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Beverly Hills Weekly

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Architectural Ambitions

Architectural and Design Review Commission Chair
Rebecca Pynoos Shares Her Vision and Priorities

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briefs

Great Elephant Migration Art Exhibition Now on Display in Beverly Gardens Park for July

The Great Elephant Migration art exhibition is currently on display at Beverly Gardens Park throughout July. The exhibit, featuring 100 life-sized elephant sculptures, marks the final stop of a national tour that began in Newport, Rhode Island in 2024.



“It’s so exciting to have Beverly Hills serve as the final stop on the elephants’ extraordinary journey across America,” said Mayor Sharona Nazarian. “The Great Elephant Migration is more than an art installation, it’s a powerful sign of unity, connecting us to the stories of wildlife and reminding us of our joint responsibility to protect our planet and wildlife. We’re proud to host this meaningful exhibition that illuminates our city’s values of environmental stewardship, cultural appreciation, and community connection. It will bring wonder, awareness, and a sense of meaning to our city.”

The sculptures, which represent real wild Indian elephants ranging from calves to full-grown tuskers, are constructed from Lantana camara, an invasive shrub from India. This material choice highlights the environmental issue of habitat loss caused by the spread of this plant, which displaces elephants in the wild.

Organized by Elephant Family USA, a nonprofit focused on the conservation of Asian elephants and their habitats, the Great Elephant Migration is an environmental art campaign intended to raise awareness about the coexistence of wildlife and local human communities. The exhibition spans six blocks of Beverly Gardens Park, with removal scheduled to start August 2.

The sculptures were transported along Santa Monica Boulevard, with the last three crossing a ceremonial finish line outside the Wallis Annenberg Center for the Performing Arts on June 27, where a kickoff event was also held.

The Great Elephant Migration will be available for public viewing through August 1.

gust 1.

City Council Approves \$4.67 Million Agreement with CVB

The City Council has approved a new agreement with the Beverly Hills Conference and Visitors Bureau (CVB) to promote the city for Fiscal Year 2025–2026, at its Tuesday meeting.

Under the agreement, the city will allocate a total of \$4,668,581 to the CVB to execute its annual work plan aimed at tourism promotion.

The approved funds will be used by the CVB to market Beverly Hills domestically and internationally as a premier destination for travel, shopping, and dining. The organization’s programs include a range of advertising, public relations, and digital outreach efforts. The CVB operates with a dedicated staff and a volunteer board composed of local hotel general managers and community stakeholders.

In addition to the CVB funding, the \$6.62 million marketing and tourism budget will also support:

- Intellectual Property Legal Services: \$100,000
- Rodeo Drive Committee: \$184,998
- Chamber of Commerce initiatives: \$153,730
- Rodeo Drive Landscaping: \$30,000
- Concours D'Elegance 2026: \$315,000
- Other events and contingencies, including holiday décor: \$1,171,120

The City Council also approved a \$533,730 agreement with the Beverly Hills Chamber of Commerce and Civic Association to provide business attraction and retention services during Fiscal Year 2025–2026.

The agreement allows the chamber to continue its partnership with the city to deliver economic development services aimed at retaining existing businesses and attracting new ones.

Diddy Avoids Major Charges—Richards Calls It a Win for the Defense

“Overall it was a big win for Mr. Combs as he beat the offer,” said Beverly Hills criminal defense attorney Ronald Richards following the federal trial of Sean “Diddy” Combs.



Ronald Richards

Richards noted that while Combs was convicted on lesser charges that carry prison time, these are significantly less severe than the original allegations.

“He also has years of civil suits to endure. He was given no other option and overall this was a successful defense. The judge should order him released immediately,” Richards added.

Combs, 55, was acquitted Wednesday of racketeering conspiracy and sex trafficking charges but found guilty of two counts of transportation for prostitution. The jury reached the verdict after three days of de-



Cheryl Kagan, Bobbe Joy Dawson, Nedeh Ada Yang, Zohreh Tamjidi

Chamber Hosts Summer Garden Party

The Beverly Hills Chamber of Commerce hosted its annual Summer Garden Party, bringing together local businesses, entrepreneurs, and professionals for an outdoor networking event. Attendees experienced food and drink tastings from area restaurants and exhibits from local businesses. The event also included the installation of the new Chair of the Board of Directors and a message from the incoming Chamber Chair. Bobbe Joy Dawson was also recognized for her service as the Chamber's Board of Directors Chair for the past year.

liberations, clearing Combs of one racketeering count and two sex trafficking charges involving force, fraud, or coercion.

The convicted transportation charges carry a potential prison sentence of up to 10 years each. Prosecutors have stated they will seek the maximum 20 years combined.

City Council Moves Forward on Short-Term Rental Ban, Refers Historic Exemption to Planning Commission

The City Council advanced the proposed

ordinance to prohibit short-term rentals in residential zones, which is set for a final vote at its July 15 meeting. The ordinance would amend the Beverly Hills Municipal Code to prohibit transient rentals in both single-family and multi-family residential areas, establishing a minimum lease term of one year for both housing types.

Under the current draft, short-term rentals are defined as leases shorter than 12 consecutive months in single-family zones and fewer than six months in multi-family zones. The ban would also apply to prop-

NOTICE OF COMMISSION VACANCIES

ARTS AND CULTURE COMMISSION - Two Vacancies

Vacancy 1: Term begins upon appointment

Vacancy 2: Term begins upon appointment

RECREATION AND PARKS COMMISSION - Two Vacancies

Vacancy 1: Term begins upon appointment

Vacancy 2: Term begins January 1, 2026

CULTURAL HERITAGE COMMISSION - Two Vacancies

Vacancy 1: Term begins January 1, 2026

Vacancy 2: Term begins July 1, 2026

Applicants may only apply for one commission opening per recruitment cycle.

Minimum of two-year Beverly Hills residency required at the time of filing an application. Terms are an initial two-years, with an option for another four-years pending City Council approval.

DEADLINE TO APPLY FOR A COMMISSION IS FRIDAY, JULY 11, 2025 AT 5:00 P.M.

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

Huma Ahmed
City Clerk



threestar☆☆☆ shorttakes

By Peter Ostroff

Fire Safety/New Chamber Chair

For Beverly Hills residents who live north of Sunset Blvd., concerns about fire prevention and safety have become heightened in the wake of the recent conflagrations in the Palisades and Altadena.

As residents of the Hillside Area of the City, we share this heightened concern and nervously watched as the evacuation warning area came within 100 feet of our home in January.

This prompted me to try to learn as much as possible about fire issues. First, we had Fire Inspector **David Medina** visit our home and look carefully at all potential avenues for fires to invade our home. We paid particular attention to small spaces between garage doors and the floor or sides. Another item of concern was an area where we did not have double-paned glass windows. He advised fixing those and looked carefully at the foliage and brush surrounding the house both on our property and on neighboring properties. Notably, all of the efforts that residents make in aid of safeguarding their own homes can be for naught if their neighbors' homes are not protected.

Beverly Hills Fire Chief **Greg Barton** to put me in touch with Beverly Hills Assistant Chief/Fire Marshall Trevor Richmond who is our "minister of defense" in charge of fire prevention. Chief Richmond spent 29 years with the Los Angeles Fire Department (LAFD), rising through every rank: Firefighter, Apparatus Operator, Captain I & II, Battalion Chief, and eventually Assistant Chief overseeing the San Fernando Valley-area operations.

Now, Chief Richmond leads **Community Risk Reduction (CRR)** for Beverly Hills—overseeing fire inspections, code enforcement, plan reviews, and public education programs.

He served on a task force to study the Woolsey fire and derive lessons learned. The Woolsey Fire was a major and destructive wildfire that occurred in Southern California in November 2018. It was one

of the worst fires in California's history due to its rapid spread, intensity, and damage and burned from Agoura to Malibu.

Chief Richmond and **Shana Epstein**, the City's Director of the Department of Public Works, stress that fire prevention, fire safety and fire fighting require a partnership between the fire department, the water utility and the residents.

Chief Richmond assures me that our fire department resources are world class. In fact, our department has earned international acclaim as one of a very small number of departments credited as meeting the very high standards of the Center of Public Safety Excellence. From fire engines to fire hydrants, we have the most modern and best maintained infrastructure. Further, we have access, through mutual assistance agreements with other departments, to much greater resources and equipment that we do not have such as helicopters and fixed wing aircraft to deliver fire retardants and water.

Ms. Epstein says that we have abundant water resources and redundant systems for pumping water to hilltop reservoirs which then rely on gravity to reach the homes below them. There are ten reservoir sites throughout the City. Importantly, the Public Works Department is preparing an RFP for a system which will enable the Public Works Department to turn off water on a meter by meter basis or by zone so that water will not be diverted away from the needs of firefighters. For example, if a home and its water meter is damaged or destroyed by fire, water to that home could be flowing free and wasted.

I asked Chief Barton and Chief Richmond what one thing they would wish for that the Fire Department does not have. They gave very similar answers. Chief Barton said that he would like to have more inspectors to review for brush clearance and unsafe conditions around residences. Chief Richmond said that he would like to have better communication with the residents about what they can do to protect their own homes.

Notably, all areas of the City north of

Sunset are in a **Very High Fire Hazard Severity Zone** — the name speaks for itself and has profound impacts on the insurability of the home in addition to the level of risk. All homes within the zone are subject to annual brush inspection and for new construction must use fire resistant materials.

So, what are those things that we can do to protect our homes?

In essence, these fall into two categories:

- Defensible space around structures; and
- Home "hardening".

For **defensible space**, there must be at least five feet around every structure that is completely cleared of any brush or other combustible material that could include lawn furniture or stacked firewood. According to Chief Richmond, this is necessary just "to give us a fighting chance to save the home."

Home hardening involves making certain that all outside materials cannot burn and that there are no openings that will allow fire embers to enter a structure. Residential swimming pools are an excellent source of water for firefighters to access. If a pool is not adjacent to a street or alley from which firehoses can reach a pool, a home pump can be helpful.

Residents should be prepared to evacuate.

Be alert for high fire danger which can exist when there are heavy winds, low humidity and/or hot and dry temperatures. Listen for warnings and updates.

- Preparation involves six "Ps":
- Prescription medications;
- People and pets;
- Paper (important documents such as passports);
- Pictures (memorabilia);
- Personal computers; and
- Plastic (credit cards and cash)

Remember, your neighbors depend upon you and you depend upon them.

On June 27, **Offer Nissenbaum**, the Managing Director of the Peninsula Beverly Hills, was installed as the Chairman of the Beverly Hills Chamber of Commerce.

Mr. Nissenbaum has a very interesting background. He was raised in Israel and Canada and graduated with a degree in hospitality management from Paul Smith's College in upstate New York.

Nissenbaum, who speaks French, German and Hebrew, plays ice hockey and soccer and is a volunteer referee for little league soccer in Beverly Hills. He was

active in charities and community organizations while living in New York, and he continues to be an active and involved member of the Beverly Hills and Los Angeles communities in support of important civic and philanthropic initiatives.

He has been in hotel management for nearly 40 years. While working in New York as Regional General Manager for Omni Hotels, he was awarded the Human Relations Award in Hospitality by the American Jewish Committee.

In 2007, he came to Beverly Hills to join the Peninsula Beverly Hills.

His commitment to the local community was recognized in July 2012 when he was named chairman of the board of the Beverly Hills Conference & Visitors Bureau (BHCVB). For a 12-month period, Nissenbaum oversaw the organization's strategic direction and presided over all meetings of its Board of Directors and Executive

Committee, while acting as the BHCVB's liaison with the mayor of Beverly Hills, the City Council and the city staff.

His willingness to take on the position with the Chamber at a time when our local hospitality industry is challenged by numerous current events is further evidence to his tireless commitment.

Regarding his new position with the Chamber, Nissenbaum said:

"We all know that our businesses are more than storefronts, they are the lifeblood of our City, woven into the very fabric of Beverly Hills. They reflect the drive, diversity and values that make this community as special as it is.

"That is why the agenda of our Chamber of Commerce needs to be more than just recruiting and advocating for places of commerce. For that reason, as we look ahead, it is not enough to simply celebrate who we are. We have to keep working – together—on who we want to become.

"Some of the most meaningful work isn't glamorous or headline grabbing. It's the quiet, deliberate work of listening, adapting and finding solutions that help the people behind the enterprise...whether that's a small business owner navigating the permit process, or a non-profit struggling to amplify its impact.

"As chairman, I'm committed to helping our Chamber be not just a platform for promotion – but a true partner in progress. A place where potent ideas are matched by real follow-through; where connection leads to opportunity and civic pride translates into purposeful engagement."

We wish him well.

briefs cont. from page 3

- July 3: Smokin' Cobras (Rockin' Oldies) – Parks Make Life Better Month Kickoff
- July 10: As If (90's Tribute) – Celebrating the 30th Anniversary of *Clueless*
- July 17: No Concert
- July 24: Joyce Partise (Brazilian Bossa Nova)
- July 31: Neon Nation (80's Tribute)
- August 7: Rod Lightning and The Thunderbolts of Love (Classic Rock Tribute)
- August 14: Leslie Paul & The Latin

Soul Band (Salsa/Latin Jazz)

- August 21: The Tokens (Doo-Wop/Pop)

For additional information, visit beverlyhills.org/csevents.

--Briefs Compiled by Danielle Berjikian



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coverstory

ARCHITECTURAL AMBITIONS

Architectural and Design Review Commission Chair Rebecca Pynoos Shares Her Vision and Priorities

By Danielle Berjikian

What made you want to serve on the then-Architectural Commission?

