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1246 • July 17 - July 23, 2025

Issue 1346 • July 17 - July 23, 2025

An aerial photograph showing a residential area with green trees and a road. The text is overlaid on the image.

70-Unit Apartment Building Proposed on North Maple Drive in Beverly Hills

Proposed Building to Stand Six Stories



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Community Services

*In partnership with the Beverly Hills Arts and Culture Commission
and the Community Services Department.*



beverlyhills.org/csevents

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BEVERLY HILLS



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are open now until

Friday, August 8, 2025

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

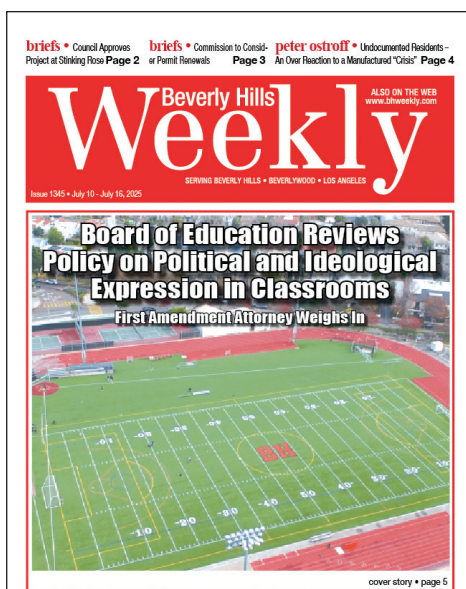
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WHAT'S ON YOUR MIND?

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OUR DATA SPEAKS
VOLUMES



letters & email

“City Council Approves 7-Story Mixed-Use Project at Former Stinking Rose Site”

Issue #1345

While I realize that hands are tied in the city by the brain trust in Sacramento that we must allow these oversized buildings stuffed with underparked units, I would hope that the very least the city could do is lock down permit parking on adjacent side streets to residents of that street. For instance if developers of large new mixed use buildings going up on or around La Cienega or Robertson and Wilshire are allowed to have few residents parking spaces since there's that shiny new Metro station right there, then there's no reason that those new residents should be able toglom onto permit parking on adjacent areas on, say, Hamilton or Le Doux or Arnaz or Clark. In addition to maintaining parking for the current already impacted residents, it may even keep these new “affordable” units affordable. I know I would consider having to rely on Metro or Lime scooters or magic tofu bubbles to get my weekly groceries or take my cat to the vet a deal breaker on a new place. But I live in real world Los Angeles.

Tom Pease
West Hollywood

briefs

Midblock Crosswalk on La Cienega Boulevard in the Works

The Traffic and Parking Commission was expected to discuss a conceptual design for a new midblock pedestrian crosswalk with a signal on La Cienega Boulevard at its Wednesday meeting, which occurred after the *Weekly's* deadline. The crossing is proposed between Gregory Way and Olympic Boulevard, adjacent to La Cienega Park.

The location has been identified as a Tier 1 priority under the Complete Streets Action Plan due to the current lack of pedestrian crossings in the area.

La Cienega Boulevard in this segment is a principal arterial street with three southbound lanes and two northbound lanes that include metered parking. A fenced median currently separates traffic directions, and a prior city project added barriers to prevent midblock crossings due to safety concerns.

The conceptual plan includes a pedestrian signal that would operate similarly to others used in the city's Triangle

area. When activated, the signal would require vehicles to stop for crossing pedestrians. The design would also involve the removal of some metered parking on the east side of the street to comply with state visibility requirements. According to the staff report, the new crosswalk would connect the east side of La Cienega Park with the public parking structure located on the west side of the street.

The estimated cost for developing design plans and specifications is \$99,500.

Consideration by the Beverly Hills City Council is expected in mid to late 2025.

Beverly Hills Drafts Interim Objective Design Standards for Affordable Housing Projects

The City of Beverly Hills has developed a set of Interim Objective Design Standards for multi-family housing projects that include affordable units, in response to evolving state housing laws and local policy commitments. The Architectural and Design Review Commission was expected to discuss the draft standards during a study session on Wednesday, July 16, which occurred after the *Weekly's* deadline.

The standards aim to streamline the approval process for qualifying projects by removing the requirement for architectural review, provided the project complies fully with a newly proposed checklist of objective design criteria.

All other city approvals, such as Development Plan Review and tract maps, would still apply.

The standards are intended to help implement Program 12.1 of the City's certified 2021–2029 Housing Element and to align with state legislation such as the Housing Accountability Act and Senate Bill 330. These laws require that cities rely solely on objective—and not discretionary—design standards when evaluating certain housing projects, especially those that include affordable units.

According to a city staff report, the proposed standards translate longstanding design goals into 20 specific yes/no requirements covering massing, privacy, materials, landscaping, and other architectural elements. These criteria are designed to eliminate ambiguity, increase transparency for applicants, and maintain the established design character.

Under the draft, a project that meets all the listed standards would bypass architectural review by the commission. However, applicants can request up to five deviations from the standards through the Development Plan Review process. Projects seeking more than five deviations would still require full commission review.

According to a city staff report, the draft standards were created through a collaborative process involving both the Architectural and Design Review Commission and the Planning Commission, with input from a joint Ad



NOTICE OF COMMISSION AND FOUNDATION VACANCIES

COMMUNITY CHARITABLE FOUNDATION

One vacancy (Term begins upon appointment)

*ARCHITECTURAL AND DESIGN REVIEW COMMISSION

One vacancy (Term begins upon appointment)

(Position must be filled by a licensed landscape architect.
Beverly Hills residency not required for this vacancy.)

DEADLINE TO APPLY FOR THE ABOVE COMMISSION IS ON FRIDAY, JULY 25, 2025 AT 5:00 P.M

For more information on the above vacancies and to obtain an application online, please visit the City's website at www.beverlyhills.org/applyforacommission or 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

Hoc Committee and local design professionals. Architects who participated in a public listening session earlier this year expressed general support for an objective review process but raised concerns about certain restrictions, such as side-wall modulation requirements and limitations on materials like vinyl windows. In response, staff revised several standards for clarity and flexibility.

While the design standards are initially limited to multi-family projects that include affordable housing, city officials are already planning a broader Phase 2 initiative to develop permanent objective design standards that would apply to all multi-family and mixed-use developments.

No formal vote or adoption was expected at the Wednesday meeting. Instead, commissioners were expected to provide feedback that will help shape the next version of the draft. The Planning Commission is expected to take up the updated proposal in a study session later this summer, after which the City Council may consider it for adoption.

City to Present Traffic Safety Proposal for Olympic Boulevard at Upcoming Commission Meeting

The Traffic and Parking Commission was scheduled to receive a staff presentation regarding proposed peak hour turn restrictions on Olympic Boulevard during Wednesday's meeting, which occurred after the *Weekly's* deadline. The measure is intended to improve traffic safety at several non-signalized intersections along the corridor, which has been identified as one of the city's highest collision zones.

The presentation will outline plans to install new "right turn only" restrictions for northbound and southbound drivers at select intersections along Olympic Boulevard. These restrictions would be in effect during weekday peak hours—7 to 10 a.m. and 3 to 7 p.m.—when parking lanes convert into additional travel lanes.

The proposed changes stem from the City's Local Road Safety Plan, finalized in August 2024, which ranked Olympic Boulevard among the top five streets in Beverly Hills most in need of safety improvements. According to a city staff report, non-signalized intersections along this corridor experience frequent collisions, particularly involving drivers turning left or attempting to cross multiple lanes of traffic from side streets.

Olympic Boulevard's configuration

includes two travel lanes in each direction, a center turn lane, and parking lanes that function as travel lanes during peak hours. This roadway design results in drivers crossing up to seven lanes of moving traffic during rush hour, increasing the risk of accidents.

To address these patterns, city staff recommend implementing peak hour left-turn and cross-traffic restrictions at the following intersections:

- Southbound only: Linden Drive, McCarty Drive, Bedford Drive, El Camino Drive
- Northbound only: Crescent Drive, alley between Doheny Drive and Wetherly Drive, alley between Clark Drive and Robertson Boulevard
- Both directions: Elm Drive, Maple Drive, Palm Drive, Almont Drive, Swall Drive, Clark Drive

Following installation, the Beverly Hills Police Department (BHPD) will conduct targeted enforcement to help inform drivers of the new regulations.

The total estimated cost for the signage installation is \$5,000.

Filmmaker Kyle Newman Joins BHUSD as Broadcast Production Program Director

The Beverly Hills Unified School District has announced the appointment of filmmaker and author Kyle Newman as the new Director of its Broadcast Production Program. Newman, known for directing films such as *Fanboys*, *Barely Lethal*, and *1Up*, will lead the district's media-focused career pathway while continuing his work in the entertainment industry.

According to the district, the move is intended to integrate professional-level film and television production into the classroom, offering students direct exposure to real-world industry practices. Newman, who has worked with names like Taylor Swift and Lana Del Rey and co-authored multiple *New York Times* bestsellers, said the program is designed to offer students hands-on experience across all stages of production.

"If you want to learn what it really takes to become a filmmaker, this is the class," said Newman. "From story development to editing, set experience to post-production, students will have the chance to work on real projects, meet real professionals, and take their skills beyond the classroom."

Newman is also developing content for the district's broadcast platforms, which BHUSD says will soon expand to streaming services including Apple TV, Amazon Fire, and Roku. The programming will include both student-created work and district features.

"Kyle brings the highest level of expertise and credibility. He is here to help our students build real careers, not just classroom projects," said Superintendent Alex Cherniss. "This is a perfect example of how BHUSD

blends academic rigor with career readiness. We're proud to support a program that sets students up for meaningful success."

Applications Open for 2025 Team Beverly Hills Program

The City of Beverly Hills has opened the recruitment period for the 2025 Team Beverly Hills program, with applications being accepted through Friday, August 15.

Established in 1996, Team Beverly Hills is a municipal education program aimed at providing residents with an in-depth view of city operations. The program includes a series of interactive sessions with departments such as Public Works, Emergency Management, Information Technology, Community Services, and Public Safety.

To date, more than 800 residents have participated in the program. According to the City, over 70 percent of current elected officials and commissioners are graduates of Team Beverly Hills.

The upcoming class will include 50 residents: 30 appointed by the City Council, 18 selected through a random lottery, and two chosen by the Beverly Hills Unified School District. In addition, five members of the business community will be appointed by the City Council to participate.

The new session is scheduled to begin later this year. Interested individuals can apply online at beverlyhills.org/teambeverlyhills.

Beverly High Reports 2024 AP Exam Results for 438 Students

Beverly High administered 936 Advanced Placement (AP) exams to 438 students in May 2024. According to school data, 84% of the exams scored 3 or higher, with 34% earning the top score of 5.

