Issie Shapiro is a developer and provider of innovative therapies and services for children and adults with disabilities.

briefs

Former Tennis Coach Sues Beverly Hills Unified School District Alleging Sexual Harassment and Retaliation

In November, former Beverly High tennis coach Robbin Cafagna filed a lawsuit against the Beverly Hills Unified School District, Athletic Director Tim Ellis, and the Beverly Hills Education Foundation, alleging sexual harassment, retaliation, and wrongful termination.

Cafagna claims that during her tenure, Ellis subjected her to repeated unwanted sexual advances. She alleges that after she threatened to report Ellis' behavior to district authorities, she was terminated from her coaching position in August 2023. The lawsuit contends that instead of addressing her complaints, the district concealed the allegations and proceeded with her dismissal.

This lawsuit follows recent allegations against BHUSD involving racial discrimination. On Dec. 9, two Black teachers at Beverly High filed a formal complaint against the district, citing discrimination, harassment, retaliation, and racial comments. Their attorney, Bradley Gage, announced plans to file a lawsuit against the district. The complaint also names Ellis, accusing him of using racial slurs and financial misconduct favoring white staff over Black colleagues.

BHUSD did not respond to the *Weekly's* request for comment on Cafagna's lawsuit.

Ellis remains employed as the district's athletic director. The district has previously stated that it has not found evidence supporting allegations of racism related to other complaints.

Tishman Speyer Sells Beverly Hills Office Building for \$90M

Jason Illouljian, founder of Faring, and fashion and hospitality entrepreneur Frank Zarabi have joined forces to purchase one of Tishman Speyer's Beverly Hills office properties for \$90 million.

The venture, involving Illouljian's Faring and Zarabi's Envision, acquired the 134,800-square-foot building at \$668 per square foot at 9242 Beverly Boulevard.

Illouljian is a West Hollywood real estate leader who founded Faring Capital at 22 years old. Faring has also expanded its portfolio in recent years, venturing into affordable housing.

Speyer originally acquired 9242 Beverly Boulevard in 2005 for \$38.3 million.

Ventura Appoints Tony Lee as Interim Police Chief

Former BHPD captain Tony Lee has been appointed as Interim Police Chief for the City of Ventura. He will serve until a new police chief is hired.

Lee most recently served as Chief of Police at UCLA. "Tony's leadership at



Vice Mayor Sharona Nazarian and Consul General Lucia Sava

Romania Gala Dinner Held At Waldorf Astoria

Romania's Great Union Day celebration at the National Day of Romania Gala Dinner was held at the Waldorf Astoria and hosted by Consul General Lucia Sava.

UCLA demonstrates his exceptional ability to manage complex operations while



Tony Lee

fostering community trust," said Mayor Dr. Jeannette Sanchez-Palacios. "His experience overseeing high-profile events, nationally ranked hospitals, and a celebrated athletics program will be a great asset to the City of Ventura during this transition."

Before joining UCLA, Lee spent 26 years with the Beverly Hills Police Department, rising to second in command. He oversaw Field Services, Investigations, and Administrative Services and often served as Acting Chief of Police.

Bob's BASEBALL Tours

Sports Lover's Tour

See an NHL & NBA game, visit Pro Football Hall of Fame and tour Lambeau Field & see 4 MLB games from April 8-16

\$2,800/person based on double hotel occupancy

Ultimate Baseball Tour

See 7 MLB in 11 days including Yankee Stadium, Fenway Park & Wrigley Field. Also included: Pro Football and Baseball Halls of Fame and a day at the Little League World Series!

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www.bobsbaseballtours.com

Planning Commission Approves Eight-Story Residential Development at 412 North Oakhurst Drive

The Planning Commission approved a proposed multi-family residential development at 412 North Oakhurst Drive, which spans both Beverly Hills and Los Angeles jurisdiction, at its Dec. 12 meeting.

The project is for a Development Plan Review, a Density Bonus Permit, and an R-4 Permit to allow for construction.