Well, [former] Mayor Lili Bosse encouraged me to apply, so I have to thank her for that. My path to being on the Architectural Commission was also shaped by generations of family influence. I had previously served on the Cultural Heritage Commission when it had a broader role in preserving historic resources. My late grandmother, Rita, was also a passionate supporter of women in leadership—and was very encouraging of me to keep going. My interest in all of this also comes from my grandfather, Morry, who was a civil engineer, builder, and inventor who helped pioneer technologies like the nail gun and prestressed concrete. He built projects with iconic architects such as Frank Lloyd Wright, A. Quincy Jones, and Paul R. Williams. He also contributed to notable buildings here in Beverly Hills, including the current William Morris/Equinox building at Wilshire and Camden, 9601 Wilshire Blvd, originally a bank building. Though I never got to share these roles with him, I feel his influence all around me.

My father [Jon Pynoos] has also deeply inspired me. As a professor of gerontology, he has spent his career focused on how urban environments can better support aging populations, especially around housing, fall prevention, and home modifications. That lens of dignity and design has deeply influenced how I think about the built environment.

When my grandparents helped my parents buy a home in Beverly Hills, they hired architect Charles Moore and the team at Moore Ruble Yudell to thoughtfully modernize a 1920s Spanish colonial home. Charles Moore and his team out of UCLA, Urban Innovations Group also designed our modern Civic Center and renovations to City Hall.

Through my work, I've also had the opportunity to interface and attend conferences with many of those architects in the last years, which has been so meaningful. So when I walk into the Civic Center area and City Hall, it genuinely feels like home and where I am meant to be, full circle. So, I am passionate about all aspects of civic life and about thoughtful, inclusive urban design and the leadership it takes to create communities that work for everyone.



“The architecture of Beverly Hills was once widely known and heralded and I hope there’s a return to that appreciation of good design, especially in new construction”

portunity to interface and attend conferences with many of those architects in the last years, which has been so meaningful. So when I walk into the Civic Center area and City Hall, it genuinely feels like home and where I am meant to be, full circle. So, I am passionate about all aspects of civic life and about thoughtful, inclusive urban design and the leadership it takes to create communities that work for everyone.

The City Council recently combined the Design Review Commission with the Architectural Commission. Do you think the change has been effective so far?

While I think it makes sense to merge certain commissions, I worry that it reduces resident’s voices and opportunities to meaningfully participate in local government. As for the merge with design review, I do think this made sense—though there is a large workload. We reviewed 15 projects at our last meeting.

As for the addition of Design Review, homes are very personal and the purchase of a home is often one’s biggest investment. The Design

Review Commission in Beverly Hills was originally established because homes were being built that were incompatible with the neighborhoods and lot sizes. I am grateful to have Terri Smooke, former chair of Design Review, who will be our incoming Vice Chair’s expertise and guidance in the realm. I believe we have a strong team, but one of the biggest challenges is that we’re not there to completely redesign someone’s home. Unfortunately, we’ve seen a mix of thoughtful designs and others that are highly questionable—often created by individuals who aren’t licensed architects.

So many of the computer aided design programs, like Rhino, allow someone to design boxes to just maximize square footage for building economics without thought to design, artistry, or form. With that, I strongly urge that applicants seek some of the really high caliber architects

we have regionally. We have fantastic schools of architecture, with alumni and faculty from UCLA, USC, Sci-Arc, and UC Berkeley who produce thoughtful work. Many of our residents are not utilizing such architects, and I think we would see much better long term projects for both the client and community.

We last spoke with you in Issue #878, when you were appointed Chair of the Culture and Heritage Commission in 2016—making you one of the youngest commissioners at the time. Since then, what have you learned from your experience in public service?

Being appointed to the Cultural Heritage Commission in my 20s really shaped my civic identity. I met amazing people through my commission, like Maralee Beck and Rich Waldow, whom I consider dear friends, colleagues and mentors. It also deepened my interest in civic engagement and urban planning. Since then, I’ve continued building my leadership experience in ways that reflect my values and vision for the community.

I’ve since been selected as part of several leadership programs, including Team Beverly Hills, which is an in-depth look at our city’s departments and operations; Emerge California, which trains Democratic women to run for elected office; Coro LA Lead, which brings together professionals in government, business, and nonprofit to address the region’s most pressing issues; and the Jewish Federation’s Rautenberg New Leaders Project, which focuses on ethical leadership and civic responsibility across the region and state. This year, I was also selected as part of the Urban Land Institute’s Grow Mentorship Program, supporting mid-career professionals. I have also continued outside education, by taking summer classes in urban planning at UC Berkeley and architecture at UCLA.

Each of these experiences has helped sharpen my perspective and strengthen my voice. I’m excited to expand into future roles in the city.

What style of architecture or designs are you most drawn to?

I am a lover of many styles of architecture and grateful that both Beverly Hills and the Greater LA area have been both a playground for new architectural experimentation and beautiful historic revival styles. I’m excited by some of the current work I’ve seen come from graduates of both UCLA and the Harvard Graduate School of Design. I love many art deco, streamline moderne styles, spanish colonial and tudor styles, as well as modern styles, including post modernism and brutalism. I’m overall a fan of well designed, thoughtful properties.

Our city is fortunate to have some real gems in our residential, commercial and multifamily properties. A few standouts I’m fond of are Gin Wong’s sweeping Union 76 Station on Crescent, Paul R. Williams’ MCA Building, commercial office headquarters meant to appear residential and Edward Durrell Stone’s Venetian modern Perpetual Savings and Loan

Building on Wilshire.

What is the commission working on right now?

At our last formal meeting, we reviewed 15 projects—a wide mix including single-family residences, commercial façade remodels, and major new developments such as the Cartier flagship. We’re also staying engaged with larger ongoing projects. After months of discussion, our landscape architect Tim Devlin and I were finally able to meet with the team at One Beverly Hills regarding concerns about irrigation, site maintenance and sustainability, which was extremely helpful. Evan Meyer and I also recently met as part of our restaurant subcommittee, where we previewed exciting new businesses, including Bad Roman, designed by Rustam Mehta of GRT Architects out of Brooklyn, which will certainly be one to watch.

I also want to acknowledge and thank outgoing Chair Evan Meyer, who has done an outstanding job leading the commission with insight and professionalism. His contributions—especially in his fine tuned review of plans and knowledge of the city—have been an unparalleled asset to the city. I also want to recognize our staff, who have taken on an even broader range of responsibilities since the departure of our amazing jack of all trades, Urban Designer Mark Odell. Especially Karen Myron, whom I’ve had the privilege of working with since 2012.

What are your goals as chair?

I would like to increase public understanding of city issues and create more impactful ways to disseminate policy information. I’ve always believed that public comment is a vital part of any civic meeting. Perhaps that makes me a bit rare, but I think the community deserves more access—not just to speak, but to understand. That’s why I’ve advocated for more public education around California’s evolving housing laws. To accomplish this, I’ve asked staff to explore informational initiatives on topics like the Density Bonus Law, Builder’s Remedy, and transit-oriented development. While I want to be clear that these policies do not fall under Architectural Review and technically fall under the Planning Commission’s purview, the public often turns to all of us with questions.

For example, the Density Bonus law is part of a broader statewide effort to address California’s housing shortage. It’s important for the community to understand how it impacts planning, permitting, and long-term community development, as well as changes to the public process. I think there’s a great deal of confusion that can be demystified, and I’ve asked our staff to explore public education initiatives—or even a town hall—focused on state laws that affect development. I’ve also recommended this at a recent forum at Roxbury Park, where I spoke with City Manager Nancy Hunt-Coffey and Mayor Nazarian.

I also have a goal for the city to be more

cover story cont.. on page 6

cover story cont. from page 5

transparent and provide broader education. I think it is important to understand that the aim of today’s state planning policies is to increase regional housing supply. One local concern is that the implementation of these laws which are meant to increase housing could inadvertently spur the loss of some rent-controlled units, which would impact some long-time renters in buildings being redeveloped. Most people are not aware that Beverly Hills is made up of approximately 50 percent renters.

Doing all of this is outside of the purview of our commission, but I think it’s important because we’re looking at the

design of these projects that have a real impact on people in our community. I believe the city has an opportunity to take proactive steps—such as utilizing the rental registry to help create a potential housing match system for available units, rooms and ADUs. This could potentially help residents who want to stay rooted in the community—especially more vulnerable older adults—stay in Beverly Hills.

Apart from this, I hope our team continues to bring added design value to the projects we review.

What is one thing you wish residents knew about in regards to the City’s architecture?

Greater Los Angeles is home to some

of the most remarkable architecture in the country, and Beverly Hills is no exception—both in terms of historic properties and modern architecture. For our residential architecture, I wish more residents—especially those with homes from the 1920s, ’30s, and ’40s—would consult historic specialists and architects who understand how to thoughtfully restore and expand a property, like working with a firm like Architectural Resources Group. Architects Dan Brunn and Barbara Bestor have also done some very thoughtful work, merging old and new. With the right team, it’s possible to modernize a home while honoring its original character and details—and craftsmanship you just can’t get today—rather than automatically de-

faulting to demolition. The architecture of Beverly Hills was once widely known and heralded and I hope there’s a return to that appreciation of good design, especially in new construction. I also wish more applicants on the residential side of new builds would work with licensed architects and landscape architects. There are really talented architects and designers doing exciting work—but we’re not often seeing their projects in our city. These are highly trained professionals who bring artistry, technical skill, and a deep understanding of context to every project. The result is not just a more beautiful and functional property, but an enduring contribution to the architectural fabric of our city.

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.

LEE, AARON MICHAEL, 32, arrested on 5/16/25 for possession of drug paraphernalia.

FLOYD, QUINTEN, 32, arrested on 5/16/25 for sex offender registration, and having a BHPD felony arrest warrant.

JONES, DANTA RENARD, 47, arrested on 5/16/25 for grand theft - shoplifting.

PADILLA, ANDRE, 27, arrested on 5/16/25 for showing false ID to a police officer, touching of intimate parts of another against their will, and sex offender failing to update annual registration.

KEBE, OMAR, 27, arrested on 5/17/25 for driving under the influence of alcohol.

WINSTON, GREGORY, 52, arrested on 5/16/25 for residential burglary, and having an outside felony warrant.

BATTCHER, JOHN RANDALL, 20, arrested on 5/17/25 for possession of drug paraphernalia, and possession of meth/ etc.

DAWKINS, DEMETRUS JAVARIS, 25, arrested on 5/17/25 for grand theft.

HASSANI, MOUNIR, 64, arrested on 5/17/25 for resisting, delaying or obstructing any public officer, peace officer, or emergency medical technician, battery against a peace officer, emergency tech, etc in performance of their duties.

NARCHO, ADAM COLT, 32, arrested on 5/18/25 for possession of a controlled substance, possession of drug paraphernalia, dirk/dagger, and having an outside misdemeanor warrant.

HALL, TYRONE HUGH, 57, arrested on 5/18/25 for dirk/dagger, petty theft, petty theft with two or more prior, and having an outside felony warrant.

GIURGUIS, MORAD, 44, arrested on 5/18/25 for assault - domestic violence/ inflicting corporal injury (spouse or cohabitant abuse).

RAFAYELIAN, LUSINE, 26, arrested on 5/18/25 for assault - domestic violence/inflicting corporal injury (spouse or cohab-

itant abuse).

SANCHEZ, CESAR, 35, arrested on 5/18/25 for petty theft, and petty theft with two or more prior.

JUNG, HANUI S, 36, arrested on 5/18/25 for assault with a deadly weapon other than a firearm, assault - domestic violence/inflicting corporal injury (spouse or cohabitant abuse).

LOPEZ, ANDREW J, 62, arrested on 5/19/25 for theft or driving of vehicle.

CORCORAN, JEFFERY ALAN, 45, arrested on 5/19/25 for resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, and threatening crime with intent to terrorize.

NAVARRO, PEDRO HUGO, 35, arrested on 5/19/25 for possession of a controlled substance, and possession of drug paraphernalia.

CUNNINGHAM, CHAD BRANDON, 42, arrested on 5/19/25 for possession of drug paraphernalia.

NADDAF, ABDALIAH, 30, arrested on 5/19/25 for possession of drug paraphernalia, and damage or destruction is \$400 or more.

OSARIO, EDUARDO, 28, arrested on 5/19/25 for possession of drug paraphernalia, petty theft - shoplifting, and having an outside felony warrant.

BRICENOCERVERA, JOSE ALFREDO, 30, arrested on 5/20/25 for driving while license is suspended for DUI.

MURRARY, NATHAN CHARLES, 32, arrested on 5/20/25 for assault with a deadly weapon other than a firearm, and having an outside felony warrant.

STEPHENS, ANTONIO EMERSON, 35, arrested on 5/21/25 for dirk/dagger.

TEFERA, NEBIYOU ESSAYAS, 53, arrested on 5/21/25 for battery - use of force or violence upon another.

SIMONIAN, DANIEL AVEDIS, 35, ar-

rested on 5/21/25 for unauthorized entry of dwelling without owner consent.

TUPIKOVSKIY, YEVGENY, 50, arrested on 5/21/25 for public intoxication.

ANDERSON, ROBERT, 37, arrested on 5/21/25 for possession of drug paraphernalia, and possession of meth/etc.

BEAMON, TONIKA R, 47, arrested on 5/22/25 for possession of drug paraphernalia, and possession of meth/etc, and having an outside misdemeanor warrant.