The exams covered a range of subjects, including Calculus AB and BC, Biology, Chemistry, various Art and Design courses, English Language and Literature, and several social science and language courses. The percentage of students scoring 3 or better varied by subject, with some courses such as 3D Art and Design, Drawing, French Language and Culture, and Precalculus reporting 100%, while others like Psychology had 51%.

The exams spanned a variety of subjects, with pass rates (scores of 3 or better) differing by course. Some of the reported pass rates include:

- 2D Art and Design: 73%
- 3D Art and Design: 100%
- Biology: 95%



Ringo Starr and Mayor Sharona Nazarian Beverly Hills Designates July 7 as Ringo Starr Day to Mark 85th Birthday

Mayor Sharona Nazarian issued a proclamation naming July 7 as Ringo Starr Day in Beverly Hills in recognition of the musician's 85th birthday and his annual message promoting peace and love.

- Calculus AB: 67%
- Calculus BC: 96%
- Chemistry: 93%
- Comparative Government & Politics: 81%
- Computer Science A: 50%
- Computer Science Principles: 74%
- Drawing: 100%
- English Language & Composition: 76%
- English Literature & Composition: 94%
- Environmental Science: 91%
- European History: 87%
- French Language & Culture: 100%
- Human Geography: 98%
- Music Theory: 80%
- Physics C: Mechanics: 27%
- Precalculus: 100%
- Psychology: 51%
- Spanish Language & Culture: 96%
- Statistics: 71%
- United States Government & Politics: 97%
- United States History: 95%

Testing is encouraged but not mandatory for BHUSD students.

Jennifer Okhovat Discusses Real Estate Career on New Podcast Episode

The latest episode of *Highest and Best – Women in Real Estate*, released on July 9, features Los Angeles real estate agent Jennifer Okhovat, who discusses her path in the industry—from selling mobile homes to closing a recent \$26 million deal.

During the 29-minute episode, Okhovat discusses the mindset changes that shaped her professional growth, including her work with coach Melanie Klein. She also explains why she chose to manage both residential and commercial properties and outlines her ongoing approach to client outreach and opportunity tracking.

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Social media strategy plays a key role in her business model, according to Okhovat, who describes staying active online and maintaining constant awareness



of new leads. She also mentions *Beverly Hills Weekly* publisher Josh Gross as a mentor who encouraged her to obtain her real estate license early in her career.

The episode is available at www.heart.com/podcast/269-highest-and-best-women-in-273882338/episode/jennifer-okhovat-los-angeles-premier-285098365/.

Festival Beverly Hills Returns to Beverly Gardens Park on July 20

The third annual Festival Beverly Hills will take place on Sunday, July 20, at Beverly Gardens Park. Scheduled from 12 p.m. to 6 p.m., the event features live performances, cultural exhibits, food vendors, and family activities focused on global arts and culture.

This year's lineup includes Grammy Award-winning singer-songwriter Gaby Moreno, the Versa-Style Dance Company, and the Filipino-American a cappella group, the Filharmonica. Also performing are the Korean Senior Community Center Los Angeles Harmonica Ensemble and singer Lala Tamar, whose music blends Moroccan and Brazilian influences.

The festival will include programming from returning participants such as the Farhang Foundation, the Kooban Ensemble, and chef Mojdeh Eghbal. New this year is Kinrose Creamery, a Pasadena-based vendor offering Iranian and Egyptian-style ice cream.

Family-friendly activities will be provided by groups such as Cold Tofu, an Asian-American improv troupe, and Everybody Dance LA, which will host dance classes for children. LA Commons will present large-scale puppets as part of its community art display.

The Consular Corps of Los Angeles will participate again this year. Performers affiliated with the Trinidad and To-

bago consulate include pan musicians, stilt walkers, and dancers. The Italian consulate will feature jazz bassist Luca Alemanno performing music inspired by Italian film composers. The Senegalese consulate will highlight traditional storytelling and fashion.

Additional performances will be provided by groups such as Dansa Azteca, Naruwan Taiko, Qing Wei Lion and Dragon Dance Cultural Troupe, and the ZCC Brass Band.

More information is available at beverlyhills.org/csevents.

BHUSD Officials Visit Garner Holt Facility to Review Educational Technology Applications

BHUSD board members and administrators recently visited Garner Holt Education Through Imagination in Redlands, California, to examine how various forms of emerging technology may be incorporated into K-12 education.

The site visit included demonstrations of animatronics, robotics, artificial intelligence, and virtual reality, highlighting their potential role in career-focused and experiential learning. Garner Holt Productions, known for its animatronic work in theme parks such as Disneyland, operates Education Through Imagination as an initiative focused on integrating real-world technical skills—including engineering, coding, and design—into educational environments.

According to BHUSD, the purpose of the visit was to gather insight into how these technologies could be used to enhance student engagement and inform future curriculum development.

"We were inspired by how technology



and storytelling come together to spark curiosity and creativity," said Superintendent Alex Cherniss. "This experience deepened our understanding of how BHUSD might thoughtfully design future academic programs that integrate immersive, high-impact learning aligned with our commitment to Educational Excellence."

City Celebrating Parks Make Life Better Campaign

The Recreation and Parks Commission has included the annual Parks Make Life Better celebration in its 2025 work plan to recognize July as National Park and Recreation Month.

National Park and Recreation Month is observed to promote community engagement through parks and recreation.



Councilmember Les Friedman, Los Angeles French Nationals Official Cynthia Cazandjian Hajjar, Mayor Sharona Nazarian, Consul General Adrien Frier, and Councilmember Mary Wells

City Officials Attend Bastille Day Event

Members of the Beverly Hills City Council took part in the third annual "Choose Bastille Day" celebration at the Mister Brainwash Art Museum.

This year, the National Recreation and Parks Association has selected "Build Together, Play Together" as the campaign theme.

The planned Parks Make Life Better events include:

- July 21: Senior Luau
- July 23: Shakespeare By the Sea
- July 25: Derby Race Car Making
- July 27: Derby Car Races

City Seeking Commission Applicants

The city is currently seeking residents to fill open positions on several city commissions, who have lived in Beverly Hills for at least two years and possess leadership experience or specialized knowledge.

There are two open seats on the Arts and Culture Commission and two on the Cultural Heritage Commission. One of the Cultural Heritage Commission vacancies will begin on January 1, 2026, while the other starts on July 1, 2026.

Additionally, there is one vacancy on both the Community Charitable Foundation and the Architectural and Design Review Commission. These positions will begin upon appointment, with applications due by 5 p.m. on Friday, July

25.

For more information and to apply, visit www.beverlyhills.org/applyforacommission.

Beverly Hills Marks 100 Years of Fire Department Service

Beverly Hills commemorated the 100th anniversary of the Beverly Hills Fire Department (BHFD), tracing its origins back to 1911 when it began as a volunteer brigade using a hand-pulled cart stored at the Beverly Hills Hotel.

On July 1, 1925, the BHFD was officially established as an independent entity, with its first station built on Canon Drive. The department later relocated to City Hall. Lloyd Canfield, the depart-

ment's inaugural Fire Chief, oversaw the construction of two additional stations at Coldwater Canyon and Doheny Drive.

Since its founding, the department has been led by 10 Fire Chiefs and continues to provide fire protection and emergency services to the community. Currently led by Chief Greg Barton, the BHFD holds a Class 1 rating.

Mayor to Receive Changemakers Award at National Conference

Beverly Hills Mayor Sharona Nazarian is set to be recognized by the American Muslim & Multifaith Women's Empowerment Council (AMMWEC) as one of the recipients of its 2025 Changemakers Award. The honor will be presented during AMMWEC's annual "Women Changemakers" Conference in Washington, D.C., on July 21.

The award acknowledges individuals who have demonstrated leadership in civic engagement, interfaith dialogue, and efforts to promote inclusion. According to AMMWEC, Nazarian was selected for her work in local government and her role in advancing a range of community-focused initiatives in Beverly Hills.

"Mayor Nazarian personifies the values at the heart of AMMWEC's mission," said AMMWEC President Anila Ali. "Her dedication to inclusive governance, interfaith collaboration, and civic innovation sets a powerful example for women leaders across the nation."

AMMWEC's annual conference is expected to bring together elected officials, faith-based organizations, and community advocates. The event highlights individuals who, in AMMWEC's view, have contributed to strengthening civic life and addressing social challenges across diverse communities.

Theatre Forty to Host West Coast Premiere of "A Jukebox for the Algonquin" Beginning July 24

Theatre Forty will present the West

briefs cont.. on page 6



threestar★★★ shorttakes

By Peter Ostroff

Way Too Early Take on City Council Race

As the next Beverly Hills City Council Election is less than a year away on June 2, 2026, my “way too early” take is overdue.

I tried to stimulate interest in the November 2024 election for the Board of Education but waited too late to start the process. As I noted then, a robust list of good candidates can lead to a meaningful public discussion of issues. Such discussion and debate is very important for the City. Unfortunately we did not get that during the race for three open seats on the Board of Education and only four candidates.

I have learned from my ineffective attempt to encourage Board of Education candidates in addition to the highly qualified-incumbent **Dr. Amanda Stern**, who was running for reelection, that I should not wait until the last minute.

This is a way too early commentary on the June 2, 2026 City council election intended to stimulate discussion, interest and maybe a well-qualified candidate or two.

There are three open seats as the fourth term of **Vice Mayor John Mirisch**, the second term of **Lester Friedman** and first term of **Mayor Sharona Nazarian** are coming to an end.

I am NOT now endorsing anyone but, rather, reporting. And with an opinion or two or comment or two.

Also, I welcome any comments or suggestions that you wish to offer.

Given the importance of name recognition and incumbency, I will start with our three incumbents. While neither Mayor **Nazarian** nor Councilmember **Friedman** have announced their candidacy, I am certain that both are con-

sidering running, Mayor **Nazarian** for her second term and Councilmember **Friedman** for his third term. Similarly, Councilmember **Mirisch** may be considering running for his fifth term.

Councilmember **Mirisch** had completed three terms when the Beverly Hills voters approved a three term limit on elected officers in the City. At the same time, John **Mirisch** was elected for his fourth term. He may consider running for a fifth term in the event that he can present a strong legal argument that, under California law, terms completed prior to enactment of term limits for General Law cities, such as Beverly Hills, do not count against the limit.

All three would be strong candidates. However, whether or not Councilmember **Mirisch** is eligible to run, no Beverly Hills Councilmember other than John has served more than three terms.

Assuming that Mayor **Nazarian** and Councilmember **Friedman** run, it is realistic to observe that there is, at most, one open seat that is up for grabs.