The development proposed an eight-story building reaching a height of 86 feet, 11 inches, with a total of 52 residential units. Twelve units would be located within Beverly Hills, while the remaining 40 would fall under Los Angeles jurisdiction. The project site currently houses a three-story, 15-unit building, which will be demolished to make way for the new construction.

Key features of the development include:

- Parking: Two subterranean levels and a surface parking area will accommodate 75 parking spaces, with 18 spaces in Beverly Hills and 57 in Los Angeles.
- Access: Primary pedestrian access will



Proposed Rendering (Beverly Hills View)

be from North Oakhurst Drive, with vehicular access via an alley connected to Alden Drive and Beverly Boulevard.

•Outdoor Space: A total of 1,727 square feet of outdoor living areas will be provided through private and communal spaces.

The project incorporates three affordable housing units to align with local and state requirements. These units, located on the first through third floors, will include: two and one unit for a low-income household.

The affordable units will match the size and design quality of the other one- and two-bedroom apartments.



Councilmember Mary Wells, Human Relations Chair Laura Hornwood Margo, Rich Altemus, Haley Scholer, Bella Naufal, Cleo Paul, Lisa Litch

City Holds Holiday Cookie Contest

The Farmers' Market held a Holiday Cookie Baking Contest on Dec. 15. Haley Scholer won second place and the award for best-looking cookie for her Pecan Pie Cookies, while Ana Maria Ardor took first place with her Mexi-Cali Christmas creation and Cleo Paul earned third place for her Brown Butter Chocolate Chip cookies.

\$10M Gift Creates Presidential Chair to Support Healthcare Goals

Cedars-Sinai announced a \$10 million gift to establish the David and Meredith Kaplan Presidential Chair, which is intended to build on a history of dedication to advancing healthcare leadership and innovation across Los Angeles.

The inaugural holder of the chair is Cedars-Sinai President and CEO Peter L. Slavin, MD. The gift supports his leadership vision to continue to advance Cedars-Sinai's mission as a model for quality care and research. "Meredith and I are so passionate about the cause of healthcare, specifically as it relates to Cedars-Sinai, and the David and Meredith Kaplan Foundation fully supports the direction Dr. Slavin is taking to elevate existing healthcare enterprises and brainstorm new ones," said David Kaplan, co-founder of global investment management company Ares Management Corporation and chair of the Cedars-Sinai Board of Directors.

Meredith Kaplan, who co-leads the

family's philanthropic efforts, added, zingers about Jane Austen's fame, fandom, movies, and TV series.



Meredith and David Kaplan

"What Dr. Slavin has shared about his goals and priorities for Cedars-Sinai, including plans for expansion in crucial areas like the Emergency Department, are touchpoints for us from a philanthropic standpoint. Our reasons for giving align with Dr. Slavin's choices for allocation of resources."

Jane Austen in 89 Minutes Opens Jan. 29

Theatre 40 will present the comedy *Jane Austen in 89 Minutes* at Greystone from January 29- February 9.

Jane Austen in 89 Minutes is a comedy in which a cast of madcap ladies and gents bring all six of Jane Austen's novels to comic life and includes modern day

The play takes place in a wrinkle in time, the present day intermingled with England's Regency Era, 1811-1816. At several points, Jane Austen has to rein in her characters when they run amok and try to take over the show.

The cast includes Todd Andrew Ball, Alison

Blanchard, Steven G. Frankenfield, Megan Deford, Branda Lock, Michael Mullen, Holly Sidell.

Syrie James is the playwright and director. A member of Writers Guild of America, her plays have been produced off-Broadway and across North America. Her work for television includes *Starman*, *Buck James*, and *Once in a Lifetime*. She is the author of thirteen novels, including *Jane Austen Made Me Do it*, *The Missing Manuscript of Jane Austen*, *The Lost Memoirs of Jane Austen*, and *Jane Austen's First Love*. She is also an actor.

Visit <https://theatre40.org/> to purchase tickets.

--Briefs Compiled by Danielle Berjikian

sports & scores



BHHS Girls' Basketball Team Defeats Royal

By Steven Herbert

Junior guard Tiffany Meshkani scored 12 points, making three 3-point baskets,

leading Beverly High to a 34-20 victory over Royal in a nonleague girls' basket-

ball game Dec. 3 at the Swim-Gym.