KENNARD, BRITNEY ISIANHIQUE, 37, arrested on 5/22/25 for possession of drug paraphernalia, and having an outside felony warrant.

MONTGOMERY, STEVEN RAY, 52, arrested on 5/22/25 for assault - domestic violence / inflicting corporal injury (spouse or cohabitant abuse).

HEJAZI, HOMAYOUN, 40, arrested on 5/23/25 for driving under the influence of alcohol.

MCCLURE, EUNICE CORVETTE, 33, arrested on 5/22/25 for residential burglary.

NERKIZIAN, RAFFI N, 33, arrested on 5/22/25 for embezzlement.

HABELRIH, EDGAR MARIO, 30, arrested on 5/22/25 for embezzlement.

AVILA, RAMON A, 20, arrested on 5/23/25 for having a BHPD felony bench warrant.

HARRIS, SEVEN ELIZABETH, 31, arrested on 5/23/25 for deprive, disable, disfigure body part, assault with a deadly weapon other than a firearm, and attempted murder in the second degree.

MORTON, AN-

THONY TAYLOR, 31, arrested on 5/23/25 for resist, delay or obstruct any public officer, peace officer or emergency technician, drinking in public places, sitting/laying in public place, and public intoxication.

SALAZAR-SANCHEZ, ANTHONY ANDREW, 23, arrested on 5/23/25 for petty theft - shoplifting.

ABDULAZIZ, ALGHAFIR, 28, arrested on 5/23/25 for petty theft.

FRONTINO, NAOMI ANGELEE, 19, arrested on 5/23/25 for resisting or obstructing a public officer.

ARLES, CAMERON MICAHEL, 33, arrested on 5/23/25 for petty theft.


PANIAGUA, CHRISTIAN, 28, arrested on 5/24/25 for having an outside misdemeanor warrant.

THE GREATEST CHALLENGES OF OUR TIME

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Signed MICHEL HEYMAN, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 4/25/2025. 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: 6/5/2025, 6/12/2025, 6/19/2025, 6/26/2025 NIN 50450

FICTITIOUS BUSINESS NAME STATEMENT: 2025084534

The following person(s) is/are doing business as: TOP TEAM PROPERTY MANAGEMENT COMPANY, 2720 SEPULVEDA BLVD SUITE #200, TORRANCE, CA. 90505 LOS ANGELES, US LENDING & COMPANY, INC, 2720 SEPULVEDA BLVD SUITE #200 TORRANCE CA 90505 CA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GRISHMA KENV, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 4/25/2025. 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: 6/5/2025, 6/12/2025, 6/19/2025, 6/26/2025 NIN 50448

Case Number: 25NWCP00265

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

12720 Norwalk Bl

Norwalk, CA 90660

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Ana Ruth Orellana de Clavelo

Petitioner: Ana Ruth Orellana de Clavelo

Proposed name: Ana Ruth Clavelo

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 7/28/2025 Time: 9:30a Dept: P Rm: 503

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: 5/27/25. Signed: Lee W. Tsao, Judge of the Superior Court

Published: 6/12/25, 6/19/25, 6/26/25, 7/3/25 212

Jonathan Paul Ramirez for Damien Xander Ramirez

Case Number: 25NWCP00282

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

12720 Norwalk Bl

Norwalk, CA 90660

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Jonathan Paul Ramirez for Damien Xander Ramirez

Petitioner: Jonathan Paul Ramirez for Damien Xander Ramirez

Present name: Damien Xander Ramirez

Proposed name: Damien Xander Calrera-Ramirez

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 8/9/2025 Time: 9:30a Dept: P Rm: 503

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: 5/27/25. Signed: Lee W. Tsao, Judge of the Superior Court

Published: 6/12/25, 6/19/25, 6/26/25, 7/3/25 213

Eric Don Stark-Jones

Case Number: 25NWCP00283

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

12720 Norwalk Bl

Norwalk, CA 90660

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Eric Don Stark-Jones

Petitioner: Eric Don Stark-Jones

Present name: Eric Don Stark-Jones

Proposed name: Eric Don Jones

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 8/8/2025 Time: 8:30a Dept: R Rm: 606

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 6/6/25. Signed: Lee W. Tsao, Judge of the Superior Court

Published: 6/12/25, 6/19/25, 6/26/25, 7/3/25 214

Gloria Bahena De Sotelo

Case Number: 25CMCP00109

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: Gloria Bahena De Sotelo

Petitioner: Gloria Bahena De Sotelo

Present name: Gloria Bahena De Sotelo

Proposed name: Gloria Sotelo

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 8/14/2025 Time: 8:30a Dept: A 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: 6/4/25. Signed: Elizabeth Bradley, Judge of the Superior Court

Published: 6/12/25, 6/19/25, 6/26/25, 7/3/25 214

FICTITIOUS BUSINESS NAME STATEMENT: 2025114949. The following person(s) is/are doing business as: OPEN ERA REAL ESTATE: LA PRESTIGE REAL ESTATE: LUX INTL REAL ESTATE: LUX INTERNATIONAL REAL ESTATE. 9701 Wilshire Blvd Suite 1000, Beverly Hills, CA 90212. AON: 3706738, County of Los Angeles. DG LUXURY INTERNATIONAL PROPERTIES CA. 9465 Wilshire Blvd #300, Beverly Hills, CA 90212. This business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/20/202. Signed: Daniel Aquino, President. This statement is filed with the County Clerk of Los Angeles County on: 6/5/2025. 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) 6/12/25, 6/19/25, 6/26/25, 7/3/25 215

FICTITIOUS BUSINESS NAME STATEMENT: 2025107988. The following person(s) is/are doing business as: SELTPAPE. 1509 N. Crescent Heights Blvd Suite 4, West Hollywood, CA 90046. County of Los Angeles. STUDIO MIRI LLC. 1509 N. Crescent Heights Blvd Suite 4, West Hollywood, CA 90046. This business is conducted by a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 5/20/25. Signed: James Camali, Managing Member. This statement is filed with the County Clerk of Los Angeles County on: 5/28/2025. 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) 6/12/25, 6/19/25, 6/26/25, 7/3/25 216

FICTITIOUS BUSINESS NAME STATEMENT: 2025116630. The following person(s) is/are doing business as: RAFFLYERS. 13268 PINNEY ST PACOMA CA 91331. OSCAR E AGUIRRE. 13268 PINNEY ST PACOMA CA 91331. This business is conducted by AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: OSCAR E AGUIRRE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,405

FICTITIOUS BUSINESS NAME STATEMENT: 2025116630. The following person(s) is/are doing business as: THE ROSS INJURY LAW FIRM; ROSS INJURY LAW FIRM; ROSS INJURY LAW. 1968 S COAST HWY #2152 LAGUNA BEACH CA 92651. MICHAEL ROSS. 1968 S COAST HWY #2152 LAGUNA BEACH CA 92651. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 07/20/20. Signed: MICHAEL ROSS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,406

FICTITIOUS BUSINESS NAME STATEMENT: 2025113267. The following person(s) is/are doing business as: LDTI SERVICE. 14468 DUNBAR PLACE SHERMAN OAKS CA 91423. STELLA

SHAHANGIAN. 14468 DUNBAR PLACE SHERMAN OAKS CA 91423. This business is conducted by AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: STELLA SHAHANGIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,407

FICTITIOUS BUSINESS NAME STATEMENT: 2025113452. The following person(s) is/are doing business as: AGUIRRE'S GENERAL CONSTRUCTION. 1772 DEL ROSA RD PINON HILLS CA 92372. B20250047013. AGUIRRE'S GENERAL CONSTRUCTION. PO BOX 720595 PINON HILLS CA 92372. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: ALEXI AGUIRE AMADOR, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,408

FICTITIOUS BUSINESS NAME STATEMENT: 2025114738. The following person(s) is/are doing business as: KRAVE KAVE. DYNASTY KRAFT FOODS. 19009 SOUTH LAUREL PARK ROAD 401 COMPTON CA 90220-6037. 202464718168. DYNASTY KRAFT FOODS LLC. 19009 SOUTH LAUREL PARK ROAD 401 COMPTON CA 90220-6037. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/25. Signed: CHRISTOPHER MILLER, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 06/05/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,409

FICTITIOUS BUSINESS NAME STATEMENT: 2025105816. The following person(s) is/are doing business as: CELINS MASTER. 2542 S IMPERIAL PL. ONTARIO CA 91761. JESUS ANDRADE. 2542 S IMPERIAL PL. ONTARIO CA 91761. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/25. Signed: JESUS ANDRADE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/23/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,410

FICTITIOUS BUSINESS NAME STATEMENT: 2025112880. The following person(s) is/are doing business as: MAGIC HEALING ROCK JEWELRY. 11314 WOODLEY AVENUE. GRANADA HILLS CA 91344. ALBERTO GUERRERO. 11314 WOODLEY AVENUE. GRANADA HILLS CA 91344. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: ALBERTO GUERRERO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,411

FICTITIOUS BUSINESS NAME STATEMENT: 2025112518. The following person(s) is/are doing business as: BUDLAX SERVICES. 1702 S ROBERTSON BLVD LOS ANGELES CA 90035. ATILA VASS. 8735 DUNWOODY PLACE N ATLANTA GA 30350. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/12/2025. Signed: ATILA VASS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,412

FICTITIOUS BUSINESS NAME STATEMENT: 2025112256. The following person(s) is/are doing business as: TIPOCOS ASMOCH. 1008 ROSEMONT AVENUE APT 113 LOS ANGELES CA 90026. ASTRID ELIAS. 1008 ROSEMONT AVENUE APT 113 LOS ANGELES CA 90026. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/20/25. Signed: ASTRID ELIAS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,413

FICTITIOUS BUSINESS NAME STATEMENT: 2025091962. The following person(s) is/are doing business as: LA NUBE DE GLORIA. THE CLOUD OF GLORY 6200 SO AVILON BLVD LOS ANGELES CA 90003. 220250081261. LA NUBE DE GLORIA. 6200 SO AVILON BLVD LOS ANGELES CA 90003. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 03/02/25. Signed: HECTOR M REYES, TREASURER. This statement is filed with the County Clerk of Los Angeles County on: 05/06/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,414

FICTITIOUS BUSINESS NAME STATEMENT: 2025113792. The following person(s) is/are doing business as: GOMEZ BUSINESS COMMUNICATION. 2402 JEFFERSON BLVD LOS ANGELES CA 90018. ROBERT VITELIO GOMEZ. 2402 JEFFERSON BLVD LOS ANGELES CA 90018. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: ROBERT VITELIO GOMEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/04/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,415

FICTITIOUS BUSINESS NAME STATEMENT: 2025115713. The following person(s) is/are doing business as: LITTLE HELP BIDGE. 14429 KITTERIDGE ST APT 106 VAN NUYS CA 91405. RAFAEL GARCIA MENDEZ. 14429 KITTERIDGE ST APT 106 VAN NUYS CA 91405. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/20/25. Signed: RAFAEL GARCIA MENDEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/06/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,417

FICTITIOUS BUSINESS NAME STATEMENT: 2025114646. The following person(s) is/are doing business as: MOTHERWORKS. 3980 GUNDRY AVE LONG BEACH CA 90807. ANA MULLEN. 3980 GUNDRY AVE LONG BEACH CA 90807. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/25. Signed: ANA MULLEN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/04/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,418

FICTITIOUS BUSINESS NAME STATEMENT: 2025112724. The following person(s) is/are doing business as: SAFE LIVING HELPING HAND. 4872 TOPANGA CANYON BLVD SUITE 242 WOODLAND HILLS CA 91364. B20250132534. BOTTZ HOLDING LLC. 4872 TOPANGA CANYON BLVD SUITE 242 WOODLAND HILLS CA 91364. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: MORRIS BOTTZ, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,419

FICTITIOUS BUSINESS NAME STATEMENT: 2025114002. The following person(s) is/are doing business as: DECEBEL SOUND. 5332 STROHM AVE LOS ANGELES CA 91601. BARRY SCOTT WEIR JR. 5332 STROHM AVE LOS ANGELES CA 91601. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: BARRY SCOTT WEIR JR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/04/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,420

FICTITIOUS BUSINESS NAME STATEMENT: 2025107253. The following person(s) is/are doing business as: SHOP EASY LIQUOR. 6239 FOOTHILL BLVD TULUNGA CA 91042. GADU INC. 6239 FOOTHILL BLVD TULUNGA CA 91042. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/25. Signed: JESUS ANDRADE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/23/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,421

FICTITIOUS BUSINESS NAME STATEMENT: 2025100272. The following person(s) is/are doing business as: SHOP EASY LIQUOR. 6239 FOOTHILL BLVD TULUNGA CA 91042. GADU INC. 6239 FOOTHILL BLVD TULUNGA CA 91042. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/25. Signed: JESUS ANDRADE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/23/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,422

on: 05/20/25. Signed: RAMAN PATEL, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 05/27/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,421

FICTITIOUS BUSINESS NAME STATEMENT: 2025102264. The following person(s) is/are doing business as: HATHA MICA. 552 S EUCLID AVE APT 9 PASADENA CA 91101. MICHAELA ELIZABETH RODRIGUEZ. 552 S EUCLID AVE APT 9 PASADENA CA 91101. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: MICHAELA ELIZABETH RODRIGUEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/19/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,422