Others who have run unsuccessfully in the recent past and who may be considering running again include (in alphabetical order):

Tiffany Davis – finished 9th in 2024

Andy Licht – finished 5th in 2022

Vera Markowitz – finished 6th in 2022

Nooshin Meshkaty – finished 6th in 2024

Alissa Roston – finished 3d in 2024

I note that for these, it may be an uphill battle as no candidate who ran unsuccessfully for the City Council once or more times ran again successfully in more than 20 years. However, Nancy **Krasne** was elected to a second non-consecutive term by seven votes in 2013 after losing in 2011. **Alissa Roston** may be an exception as she finished only one place below the two

successful candidates.

Here are other potential candidates (alphabetically) who should consider running; their candidacies can only enhance the campaign discussions.

Karen Afra-Maghen – Chair, Traffic & Parking Commission

Noelle Freeman Batista – Commissioner, Human Relations Commission; Chair of

Next Beverly Hills; very knowledgeable about City issues.

Alan Block – Commissioner, Cultural Heritage Commission; former commissioner Planning Commission and Recreation and Parks Commission.

Bobbe Jo Dawson – recently completed a term as Chair of the Board of Directors of the Beverly Hills Chamber of Commerce.

Jill or Lee Egerman – Son and daughter-in-law of former Mayor Mark Egerman; very active in Beverly Hills Education Foundation.

Dr. Erica Felsenthal – recently completed a six year term on Health & Safety Commission; member of City’s Climate Action & Adaptation Committee (CAAC); sponsored Day of Wellness for the City.

Howard Fisher – former member of Planning Commission; City Treasurer.

Lori Greene Gordon – Cultural Heritage Commissioner; former member of Planning Commission; a brilliant and energetic member of the community; ran in 2020 and finished third to \$100,000+ of PAC opposition and City staff thumbs on the scale.

Isabel Hacker – former member of Board of Education.

Terri Kaplan – Chair, Planning Commission

Myra Lurie – Co-Chair of Maple Counseling Center; former member of Recreation and Parks Commission; member of CAAC; former member, Board of Education.

David Mirharooni – former Chairman of the Board of the Chamber of Commerce; member, City Council Property Owners Task Force.

Mark Nehoray – current chair of the Public Works Commission

Wendy Nystrom – member of the Public Works Commission; co-chair of CAAC

Rebecca Pynoos – currently vice chair of the Architectural & Design Commission; former member of the Cultural Heritage Commission; member of softball team that I coached in early 1990’s (and tried to hide in right field).

Tara Riceberg – Commissioner, Recreation & Parks Commission.

Gary Ross – accomplished labor and employment lawyer; member of Planning Commission; former member of Health & Safety Commission.

Amie Nebenzahl Sherry – former member of the Recreation & Parks Commission.

Dr. Amanda Stern – educational psychologist; now in second term as elected member of the Board of Education; reelected as top vote getter.

Tina Wiener – President of the Beverly Hills Education Foundation.

Allison Witmer – effective slow growth activist.

Jeff Wolfe – Vice Chair of Planning Commission; former member of Public Works Commission.

Bob Wunderlich – former Mayor and Councilmember; narrowly (less than 1%) lost bid for reelection in 2022.

Note to the above: Please consider tossing your hat in the ring.

I understand that the City Council has enacted or is considering enacting a rule limiting service on City Commissions to six year terms on two commissions. This strikes me as a bad idea for several reasons. It could serve to preclude service from some of our residents who are most knowledgeable about the operation of the City. We have enough trouble attracting applicants for service on City Commissions as it is. On several recent occasions, interviews to fill commission vacancies had to be postponed because there were insufficient applicants. I have heard no justification for this arbitrary rule other than that City Councilmembers are limited to 12 years (three four year terms) so let’s impose the same limits on commissioners. But term limits for Councilmembers were voted on by the voters. No such expression of a need for limits on Commission service has occurred.

briefs cont. from page 5

Coast premiere of *A Jukebox for the Algonquin*, a new comedic play by writer Paul Stroili, opening July 24.

Set in the fictional Placid Pines Senior Care Center, the story follows a group of residents—mostly transplants from Brooklyn and the Bronx—who launch an unconventional plan to raise money for a jukebox after their efforts fall short. The production is described as a “serious comedy” that explores themes of aging, independence, and community.

Directed by Larry Eisenberg and produced by David Hunt Stafford, the pro-

duction features a cast including Ellen Burr, Tricia Cruz, Milda Dacys, Herb Hall, Michael Mullen, Lloyd Pedersen, Ethan Rockwell, and Mouchette van Helsdingen.

In addition to Eisenberg, the production team includes assistant director Ellen Burr, choreographer Michele Bernath, costume designer Michael Mullen, set designer Jeff G. Rack, lighting designer Derrick McDaniel, and sound designer Nick Foran.

Performances will run through August 24, with shows scheduled Thursday through Saturday at 7:30 p.m. and Sunday matinees at 2:00 p.m. Tickets are \$35 and are available online at the-

atre40.org.

--Briefs Compiled by Danielle Berjikian

City Council Round Up

The Tuesday City Council meeting started with the surprise announcement that the City had decided to support the lawsuit brought by the American Civil Liberties Union and many others challenging the ICE raids as unconstitutional detentions and arrests without probable cause and as a result of racial profiling. The following statement from the Council was read:

“While the City of Beverly Hills supports enforcement of the law, we stand against any unconstitutional immigra-

tion enforcement actions.

We are deeply concerned by allegations that federal agents have targeted individuals based solely on race or ethnicity, conducted raids and arrests without probable cause and used excessive force. As a diverse community including many immigrants, we join the motion to intervene.”

A number of residents, including Commissioner Rebecca Pynoos, had attended for the purpose of urging the intervention. Instead they expressed sincere appreciation and thanks for this action.

The Council then turned to a proposed ordinance which would have restricted

coverstory

70-UNIT APARTMENT BUILDING PROPOSED ON NORTH MAPLE DRIVE IN BEVERLY HILLS

Proposed Building to Stand Six Stories

By Danielle Berjikian

A proposal submitted to Beverly Hills city planners outlines plans for a new residential development at 416–418 North Maple Drive. The project would involve demolishing four existing multifamily buildings, which

currently contain 13 residential units, to make room for a six-story apartment building with 70 units. The application, filed in mid-June, appears on the city’s current project list. Public records identify the appli-



cant as a representative of Lazer Properties, a real estate development firm with multiple ongoing projects in the area, according to Urbanize LA. The proposed development would be located one block north of another planned residential project—a 12-story, 65-unit tower at 346 North Maple Drive submitted under California’s

Builder’s Remedy provision. It is also situated near a city-owned parcel on 3rd Street designated for affordable housing for seniors. In addition to the Maple Drive proposal, Lazer Properties is pursuing a separate project in Beverly Hills involving the construction of an assisted living facility on Clark Drive.

the use of artificial turf in the front yards of residences. As a practical matter, the installation of artificial turf in front yards is not currently permitted because we are not in a severe drought. The Council concluded that no action was appropriate at this time. The City in conjunction with the developer of the One Beverly Hills project has proposed the issuance of up to \$550M in bonds for a Community Facilities District(s). The bond proceeds are to be used for construction of infra-

structure that the Developer has committed to provide as part of the project. The bonds are proposed to be repaid by the purchasers of residential and other properties on site through additional property taxes. It is also proposed that the Developer will pay the City \$10M which will in part be used to defray certain administrative costs that the City will incur. The Council voted 3-1 to present this proposal for a full hearing at the City Council meeting on August 19, 2025. Councilmember John Mirisch

voted against this proposal because he stated that the City was not receiving sufficient consideration for the cost savings that this would provide for the Developer. Councilmember Craig Corman recused himself because he is a member of the neighboring Los Angeles Country Club. The Council received a report from Fire Chief Greg Barton and Fire Marshall Trevor Richmond and adopted new Very High Fire Hazard Severity Zone Maps prepared by the state. These maps

have, for the first time, included all parts of the City north of Lomitas in the highest fire hazard severity zone. Finally, the Council passed an ordinance that prohibits leases or subleases of all residential properties, including accessory dwelling units, in single family, multi-family or the mixed use overlay zones for periods shorter than one year. --City Council Roundup by Peter Ostroff

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.

HORTA, TRINIDAD, 49, arrested on 5/24/25 for possession of meth/etc.
CRIM, ORLANDO JUSTIN, 36, arrested on 5/25/25 for amount of defacement, damage or destruction is \$400 or more.
CRIM, ORLANDO JUSTIN, 36, arrested on 5/24/25 for resisit or obstructinga public officer, and public intoxication.
ARGUETA, JORGE, 37, arrested on 5/24/25 for possession of drug paraphernalia.
PEREZ, BENITO, 49, arrested on 5/24/25 for possession of drug paraphernalia, and possession of meth/etc.
CAMACHO, JUAN, 34, arrested on 5/24/25 for possession of drug paraphernalia, possession of meth/etc, and showing false ID to a police officer.
SHUGRUE, BRIAN JAMES, 45, arrested on 5/25/25 for assault domestic violence/inflicting corporal injury/spouse or cohabitant abuse.

WILKERSON, COLIN LEE, 51, arrested on 5/24/25 for having a BHPD felony bench warrant.
JENKINS, OTIS LEEALVARADO, BRYANT, 35, arrested on 5/25/25 for possession of drug paraphernalia, and showing false ID to a police officer.
CHOI, RICHARD, 36, arrested on 5/25/25 for forge/alter registration registration.
PIERRA, GAFFNEY, 32, arrested on 5/26/25 for resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, park fire lane, obstructed view, and expired registration.
STANKOVICH, STEPHEN JOSE, 54, arrested on 5/25/25 for being under the influence of a controlled substance, showing false ID to a police officer, parole violation - remain under legal custody to return to prison, and scavenger-

ing through waste containers.
GUZMAN, JOAQUIN, 44, arrested on 5/25/25 for petty theft - shooting.
MORENO, JULIO CESAR, 32, arrested on 5/25/25 for petty theft - shoplifting, and receiving stolen property.
BILLINGS, KRIS LAWERNECE, 46, arrested on 5/25/25 for possession of drug paraphernalia, trespass : occupy property without consent and having a misdemeanor bench warrant.
DAVIS, COURTNEY BARNETT, 57, arrested on 5/25/25 for having a misdemeanor warrant.
WINIC, TODD J, 52, arrested on 5/26/25 for possession of meth/etc.
SHAFFER, JORDAN, 24, arrested on 5/25/25 for grand theft - shoplifting.
MOJTAHEDIAM, SHAHRIRAR, 54, arrested on 5/26/25 for murder, removing, destroying, or damaging wireless equipment to prevent calling for help.
COY, JOSEFINA, 42, arrested on 5/27/25 for having an outside felony warrant.
BELLOSO, JUAN LUIS, 49, arrested on 5/27/25 for having a BHPD felony bench warrant.