Senior guard Madison Farahmand scored five points, including making a 3-point basket, while Meshkani, senior guard Hazel Nahouray and senior guard Sophia Omidi also made 3-point baskets, as the Normans outscored the Highlanders, 16-3, in the first quarter.

Meshkani made two 3-point baskets and junior guard Megan Amirianfar one as Beverly Hills outscored Royal, 11-2, in the second quarter, increasing its lead to 27-5 at halftime.

Amirianfar added seven, Farahmand five, Omidi three, Nahouray four, junior Addison Sullivan two and freshman Sophia Bakshian one.

The Normans were 332th in the Southern Section computer rankings released Monday, Royal 438th.

Girls' Soccer

Beverly Hills 1, Hamilton 0

Jasmine Cohanim scored in the first half off Presley Frankel's assist in an

sports cont. on page 4



threestar*** shorttakes

By Peter Ostroff

2024 Beverly Hills Year in Review

There is a famous ancient curse: "May you live in interesting times."

With this in mind, we can safely observe that 2024 was a very interesting year. The most "interesting" aspects were a heightened level of divisiveness and insecurity about crime and other things about both the present and future.

Let's take a look at some of the month by month Beverly Hills highlights. In hindsight, as an eternal optimist, I think that it is fair to observe that the actuality was not nearly as bad as the anticipation.

January

I experienced this month in Beverly Hills only virtually because we spent the month onboard the National Geographic Endurance cruising the west coast of Antarctica. This was a great trip but hiking in snowshoes on frozen snowy windswept terrain is not what it used to be.

Back in the US, this month was marked by the fact that political campaigns, local for City Council, regional and national, were getting into full swing. On the local level, it was now certain that we would have a wide choice of 10 candidates, mostly outstanding, for only two open seats. With a level of prescience that I can only admire and envy, the **Weekly** featured, at the top of the front page of the first issue of the year, photos of **Craig Corman**, **Alissa Roston** and **Mary Wells**. They turned out to be the top three vote getters.

In California, we had some interesting choices for an open U.S. Senate seat. Many viewed the national election with trepidation verging on alarm.

February

This was a milestone month for retail and residential development in the City. The new Saks Fifth Avenue store opened on Wilshire where Barneys used to be and the One Beverly Hills project broke ground for its extensive construction project.

March

This was a significant month for the City Council. **Lester Friedman** was to be sworn in as Mayor. Corman and Wells were elected to the City Council to replace retiring long time council members **Lili Bosse** and **Julian Gold**. In mid-March, the City Council adopted the City's third amended General Plan Housing Element.

This provided for over 3,000 new housing sites for development over the next five to seven years. **A personal note:** My first **Weekly** column, an analysis of the Council election, appeared in the March 4 edition on March 14. This, in turn, provoked the first unfriendly letter to the editor.

April

A residential project was approved for 9229 Wilshire that was the first development to take full advantage of the City's mixed use ordinance and State Density Bonus for development that provided affordable housing. This allowed for a building with a height of 83 feet in an area where the zoning laws permitted only 45' and involved waivers of other City zoning laws. An appeal to the City Council and litigation were unsuccessful. This was of great concern to some residents in the immediate vicinity of this project. However, without use of both the mixed use ordinance and the state density bonus evidenced by this development, the City would have likely been required by state regulators to zone for much more density in all of our single family neighborhoods.

May

BHUSD was central to the news this month. U.S. News & World Report ranked BHHS as 157th best high school in the Los Angeles area, 344th in California and 2,488th in the U.S. By way of comparison, 20 years ago, US News ranked BHHS 267th in the U.S., 2,271 places higher than now.

Also, at the beginning of the month, the state certified the city's General Plan Revised Housing Element, shutting the door on new applications for multi-family residential projects that were not compliant with the General Plan or zoning rules.

June

By this time, developers had filed applications to build a total of sixteen projects that were far larger than what the General Plan or zoning rules allowed. These are so-called "Builder's Remedy" projects.