FICTITIOUS BUSINESS NAME STATEMENT: 2025112216. The following person(s) is/are doing business as: NOA CONSULTING AND SUPPORT. 5202 LUSABO AVE WOODLAND HILLS CA 91364. NOA ITZHAK. 5202 LUSABO AVE WOODLAND HILLS CA 91364. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: NOA ITZHAK, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,423

FICTITIOUS BUSINESS NAME STATEMENT: 2025100270. The following person(s) is/are doing business as: WEST AUTO SALES & LEASING. 14654 VICTORY BLVD #101 VAN NUYS CA 91411. HAYAPPI DUZDABANYAN. 14654 VICTORY BLVD #101 VAN NUYS CA 91411. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/2013. Signed: HAYAPPI DUZDABANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/15/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,424

FICTITIOUS BUSINESS NAME STATEMENT: 2025100272. The following person(s) is/are doing business as: VALLEY GREEN TREE SERVICE. 7638 DIJOR AV CANOGA PARK CA 91304. OSWALDO HERNANDEZ. 7638 DIJOR AVE. CANOGA PARK CA 91304. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: OSWALDO HERNANDEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/15/2025. 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: 06/12/2025, 06/19/2025, 06/26/2025, 07/03/2025 11,425

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case Number: 25NWCP00278

06/05/2025

JESSI DANIEL

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: 06/12/25, 06/19/25, 06/26/25, 07/13/2025 JH233

FICTITIOUS BUSINESS NAME STATEMENT: 2025089543 The following person(s) is/are doing business as: KC RADIATOR 13225 SHERMAN WAY #9, NORTH HOLLYWOOD, CA 91605, COUNTY OF LOS ANGELES. SARKIS BOSNOYAN 13225 SHERMAN WAY #9 NORTH HOLLYWOOD CA 91605. This business is conducted by: an INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/1996. Signed: ANTONIO BERSTIAN as CEO. This statement is filed with the County Clerk of Los Angeles County 05/02/2025. 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: 06/12/25, 06/19/25, 06/26/25, 07/13/2025 JH234

FICTITIOUS BUSINESS NAME STATEMENT: 2025091929 The following person(s) is/are doing business as: PDQ MARKET AND DELL 15973 YARNELL ST SYLMAR CA 91342, COUNTY OF LOS ANGELES.J.H. SAINI CORPORATION (CA) 2301304, 15973 YARNELL ST SYLMAR CA 91342. This business is conducted by: a CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/1997. Signed: JASPAL SINGH as PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 06/06/2025. 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: 06/12/25, 06/19/25, 06/26/25, 07/13/2025 JH235

FICTITIOUS BUSINESS NAME STATEMENT: 2025115471 The following person(s) is/are doing business as: ELVEE CARE WELLNESS, 13173 ORTLEY PL VALLEY VILLAGE CA 91401, COUNTY OF LOS ANGELES. ELVEE CARE INC (CA), 13177 ORTLEY PL LOS ANGELES CA 91401. 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: ALISA BEDERYAN as PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 06/05/2025. 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: 06/12/25, 06/19/25, 06/26/25, 07/13/2025 JH236

FICTITIOUS BUSINESS NAME STATEMENT: 2025097675 The following person(s) is/are doing business as: ABKYS IMAGING, 5406 WHITSETT AVE VALLEY VILLAGE CA 91607, COUNTY OF LOS ANGELES. ABKYS IMAGING, INC. (CA) 378560, 5406 WHITSETT AVE VALLEY VILLAGE CA 91607. This business is conducted by: a CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2021. Signed: JAG-DEEP SINGH as SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 05/13/2025. 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: 06/12/25, 06/19/25, 06/26/25, 07/13/2025 JH237

FICTITIOUS BUSINESS NAME STATEMENT: 2025100342 The following person(s) is/are doing business as: CORE ROUTE EXPRESS, 1042 THOMPSON AVE APT #6, GLENDALE CA 91201, COUNTY OF LOS ANGELES.SUREN SAAKIAN, 1042 THOMPSON AVE APT #6, GLENDALE CA 91201. 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: SUREN SAAKIAN as OWNER. This statement is filed with the County Clerk of Los Angeles County 05/15/2025. 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: 06/12/25, 06/19/25, 06/26/25, 07/13/2025 JH238

Paola Bermudez and Erik Hernandez for Samuel Bermudez
Case Number: 25NWCP00262
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Paola Bermudez and Erik Hernandez for Samuel Bermudez
Petitioner: Paola Bermudez and Erik Hernandez for Samuel Bermudez
Present name: Samuel Bermudez
Proposed name: Samuel Elias Bermudez Hernandez

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING DATE: 7/28/2025 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: 5/22/25. Signed: Lee W. Tsao, Judge of the Superior Court
Published: 6/19/25, 6/26/25, 7/3/25, 7/10/25 217

Chanfrey DuVon Holland
Case Number: 25NWCP00275
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Chanfrey DuVon Holland
Petitioner: Chanfrey DuVon Holland
Present name: Chanfrey DuVon Holland
Proposed name: Chanfrey DuVon Holland Thornton

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING DATE: 8/4/2025 Time: 9:30a Dept: R Rm: 606
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 6/3/25. Signed: Lee W. Tsao, Judge of the Superior Court
Published: 6/19/25, 6/26/25, 7/3/25, 7/10/25 218

Ernestina Osorio
Case Number: 25SMCP00300
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Ernestina Osorio
Petitioner: Ernestina Osorio
Present name: Ernestina Osorio; Rafael Yitzchak Zingorio; Emanuel Najum Zingorio; Gavriel Ovadia Zingorio

Proposed name: Ernestina S.A. Zingimond; Rafael Yitzchak Zigmund; Emanuel Nachum Zigmund, Gavriel Ovadia Zigmund

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING DATE: 7/25/2025 Time: 9:30a Dept: K Rm: 203
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 6/9/25. Signed: Lawrence H. Cho, Judge of the Superior Court
Published: 6/19/25, 6/26/25, 7/3/25, 7/10/25 218

Edith Denise Aldana-Boghossian
Case Number: 25TROPO0290
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
825 Maple Avenue
Torrance, CA 90503

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Edith Denise Aldana-Boghossian
Petitioner: Edith Denise Aldana-Boghossian
Present name: Edith Denise Aldana-Boghossian

Proposed name: Eydie Denise Aldana-Boghossian
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING DATE: 8/1/2025 Time: 8:30a Dept: P Rm: 440
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 6/3/25. Signed: David K. Reinert, Judge of the Superior Court
Published: 6/19/25, 6/26/25, 7/3/25, 7/10/25 219

Bin Lee Kwong
Case Number: 25PSCP00310
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
1427 West Covina Parkway
West Covina, CA 91730
ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Bin Lee Kwong
Petitioner: Bin Lee Kwong
Present name: Bin Lee Kwong
Proposed name: Nancy Bin Lee Kwong
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING DATE: 8/22/2025 Time: 8:30a Dept: 1 Rm: 300
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 6/2/25. Signed: Benjamin P. Hernandez-Stern, Judge of the Superior Court
Published: 6/19/25, 6/26/25, 7/3/25, 7/10/25 220

Sinara Rocha Nguyen
Case Number: 25TRCP00284
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
825 Maple Avenue
Torrance, CA 90503

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Sinara Rocha Nguyen
Petitioner: Sinara Rocha Nguyen
Present name: Sinara Rocha Nguyen

Proposed name: Sinara Aparecida de Rocha
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING DATE: 8/22/2025 Time: 9:30a Dept: 1 Rm: 300
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 6/2/25. Signed: Tamara Hall, Judge of the Superior Court
Published: 6/19/25, 6/26/25, 7/3/25, 7/10/25 221

Aldraham Santino Pena
Case Number: 25CMPO01111
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: Aldraham Santino Pena
Petitioner: Aldraham Santino Pena
Present name: Aldraham Santino Pena

Proposed name: Aldraham Santino Isas-Pena
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING DATE: 8/21/2025 Time: 8:30a Dept: E Rm: 1004
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 6/2/25. Signed: Michael B. Wilson, Judge of the Superior Court
Published: 6/19/25, 6/26/25, 7/3/25, 7/10/25 222

Maria Valentine Sofia De La Rosa
Case Number: 25VECP00300
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
6230 Sylmar Ave
Van Nuys, CA 91401

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Maria Valentine Sofia De La Rosa
Petitioner: Maria Valentine Sofia De La Rosa
Present name: Maria Valentine Sofia De La Rosa

Proposed name: Sofia Maria De La Rosa
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING DATE: 7/18/2025 Time: 8:30a Dept: V Rm: 620
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 5/29/25. Signed: Shirley K. Watkins, Judge of the Superior Court
Published: 6/19/25, 6/26/25, 7/3/25, 7/10/25 223

FICTITIOUS BUSINESS NAME STATEMENT: 2025114648. The following person(s) is/are doing business as: MATEO'S POOL SERVICE, 428 W. Spruce Ave, Inglewood, CA 90301. 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: Melchor Mateo, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/4/2025. 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) 6/19/25, 6/26/25, 7/3/25, 7/10/25 227

FICTITIOUS BUSINESS NAME STATEMENT: 2025113048. The following person(s) is/are doing business as: JLMORTGAGES, 3297 Wrightwood Dr. Studio City, CA 91604, County of Los Angeles. JUDY LERA, 3297 Wrightwood Dr. Studio City, CA 91604. 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: Judy Lera, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/3/2025. 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) 6/19/25, 6/26/25, 7/3/25, 7/10/25 228

FICTITIOUS BUSINESS NAME STATEMENT: 2025113049. The following person(s) is/are doing business as: IVANHOE PROPERTY MANAGEMENT, 3297 Wrightwood Dr. Studio City, CA 91604, County of Los Angeles. JUDY LERA, 3297 Wrightwood Dr. Studio City, CA 91604. 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: Judy Lera, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/3/2025. 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) 6/19/25, 6/26/25, 7/3/25, 7/10/25 229

FICTITIOUS BUSINESS NAME STATEMENT: 2025118950. The following person(s) is/are doing business as: KILLIAN STREET STUDIOS, 8306 Wilshire Blvd Ste 1212, Beverly Hills, CA 90211. KILLIAN STREET STUDIOS INC, 8306 Wilshire Blvd Ste 1212, Beverly Hills, CA 90211. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 4/2025. Signed: Tajamika Paxton, President. This statement is filed with the County Clerk of Los Angeles County on: 6/11/2025. 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) 6/19/25, 6/26/25, 7/3/25, 7/10/25 230

FICTITIOUS BUSINESS NAME STATEMENT: 2025118730. The following person(s) is/are doing business as: GMS MOTORS, 5877 Doverwood Drive, Culver City, CA 90230, County of Los Angeles. GAIL DENISE THAMES WASHINGTON, MICHAEL D. WASHINGTON, 5877 Doverwood Drive, Culver City, CA 90230. This business is conducted by: a Married Couple. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/2017. Signed: Michael D. Washington, Husband. This statement is filed with the County Clerk of Los Angeles County on: 6/11/2025. 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) 6/19/25, 6/26/25, 7/3/25, 7/10/25 231

Sharon Denise Savage
Case Number: 25NWCP00268
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Sharon Denise Savage
Petitioner: Sharon Denise Contrereas
Present name: Sharon Denise Savage

Proposed name: Sharon Denise Crowley
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING DATE: 8/1/2025 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: 5/29/25. Signed: Lee W. Tsao, Judge of the Superior Court
Published: 6/19/25, 6/26/25, 7/3/25, 7/10/25 232

FICTITIOUS BUSINESS NAME STATEMENT: 2025121483. The following person(s) is/are doing business as: LIQUOR LICENSE LEADERS, AON# 2316090, 9663 Santa Monica Blvd Suite 761, Beverly Hills, CA 90210, County of Los Angeles. LICENSES & SPIRITS, INC, 9663 Santa Monica Blvd Suite 761, Beverly Hills, CA 90210. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: James D. Yaker, CEO. This statement is filed with the County Clerk of Los Angeles County on: 6/16/2025. 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) 6/19/25, 6/26/25, 7/3/25, 7/10/25 233

FICTITIOUS BUSINESS NAME STATEMENT: 2025118503. The following person(s) is/are doing business as: SULJIC MUSIC, AON# 3989986, 12043 Jefferson Blvd, Culver City, CA 90230, County of Los Angeles. SULJIC CORP, 12043 Jefferson Blvd, Culver City, CA 90230. 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: Sunny Suljic, President. This statement is filed with the County Clerk of Los Angeles County on: 6/11/2025. 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) 6/19/25, 6/26/25, 7/3/25, 7/10/25 234

FICTITIOUS BUSINESS NAME STATEMENT: 2025094754. The following person(s) is/are doing business as: KARINE AERIAL IMAGING, 402 N DAISSY AVE PASADENA CA 91107, RAFFI BADALIAN, 402 N DAISSY AVE PASADENA CA 91107. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: RAFFI BADALIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/09/2025. 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: 06/19/2025, 06/26/2025, 07/03/2025, 07/10/2025 11,430

FICTITIOUS BUSINESS NAME STATEMENT: 2025120305. The following person(s) is/are doing business as: GREY DOTS, 6700 INDEPENDENCE AVENUE APT 291 CANOGA PARK CA 91303. BRANDON L CHIN, 6700 INDEPENDENCE AVENUE APT 291 CANOGA PARK CA 91303. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/2025. Signed: BRANDON L CHIN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/12/2025. 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: 06/19/2025, 06/26/2025, 07/03/2025, 07/10/2025 11,431