LEE, SUAHI DIANE, 47, arrested on 5/27/25 for possession of drug paraphernalia.
BLISSETT, KEVIN, 28, arrested on 5/27/25 for residential burglary, and having an outside misdemeanor warrant.
AWAD, HAIDAR MOSES, 34, arrested on 5/27/25 for possession of a controlled substance, driving while license is suspended, driving under the influence of drugs, unlawful display of registration, and having an outside misdemeanor warrant.
WILLIS, LAQUISHA, 45, arrested on 5/25/25 for driving under the influence of drugs.
ALBERTO, MARDEN, 52, arrested on 5/28/25 for forgery.
COSTACHE, FLORIN IONUT, 27, arrested on 5/28/25 for possession of burglary tools, having an outside felony warrant, having an outside misdemeanor warrant, and other felony not listed.
ESPINOZA, DANIEL, 35, arrested on 5/28/25 for counterfeit or forge seal or handwriting, and other felony not listed.
MARTINEZ HERNANDEZ, MI-

arrests cont. on page 8

Beverly Hills Weekly

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arrests cont. from page 7

CHAE L, 27, arrested on 5/28/25 for touching intimate parts of another against their will, and indecent exposure.

KOSCH, TREY CHRISITIAN, 30, arrested on 5/28/25 for possession of drug paraphernalia, resisting or obstructing a public officer, and trespassing: occupy property without consent.

GONZALO, GILBERTO, 45, arrested on 5/28/25 for commercial burglary, forgery of state corporate or official seal, getting credit using other’s ID, and other felony not listed charges.

BULEANDRA, FLORIN ADI, 38, arrested on 5/28/25 for commercial burglary, forgery of state, corporate, or official seal, getting credit using other’s ID, and other felony charges not listed.

MENESES, LUIS ANDRES, 36, arrested on 5/29/25 for resisting, delaying or obstructing any public officer, peace officer, or emergency medical technician, commercial burglary, acquiring access cards without cardholders or issuers consent to use, sell or transfer, and amount of defacement, damage or destruction is \$400 or more.

EMBOYAN, ARSEN ALLEN, 32, ar-

rested on 5/30/25 for theft or driving of vehicle, possession of drug paraphernalia, possession of meth/etc, inappropriate lost property for own use without making efforts to locate owner and restore property to them.

GREEN, JUSTIN MAURICE, 38, arrested on 5/30/25 for having an outside felony warrant.

BARLETT, DEON ANTONIO, 54, arrested on 5/31/25 for having a BHPD misdemeanor bench warrant.

MARKOWITZ, MISHA DAWNFRIDA, 41, arrested on 5/31/25 for public intoxication.

IMPERVEDUTO, VINCENT J, 34, arrested on 5/31/25 for public intoxication.

RAMIREZ CARDONA, SEBESTATION, 34, arrested on 5/31/25 for grand theft - shoplifting.

RUZINQUE GUTERREZ, SANTIAGO, 18, arrested on 5/30/25 for criminal conspiracy, commercial burglary, possession of burglary tools, and other felony not listed.

GARCIA, ANDREA, 43, arrested on 5/30/25 for criminal conspiracy, commercial burglary, possession of burglary tools, and other felony not listed.

OBITUARIES

Frederick M. Nicholas

Longtime Beverly Hills resident Frederick M. Nicholas passed away peacefully on June 28th, shortly after his remarkable 105th birthday.

Fred’s legacy is extraordinary. As a cornerstone in the development of the Museum of Contemporary Art, Los Angeles (MOCA), he helped create a lasting home for contemporary artists and art lovers alike. His negotiating skills and determination were instrumental in the development of the iconic Walt Disney Concert Hall downtown—a landmark that stands as a testament to his belief in the transformative power of the arts.

Beyond his cultural achievements, Fred’s life was marked by courage, compassion, and a deep sense of justice. A decorated World War II veteran, he was awarded the Bronze Star and Purple Heart for his bravery. He quietly founded Public Counsel, now the nation’s largest pro bono law firm, providing free legal services to those in need. Fred’s leadership and selflessness were felt in every endeavor; always acting for the greater good without seeking recognition.

On a personal level, Fred was deeply loved and respected by all who knew him. He shared a beautiful life with his beloved wife, Joan, together for 47 years, and even after her passing in 2019, never stopped speaking fondly of the love of his life and his constant companion. Their partnership was a source of inspiration and warmth to our entire community.



BERNAL, ADRIANA, 37, arrested on 5/30/25 for conspiracy of two or more persons to commit any crime, commercial burglary, and felony charge not listed.

BOOKER, JOSHUA EDWARD, 30, arrested on 6/1/25 for possession of drug paraphernalia, possession of meth/etc, petty theft - shoplifting, and having an outside misdemeanor warrant.

Public Notices

310-887-0788

Forms available at
www.onestopdbas.com

Mayela Cordova Bravo
6023 Woolley Ave, Apt 18
Van Nuys, CA 91406
"IN PRO PIER"
Case Number: 25VCP00291
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: 0 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 Weekly.
Date: 05/21/2025
Signed: Michael R. Amerian/Judge, Judge of the Superior Court
Published: 06/19/25, 06/26/25, 07/03/25, 07/10/2025 JH242
Chasity Hermiel Bowers
Case Number: 25SMCP00301
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: Chasity H. Bowers
Petitioner: Chasity H. Bowers
Present name: Chasity Hermiel Bowers
Proposed name: Chasity 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: 8/22/2025 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

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, 7/17/25 236
FICTITIOUS BUSINESS NAME STATEMENT: 2025100412. The following person(s) is/ are doing business as: MINDFRAME 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: 03/2025. 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 PILATES KID. 325 N. Maple Dr. #5443. Beverly Hills, CA 90210. County of Los Angeles. SWOOMAZING 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, 7/17/25 238
FICTITIOUS BUSINESS NAME STATEMENT: 202510269. The following person(s) is/ are doing business as: KAANGAROO REMODELING. KAANGAROO CONSTRUCTION. 3632 Amith Ave Unit 176. Acton, CA 93510. County of Los Angeles. KAANGAROO LAND SERVICES LLC. 3421 Gillespie Ave Ste C, Acton, CA 93510. 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: 6/2025. 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.
Present name: 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. AON# B20250124848. 203 ½ South Beverly Drive. Beverly Hills, CA 90212. County of Los Angeles. NOSH NAIL STUDIO LLC. 14370 Wolfhound St. Eastvale, CA 92880. 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: 6/2025. 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. 2550 CHESTNUT AVE LONG BEACH CA 90806. JULIE KHIEV. 2550 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: 10/2015. Signed: JULIE KHIEV, 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, 07/17/2025 11,451
FICTITIOUS BUSINESS NAME STATEMENT: 2025126114. The following person(s) is/ are doing business as: PROVALUE HVAC LLC. 1036 S 6TH AVE ARCADIA CA 91006. PROVALUE LOGISTICS 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: 06/2025. 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 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 11,452
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 YAZLYAN. 215 W 7TH STREET 201 ½ LOS ANGELES CA 90014. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/2025. Signed: VARDAN YAZLYAN, 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 11,454
FICTITIOUS BUSINESS NAME STATEMENT: 2025124733. The following person(s) is/are doing business as: CLICK N' KICK; NOIR; GOLD COAST EXTRACTS. 14310 OXNARD ST VAN NUYS CA 91401. FLOURISH CALI LLC. 14310 OXNARD ST VAN NUYS CA 91401. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 04/1994. 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. RETROFITTING360 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: 06/2025. 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: 2025123616. The following person(s) is/ are doing business as: CMT TRUCKING. 9400 CORBIN AVE APT 2094 NORTHBRIDGE CA 91324. CANNMAN ENTERPRISE INC. 9400 CORBIN AVE APT 2094 NORTHBRIDGE CA 91324. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/2025. Signed: ASKARI Z CANNON, 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,457
FICTITIOUS BUSINESS NAME STATEMENT: 2025123616. The following person(s) is/ are doing 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 transact business under the fictitious business name(s) listed above on: N/A. Signed: EUNYOUNG CHANG, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/17/2025. 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 11,458
FICTITIOUS BUSINESS NAME STATEMENT: 2025107703. The following person(s) is/ are doing business as: HERITAGE INN-POMONA. 130 E HOLT AVE POMONA CA 91767. LEGACY PURPLE STREET LLC. P.O. BOX 6136 EL MONTE CA 91734. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/2025. Signed: ROHIT J SINGH, MANAGING MEMBER. 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,459
FICTITIOUS BUSINESS NAME STATEMENT: 2025105099. The following person(s) is/ are doing business as: WOOF GANG BAKERY & GROOMING MID-WILSHIRE. 5200 WILSHIRE BOULEVARD SPACE R4 LOS ANGELES CA 90036. LEON RINCON FAMILY VENTURES LLC. 3688 OVERLAND AVE APT 611 LOS ANGELES CA 90034. 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: SANTIAGO ANDRES LEON RINCON, MANAGING MEMBER. 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,460
FICTITIOUS BUSINESS NAME STATEMENT: 2025125559. The following person(s) is/are doing business as: YASMIN PHOTOGRAPHY. 4926 E SAN MARCUS STREET COMPTON CA 90221. YASMIN GARCES. 4926 E SAN MARCUS STREET COMPTON CA 90221. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/2025. Signed: YASMIN GARCES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/20/2025. 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,461
FICTITIOUS BUSINESS NAME STATEMENT: 2025122663. The following person(s) is/are doing business as: SEBS SPECIAL EVENT SERVICES. 9110 SEPULVEDA BLVD SUITE A NORTH HILLS CA 91343. 3557909. OPEN RADOS FOREVER INC. 9110 SEPULVEDA BLVD SUITE A NORTH HILLS CA 91343. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/2025. Signed: VICENTE PENUELA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 06/17/2025. 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 11,462

FICTITIOUS BUSINESS NAME STATEMENT: 2025113299. The following person(s) is/ are doing business as: VITA IV WELLNESS. 18607 VENTURA BLVD SUITE 204 TARZANA CA 91356. ARLUMA CONSULTING. 9124 HADDON AVE SUN VALLEY CA 91352. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: MARINA MUMDZHAYAN, 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,463