July

In what will likely be the first of substantial litigation over development against the City, an organization called "Californians for Home Ownership, sued the City over the failure to allow a 19 story project on Linden Drive to go forward without applications for a General Plan Amendment or

a zone change. Subsequently, the developer, which had filed preliminary applications for several other Builder's Remedy projects in the City, filed its own lawsuit. These are unresolved at present.

August

The beautiful new El Rodeo Elementary School campus re-opened after major construction and renovation. It welcomed students for the first time since the work began in 2019. Hawthorne Elementary School was closed. Rich Waters, who taught at El Rodeo many years ago, became the principal of Beverly Vista Middle School.

The new BreastLink Comprehensive Women's Imaging Center opened.

September

At BHHS 1,174 students were enrolled. In 2008, 2,412 students were enrolled, more than twice what we have today. This decline is undoubtedly attributable to many factors, not just changing demographics. It is time to step up work on improving academics as well as giving serious consideration to a more robust and well-designed Permit program.

Beverly Hills AYSO celebrated its 50th Anniversary. My children, **Nick** and **Natalie Anne**, took advantage of this fantastic program for 15 years collectively.

October

This was a month of intense political campaigning on both the local level (Board of Education) and regional (District Attorney) and national. This left little oxygen for anything else except....

How about those Dodgers!!!!

November

We elected two new members to the Board of Education, **Russell Stuart** and **Sigalie Sebag**, and re-elected **Amanda Stern**, Ed.D. They have their work cut out for them. And Mr. Stuart was badly injured by a stolen car driven by an out of control car-jacking criminal.

BHHS graduate **Nathan Hochman**, class of 1981, was elected Los Angeles District Attorney and he promptly named his BHHS classmate, **Steve Katz**, as his Chief Deputy. Hopefully, they can make a difference in dealing with the actuality and perceptions of increased criminality in our community.

On the national level, my only observation is that things are rarely as good or as bad as we think they are.

Also, the City issued an RFP for a City-wide micro-transit system. I will have more to say about that in the weeks to come.

December

In early December, the city hosted the 2024 Mayors Summit Against Antisemitism. It was attended by representatives

from more than 200 U.S. cities.

This month belongs to Beverly Hills City Attorney **Larry Wiener** and not just because we share the same December 15 birthday. Last year, building owner **Douglas Emmett** cancelled a lease of a suite of medical offices to DuPont Clinic. DuPont had planned to operate a controversial facility that would offer, among other reproductive care, late term abortions.

DuPont sued the City alleging among other things that the City had pressured Douglas Emmett to cancel the lease and was liable for tortious interference with contract, fraud and other things. At Larry's direction, the City's lawyers filed a motion to dismiss the lawsuit. Some, including me, were skeptical about the City's chances of success. Larry stood his ground (not that he pays much attention to me) and in early December, a Los Angeles Superior Court judge dismissed the case. This put to rest a case that could have exposed the City to liability for substantial damages and also will allow for recovery of the City's legal fees.

To put icing on our holiday cake, also in December, another Los Angeles County Superior Court judge dismissed a case challenging the City's designation of certain City owned property as "surplus."

We can enter the new year with confidence that our City's legal affairs are in good hands.

LATE BREAKING NEWS:

At the very end of the year, former President **Jimmy Carter** died at the age of 100. He left an impressive over four decade post-Presidential legacy. I remembered that I had met then Georgia Governor Carter in 1975 when he had just announced that he was running for President. I was fortunate to have been invited to a breakfast to meet him. We met in a conference room in the old Ambassador Hotel (where RFK had been assassinated in 1968). There were only five or six of us and we had a lengthy chat.

These were the Watergate years; President **Nixon** had resigned only a few months earlier in late 1974. We had been lied to for years by top levels of government about what was happening in Vietnam. We were starved for leadership that we could like and respect.

Carter was entirely unknown at the national level and, of all things, a peanut farmer from Plains, Georgia. I remember nothing of the substance of the conversation that morning. But I distinctly recall my reaction: Here was a very nice, forthcoming and apparently sincere man – a peanut farmer of all things – who, astonishingly, could become President of the United States of America BECAUSE he was a very nice, forthcoming and apparently sincere man.