FICTITIOUS BUSINESS NAME STATEMENT: 2025117088. The following person(s) is/are doing business as: ACHS CHOP SHOP, 1236 WEST 84TH STREET LOS ANGELES CA 90044, TAPAK D FORD, 1236 WEST 84TH STREET LOS ANGELES CA 90044. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/2025. Signed: TAPAK D FORD, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/09/2025. 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: 06/19/2025, 06/26/2025, 07/03/2025, 07/10/2025 11,432

FICTITIOUS BUSINESS NAME STATEMENT: 2025108626. The following person(s) is/are doing business as: GLOBAL VOYAGERS TRAVEL, 22050 PROVIDENCIA ST WOODLAND HILLS CA 91364, GREG L RANDALL, 22050 PROVIDENCIA ST WOODLAND HILLS CA 91364. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/2025. Signed: GREG L RANDALL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/28/2025. 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: 06/19/2025, 06/26/2025, 07/03/2025, 07/10/2025 11,433

FICTITIOUS BUSINESS NAME STATEMENT: 2025118712. The following person(s) is/are doing business as: LUNA ELITE BODY, 310 S MIRALESTE DR UNIT 84 SAN PEDRO CA 90732, 20246197828. MOV ENTERPRISES LLC, 310 S MIRALESTE DR UNIT 84 SAN PEDRO CA 90732. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: PATRICIA LUNA, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 06/11/2025. 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: 06/19/2025, 06/26/2025, 07/03/2025, 07/10/2025 11,434

FICTIOUS BUSINESS NAME STATEMENT: 2025118297. The following person(s) is/are doing business as: FIDELITY CAPITAL HOME LOANS; FIDELITY CAPITAL LENDING; ZOACAP, 6530 INDEPENDENCE AVE, 355 CANOGA PARK CA 91303, DAVID P BARON, 6530 INDEPENDENCE AVE 355 CANOGA PARK CA 91303. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 04/1996. Signed: DAVID P BARON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/10/2025. 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: 06/19/2025, 06/26/2025, 07/03/2025, 07/10/2025 11,435

FICTITIOUS BUSINESS NAME STATEMENT: 2025096127. The following person(s) is/are doing business as: KINDER UNDERSTANDING SENSITIVE HEALING COLLECTIVE, 16770 STAGG AVE VAN NUYS CA 91406, ELIZABETH KENNEDY, 16770 STAGG ST VAN NUYS CA 91406. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/2009. Signed: ELIZABETH KENNEDY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/1/2025. 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: 06/19/2025, 06/26/2025, 07/03/2025, 07/10/2025 11,436

FICTITIOUS BUSINESS NAME STATEMENT: 2025099139. The following person(s) is/are doing business as: PROMAX CLEANING SOLUTIONS, 4612 FIR STREET PICO RIVERA CA 90660. FRANCISCO JAVIER NEPOMUCENO ZEFERINO, 4612 FIR STREET PICO RIVERA CA 90660. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: FRANCISCO JAVIER NEPOMUCENO ZEFERINO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/41/2025. 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: 06/19/2025, 06/26/2025, 07/03/2025, 07/10/2025 11,437

FICTITIOUS BUSINESS NAME STATEMENT: 2025114396. The following person(s) is/are doing business as: CINCO DE MAYO RESTAURANT, 11204 WASHINGTON PL CULVER CITY CA 90230, 820205105582. CINCO DE MAYO ENTERPRISE LLC, 11204 WASHINGTON PL CULVER CITY CA 90230. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/2009. Signed: ELIZABETH KENNEDY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/41/2025. 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: 06/19/2025, 06/26/2025, 07/03/2025, 07/10/2025 11,438

FICTITIOUS BUSINESS NAME STATEMENT: 2025105623. The following person(s) is/are doing business as: ART IN MOTION, 17048 CHATSWORTH ST #A GRANADA HILLS CA 91344, BETI GROUP INC, 17048 CHATSWORTH ST #A GRANADA HILLS CA 91344. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: LLUT MARKOSYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 05/22/2025. 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: 06/19/2025, 06/26/2025, 07/03/2025, 07/10/2025 11,439

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fictitious business name or names listed here in. Signed MICHAEL CARGAMO, CEO. 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: 5/6/2025. 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: 6/19/2025, 6/26/2025, 7/3/2025, 7/10/2025 NIN 50461

FICTITIOUS BUSINESS NAME STATEMENT: 20250901784

The following person(s) is/are doing business as: ANGELS SPORTSCARDS, 13181 CROSSROADS PKWY N STE 570, CITY OF INDUSTRY, CA. 91746 LOS ANGELES, TRIPLE J INTERNATIONAL CONSULTING INC, 13181 CROSSROADS PKWY N STE 570 CITY OF INDUSTRY CA 91746 CA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GRISHMA KENV, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/5/2025. 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: 6/19/2025, 6/26/2025, 7/3/2025, 7/10/2025 NIN 50461

FICTITIOUS BUSINESS NAME STATEMENT: 2025091405

The following person(s) is/are doing business as: PANAIT CONSULTING, 4918 GARNET ST, TORRANCE, CA, 90503 LOS ANGELES, MONICA PANAIT, 4918 GARNET ST TORRANCE CA 90503. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 05/25. Signed MONICA PANAIT, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/6/2025. 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: 6/19/2025, 6/26/2025, 7/3/2025, 7/10/2025 NIN 50480

FICTITIOUS BUSINESS NAME STATEMENT: 2025091789

The following person(s) is/are doing business as: OASIS, 11461 206TH ST, LAKEWOOD, CA. 90715 LOS ANGELES, MELVA SALINAS HUDA, 11412 206TH ST LAKEWOOD CA 90715. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed MELVA SALINAS HUDA, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/6/2025. NOTICE - This statement is filed with the County Clerk of Los Angeles County on: 5/6/2025. 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: 6/19/2025, 6/26/2025, 7/3/2025, 7/10/2025 NIN 50466

FICTITIOUS BUSINESS NAME STATEMENT: 2025091791

The following person(s) is/are doing business as: DE DIOS TRUCKING, 10874 ARLETA AVE, MISSION HILLS, CA. 91345 LOS ANGELES, HERIBERTO DE DIOS ANZALDO, 10874 ARLETA AVE MISSION HILLS CA 91345. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed HERIBERTO DE DIOS ANZALDO, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/6/2025. 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: 6/19/2025, 6/26/2025, 7/3/2025, 7/10/2025 NIN 50467

FICTITIOUS BUSINESS NAME STATEMENT: 2025091793

The following person(s) is/are doing business as: PAH MORTGAGE, 4501 E CARSON ST #203, LONG BEACH, CA. 90802 LOS ANGELES, PRISTINE ASSET HOLDINGS INC., 4501 E CARSON ST #203 LONG BEACH CA 90808 CALIFORNIA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed JOSUE LOPEZ, CEO. 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: 5/6/2025. 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: 6/19/2025, 6/26/2025, 7/3/2025, 7/10/2025 NIN 50468

FICTITIOUS BUSINESS NAME STATEMENT: 2025091796

The following person(s) is/are doing business as: ECO AUTO CARE PW, 33 E GREEN STREET, PASADENA, CA. 91105 LOS ANGELES, ECO AUTO CARE PW, LLC, 33 E GREEN STREET PASADENA CA 91105 CALIFORNIA 201424110174. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ALICIA RINGOYEN TAMAYO, CEO. 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: 5/6/2025. 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: 6/19/2025, 6/26/2025, 7/3/2025, 7/10/2025 NIN 50469

FICTITIOUS BUSINESS NAME STATEMENT: 2025103579 The following person(s) is/are doing business as: CENTER STREET LENDING VILSE ISAQA-ATIMA CONSTRUCTION SERVICES, 4901 WINNETKA AVENUE LOS ANGELES CA 91364, COUNTY OF LOS ANGELES. HENRY GARCIA, 4901 WINNETKA AVENUE, LOS ANGELES CA 91364. 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: HENRY GARCIA as OWNER. This statement is filed with the County Clerk of Los Angeles County on 05/20/2025. 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: 06/19/25, 06/26/25, 07/03/25, 07/10/2025 JH239

FICTITIOUS BUSINESS NAME STATEMENT: 2025103984 The following person(s) is/are doing business as: FOO-FOO TEI, 15018 CLARK AVENUE HACENDA HEIGHTS CA 91745, COUNTY OF LOS ANGELES.RAMEN LOS COMPADRES INC (CA) 6135945) 2628 MAXSON ROAD APT 12 E. MONTE CA 91732. This business is conducted by a CORPORATION. Registrant has be- gun to transact business under the fictitious business name or names listed here on: 05/20/25. Signed: MARTIN TORRES as CEO. This statement is filed with the County Clerk of Los Angeles County on 05/29/2025. 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: 06/19/25, 06/26/25, 07/03/25, 07/10/2025 JH240

FICTITIOUS BUSINESS NAME STATEMENT: 2024115485 The following person(s) is/are doing business as: CASTLE TERMITTE CONTROL, 15920 GLEDHILL ST NORTH HILLS CA 91343, COUNTY OF LOS ANGELES. LOUIE CASTILLO, 15920 GLEDHILL ST NORTH HILLS CA 91343. This business is conducted by an INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/20/25. Signed: LOUIS CASTILLO as OWNER. This statement is filed with the County Clerk of Los Angeles County on 06/05/2025. 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: 06/19/25, 06/26/25, 07/03/25, 07/10/2025 JH241

Mayela Cordova Bravo
1825 Waikey Ave, Apt 18
Van Nuys, CA 91406

IN PRO PER

Case Number: 25MECP00291

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

Street Address: 14400 Erwin St Mall

Mailing Address: 14400 Erwin St Mall

Van Nuys, CA 91401

BRANCH Name: Van Nuys Courthouse West

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Andrew Sebastian Cordova by and through Parents

TO ALL INTERESTED PERSONS

Petitioner (name) By and Through Parent Mayela Cordova Bravo

Present Name: Andrew Sebastian Cordova

Proposed name: Andrew Sebastian Gramajo Cordova

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: 07/21/2025 Time: 8:30am Dept: O Rm: 511
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: 05/21/2025
Signed: Michael R. Amerian/Judge, Judge of the Superior Court
Proposed: 06/19/25, 06/26/25, 07/03/25, 07/10/2025 JH242

Chasty Hermiel Bowers
Case Number: 25MWCP00301

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: Chasty H. Bowers

Petitioner: Chasty H. Bowers

Present name: Chasty Hermiel Bowers

Proposed name: Chasty Hermiel Bowers

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 7/18/2025 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: 6/4/25. Signed: Lawrence H. Cho, Judge of the Superior Court
Published: 6/26/25, 7/3/25, 7/10/25, 7/17/25 235

Gabriela Del Toro

Case Number: 25NWCP00285

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

12720 Norwalk Bl

Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Gabriela Del Toro

Petitioner: Gabriela Del Toro

Present name: Gabriela Del Toro

Proposed name: Gabriela Del Toro Morfin

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 8/8/2025 Time: 8:30a Dept: R Rm: 606

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 6/6/25. Signed: Lee W. Tsao, Judge of the Superior Court
Published: 6/26/25, 7/3/25, 7/10/25, 7/17/25 236

Magaly Del Toro

Case Number: 25NWCP00286

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

12720 Norwalk Bl

Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Magaly Del Toro

Petitioner: Magaly Del Toro

Present name: Magaly Del Toro

Proposed name: Magaly Del Toro Morfin

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 8/8/2025 Time: 8:30a Dept: R Rm: 606

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 6/10/25. Signed: Lee W. Tsao, Judge of the Superior Court
Published: 6/26/25, 7/3/25, 7/10/25, 7/17/25 238

FICTITIOUS BUSINESS NAME STATEMENT: 2025100412 The following person(s) is/are doing business as: MINER NAME LEARNING, 5971 West 3rd Street, Los Angeles, CA 90036. County of Los Angeles. VICTORIA SMITH, 5971 West 3rd Street, Los Angeles, CA 90036 This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/20/25. Signed: Victoria Smith, Owner. This statement is filed with the County Clerk of Los Angeles County on: 5/15/2025. 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] 6/26/25, 7/3/25, 7/10/25, 7/17/25 237

FICTITIOUS BUSINESS NAME STATEMENT: 2025116295. The following person(s) is/are doing business as: THE PLATES KID, 325 N. Maple Dr. #5443, Beverly Hills, CA 90210. County of Los Angeles. SWOOOMAGD PRODUCTIONS LLC. P.O. Box 480587, Los Angeles, CA 90048. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Susana Woo, Member. This statement is filed with the County Clerk of Los Angeles County on: 6/6/2025. 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] 6/26/25, 7/3/25, 7/10/25, 7/17/25 237

FICTITIOUS BUSINESS NAME STATEMENT: 2025116295. The following person(s) is/are doing business as: THE PLATES KID, 325 N. Maple Dr. #5443, Beverly Hills, CA 90210. County of Los Angeles. SWOOOMAGD PRODUCTIONS LLC. P.O. Box 480587, Los Angeles, CA 90048. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/20/25. Signed: Coby James Marcum, Managing Member. This statement is filed with the County Clerk of Los Angeles County on: 6/12/2025. 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] 6/26/25, 7/3/25, 7/10/25, 7/17/25 239