FICTITIOUS BUSINESS NAME STATEMENT: 2025113297. The following person(s) is/ are doing business as: SEVAK MASSAGE. 369 E SANTA ANITA AVE #HS BURBANK CA 91502. SEVAK KHANMELIKIAN. 369 E SANTA ANITA AVE #HS BURBANK CA 91502. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 04/2025. Signed: SEVAK KHANMELIKIAN, 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,464

FICTITIOUS BUSINESS NAME STATEMENT: 2025113294. The following person(s) is/are doing business as: KARINE'S FAIRY TALE FAMILY DAY CARE. 14731 ½ RUNNYMEDE ST VAN NUYS CA 91405. FAIRY TALE FAMILY DAY CARE INC. 14731 ½ RUNNYMEDE ST VAN NUYS CA 91405. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: KARINE KHACHATRYAN, 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,465

FICTITIOUS BUSINESS NAME STATEMENT: 2025113292. The following person(s) is/ are doing business as: TACOLAB LA. 446 W 93RD STREET APT 6 LOS ANGELES CA 90003. RUTH SALOME CORADO DONIS. 446 W 93RD STREET APT 6 LOS ANGELES CA 90003. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: RUTH SALOME CORADO DONIS, 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,466

FICTITIOUS BUSINESS NAME STATEMENT: 2025113289. The following person(s) is/ are doing business as: DENTISTRY OF SOUTHERN CALIFORNIA. 8200 LONG BEACH BLVD SUITE E SOUTH GATE CA 90280. AUSTIN NAHOURAY DENTAL CORPORATION. 1639 ROSCOMARE ROAD LOS ANGELES CA 90077. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: AUSTIN NAHOURAY, 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,467

FICTITIOUS BUSINESS NAME STATEMENT: 2025113286. The following person(s) is/ are doing business as: LOVEWORKS. 145 S GLENOAKS BLVD #1045 BURBANK CA 91502. 1997 DREAMS INC. 145 S GLENOAKS BLVD #1045 BURBANK CA 91502. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 04/2025. Signed: MIN YOON, 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,468

FICTITIOUS BUSINESS NAME STATEMENT: 2025113284. The following person(s) is/are doing business as: DM FINANCIAL SERVICES. 16355 FLANDERS ST GRANADA HILLS CA 91344. DAVIT MKRTHCHYAN. 16355 FLANDERS ST 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: DAVIT MKRTHCHYAN, 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: 06/26/2025, 07/03/2025, 07/10/2025, 07/17/2025 11,469

FICTITIOUS BUSINESS NAME STATEMENT: 2025100092

The following person(s) is/are doing business as: PRIME READY MIX, 15258 LAKESIDE ST, SYLMAR, CA. 91342 LOS ANGELES, PABLO CUREIL, 15258 LAKESIDE ST SYLMAR CA 91342. 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 PABLO CUREIL, 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: 5/15/2025. 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 Code.) Published: 6/26/2025, 7/3/2025, 7/10/2025, 7/17/2025 NIN 50488

FICTITIOUS BUSINESS NAME STATEMENT: 2025100094

The following person(s) is/are doing business as: LOS TOCAYOS CATERING, 6611 WOODWARD AVE, BELL, CA. 90201 LOS ANGELES, ALFREDO ANDRADE, 6611 WOODWARD AVE BELL CA 90201. 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 ALFREDO ANDRADE, 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: 5/15/2025. 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 Code.) Published: 6/26/2025, 7/3/2025, 7/10/2025, 7/17/2025 NIN 50486

FICTITIOUS BUSINESS NAME STATEMENT: 2025100096

The following person(s) is/are doing business as: HARBOR BUILDING SERVICES, 17920 S WESTERN AVE, GARDENA, CA. 90748 LOS ANGELES, WHISK CLEANING SERVICE INC., 17920 S WESTERN AVE, GARDENA CA 90748 CALIFORNIA. The business is conducted by a Corporation. Registrant commenced to transact business under the fictitious business name or names listed here in. Signed WILLIAM DIAZ, 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: 5/15/2025. 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 Code.) Published: 6/26/2025, 7/3/2025, 7/10/2025, 7/17/2025 NIN 50485

FICTITIOUS BUSINESS NAME STATEMENT: 2025101037

The following person(s) is/are doing business as: THE LAW OFFICES OF MICHAEL D. BURT, 2418 HONOLULU AVE, SUITE G, MONTROSE, CA. 91020 LOS ANGELES, CALIFORNIA LEGAL ADVOCATES, INC., 2418 HONOLULU AVE, SUITE G MONTROSE CA 91020 CA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GRISHMA KENY, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 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 Code.) Published: 6/26/2025, 7/3/2025, 7/10/2025, 7/17/2025 NIN 50487

FICTITIOUS BUSINESS NAME STATEMENT: 2025101275

The following person(s) is/are doing business as: ETERNA AESTHETICS, 8243 MORSE AVE, NORTH HOLLYWOOD, CA. 91605 LOS ANGELES, ENERAS, 8243 MORSE AVE NORTH HOLLYWOOD CA 91605 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 JAZMIN FLORES MONTOYA, 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: 5/16/2025. 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 Code.) Published: 6/26/2025, 7/3/2025, 7/10/2025, 7/17/2025 NIN 50489

FICTITIOUS BUSINESS NAME STATEMENT: 2025101566

The following person(s) is/are doing business as: 91 CASHOFFERS, 13502 WHITTIER BLVD SUITE H 401, WHITTIER, CA. 90605 LOS ANGELES, FIREMONTORS LLC, 13502 WHITTIER BLVD SUITE H 401 WHITTIER CA 90605 CA. The business is conducted

by a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/25. Signed ERIC WILLANUEVA RIVERA, PRESIDENT. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/19/2025. 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 Code.) Published: 6/26/2025, 7/3/2025, 7/10/2025, 7/17/2025 NIN 50490

FICTITIOUS BUSINESS NAME STATEMENT: 2025102274

The following person(s) is/are doing business as: RANCHO VIEJO MEXICAN GRILL & CANTINA, 15471 EDWARDS STREET, HUNTINGTON BEACH, CA. 92647 ORANGE, J&G PACIFICA LLC, 15471 EDWARDS STREET HUNTINGTON BEACH CA 92647 CA. 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 GRISHMA KENY, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/19/2025. 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 Code.) Published: 6/26/2025, 7/3/2025, 7/10/2025, 7/17/2025 NIN 50493

FICTITIOUS BUSINESS NAME STATEMENT: 2025102517

The following person(s) is/are doing business as: SOUTH COAST ROOFING & CONSTRUCTION, 2636 N KEYSTONE ST, BURBANK, CA. 91504 LOS ANGELES, GRANT AKOPYAN, 2636 N KEYSTONE ST BURBANK CA 91504. 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 GRANT AKOPYAN, 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: 5/20/2025. 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 Code.) Published: 6/26/2025, 7/3/2025, 7/10/2025, 7/17/2025 NIN 50500

FICTITIOUS BUSINESS NAME STATEMENT: 2025103019

The following person(s) is/are doing business as: CAL CLEAN EARTH, CCE, ZOOM EXCURSIONS, 8549 WILSHIRE BL, SUITE 1009, BEVERLY HILLS, CA. 90211 LOS ANGELES, SEAN COOK, 8549 WILSHIRE BL, SUITE 1009 BEVERLY HILLS CA 90211 CA 6531562. 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 SEAN COOK, VICE PRESIDENT. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/20/2025. 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 Code.) Published: 6/26/2025, 7/3/2025, 7/10/2025, 7/17/2025 NIN 50519

FICTITIOUS BUSINESS NAME STATEMENT: 2025103445

The following person(s) is/are doing business as: CHINO MARKETS DISTRIBUTORS, 6054 MILTON AVE, WHITTIER, CA. 90601 LOS ANGELES, JUAN SOLTERO REYNOSO, 6054 MILTON AVE WHITTIER CA 90601. 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 JUAN SOLTERO REYNOSO, 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: 5/20/2025. 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 Code.) Published: 6/26/2025, 7/3/2025, 7/10/2025, 7/17/2025 NIN 50494

Cynthia Ann Terry
Case Number: 25NWCP00311
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Cynthia Ann Terry
Petitioner: Cynthia Ann Terry
Present name: Cynthia Ann Terry
Proposed name: Cynthia Ann Tulles
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: L Rm: 506
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 6/25/25. Signed: Lee W. Tsao, Judge of the Superior Court
Published: 7/3/25, 7/10/25, 7/17/25, 7/24/25 243
Nooshin Nabazadeh Faraji Fard
Case Number: 25NWCP00313
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Nooshin Nabazadeh Faraji Fard
Petitioner: Nooshin Nabazadeh Faraji Fard
Present name: Nooshin Nabazadeh Faraji Fard
Proposed name: Nooshin Nabi

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: 8/29/2025 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: 6/26/25. Signed: Lee W. Tsao, Judge of the Superior Court
Published: 7/3/25, 7/10/25, 7/17/25, 7/24/25 244
David Jose Tamayo
Case Number: 25CMP000113
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: David Jose Tamayo
Petitioner: David Jose Tamayo
Present name: David Jose Tamayo
Proposed name: David Jose Tamayo
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: 8/7/2025 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: 6/26/25. Signed: Michael B. Wilson, Judge of the Superior Court
Published: 7/3/25, 7/10/25, 7/17/25, 7/24/25 245
Sean Mitchell Tandoc
Case Number: 25LB0CP00261
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
275 Magnolia Ave
Long Beach, CA 90802
ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Sean Mitchell Tandoc
Petitioner: Sean Mitchell Tandoc
Present name: Sean Mitchell Tandoc
Proposed name: Sean Mitchell Tandoc Valerio
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: S-27 Rm: 5400
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: 6/26/25. Signed: Mark C. Kim, Judge of the Superior Court
Published: 7/3/25, 7/10/25, 7/17/25, 7/24/25 246
Syd Bryant Tandoc
Case Number: 25LB0CP00262
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
275 Magnolia Ave
Long Beach, CA 90802

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Syd Bryant Tandoc
Petitioner: Syd Bryant Tandoc
Present name: Syd Bryant Tandoc
Proposed name: Syd Bryant Valerio
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: 8/7/2025 Time: 8:30a Dept: S-25 Rm: 5600
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: 6/26/25. Signed: Nicole M. Hessemann, Judge of the Superior Court
Published: 7/3/25, 7/10/25, 7/17/25, 7/24/25 247
Cindy Hortencia Cuevas for Cindy Cardenas
Case Number: 25NWCP00280
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Cindy Hortencia Cuevas for Cindy Cardenas
Petitioner: Cindy Hortencia Cuevas for Cindy Cardenas
Present name: Cindy Cardenas
Proposed name: Cindy Cuevas
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: 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: 6/6/25. Signed: Lee W. Tsao, Judge of the Superior Court
Published: 7/3/25, 7/10/25, 7/17/25, 7/24/25 248
FICTITIOUS BUSINESS NAME STATEMENT: 2025117322. The following person(s) is/ are doing business as: MATIQUE: MATIQUE BEAUTY: MATIQUE COSMETICS: MATIQUE MAKEUP: MATIQUE LIP EDIT: MATIQUE STUDIO. 360 South La Peer Dr. Beverly Hills, CA 90211. County of Los Angeles. CHLOE MAJIDPOUR. 360 South La Peer Dr. Beverly Hills, CA 90211. 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: Chloe Majidpour, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/30/2025. 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) 7/3/25, 7/10/25, 7/17/25, 7/24/25 249