HAPPY NEW YEAR!!

sports cont. from page 3

intersectional game Dec. 12 at Nickoll Field.

Tova Bodner made four saves and Emily Woken three for the Normans.

Beverly Hills 1, Larchmont Charter 0

Frankel scored in the second half off Allegra Steele's assist in an intersectional game Dec. 13 at Nickoll Field.

Woken did not need to make a save to record her first shutout of the season after combining on two other shutouts.

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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coverstory

WHAT'S YOUR NEW YEAR'S RESOLUTION?

By Danielle Berjikian

KARLA GORDY BRISTOL
ARTS AND CULTURE CHAIR



“My New Year’s resolution is to travel more, focus more on the present and enjoy life to the fullest with friends and family!”

LORRAINE EASTMAN
PTA COUNCIL CO-PRESIDENT



“My New Year’s Resolution is to pick up a book more often but most importantly, to enjoy my last few months as a parent at BHUSD as my youngest child graduates.”

NANCY HUNT-COFFEY
BEVERLY HILLS CITY
MANAGER



“Read more 😊”

SHARON IGNARRO
TRAFFIC AND PARKING
COMMISSIONER



“I resolve to make fewer trips by car, particularly for short errands. I plan to walk and use other modes of transportation more. I even leased a ‘Wombi’ e-bike to help in this endeavor. To a healthy and happy New Year to all!”

ROSE KAISERMAN
HUMAN RELATIONS
COMMISSIONER



“My New Year’s resolution for 2025 is to commit more time towards community service and to appreciate each day I’ve been given.”

DAVE SNOWDEN
FORMER POLICE CHIEF



“My New Year’s Resolution is to spend more quality time with family and good friends. I have spent my entire adult life trying to help others and my com-

munity to be safe. I resolve to try even harder now in my retirement years.”

JAKE MANASTER
FORMER BOARD OF EDUCATION
MEMBER



“Do as a wise longtime Beverly Hills resident recently told me: stop wasting time! Returning to things I enjoy that give-back, including pet rescue piloting, appreciating the people I already

know and being grateful for the people I am about to newly know! Gratitude in 2025 all the way!”

SHAWN F. MATIAN
ATTORNEY



“Try to enjoy the simple things in life like family, friends, relationships, GD, nature and all the things that don’t cost a thing but are actually priceless.”

DELA PEYKAR RONEN
BHEF BOARD MEMBER



“My New Year’s resolution is to be more intentional with my time, both personally and professionally. On a personal level, I want to create meaningful memories with my family—whether it’s cheering at my daughters’ soccer games, exploring new destinations together, or simply being present for the everyday moments. Professionally, I am dedicated to continuing my advocacy for excellence in education

and fostering collaboration within our community to support student success. I also aim to expand the resources and strategies I provide to help families protect their legacies and navigate complex estate planning with confidence. Here’s to a year of growth, balance, and making a positive impact in every area of life!”

MARK STAINBROOK
POLICE CHIEF



“To be more focused and disciplined in all my annual goals and endeavors!”

DEBORAH TERMEIE
RECREATION AND PARKS
COMMISSIONER



“My New Year’s resolution is to be healthier and spend more time with my family.”

DONNA TRYFMAN
FORMER RENT STABILIZATION
COMMISSIONER



“I don’t make resolutions because I aim to do good, live with integrity, and always do the right thing. #bringthem-home.”

detention&arrestsummary

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

GONZALEZ, ISABELLA JUNIPER, 24, arrested on 10/29/24 for petty theft - shoplifting

CARVALHO, CHRISTINA, 43, arrested on 10/29/24 for possession of drug paraphernalia, showing false ID to a police officer, previous conviction of a felony violation 451 or 452, Arson: offender registration upon discharge of parole, and having an outside felony warrant.

HENRY, ROBERT GUADALUPE, 32, ar-

rested on 10/30/24 for assault - domestic violence/inflicting corporal injury (spouse or cohabitant abuse).

PRATT, ARTHUR RAYMOND, 32, arrested on 10/30/24 for amount of defacement, damage or destruction is \$400 or more.