Henry Gilbert Rojas Jr

Case Number: 25NWCP00301

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

12720 Norwalk Bl

Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Henry Gilbert Rojas Jr

Petitioner: Henry Gilbert Rojas Jr

Proposed name: Henry Paul Rojas

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 8/22/2025 Time: 8:30a 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: 6/20/25. Signed: Lee W. Tsao, Judge of the Superior Court
Published: 6/26/25, 7/3/25, 7/10/25, 7/17/25 240

Kira Saavedra

Case Number: 25NWCP00279

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

12720 Norwalk Bl

Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Kira Saavedra

Petitioner: Kira Saavedra

Present name: Kira Saavedra

Proposed name: Kira Lovendra

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 8/4/2025 Time: 8:30a Dept: R Rm: 606

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 6/5/25. Signed: Lee W. Tsao, Judge of the Superior Court
Published: 6/26/25, 7/3/25, 7/10/25, 7/17/25 241

FICTITIOUS BUSINESS NAME STATEMENT: 2025122085 The following person(s) is/are doing business as: NOSH NAIL & HAIR STUDIO, A/N/A 220250124948. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/20/25. Signed: Alberto Molina, Secretary. This statement is filed with the County Clerk of Los Angeles County on: 6/16/2025. 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] 6/26/25, 7/3/25, 7/10/25, 7/17/25 242

FICTITIOUS BUSINESS NAME STATEMENT: 2025126633. The following person(s) is/are doing business as: BUSINESS SUPPLY CENTER, 2560 CHESTNUT AVE LONG BEACH CA 90806. JU- LIE KHEIV, 2560 CHESTNUT AVE LONG BEACH CA 90806. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 10/10/25. Signed: JULIE KHEIV, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/23/2025. 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: 06/26/2025, 07/03/2025, 07/10/2025 11,451

FICTITIOUS BUSINESS NAME STATEMENT: 2025126114. The following person(s) is/are doing business as: PROVALLIE HVAC LLC, 1036 S 6TH AVE ARCADIA CA 91006. PROVALLIE LOGIS- TICS LLC, 1036 S 6TH AVE ARCADIA CA 91006. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/20/25. Signed: ZHAOMING CHENG, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 06/23/2025. 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 state- ment 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,452

FICTITIOUS BUSINESS NAME STATEMENT: 2025117469. The following person(s) is/are doing business as: FOUR WAY JEWELRY, 215 W 7TH STREET 201 ½ LOS ANGELES CA 90014. VARDAN VAZYAN, 215 W 7TH STREET 201 ½ LOS ANGELES CA 90014. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fic- titious business name(s) listed above on: 05/20/25. Signed: VARDAN VAZYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/10/2025. 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,453

FICTITIOUS BUSINESS NAME STATEMENT: 2025056443. The following person(s) is/are doing business as: GLOBAL CONNECTION, 5060 W SUNSET BLVD SUITE A LOS ANGELES CA 90027. EASTWOOD VENTURES LLC, 5060 W SUNSET BLVD SUITE A LOS ANGELES CA 90027. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant com- menced to transact business under the fictitious business name(s) listed above on: 04/20/25. Signed: ERIC SEDRAKYAN, MEMBER. This statement is filed with the County Clerk of Los Ange- les County on: 05/12/2025. 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,454

FICTITIOUS BUSINESS NAME STATEMENT: 2025124733. The following person(s) is/are do- ing business as: CLICK N' KICK, NOIR, GOLD COAST EXTRACTS, 14310 ONWARD ST VAN NUYS CA 91401. FLOURISH CALLI LLC, 14310 ONWARD ST VAN NUYS CA 91401. This busi- ness is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 04/19/94. Signed: WALEED HADDAD, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 06/18/2025. 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,455

FICTITIOUS BUSINESS NAME STATEMENT: 2025123972. The following person(s) is/are doing business as: 360BUILDERS, 15720 VENTURA BLVD, 427 ENCINO CA 91436. RETROFIT- TING360 INC, 15720 VENTURA BLVD, 427 ENCINO CA 91436. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/20/25. Signed: MATI TIMOR, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/18/2025. 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,456

FICTITIOUS BUSINESS NAME STATEMENT: 2025115553. The following person(s) is/are doing business as: CMT TRUCKING, 9400 CORBIN AVE APT 2094 NORTHIDGE CA 91324. CAN- NAMAN ENTERPRISE INC, 9400 CORBIN AVE APT 2094 NORTHIDGE CA 91324. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/23/2024. Signed: JAMES J. MCCORMACK, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 06/10/2025. 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,457

FICTITIOUS BUSINESS NAME STATEMENT: 2025123616. The following person(s) is/are do- ing business as: TATTE, 1110 S WESTERN AVE #102 LOS ANGELES CA 90006. EUNYOUNG CHANG, 3482 SAN MARINO STREET APT 317 LOS ANGELES CA 90006. This business is conducted by: AN INDIVIDUAL. Registrant commenced to trans

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*): SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, SANTA MONICA, 1725 MAIN STREET, SANTA MONICA, CA 90401

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*): BRUCE W. HOGAN (BAR #66206), KINGSTON, MARTINEZ & HOGAN, LLP

1300 SANTA BARBARA STREET, SANTA BARBARA, CA 93101 PHONE NO.:(805) 963-9585 FAX NO.:(805) 963-2774

DATE (*Fecha*): 03/12/2025
DAVID W. SLAYTON EXECUTIVE OFFICER/CLERK OF COURT, Clerk (*Secretario*), by C. COLEMAN, Deputy (*Adjunto*)

(SEAL)

6/19, 6/26, 7/3, 7/10/25

CNS-3938035#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
MARGARETA BECKER
CASE NO. 25STPB06662**

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

A PETITION FOR PROBATE has been filed by PHILIP BECKER, GARY T. BECKER AND SARAH ELSESSER in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that PHILIP BECKER, GARY T. BECKER AND SARAH ELSESSER 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: 07/24/25 at 8:30AM in Dept. 44 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
LISA C. ALEXANDER, ESQ. - SBN 122975

JAKLE, ALEXANDER & PATTON, LLP

2001 WILSHIRE BLVD., SUITE 420

SANTA MONICA CA 90403

Telephone (310) 395-6555

BSC 226998

6/19, 6/26, 7/3/25

CNS-3938221#

Summons (Civil Harassment Restraining Order)

Citación (Orden de restricción por acoso civil)

Case Number: Numero de caso: 25IWRO00557

(1) Person asking for protection: La persona que solicita protección: SONIA RAPHAEL

(2) Notice to (name of person to be restrained):

Aviso a (nombre de la persona a ser restringida):

YULIYAH KOGAN

The person in (1) is asking for a Civil Harassment Restraining Order against you.

La persona en (1) está pidiendo una orden de restricción por acoso civil contra usted.

You have a court date

Tiene una audiencia en la corte

Date Fecha: July 22, 2025

Time Hora: 8:30 am

Room Sala: 6

Dept. Depto.: 203

Name and address of court, if different from above: Nombre y dirección de la corte, si no es la misma de arriba:

What if I don't go to my court date?

If you do not go to your court date, the judge can grant a restraining order that limits your contact with the person in (1). Having a restraining order against you may impact your life in other ways, including preventing you from having guns and ammunition. If you do not go to your court date, the judge could grant everything that the person in (1)asked the judge to order.

¿Qué pasa si no voy a la audiencia?

Si no va a la audiencia, el juez puede dictar una orden de restricción que limita su contacto con la persona en (1). Una orden de restricción en su contra puede tener otras consecuencias, como prohibirle tener armas de fuego y municiones. Si no va a la audiencia, el juez puede ordenar todo lo que pide la persona en (1).

How do I find out what the person in (1) is asking for?

To find out what the person in (1) is asking the judge to order, go to the courthouse listed at the top of page 1. Ask the court clerk to let you see your case file. You will need to give the court clerk your case number, which is listed above and on page 1. The request for restraining order will be on form CH-100, *Request for Civil Harassment Restraining Order*.

¿Cómo puedo entender lo que pide la persona en (1) ?

Para entender lo que pide la persona en (1), vaya al tribunal en la dirección indicada en la parte superior de la página 1. Pida al secretario de la corte permiso para ver el expediente de su caso. Tendrá que darle al secretario el número de su caso, que aparece arriba y en la página 1. La solicitud de una orden de restricción se hace en el formulario CH-100, *Solicitud de orden de restricción por acoso civil*.

Where can I get help?

Free legal information is available at your local court's self-help center. Go to www.courts.ca.gov/selfhelp to find your local center.

¿Dónde puedo obtener ayuda?

Puede obtener información legal gratis en el centro de ayuda de su corte. Vea <https://www.courts.ca.gov/selfhelp-selfhelpcenters.htm?rdeLocaleAttr=es> para encontrar el centro de ayuda en su condado.

Do I need a lawyer?

You are not required to have a lawyer, but you may want legal advice before your court hearing. For help finding a lawyer, you can visit www.lawhelp-ca.org or contact your local bar association.

¿Necesito un abogado?

No es obligatorio tener un abogado, pero es posible que quiera consejos legales antes de la audiencia en la corte. Para ayuda a encontrar un abogado, visite <https://www.lawhelpca.org/es/homepage> o contacte al Colegio de Abogados local.

Date (Fecha): JUNE 10 2025

David W. Slayton, Executive Officer/Clerk of Court, Clerk, by (Secretario, por): M. Harris, Deputy (Asistente)

[SEAL]

6/19, 6/26, 7/3, 7/10/25

CNS-3937834#

NOTICE OF PETITION TO ADMINISTER ESTATE OF ELISE SINAY SPILKER

Case No. 25STPB06923

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ELISE SINAY SPILKER

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

THE PETITION FOR PROBATE requests that Gary A. Goran be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held on July 17, 2025 at 8:30 AM in Dept. No. 11 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:

BRANDON P JOHNSON ESQ

SBN 210958

STAKER JOHNSON LAW CORPORATION

1200 PASEO CAMARILLO

STE 280

CAMARILLO CA 93010

CN118084 SPILKER Jun 26, Jul 3, 10, 2025

**NOTICE OF PETITION TO ADMINISTER ESTATE OF CARA WILLIAMS
CASE NO. 22STPB12468**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the LOST will or estate, or both, of: CARA WILLIAMS

A PETITION FOR PROBATE has been filed by JUSTINE JAGODA in the Superior Court of California, County of Los Angeles.

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

THE PETITION requests the decedent's LOST WILL and codicils, if any, be admitted to probate.

The LOST will and any codicils are available for examination in the file kept by the court.

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

A HEARING on the petition will be held on 07/22/25 at 8:30 in Dept. 79 located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURT-HOUSE,STANLEY MOSK COURTHOUSE.

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 (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:

George W Young (73249)Y

oung & Young, 301 N. Lake Ave., Suite 600

Pasadena, CA 91101

Telephone: (626) 683-8750

6/26, 7/3, 7/10/25

CNS-3941617#

**SUMMONS
(CITACION JUDICIAL)**

CASE NUMBER (Número del Caso):

24STCV20177

NOTICE TO DEFENDANT (**AVISO AL DEMANDADO**): DAVID ROSS, an individual; and DOES 1 through 20, inclusive

YOU ARE BEING SUED BY PLAINTIFF (**LO ESTÁ DEMANDANDO EL DEMANDANTE**): YONA INVESTMENT GROUP, LLC, a Delaware limited liability company

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/self-help), 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*): SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES Stanley Mosk
111 N. Hill 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 de teléfono del abogado del demandante, o del demandante que no tiene abogado, es*): Lawrence C. Ecoff, Esq. (SBN 143814)
Ecoff Campain & Kay, LLP
280 S. Beverly Drive, Suite 504, Beverly Hills, CA 90212
Fax No.: (310) 887-1855
Phone No.: (310) 887-1850
DATE (*Fecha*): 08/09/2024
David W. Slayton, Executive Officer/ Clerk of Court, Clerk (*Secretario*), by A. Munoz, Deputy (*Adjunto*)
(*SEAL*)

COMPLAINT FOR:
1.BREACH OF PROMISSORY NOTE
2.COMMON COUNT - MONEY LENT
3. COMMON COUNT- MONEY HAD AND RECEIVED
COMES NOW Plaintiff, YONA INVESTMENT GROUP, LLC, which hereby alleges as follows:

PARTIES

1. Plaintiff YONA INVESTMENT GROUP, LLC (hereinafter "YONA" or "Plaintiff") is, and at all relevant times hereto was, a limited liability company, formed and existing under the laws of the State of Delaware, and conducting business in the County of Los Angeles, and the holder of the Promissory Note which is the subject of within action.
2. Defendant DAVID ROSS (hereinafter "ROSS" or "Defendant") is, and at all relevant times hereto was, an individual residing in the County of Los Angeles, State of California.
3. Plaintiff is informed and believes, and based thereon alleges, that Defendants DOES 1 through 20, inclusive, are individually and/or jointly liable to Plaintiff for the conduct alleged herein. The true names and capacities, whether individual, corporate, associate or otherwise, of Defendants DOES 1 through 20, inclusive, are unknown to Plaintiff at this time. Accordingly, Plaintiff sues Defendants DOES 1 through 20, inclusive, by fictitious names and will amend this Complaint to allege their true names and capacities after they are ascertained. For ease of reference, the term "Defendants" refers to all defendants, including DOES 1 through 20.
4. Plaintiff is informed and believes, and on that basis alleges, that except as otherwise alleged herein, each of the Defendants is, and at all times relevant to this Complaint were, the employee, agent, employer, partner, joint venture, affiliate, and/or co-conspirator of the Defendants and, in doing the acts alleged herein, were acting within the course and scope of such positions at the direction of, and/or with the permission, knowledge,

consent and/or ratification of the other Defendants. In the alternative, Plaintiff is informed and believes, and on that basis alleges, that each Defendant, through its acts and omissions, is responsible for the wrongdoing alleged herein and for the damages suffered by Plaintiff.
JURISDICTION AND VENUE
5. This action is properly brought in this Court because the agreement which is the subject of this lawsuit was entered into in the County of Los Angeles, State of California, and the Defendant's place of business and residence is in the County of Los Angeles, State of California.
FIRST CAUSE OF ACTION
BREACH OF PROMISSORY NOTE
(As Against All Defendants)
6. Plaintiff realleges and incorporates by reference paragraphs 1 through 5, inclusive, as though fully set forth herein.
7. On November 1, 2023, YONA provided a loan to ROSS, and in accordance therewith entered into a Promissory Note. The loan was in the amount of One Hundred Thousand Dollars (\$100,000), and matured on February 1, 2024. A true and correct copy of the Promissory Note is attached hereto as Exhibit "A."
8. The loan was made and arranged by a licensed California real estate broker, and therefore exempt from usury limitations. In addition, the loan that was provided to ROSS was not for personal, family or household purposes, but instead was a business purpose loan.
9. The Note provided for interest at the rate calculated of 34.4% per annum. In addition, all unpaid principal and interest was due and payable on the date of maturity. If the principal and interest amount of the loan was not timely paid, interest would be calculated upon and after the date of breach at the default rate of 44.34%, per annum.
10. YONA has performed any and all covenants, conditions and obligations required of it under the terms of the Note, except as otherwise excused or prevented.
11. Beginning on February 1, 2024, and continuing thereafter, ROSS breached the terms of the Note by failing to pay the sum due on February 1, 2024. Thus, ROSS is in breach of the terms of the Note in the present amount of \$100,000, not including interest at the rate of 34.4% per annum, from November 1, 2023 to February 1, 2024, and thereafter increased to 44.4% percent per annum from the date of breach.
12. YONA has made demand upon ROSS for all amounts due and owing under the terms of the Note, but despite such demand ROSS has failed and refused to tender payment.
13. There is currently due, owing and unpaid from ROSS on the Note the principal sum of One Hundred Thousand Dollars (\$100,000), as of the filing of this lawsuit, plus interest at the rate of 34.4% interest per annum from November 1, 2023 to February 1, 2024, and after February 1, 2024, at the rate of 44.4% per annum, to the present, and according to proof at trial.
SECOND CAUSE OF ACTION
COMMON COUNT - FOR MONEY LENT
(As Against All Defendants)
14. Plaintiff realleges and incorporates by reference paragraphs 1 through 13, inclusive, as though fully set forth herein.
15. Within the last year four years past, or on or about November 1, 2023, at Los Angeles, California, ROSS became indebted to YONA in the principal sum of One Hundred Thousand Dollars (\$100,000.00) for money lent by YONA to ROSS at his special insistence and request.
16. ROSS failed to repay the loan, in accordance with the installment payments as required, and there is, therefore, the principal sum of \$100,000 due and owing, and accrued interest thereon from the date such payment was due at 34.4% per annum from November 1, 2023 to February 1, 2024, and thereafter from and after February 1, 2024 at the interest rate of 44.4% per annum, but according to proof at trial.
THIRD CAUSE OF ACTION
COMMON COUNT – MONEY HAD AND RECEIVED
(As Against All Defendants)
17. Plaintiff realleges and incorporates by reference paragraphs 1 through 16, inclusive, as though fully set forth herein.
18. On or about November 1, 2023 at Los Angeles, California, ROSS became indebted to YONA in the principal sum of One Hundred Thousand Dollars (\$100,000.00), for money had and received by ROSS for the use and benefit of ROSS.
19. Although demand has been made, there is now due, owing and unpaid from ROSS to YONA the principal sum of One Hundred Thousand Dollars (\$100,000), plus interest at the rate of 34.4% per annum from November 1, 2023 to February 1, 2024, and thereafter from and after February 1, 2024 at the interest rate of 44.4% per annum, but

according to proof at trial.
WHEREFORE, Plaintiff requests judgment against Defendant as follows:
ON ALL CAUSES OF ACTION
1. For damages in the sum of \$100,000, plus pre-judgment interest thereon at the rate of 34.4% per annum from November 1, 2023 to February 1, 2024, and thereafter from and after February 1, 2024 at the interest rate of 44.4% per annum, but according to proof at trial;
2. For post-judgment interest;
3. For costs of suit incurred herein;
4. For an award of attorney's fees incurred herein;
5. For such other and further relief as the Court deems just and proper.
Dated: August 9, 2024
ECOFF CAMPAIN & KAY, LLP
LAWRENCE C. ECOFF, ESQ.
ALBERTO J. CAMPAIN, ESQ.
Attorneys for Plaintiff
YONA INVESTMENTS, LLC
EXHIBIT A
"PROMISSORY NOTE"
(The "Note").
\$100,000.00
Los Angeles, California
November 1, 2023
FOR VALUE RECEIVED, the undersigned, **DAVID ROSS** (individually and collectively, "**Maker**"), promises to pay to the order of **Yona Investment Group, LLC** or the lawful holder of this Note (collectively, the "**Holder**"), without grace, deduction, offset, extension, credit, notice or demand, at **11766 Wilshire Blvd; #260, LA CA 90025** or at such other place, to such other party, or in such other percentages as Holder may from time to time designate in writing, the principal sum of **One Hundred Thousand Dollars (\$100,000.00)**, with interest at the rate of **Thirty Four and 40/100 Percent (34.4%)** per annum.
This Note shall mature on February 1, 2024 on which date all unpaid principal under any of the other Loan Documents shall be due and payable immediately and without notice or demand. If such date falls on a Saturday, a Sunday, or a day recognized as a holiday under federal or state law at the situs of this Note as shown above, the maturity date shall instead be the next business day. All sums to be paid hereunder or under any of the other Loan Documents shall be paid at such address, and/or to such persons, as Holder may from time to time specify in writing.
All installments of interest of this Note, the payment of principal, and other amounts paid or due hereunder, shall be payable in lawful money of the United States of America, in immediately available funds (but not in cash currency). Each payment hereunder shall, when made, be subject to clearance of funds by the financial institution on which drawn, and shall be credited first to late charges and other expenses then payable to Holder, then to interest, and the remainder to principal.
Upon failure to pay any installment of interest, principal, or other charges when due hereunder, or upon failure to perform or comply with any of the covenants or agreements contained herein or in any of the other Loan Documents executed by Maker to Holder concurrently herewith (collectively, "**Loan Agreement**"), or any document evidencing an obligation which is, or which may, with the passage of time or the occurrence of any event, become senior or prior to the lien evidenced by any of the Loan Documents (individually, a "**Prior Encumbrance Document**"), or upon the occurrence of an event of default (or any event which with notice, lapse of time, or both would constitute an event of default) under the Loan Agreement, or any of the Prior Encumbrance Documents, then such failure and/or event shall immediately and automatically constitute a default under this Note, and, at the option of Holder, the entire debt and all sums to be paid under this Note and/or the Loan Agreement, then remaining unpaid shall at once become due and payable in full. During the period commencing upon any such event of default and continuing until such default is cured, but without limiting or waiving, in any way, Maker's liability resulting from such default, and without limiting any rights or remedies of Holder under this Note or any of the other Loan Documents or at law or in equity, any and all delinquent amounts shall be added to the principal balance hereunder and shall bear interest at the rate set forth in this Note, compounded monthly. In addition, the interest rate hereunder on all sums on which interest is calculated shall be the total interest rate otherwise to be charged hereunder **plus 10% percent (10%) per annum**, compounded monthly (the "**Default Interest**"), whether or not the aforesaid option to accelerate the payment of all sums due under this Note and/or the Loan Agreement has been exercised. The Default Interest shall begin to accrue, without notice, after the expiration of five (5) days after any event of default unless such event of default is

fully cured during such period, and shall continue until such default is cured in full. Any references in this Note or in any of the other Loan Documents to the "rate set forth in the Note" or similar designation shall be deemed to include such increased interest rate. In addition, such increased rate shall take effect and continue irrespective of any bankruptcy or similar action affecting Borrower and irrespective of the commencement or continuation of any legal proceedings (including judicial and/or non-judicial foreclosure proceedings) by Holder.
If Maker shall fail to make any payment of interest, principal, or any other sum due under this Note or the other Loan Documents, including, without limitation, any balloon payment due upon maturity, any amounts due under the immediately preceding paragraph hereof, or other amount due, within five (5) days after the date the same is due and payable, a late charge shall be immediately due and payable. Maker recognizes that default by Maker in making the payments herein agreed when due will result in Holder incurring additional expenses in servicing the loan, in loss to Holder of the use of the money due, and in frustration to Holder in meeting its other financial and loan commitments. Maker agrees that, if for any reason Maker fails to pay any amounts due under this Note when due, Holder shall be entitled to compensation for the detriment caused thereby, but that it is extremely difficult and impractical to ascertain the amount of such compensation. Maker therefore agrees that a sum equal to ten cents (\$.10) for each One Dollar (\$1.00) of each payment of principal, interest, or other amounts to be paid hereunder which becomes delinquent is a reasonable estimate of said compensation to Holder, which sum Maker agrees to pay to Holder not later than the due date of the next payment of principal or interest due hereunder. This clause is not intended to limit in any way Maker's liability or Holder's rights or remedies with respect to any default, but is intended solely to compensate Holder in the event of Maker's delay in making any payment due hereunder. Any late charges, which may accrue hereunder, shall be payable without notice or demand not later than the date the next monthly installment is due under this Note. The sum past due and the late charge hereunder shall individually bear interest at the rate set forth in this Note, compounded monthly, from the date five (5) days from the due date of the sum past due until the date receipt by Holder of such sum.
Maker and endorser, jointly and severally, waive presentment, demand for payment, notice of dishonor, protest, notice of non-payment or protest, and diligence in collection of this Note, except as may be otherwise expressly provided herein, and expressly agree that this Note, or any payment hereunder, may be extended from time to time, in the sole and absolute discretion of Holder, without in any way affecting the liability of Maker and/or endorser hereof.
Maker, jointly and severally, promises to pay all attorneys' fees and costs and/or other fees and costs (including, without limitation, trustees', consultants', accountants', engineers' and appraisers' fees and expenses) incurred by Holder in connection with the interpretation, collection, or enforcement of this Note and/or the Loan Agreement (whether or not legal proceedings are brought by Holder), and/or the protection of the security there under, including, without limitation, any such fees and expenses incurred by Holder in connection with, related to, or arising out of any judicial or non-judicial foreclosure proceedings.
Maker represents and warrants for the benefit and reliance of Holder that this transaction has been made or arranged by Shahram Elyaszadeh, duly licensed as a California real estate broker, and is exempt from usury limitations. However, if fulfillment of any provision hereof or of the other Loan Documents shall be deemed by a court of competent and final jurisdiction to violate any applicable usury restrictions, or other limitations on interest or fees which may lawfully be charged on the subject loan transaction, then, ipso facto, the obligation to be fulfilled shall be deemed reduced to the limit of such validity, from and after the initial date to which such determination applies, and any amount received in excess of such limit shall be applied to reduce the unpaid principal balance hereof and not to the payment of interest, it being understood that in no event shall interest or any other amount paid or agreed to be paid to Holder for the use, forbearance, or detention of money to be advanced hereunder or pursuant to the Loan Documents exceed the highest lawful rate permissible under applicable laws.
Maker acknowledges and agrees that Holder has the right to transfer, assign or hypothecate all or any part of the Note, and/or the other Loan Documents, and/or to sell participations therein (provided, however, that such transfer, assignment, hypothecation, or participation shall be at

no additional expense to Maker). Maker agrees to cooperate fully with Holder in connection with this paragraph and shall execute, and where appropriate, acknowledge, such documents as Holder may require in connection therewith. Maker acknowledges and agrees that Holder or, if more than one person or entity, any of them, or any of their respective heirs, successors, assigns, agents, or representatives, acting alone, shall have the full, unfettered, and unconditional right, power, and authority to enforce any and all rights and/or remedies of Holder under any of the Loan Documents, whether at law or in equity, including, without limitation, the right to bring judicial and/or non-judicial foreclosure proceedings and/or other actions or proceedings. Maker further acknowledges and agrees that where Holder's approval or determination of any matter referred to in this Note or in any of the other Loan Documents is required or permitted, the approval of all persons or entities then constituting Holder must be granted in order for any such matter to be deemed approved. In the event that any such Holder, in its sole and absolute discretion, refuses to grant its approval of a particular matter, said matter shall be deemed denied by Holder.

No single or partial exercise of any right or power granted to Holder under this Note or the other Loan Documents, or by law, shall preclude any other or further exercise of the same or any other right or power. No delay or omission on the part of Holder in exercising any right or power under this Note or the Loan Documents shall operate as a waiver of the same or any other right of Holder hereunder.

The terms of this Note shall apply to, inure to the benefit of, and bind all parties hereto, their respective successors, assigns, and representatives of every type.