FICTITIOUS BUSINESS NAME STATEMENT: 20251131732. The following person(s) is/ are doing business as: MATIQUE: MATIQUE BEAUTY: MATIQUE COSMETICS: MATIQUE MAKEUP: MATIQUE LIP EDIT: MATIQUE STUDIO. 360 South La Peer Dr. Beverly Hills, CA 90211. County of Los Angeles. CHLOE MAJIDPOUR. 360 South La Peer Dr. Beverly Hills, CA 90211. 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: Chloe Majidpour, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/30/2025. 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) 7/3/25, 7/10/25, 7/17/25, 7/24/25 250

FICTITIOUS BUSINESS NAME STATEMENT: 2025125008. The following person(s) is/ are doing business as: THE MOVEMENT LIBRARY. 6230 Canoga Ave. Woodland Hills, CA 91367. County of Los Angeles. RENEE STEWART. 6230 Canoga Ave. Woodland Hills, CA 91367. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 5/2025. Signed: Renee Stewart, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/2025. 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) 7/3/25, 7/10/25, 7/17/25, 7/24/25 251

FICTITIOUS BUSINESS NAME STATEMENT: 2025125008. The following person(s) is/ are doing business as: THE MOVEMENT LIBRARY. 6230 Canoga Ave. Woodland Hills, CA 91367. County of Los Angeles. RENEE STEWART. 6230 Canoga Ave. Woodland Hills, CA 91367. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 5/2025. Signed: Renee Stewart, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/20/2025. 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) 7/3/25, 7/10/25, 7/17/25, 7/24/25 252

FICTITIOUS BUSINESS NAME STATEMENT: 2025126083. The following person(s) is/are doing business as: PARACLETE REAL ESTATE. 9454 Wilshire Blvd #1000. Beverly Hills, CA 90212. County of Los Angeles. CHRISTOPHER DELBERT RYDER. 9454 Wilshire Blvd #1000. Beverly Hills, CA 90212. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/2025. Signed: Christopher Delbert Ryder, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/23/2025. 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) 7/3/25, 7/10/25, 7/17/25, 7/24/25 253

FICTITIOUS BUSINESS NAME STATEMENT: 2025130501. The following person(s) is/are doing business as: THE POOL TECH. AON B2025017339. 11250 Plata St SPC 26. Culver City, CA 90230. County of Los Angeles. J&Z INOVATIONS INC. 11250 Plata St SPC 26. 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: Jacob Haro, President. This statement is filed with the County Clerk of Los Angeles County on: 6/26/2025. 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) 7/3/25, 7/10/25, 7/17/25, 7/24/25 254

FICTITIOUS BUSINESS NAME STATEMENT: 2025130497. The following person(s) is/ are doing business as: TRUEBEAUTYSOLUTIONS+CO. AON B2025017339. 11250 Plata St SPC 26. Culver City, CA 90230. County of Los Angeles. J&Z INOVATIONS INC. 11250 Plata St SPC 26. 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: Jacob Haro, President. This statement is filed with the County Clerk of Los Angeles County on: 6/26/2025. 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) 7/3/25, 7/10/25, 7/17/25, 7/24/25 255

FICTITIOUS BUSINESS NAME STATEMENT: 2025106026. The following person(s) is/ are doing business as: ALORI 95D E 3RD ST #1505 LOS ANGELES CA 90013. FOUND AGAIN LABS INC. 950 E 3RD ST 1505 LOS ANGELES CA 90013. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 03/2025. Signed: KARALYN ZAMORA, CEO. 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: 07/03/2025, 07/10/2025, 07/17/2025, 07/24/2025 11,470

FICTITIOUS BUSINESS NAME STATEMENT: 2025102542. The following person(s) is/ are doing business as: BEDE. 560 W MAIN ST SUITE C160 LOS ANGELES CA 91801. DIVA DOMPE. 560 W MAIN ST SUITE C160 LOS ANGELES CA 91801. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: DIVA DOMPE, 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: 07/03/2025, 07/10/2025, 07/17/2025, 07/24/2025 11,471

FICTITIOUS BUSINESS NAME STATEMENT: 2025121326. The following person(s) is/ are doing business as: ALOHA PLATEZ: ALOHA PLATEZ AND SHAVE ICE COMPANY. 1534 W ARTESIA BLVD GARDENA CA 90248. 202565210202. INFINITY VENTURES 2025-1 L LLC. 406 AMAPOLA AVENUE SUITE 120 TORRANCE CA 90501. 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: JUNKO TSUKUYAMA, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 06/16/2025. 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) Published: 07/03/2025, 07/10/2025, 07/17/2025, 07/24/2025 11,472

FICTIOUS BUSINESS NAME STATEMENT: 2025130170. The following person(s) is/ are doing business as: STUDIO HOPE. 3048 NORTH COOLIDGE AVENUE LOS ANGELES CA 90039. SADIE & SAGE LLC. 3048 NORTH COOLIDGE AVENUE LOS ANGELES CA 90039. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/2025. Signed: STEVEN KIM, PRESIDENT. This statement

rights of another under federal state, or common law (see Section 14411 , et seq., B&P) Published: 07/3/2025, 07/10/2025, 07/17/2025, 07/24/2025 11,489
FICTITIOUS BUSINESS NAME STATEMENT: 2025115462. The following person(s) is/are doing business as: BUILDERS CLINIC. 26787 AGOURA ROAD PMB 1039 STE E8 CALABASAS CA 91302. MARTIN CHARLES SAVILLE. 26787 AGOURA ROAD PMB 1039 STE E8 CALABASAS CA 91302. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: MARTIN CHARLES SAVILLE, 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: 07/03/2025, 07/10/2025, 07/17/2025, 07/24/2025 11,486

FICTITIOUS BUSINESS NAME STATEMENT: 2025115459. The following person(s) is/ are doing business as: ARIA LUMBER. 22346 GILMORE STREET WOODLAND HILLS CA 91303. A.B.S. INDUSTRIES INC. 22346 GILMORE STREET WOODLAND HILLS CA 91303. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: AVIRAM BEN SHUSHAN, CEO. 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: 07/03/2025, 07/10/2025, 07/17/2025, 07/24/2025 11,488

FICTITIOUS BUSINESS NAME STATEMENT: 2025103455 The following person(s) is/are doing business as: BATH PROMOTIONS, 17101 Central Avenue Ste 1D, CARSON, CA. 90746 LOS ANGELES, BATH PETALS INC., 17101 Central Avenue Ste 1D, CARSON CA 90746 CA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GRISHMA KENY, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/20/2025. 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 Code.) Published: 7/3/2025, 7/10/2025, 7/17/2025, 7/24/2025 NIN 50495

FICTITIOUS BUSINESS NAME STATEMENT: 2025103466 The following person(s) is/are doing business as: CUSTOM CANDLES LA, LUXURY BATHED GOODS, 2554 LINCOLN BLVD STE 170, VENICE, CA. 90291 LOS ANGELES, BRAND PETALS, INC., 2554 LINCOLN BLVD STE 170 VENICE CA 90291 CA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GRISHMA KENY, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/20/2025. 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 Code.) Published: 7/3/2025, 7/10/2025, 7/17/2025, 7/24/2025 NIN 50496

FICTITIOUS BUSINESS NAME STATEMENT: 2025104540 The following person(s) is/are doing business as: PRESTIGIOUS CLEANING COMPANY, 602 W INDIGO ST, COMPTON, CA. 90220 LOS ANGELES, DALTON PALACIO, 602 W INDIGO ST COMPTON CA 90220. 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 DALTON PALACIO, 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: 5/21/2025. 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: 7/3/2025, 7/10/2025, 7/17/2025, 7/24/2025 NIN 50497

FICTITIOUS BUSINESS NAME STATEMENT: 2025104550 The following person(s) is/are doing business as: RAPIDINERO.COM, 16665 S PEAK CT, RIVERSIDE, CA. 92503 RIVERSIDE, LL & L ENTERPRISE LLC, 16665 S PEAK CT RIVERSIDE CA 92503 CA. 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 GRISHMA KENY, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/21/2025. 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: 7/3/2025, 7/10/2025, 7/17/2025, 7/24/2025 NIN 50498

FICTITIOUS BUSINESS NAME STATEMENT: 2025105553 The following person(s) is/are doing business as: SMOOTHIE CRUE, 2383 EASY AVE, LONG BEACH, CA. 90801 LOS ANGELES, ANTHONY MEGALLON, 2383 EASY AVE LONG BEACH CA 90801. The business is conducted by a new fictitious business name has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANTHONY MEGALLON, 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: 5/22/2025. 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 Code.) Published: 7/3/2025, 7/10/2025, 7/17/2025, 7/24/2025 NIN 50501

FICTITIOUS BUSINESS NAME STATEMENT: 2025105597 The following person(s) is/are doing business as: EMPLOYMENT DATA RESOURCES, 11825 FIRESTONE BLVD, NORWALK, CA. 90605 LOS ANGELES, I.M. STAR ENTERPRISE LLC, 11825 FIRESTONE BLVD NORWALK CA 90605 CA. 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 GRISHMA KENY, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/22/2025. 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 Code.) Published: 7/3/2025, 7/10/2025, 7/17/2025, 7/24/2025 NIN 50502

FICTITIOUS BUSINESS NAME STATEMENT: 2025106598 The following person(s) is/are doing business as: C.W.L.PLUMBING, 15029 NORWALK BLVD, NORWALK, CA. 90650 LOS ANGELES, CORTNEY LEMASTER, 15029 NORWALK BLVD NORWALK CA 90650. 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 CORTNEY LEMASTER, 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: 5/23/2025. 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 Code.) Published: 7/3/2025, 7/10/2025, 7/17/2025, 7/24/2025 NIN 50504