GRUBER, CHARLES LAWRENCE, 60, arrested on 10/31/24 for driving under the influence of alcohol.

LANDA GARCIA, PEDRO, 30, arrested on 10/30/24 for driving while license is sus-

pending.

MOSLEH, HOOMAN NMN, 31, arrested on 10/31/24 for burglary - residential.

GABBAY, KIA ELLIOT, 49, arrested on 11/1/24 for battery against a person defendant had been dating, engagement, marriage or domestic relationship with.

DALLAS, KARL, 49, arrested on 10/31/24 for having an outside felony warrant.

PEREZ, JAMES KIRK, 34, arrested on 11/1/24 for trespassing: occupying property without consent.

TAOATOA, LUCAS, 43, arrested on 11/1/24 for possession of drug paraphernalia, amount of defacement, damage or destruction is less than \$400, and having an outside misdemeanor warrant.

GARZON GUAQUETA, YUDY MARI-

BEL, 46, arrested on 11/1/24 for conspiracy of two or more persons to commit any crime, commercial burglary, possession of burglary tools, and other felonies not listed.

CHAPARRO CONTRERAS, MARTIN EMILIO, 49, arrested on 11/1/24 for conspiracy of two or more persons to commit any crime, commercial burglary, possession of burglary tools, and other felony not listed.

GARZON GUAQUETA, SANDRA PRICILA, 40, arrested on 11/1/24 for conspiracy of two or more persons to commit any crime, burglary - auto parts, possession of burglary tools, and other felonies not listed.

CASTANEDA, ANDRES RUIZ, 51, arrested on 11/1/24 for conspiracy of two or more

arrests cont.. on page 6

the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/2/2025, 1/9/2025, 1/16/2025, 1/23/2025 NIN 50172
FICTITIOUS BUSINESS NAME STATEMENT: 2024248232
The following person(s) is/are doing business as: JRAM SERVICES, 2122 BATAAN RD UNIT D, REDONDO BEACH, CA 90278 LOS ANGELES, GRACE THERESITA RAMILLANO, 2736 ARLINGTON AVE UNIT A TORRANCE CA 90501 JOHN RAMILLANO, 2122 BATAAN RD UNIT D REDONDO BEACH CA 90278. The business is conducted by a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here in on 04/20. Signed JOHN RAMILLANO, GENERAL PARTNER The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/6/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/2/2025, 1/9/2025, 1/16/2025, 1/23/2025 NIN 50175

APN: 4350-006-027 T.S. No.: 2024-2051 Order No. 2524764CAD NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/14/2022. 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. A public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: ROSS HILTON KEMPER AND LINDA R. KEMPER, TRUSTEES OF THE ROSS HILTON KEMPER AND LINDA KERKORIAN KEMPER FAMILY TRUST DATED MAY 07, 2002 Duly Appointed Trustee: S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION Deed of Trust recorded 11/16/2022 as Instrument No. 20221080655 in book XX, page XX of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 1/16/2025 at 11:00 AM Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 Amount of unpaid balance and other reasonable estimated charges: \$3,448,170.10 Street Address or other common designation of purported real property: 1114 CALLE VISTA DRIVE BEVERLY HILLS, CA 90210 A.P.N.: 4350-006-027 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the trustee within 10 days of the date of first publication of this Notice of Sale. 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 pub-

lic, 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this internet web-site www.superiordefault.com, using the file number assigned to this case 2024-2051. 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: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342, or visit this internet website www.superiordefault.com, using the file number assigned to this case 2024-2051 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. Date: 12/9/2024 S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION. 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362 (818)991-4600. By: Colleen Irby, Trustee Sale Officer. (TS# 2024-2051 SDI-32492)