Notwithstanding any other term or provision of this Note or the other Loan Documents, Maker shall not Transfer the Property, any portion thereof, or any legal or equitable interest therein, without the prior written consent of Holder. Holder may grant or deny such consent in its sole and absolute discretion and, if consent should be given, any such Transfer shall be subject and subordinate to the lien or liens of all instruments by which this Note and all obligations of Maker hereunder and under the other Loan Documents are secured, and to such conditions as Holder may in its sole and absolute discretion impose. In the event of any Transfer without the prior written consent of Holder, Holder may, at its option, declare all sums secured hereby immediately due and payable and/or declare that the Default Interest shall be due from and after the initial date of such Transfer. Any consent to one such Transfer shall not be deemed to be a consent, or waiver of the right to require consent, to any future or successive Transfer or Transfers.

As used herein, "**Transfer**" shall include: (a) any sale, agreement to sell, option to sell, conditional sale, exchange, transfer, assignment, leasing, subleasing, or conveyance of the Property, or any portion thereof or interest therein, including, without limitation, air, water, oil, gas and mineral rights and development rights, whether voluntary, involuntary, by operation of law, or otherwise; (b) any security transaction, including the placing or permitting the placing on the Property, or any portion thereof, or any interest therein, of any mortgage, deed of trust, pledge, hypothecation, assignment of rents or other security device, whether voluntarily, involuntarily, by operation of law, or otherwise; (c) the sale, assignment, conveyance, transfer, disposition, issuance, reissuance, pledge, hypothecation, or encumbering of more than ten percent (10%) of the membership interest (in the case of a limited liability company), corporate shares (in the case of a corporation), partnership interest (in the case of a general partnership or limited partnership), or comparable beneficial ownership of equity or profits in any other entity (including any withdrawal, dissolution, termination, substitution, or change of, in, or form any such entity), constituting any Maker or Guarantor under this Note or any Trustor or Mortgagor under any deed of trust or mortgage by which this Note is secured, in whole or in part, whether voluntarily, involuntarily, by operation of law, or otherwise.

Maker hereby covenants to execute and deliver to Holder, at any time and from time to time, an estoppel certificate and/or offset statement with respect to this Note, any of the other Loan Documents, and/or the status of this transaction and/or the Property, and/or such other matters as Holder may require, not later than five (5) days after request therefore by Holder, and to deliver to Holder within such period such information, financial statements and/or other documents or items as Holder may from time to time require from Maker. Holder shall have the full right, but not the obligation, to cure any default under, pay down, pay off,

or otherwise satisfy, any lien, encumbrance, security interest, or claim which affects or may affect the Property, or any portion thereof, or any interest therein, which appears to Holder to be prior or senior to any lien, encumbrance, or security interest by which this Note and/or any other obligations of Maker or any guarantor under the other Loan Documents are secured, in whole or in part (collectively, "Senior Obligation"). If Holder, at any time or times, pays or satisfies any such lien, encumbrance, security interest, or claim, or makes any payment or cures any default there under, or makes any other advance hereunder or under any of the Loan Documents, Holder may add any amounts so paid to the amounts due under this Note which shall thereupon be secured by all such liens, encumbrances, and/or security interests by which this Note is secured until paid in full, shall bear interest at the rate set forth in this Note, compounded monthly, until paid, shall be subject to the Loan Documents until paid, and shall be paid by Maker to Holder as provided herein or therein. Holder shall have the right, at any time or times, to acquire, for Holder's own account, all or any portion of any lien, encumbrance, security interest, or claim which affects or may affect the Property, or any portion thereof, or any interest therein, which appears to Holder to be prior or senior to any lien, encumbrance, or security interest by which this Note and/or any other obligations of Maker or any guarantor under the other Loan Documents are secured, in whole or in part.

This Note shall be governed by and construed in accordance with the laws of the State of California. As used in this Note, the terms "herein," "hereof," and "hereunder" refer to this Note in its entirety and are not limited to any specific sections or portions. Wherever appropriate in this Note, the singular shall be deemed to refer to the plural and the plural to the singular, and pronouns of certain genders shall be deemed to comprehend either or both of the other genders. As used in this Note, the terms "person" and "entity" shall each be deemed to include the other; the term "Maker" shall be deemed to refer, jointly and severally, to any one or all of the persons and/or entities constituting Maker; all such persons and/or entities shall be jointly and severally liable with respect to all obligations of "Maker" under this Note; and the term "days" shall be deemed to refer to calendar days unless otherwise specified.

CERTIFICATE OF BUSINESS PURPOSE LOAN
Loan No.: Property Address: N/A
Borrower herewith applies to **Yona Investment Group, LLC**. ("Lender") for a loan of **\$100,000** ("Loan"). Borrower represents and warrants each and all of the following:

1. The above referenced loan is for business purposes only, specifically to acquire or refinance the Subject Property which shall be held as a non-owner occupied rental property, or (if the loan is a refinance and there are cash proceeds) to improve or maintain the Subject Property and/or other property all of which shall be non-owner occupied rental property (or, if otherwise, Borrower has written the use of such cash proceeds below). Borrower is aware that the Lender does not make consumer loans intended for a personal, family or household purpose. Borrower shall not use any part of the loan proceeds for any non-business (i.e. consumer, personal, family, or household) purpose. Borrower is aware that Lender would not make a loan to Borrower if any of the representations and warranties contained in this document proved incorrect. Borrower does not occupy the Subject Property as his/her/their residence (principal, secondary, or otherwise), does not intend to do so in the future, and furthermore shall not in the future occupy the Subject Property as his/her/their residence (principal, secondary, or otherwise) for so long as this loan is outstanding. For purposes of this paragraph "Borrower" shall mean: a) if Borrower includes one or more natural persons, any one or more of those people or any spouse, parent, child, or sibling of same, b) if Borrower includes a non-natural person (i.e. an LLC, limited or general partnership, trust, corporation, retirement plan, etc.), any partner, member, manager, director, board member, officer, employee, trustee, beneficiary of such non-natural person, or any spouse, parent, child, or sibling of same.

2. If this loan is to purchase the subject property skip to #4 below, otherwise INITIAL ONE of the following:

a. ALL of the cash proceeds obtained by Borrower from this refinance are being used to purchase, improve, or maintain the Subject Property or other property all of which will be held as non-owner occupied rental property

b. Some or all of the cash proceeds will be used for purposes OTHER than those stated above. ALL of those uses not stated above are as follows: (please describe any uses of loan proceeds other

than as stated above):

3. Borrower a) is knowledgeable and comprehends the difference between 1) a consumer loan for personal, family, or household or purposes and 2) a loan for business/commercial purposes, as well as the significance and importance of such a distinction, and b) has the ability and comprehension to identify the purpose of this loan. Borrower represents and warrants that this loan is not a consumer loan and therefore is not subject to any laws that Borrower may otherwise be entitled to had such loan been a consumer loan. Should Borrower violate any representation or warranty made herein or such representation or warranty be false or become false during the period that the above loan is outstanding, then Borrower shall be deemed to be in default of this Certificate of Business Purpose Loan as well as the Deed of Trust and Promissory Note and the Loan shall be subject to default rate among any other remedies available to Lender. Lender has stressed to Borrower the importance of knowing whether Borrower will utilize the Loan proceeds for personal or business purposes, or will occupy or intends to occupy the Subject Property as his/her/their residence and Borrower acknowledges that Lender would not make this loan if Borrower would use any portion of the Loan proceeds for personal purposes or would occupy or intended to occupy the Subject Property as his/her/their residence. Borrower waives his/her/their right and any defenses he/she/they may have or would have had under any state or federal laws that are based on consumer transactions. Borrower agrees to hold Lender and Broker harmless and agrees to defend, indemnify, protect and hold Lender and Broker and their agents, officers, contractors, and employees harmless from and against any and all claims asserted or liability established that arises from the falsity of any part of this declaration. DO NOT sign this form if any part of the proceeds of this loan is used for any purpose other than a commercial business purpose. The Lender, broker, assignees and successors of the same may rely upon this certificate. Borrower hereby declares under penalty of perjury and the laws of the State of California that the foregoing is true and correct. IN WITNESS WHEREOF, the undersigned have executed this Certificate of Business Purpose Loan as of **November 1, 2023**

Borrower: **/s/ David Ross**
Each individual signing this Note on behalf of Maker warrants and represents that such individual has the full authority to execute this Note on behalf of Maker, that such individual is acting within the scope of such authority, and that the terms and conditions of this Note shall be binding upon and enforceable against Maker by virtue of such signature.

Maker hereby waives the provisions of California Code of Civil Procedure Section 580b and Section 726, and agrees that such provisions shall have no applicability to this Note, the security for this Note, the other Loan Documents, the loan evidenced thereby, or any remedy available to or pursued by Holder.

The Borrower (Maker) should make \$8,600 (Eighty Six Hundred Dollars) for 3 months interest upon signing the Promissory Note.
MAKER:
/s/ DAVID ROSS
7/3, 7/10, 7/17, 7/24/25
CNS-3933460#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARILYN MAYER BERSCH CASE NO. 25STPB07115

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

A PETITION FOR PROBATE has been filed by STEVEN NEIL BERSCH in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that STEVEN NEIL BERSCH 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: 07/25/25 at 8:30AM in Dept. 9 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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

Attorney for Petitioner
DAVID S. CHEN - SBN 238274, WADE LITIGATION APC
262 E. MAIN STREET
LOS GATOS CA 95030
Telephone (408) 842-1688
BSC 227033
7/3, 7/10, 7/17/25
CNS-3942156#

RFQUAL #25-350-46

**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 ELECTRICAL CONTRACTORS LIST FOR AUTOMATIC TRANSFER SWITCH REPLACEMENT PROJECTS AT VARIOUS CITY FACILITIES

Notice is hereby given that the City of Beverly Hills ("CITY") has determined that all bidders for Notice of the Establishment of a Qualified Electrical Contractors List for Automatic Transfer Switch Replacement Projects at Various City Facilities ("Project") must be pre-qualified prior to submitting a bid. It is mandatory that all Contractors who intend to submit a bid, fully complete the prequalification 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 Tuesday, July 29, 2025**.

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 Electrical Contractors List for Automatic Transfer Switch Replacement Projects at Various City Facilities*. 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 pre-qualification 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 qualification 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 5:00PM, July 18, 2025. 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 qualification 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

IF YOU HAD KNEE OR HIP REPLACEMENT SURGERY and suffered an infection due to use of a Bair Hugger (Blue Blanket), between 2020 and the present time, you may be entitled to compensation. Call attorney Charles H. Johnson (800) 535-5727 (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)

Sports and non sports card Collections WANTED!! Excellent cash prices paid! Serving all of California. Purchasing large and small accumulations alike! Collections purchased daily.
1-209-204-1404
Sportscardliquidator@yahoo.com

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)

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

Become a Published Author. We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920 Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution. Call for Your Free Author's Guide 1-877-538-9554 or visit <http://dorranceinfo.com/Cali> (Cal-SCAN)

ATTENTION DIABETICS! Save money on your diabetic supplies! Convenient home shipping for monitors, test strips, insulin pumps, catheters and more! To learn more, call now! 1-855-702-3408. (Cal-SCAN)

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

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

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

Attention: Oxygen Users! Gain freedom with a Portable Oxygen Concentrator! No more heavy tanks and refills! Guaranteed Lowest Prices! Call the Oxygen Concentrator Store:

1-844-653-7402 (Cal-SCAN)

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

SAVE BIG on HOME INSURANCE! Compare 20 A-rated insurances companies. Get a quote within minutes. Average savings of \$444/year! Call 1-844-410-9609! (M-F 8am-8pm Central) (Cal-SCAN)

ARE YOU BEHIND \$10k OR MORE ON YOUR TAXES? Stop wage & bank levies, liens & audits, unfiled tax returns, payroll issues, & resolve tax debt FAST. Call 1-855-970-2032 (CalSCAN)

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

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

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

115-CEMETERY

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

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

306-FOR RENT

Encino condo available to move in. 860 sf. \$2400/mo. No pets 323-650-2164

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)

501-HELP WANTED

Director, Finance Technology Architect (Live Nation Worldwide, Inc.; Beverly Hills, CA): Define and implement Enterprise Application strategy in alignment with IT and business objectives. Salary: \$190,000/year. Telecommuting anywhere in U.S. Resumes: HumanResources@livenation.com

800-LOANS

BELLGRAPH COMMERCIAL LOANS No bank loan? Commercial and 2-4 SFR properties Interest 7.125% 310-508-9758 - Direct

809-INSURANCE/HEALTH

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

901-AUTOMOTIVE

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

955-AUTOS WANTED

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

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

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

955-FINANCIAL SERVICES

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

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

7918 HILLSIDE AVE, LOS ANGELES, CA

AVAILABLE FOR \$2,995,000

Jennifer Okhovat
& ASSOCIATES



JUST LISTED



Once owned by Tracee Ellis Ross and featured in Architectural Digest, this 1930s Spanish-style home offers timeless elegance, modern upgrades, and rare outdoor space in the Hills. Located on a cul-de-sac with stunning city views, the home blends original architectural detail with thoughtful updates. Enjoy multiple Juliette balconies, a cozy living room with wood-burning fireplace, and a formal dining room with wet bar. The primary suite features a spa-like bath, views, and coveted closet space. A second bedroom, bonus room, and detached ADU-style suite with kitchenette offer flexible living options. Outside, entertain on the wraparound terrace, dine on the custom-built deck, and relax by the Moroccan-style fountain under mature lemon and pomegranate trees. Moments from Runyon Canyon, Sunset Plaza, and top-rated schools—this is a rare blend of celebrity history, architectural integrity, and modern LA living.



JENNIFER OKHOVAT
#1 Agent Compass Sunset
Residential and Commercial Real Estate
310.243.6926
office@jennyohomes.com



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