FICTITIOUS BUSINESS NAME STATEMENT: 2025106613 The following person(s) is/are doing business as: TERREN CALUATION, 444 WEST OCEAN BOULEVARD, LONG BEACH, CA. 90802 LOS ANGELES, RKB VAL LLC, 444 WEST OCEAN BOULEVARD LONG BEACH CA 90802 CA. 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 GRISHMA KENY, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/23/2025. 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 Code.) Published: 7/3/2025, 7/10/2025, 7/17/2025, 7/24/2025 NIN 50504

FICTITIOUS BUSINESS NAME STATEMENT: 2025106609 The following person(s) is/are doing business as: KNOCKOUT DEALS, 2650 CANYON SPRINGS PKWY STE G, RIVERSIDE, CA. 92507 LOS ANGELES, THE BEST FAMILY DIS-COUNT STORE CORPORATION, 2650 CANYON SPRINGS PKWY STE G RIVERSIDE CA 92507 CA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GRISHMA KENY, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/23/2025. 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 Code.) Published: 7/3/2025, 7/10/2025, 7/17/2025, 7/24/2025 NIN 50504

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: 7/3/2025, 7/10/2025, 7/17/2025, 7/24/2025 NIN 50505

FICTITIOUS BUSINESS NAME STATEMENT: 2025107690 The following person(s) is/are doing business as: CORK AND BOTTLE IMPORTS, ZORATS COLLECTIONS, 10227 ODELL AVE, SUNLAND, CA. 91040 LOS ANGELES, ZORATS INTERNATIONAL LLC, 10227 ODELL AVE SUNLAND CA 91040 CA. 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 GRISHMA KENY, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/27/2025. 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 Code.) Published: 7/3/2025, 7/10/2025, 7/17/2025, 7/24/2025 NIN 50507

Forrest James Ricks-Kendall Case Number: 25SMCP003058 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: Forrest James Ricks-Kendall Petitioner: Forrest James Ricks-Kendall Present name: Forrest James Ricks-Kendall Proposed name: Forrest James Kendall THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING DATE: 8/15/2025 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: 6/27/25, Signed: Lawrence Cho, Judge of the Superior Court Published: 7/10/25, 7/17/25, 7/24/25, 7/31/25 256 Raymond Junior Mungia

Case Number: 25CMCP00115 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: Raymond Junior Mungia Petitioner: Raymond Junior Mungia Present name: Raymond Junior Mungia Proposed name: Raymond Maxwell Roberts 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: 6/11/25, Signed: Michael B. Wilson, Judge of the Superior Court Published: 7/10/25, 7/17/25, 7/24/25, 7/31/25 257 FICTITIOUS BUSINESS NAME STATEMENT: 2025124269. The following person(s) is/ are doing business as: HABANE: HABANE: HABANE SPARKLING WATER CO., HABANE SPARKLING WATER,14020 NW Passage #303, Marina Del Rey, CA 90292. County of Los Angeles. HABANE LLC, 14020 NW Passage #303, Marina Del Rey, CA 90292. 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: Marco Koenig, CEO. This statement is filed with the County Clerk of Los Angeles County on: 6/18/2025. 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) 7/10/25, 7/17/25, 7/24/25, 7/31/25 258 Lakeisha Shana Amos

Case Number: 25CMCP00129 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: Lakeisha Shana Amos Petitioner: Lakeisha Shana Amos Present name: Lakeisha Shana Amos Proposed name: Amplitreease Ase Chartrreuse THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING DATE: 9/11/2025 Time: 8:30a Dept: A Rm: 904 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 7/3/25, Signed: Elizabeth L. Bradley, Judge of the Superior Court Published: 7/10/25, 7/17/25, 7/24/25, 7/31/25 259 Napoleon Price Jr AKA Napoleon Prince Case Number: 25CMCP00130 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: Napoleon Price Jr AKA Napoleon Prince Petitioner: Napoleon Price Jr AKA Napoleon Prince Present name: Napoleon Price Jr AKA Napoleon Prince Proposed name: Napoleon Prince 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: 7/3/2025 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: 6/11/25, Signed: Michael B. Wilson, Judge of the Superior Court Published: 7/10/25, 7/17/25, 7/24/25, 7/31/25 260 Pavel Trubitsky Case Number: 25TCPO2486 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 111 N Hill St Los Angeles, CA 90012 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Pavel Trubitsky Petitioner: Pavel Trubitsky Present name: Pavel Trubitsky Proposed name: Pavel Trubitsky THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING DATE: 12/8/2025 Time: 8:30a Dept: 45 Rm: 524 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 7/7/25, Signed: Virginia Keeny, Judge of the Superior Court Published: 7/10/25, 7/17/25, 7/24/25, 7/31/25 261 Vladimir Wexler Case Number: 25TCPO2492 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 111 N Hill St Los Angeles, CA 90012 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Vladimir Wexler Petitioner: Vladimir Wexler Present name: Vladimir Wexler Proposed name: Vlad Wexler 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 HEARINGS DATE: 12/8/2025 Time: 8:30a Dept: 45 Rm: 524 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 7/7/25, Signed: Virginia Keeny, Judge of the Superior Court Published: 7/10/25, 7/17/25, 7/24/25, 7/31/25 262 FICTITIOUS BUSINESS NAME STATEMENT: 2025130728. The following person(s) is/are doing business as: DRIVE YOUR DREAM, 16604 PIONEER BLVD ARTESIA CA 90701. AMMIR A CHISHTY, 8408 WALKER ST A LA PALMA CA 90623. NUSRAT M CHISHTY, 8408 WALKER ST A LA PALMA CA 90623. This business is conducted by: COPARTNER. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: AMMIR A CHISHTY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/26/2025. 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: 07/10/2025, 07/17/2025, 07/24/2025, 07/31/2025 11,489 FICTITIOUS BUSINESS NAME STATEMENT: 2025136718. The following person(s) is/are doing business as: DRIVE U R DREAM, 16804 PIONEER BLVD ARTESIA CA 90701. AMMIR A CHISHTY, 8408 WALKER ST A LA PALMA CA 90623. NUSRAT M CHISHTY, 8408 WALKER ST A LA PALMA CA 90623. This business is conducted by: COPARTNER. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: AMMIR A CHISHTY, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 07/07/2025. 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: 07/10/2025, 07/17/2025, 07/24/2025, 07/31/2025 11,490

FICTITIOUS BUSINESS NAME STATEMENT: 2025136807. The following person(s) is/ are doing business as: SONRISA DENTAL OFFICE & ORTHODONTICS OF VAN NUYS, 6354 VAN NUYS BLVD VAN NUYS CA 91401. B20250104374. SONRISA DENTAL & ORTHODONTICS OFFICE OF VAN NUYS CORPORATION, 6354 VAN NUYS BLVD VAN NUYS CA 91401. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: ABRAHAM MOSHE NOAH ZILBERSTEIN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 07/07/2025. 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: 07/10/2025, 07/17/2025, 07/24/2025, 07/31/2025 11,491

FICTITIOUS BUSINESS NAME STATEMENT: 2025131934. The following person(s) is/ are doing business as: PLASTIC SIN, 1650 N INDIANA ST UNIT 49 LOS ANGELES CA 90065. STEFAN WEICH, 1650 N INDIANA ST UNIT 49 LOS ANGELES CA 90065. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: STEFAN WEICH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/30/2025. 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: 07/10/2025, 07/17/2025, 07/24/2025, 07/31/2025 11,492

FICTITIOUS BUSINESS NAME STATEMENT: 2025131811. The following person(s) is/ are doing business as: DEWUNT, 9254 W WINKETKA AVE APT #413 CHATSWORTH CA 91311. AMIR BADIEI, 9254 W WINKETKA AVE APT #413 CHATSWORTH CA 91311. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: AMIR BADIEI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/30/2025. 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: 07/10/2025, 07/17/2025, 07/24/2025, 07/31/2025 11,493 FICTITIOUS BUSINESS NAME STATEMENT: 2025136060. The following person(s) is/are doing business as: CPEEDY, 20700 SAN JOSE HILLS RD APT #7 WALNUT CA 91789. ONLINE ENABLERS INC. 20700 SAN JOSE HILLS RD APT #7 WALNUT CA 91789. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 07/02/25. Signed: RABIA AMIR, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 07/03/2025. 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: 07/10/2025, 07/17/2025, 07/24/2025, 07/31/2025 11,494

FICTITIOUS BUSINESS NAME STATEMENT: 2025135865. The following person(s) is/are doing business as: ROMY THE ONE, 1458 S SAN PEDRO ST UNIT 256 LOS ANGELES CA 90015. RK CLOTHING LLC, 1458 S SAN PEDRO ST UNIT 256 LOS ANGELES CA 90015. 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: ROMY HYESOOK KANG, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 07/03/2025. 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: 07/10/2025, 07/17/2025, 07/24/2025, 07/31/2025 11,495

FICTITIOUS BUSINESS NAME STATEMENT: 2025134748. The following person(s) is/ are doing business as: MATCHON; MATCHON CATERING, 16511 PIONEER BLVD SUITE 107 NORWALK CA 90650. KAE JIN LEE, 16511 PIONEER BLVD SUITE 107 NORWALK CA 90650. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 07/02/25. The following person(s) is/are doing business as: ROMY THE ONE, 1458 S SAN PEDRO ST UNIT 256 LOS ANGELES CA 90015. 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: ROMY HYESOOK KANG, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 07/03/2025. 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: 07/10/2025, 07/17/2025, 07/24/2025, 07/31/2025 11,496

FICTITIOUS BUSINESS NAME STATEMENT: 2025130865. The following person(s) is/ are doing business as: ADUPRO, 23746 GOLD RUSH DR DIAMOND BAR CA 91765. KWANG HO LEE, 23746 GOLD RUSH DR DIAMOND BAR CA 91765. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: KWANG HO LEE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/27/2025. 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: 07/10/2025, 07/17/2025, 07/24/2025, 07/31/2025 11,497

FICTITIOUS BUSINESS NAME STATEMENT: 2025127218. The following person(s) is/ are doing business as: VENTURA BLDV WOODLAND HILLS CA 91364. NOVON INC, 22753 VENTURA BLVD WOODLAND HILLS CA 91364. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: ODOONCHIMEG JIMMEN, CEO. 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: 07/10/2025, 07/17/2025, 07/24/2025, 07/31/2025 11,498

FICTITIOUS BUSINESS NAME STATEMENT: 2025133424. The following person(s) is/ are doing business as: CM RECYCLING, 1400 BODEGA WAY UNIT 1 DIAMOND BAR CA 91765. CORNERSTONE METALS LLC, 1400 BODEGA WAY UNIT 1 DIAMOND BAR CA 91765. 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: MAOKUN LI, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 07/01/2025. 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: 07/10/2025, 07/17/2025, 07/24/2025, 07/31/2025 11,500