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-MKT-24020284 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/13/2022. 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. 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 714-730-2727 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case, CA-MKT-24020284. 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. On January 22, 2025, at 11:00:00 AM, BY THE FOUNTAIN LOCATED AT, 400 CIVIC CENTER PLAZA, in the City of POMONA, County of LOS ANGELES, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by 1008 OGDEN LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustors, recorded on 7/5/2022, as Instrument No. 20220690334, of Official Records in the office of the Recorder of LOS ANGELES County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown

below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is". THE BENEFICIARY MAY ELECT, IN ITS DISCRETION, TO EXERCISE ITS RIGHTS AND REMEDIES IN ANY MANNER PERMITTED UNDER SECTION 9604(1) OF THE CALIFORNIA COMMERCIAL CODE, OR ANY OTHER APPLICABLE SECTION, AS TO ALL OR SOME OF THE PERSONAL PROPERTY, FIXTURES AND OTHER GENERAL TANGIBLES AND INTANGIBLES MORE PARTICULARLY DESCRIBED IN THE DEED OF TRUST. LOT 136 OF MCNAIR PLACE TRACT, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be **1008 N. OGDEN DR, WEST HOLLYWOOD, CA 90046**. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$1,709,494.71. 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 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 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-MKT-24020284 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PERSPECTIVE OWNER-OCCUPANT: Any perspective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the

trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchasers sole and exclusive remedy. The Purchaser shall have no further recourse the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 714-730-2727 or www.servicelinkasap.com Dated: 12/24/2024 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lilian Solano, Trustee Sale Officer A-4831457 01/02/2025, 01/09/2025, 01/16/2025

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-MKT-24020285 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/13/2022. 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. 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 714-730-2727 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case, CA-MKT-24020285. 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. On January 22, 2025, at 11:00:00 AM, BY THE FOUNTAIN LOCATED AT, 400 CIVIC CENTER PLAZA, in the City of POMONA, County of LOS ANGELES, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by 1020 OGDEN LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustors, recorded on 7/5/2022, as Instrument No. 20220690229, of Official Records in the office of the Recorder of LOS ANGELES County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is". THE BENEFICIARY MAY ELECT, IN ITS DISCRETION, TO EXERCISE ITS RIGHTS AND REMEDIES IN ANY MANNER PERMITTED UNDER SECTION 9604(1) OF THE CALIFORNIA COMMERCIAL CODE, OR ANY OTHER APPLICABLE SECTION, AS TO ALL OR SOME OF THE PERSONAL PROPERTY, FIXTURES AND INTAN-

GIBLES MORE PARTICULARLY DESCRIBED IN THE DEED OF TRUST. LOT 134 OF MCNAIR PLACE TRACT, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be **1020 N. OGDEN DR, WEST HOLLYWOOD, CA 90046**. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$2,211,144.72. 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 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 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-MKT-24020285 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PERSPECTIVE OWNER-OCCUPANT: Any perspective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability

for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchasers sole and exclusive remedy. The Purchaser shall have no further recourse the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 714-730-2727 or www.servicelinkasap.com Dated: 12/24/2024 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lilian Solano, Trustee Sale Officer A-4831458 01/02/2025, 01/09/2025, 01/16/2025

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

100- ANNOUNCEMENTS

Wanted: Coins, silverware, and jewelry
Avid collector paying higher prices than any dealers:
321-236-1075

NO DOC 2nd Mortgage or HELOC.

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

Sports and non sports card Collections WANTED!! Excellent cash prices paid! Serving all of California. Purchasing large and small accumulations alike! Collections purchased daily.
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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 (Cal-SCAN)

HARRIS DIATOMACEOUS EARTH FOOD GRADE 100%. OMRI Listed. Available: Hardware Stores, The Home Depot, homedepot.com (Cal-SCAN)

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

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

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

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

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

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

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

SAVE BIG ON HOME

INSURANCE!

Compare 20 A-rated insurances companies. Get a quote within minutes. Average savings of \$444/year! Call 1-844-410-9609!
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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 (Cal-SCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today!
Call 1-855-401-7069 (Cal-SCAN)

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

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

115-CEMETERY

Pacific View Memorial Park, Corona del Mar Meadowlawn South, Plot 179-F (eligible to convert to double depth). Plot is adjacent to friend and veteran captain of John Wayne's yacht. \$16,000, (907) 903-5497 or 1bigdoggie@gmail.com.

140-HEALTH/MEDICAL

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

(CalSCAN)

205-ADOPTIONS

ADOPTION: You are not alone. For immediate counseling, help choosing a loving family, and financial assistance, call 24/7 (800) 658-8284 / Text (646) 988-6281. Expenses Paid. Confidential. www.adoptionsfirst.com (Cal-SCAN)
1-844-653-7402 (Cal-SCAN)

263-PETS

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

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

310-HOUSESITTING

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

400-REAL ESTATE

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

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)

420-OUT OF STATE PROPERTY

Up to 100,000 sf available in beautiful Northern Minnesota. 25 cents per sf. Creative office space, storage, many uses. Call/text 310-800-1595.

501-HELP WANTED

Senior Business Intelligence QA Analyst - Live Nation Worldwide, Inc.; Beverly Hills, CA: Assess how statistical data should tie out and relate from disparate sources. Telecommuting is allowed from anywhere in the U.S. Salary: \$163,000.00 to \$177,100.00/year. Send resume to: John Burkle, 325 N Maple Drive, Beverly Hills, CA, 90210.

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

809-INSURANCE/HEALTH

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

901-AUTOMOTIVE

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

955-AUTOS WANTED

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

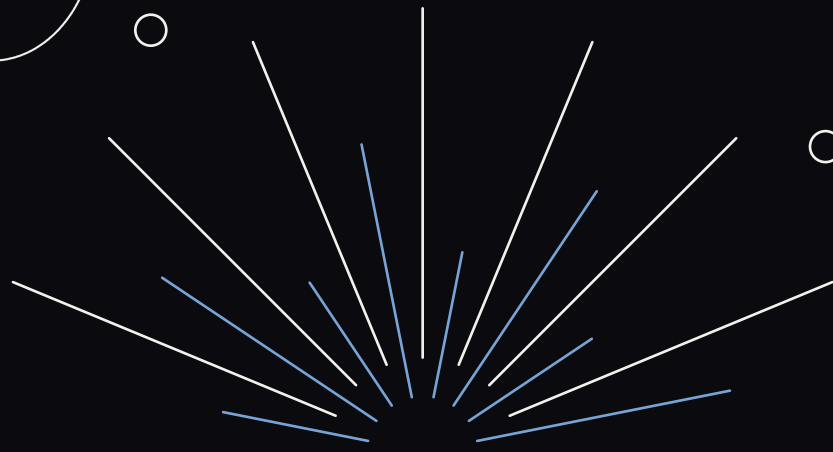
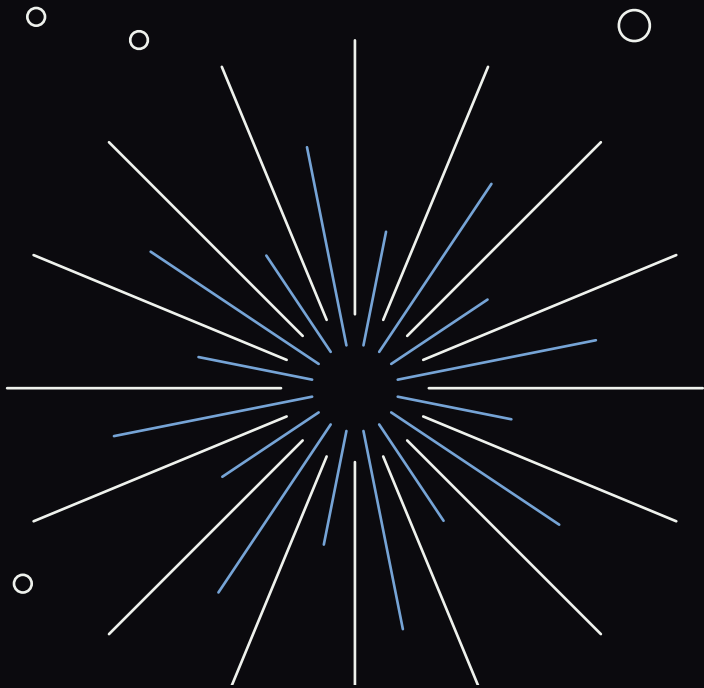
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