FICTITIOUS BUSINESS NAME STATEMENT: 2025134332. The following person(s) is/ are doing business as: GOOD FORTUNE CONSULTING, 21731 VENTURA BLVD STE 200 WOODLAND HILLS CA 91364-5111. RICHARD L KAPLAN, 21731 VENTURA BLVD STE 200 WOODLAND HILLS CA 91364-5111. 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: RICHARD L KAPLAN, OWNER. This statement is filed

with the County Clerk of Los Angeles County on: 07/02/2025. 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: 07/10/2025, 07/17/2025, 07/24/2025, 07/31/2025 11,501

FICTITIOUS BUSINESS NAME STATEMENT: 2025134075. The following person(s) is/ are doing business as: NEST HILL REALTY, 5264 CAMPO ROAD WOODLAND HILLS CA 91364. SEYED VAHID SHOJAEI, 5264 CAMPO ROAD 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: 06/20/25. Signed: SEYED VAHID SHOJAEI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/02/2025. 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: 07/10/2025, 07/17/2025, 07/24/2025, 07/31/2025 11,502 FICTITIOUS BUSINESS NAME STATEMENT: 2025127793. The following person(s) is/are doing business as: SHINEPATCH, 2443 W 208TH ST STE 1 TORRANCE CA 90501. JM ECOMMERCE SOLUTIONS LLC, 2443 W 208TH ST STE 1 TORRANCE CA 90501. 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: JOSEPH MEDINA, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/24/2025. 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: 07/10/2025, 07/17/2025, 07/24/2025, 07/31/2025 11,503 FICTITIOUS BUSINESS NAME STATEMENT: 2025125865. The following person(s) is/are doing business as: SYLMAR RODS, 14784 POLK STREET SYLMAR CA 91342. DANIEL TORRES, 14784 POLK STREET SYLMAR CA 91342. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: DANIEL TORRES

does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal law (see Section 14411, et seq., B&P Code.) Published: 07/17/2025, 07/24/2025, 07/31/2025, 08/07/2025 11,537 FICTITIOUS BUSINESS NAME STATEMENT: 2025120257. The following person(s) is/are doing business as: A-LUX INSURANCE AGENCY, 8307 GREENVALE AVE PICO RIVERA CA 90660, SAMEDAY COVERAGE EXPERTS LLC, 8307 GREENVALE AVE PICO RIVERA CA 90660. 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: OSCAR M RAMOS, MEMBER. 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 Code.) Published: 07/17/2025, 07/24/2025, 07/31/2025, 08/07/2025 11,538

FICTITIOUS BUSINESS NAME STATEMENT: 2025121267. The following person(s) is/ are doing business as: ONE STOP TIRES & AUTO REPAIR, 5560 CAHUENGA BLVD NORTH HOLLYWOOD CA 91601. TIGRAN PAYASLIYAN, 5560 CAHUENGA BLVD NORTH HOLLYWOOD CA 91601. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/2015. Signed: TIGRAN PAYASLIYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/13/2025. 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 Code.) Published: 07/17/2025, 07/24/2025, 07/31/2025, 08/07/2025 11,539

FICTITIOUS BUSINESS NAME STATEMENT: 2025123652. The following person(s) is/ are doing business as: TRANSCEND THERAPEUTIC SERVICES, 1849 SAWTELLE BLVD SUITE 610 LOS ANGELES CA 90025. TRANSCEND MARRIAGE AND FAMILY THERAPY CORPORATION, 1849 SAWTELLE BLVD SUITE 610 LOS ANGELES CA 90025. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: DANIELLE NAY, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/17/2025. 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: 07/17/2025, 07/24/2025, 07/31/2025, 08/07/2025 11,540

FICTITIOUS BUSINESS NAME STATEMENT: 2025123649. The following person(s) is/are doing business as: IMOSHON, 1928 S SANTA FE AVE LOS ANGELES CA 90021, B.R.E. INDUSTRIES INC, 1928 S SANTA FE AVE LOS ANGELES CA 90021. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/2008. Signed: RAMIN MEHRARA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 06/17/2025. 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: 07/17/2025, 07/24/2025, 07/31/2025, 08/07/2025 11,541

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 25VECP00400
07/10/2025
AYDA ZAGHI
13065 ADDISON ST
SHERMAN OAKS CA 91423
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
6230 SYLMAR AVE
VAN NUYS CA 91401
VAN NUYS COURTHOUSE EAST
PETITION OF: LEONA SHIREL SAIDIAN BY AND THROUGH HER PARENTS AYDA ZAGHI AND IGAL SAIDIAN for change of name
TO ALL INTERESTED PERSONS:
Petitioner: AYDA ZAGHI AND IGAL SAIDIAN filed a petition with this court for a decree changing names as follows:
Present name: LEONA SHIREL SAIDIAN
Proposed name: SHIREL SAIDIAN
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING DATE: 08/29/2025 Time: 8:30AM Dept: W Room: 610
The address of the court is same as noted above.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY
Signed: SHIRLEY K WATKINS, Judge of the Superior Court
Date: 07/10/2025
Published: 07/17/2025, 07/24/2025, 07/31/2025, 08/07/2025 11,542

FICTITIOUS BUSINESS NAME STATEMENT: 2025113249
The following person(s) is/are doing business as: UNICAR AUTOBODY, 1685 E WALNUT ST, PASADENA, CA, 91106 LOS ANGELES, ADVANCED AUTO TECH, L.L.C., 1685 E WALNUT ST PASADENA CA 91106 CA. 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 GRISHMA KENY, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/3/2025. 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 Code.) Published: 7/17/2025, 7/24/2025, 7/31/2025, 8/7/2025 NIN 50515

FICTITIOUS BUSINESS NAME STATEMENT: 2025114409
The following person(s) is/are doing business as: SAN FERNANDO VALLEY EMERGENCY DRAINPROPS, 12128 SHERMAN WAY, NORTH HOLLYWOOD, CA, 91605 LOS ANGELES, SUPERHEROES PLUMBING & ROOTER, INC, 12128 SHERMAN WAY NORTH HOLLYWOOD CA 91605 CA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GRISHMA KENY, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/4/2025. 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 Code.) Published: 7/17/2025, 7/24/2025, 7/31/2025, 8/7/2025 NIN 50523

FICTITIOUS BUSINESS NAME STATEMENT: 2025114881
The following person(s) is/are doing business as: AVALOS TRANSPORTATION COMPANY, 222 N PEARL AVE, COMPTON, CA, 90221 LOS ANGELES, ELIAS AVALOS JR, 222 N PEARL AVE COMPTON CA 90221. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ELIAS AVALOS JR, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/5/2025. 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: 7/17/2025, 7/24/2025, 7/31/2025, 8/7/2025 NIN 50524

FICTITIOUS BUSINESS NAME STATEMENT: 2025115368
The following person(s) is/are doing business as: GOODBYE HERPES, 1890 KELLERTON DRIVE, HACIENDA HEIGHTS, CA, 91745 LOS ANGELES, AMERILANKA TRADE LLC, 1890 KELLERTON DRIVE HACIENDA HEIGHTS CA 91745 CA. 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 GRISHMA KENY, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/5/2025. 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: 7/17/2025, 7/24/2025, 7/31/2025, 8/7/2025 NIN 50527

FICTITIOUS BUSINESS NAME STATEMENT: 2025118047
The following person(s) is/are doing business as: RRR PERFORMANCE, 138 E POMONA AVE, MONROVIA, CA, 91016 LOS ANGELES, ROBERTO G. REJIS, 138 E POMONA AVE MONROVIA CA 91016. 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 ROBERTO G. REJIS, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/9/2025. 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: 7/17/2025, 7/24/2025, 7/31/2025, 8/7/2025 NIN 50527

FICTITIOUS BUSINESS NAME STATEMENT: 2025118047
The following person(s) is/are doing business as: HAWKINS CONSTRUCTION, 1312 E CRANE CT, COMPTON, CA, 90221 LOS ANGELES, ROBERT POOLE, 1312 E CRANE CT COMPTON CA 90221. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ROBERT POOLE, OWNER. The registrant(s) declared that all information in

the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/10/2025. 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 Code.) Published: 7/17/2025, 7/24/2025, 7/31/2025, 8/7/2025 NIN 50528

FICTITIOUS BUSINESS NAME STATEMENT: 2025118815
The following person(s) is/are doing business as: HEYTEA, 1190 GALLERIA WAY, GLENDALE, CA, 91210 LOS ANGELES, ZEYANG REN, 59 PEDIGREE IRVINE CA 92602 202461801233. The business is conducted by a Limited Partnership. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ZEYANG REN,MANAGER OF 7 MILES, MANAGEMENT LLC,GENER GENERAL PARTNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 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 Code.) Published: 7/17/2025, 7/24/2025, 7/31/2025, 8/7/2025 NIN 50530

FICTITIOUS BUSINESS NAME STATEMENT: 2025119145
The following person(s) is/are doing business as: MCM HANDYMAN SERVICE, 21001 SATICOY ST, CANOGA PARK, CA, 91304 LOS ANGELES, MARBIN CARCAMO MACHADO, 21001 SATICOY ST CANOGA PARK CA 91304. 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 MARBIN CARCAMO MACHADO, OWN-ER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/11/2025. 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 Code.) Published: 7/17/2025, 7/24/2025, 7/31/2025, 8/7/2025 NIN 50531

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/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

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

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

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

pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelp-california.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 Campaign & 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.

THIRD 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 endorers, 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 endorers 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 Elyasza-deh, 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: NIA
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 refinancing 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#

Notice Of Public Sale Of Collateral Under California Commercial Code Please Take Notice that, pursuant to Section 9610 of the California Commercial Code et seq. and that certain document titled Secured Promissory Note dated as of 12/21/2023 (the "Note") between Imani Media Group Inc. ("Grantor") and Pinerock Group LLC ("Lender"), Lender will sell its interests in substantially all of the Grantor's personal property assets (the "Assets") listed in the Note at a public sale. The Assets consist of all of the Grantor's right, title, and interest in and to that certain All assets of the Debtor, wherever such property is located, and whether such property is now owned or existing or hereafter owned, acquired or arising from time to time, and the proceeds thereof. Lender is not purporting to sell any interest in any asset that is (i) not owned by the Grantor; or (ii) not subject to a lien in favor of Lender. The Assets secure the repayment of the indebtedness of the Grantor to Lender under the Note. Subject to all the terms of this Notice, the Assets will be sold to the highest qualified bidder at a public auction. The auction (the "Auction") shall take place on 7/24/2025 at 11:00 AM, behind fountain located

at Civic Center Plaza, 400 Civic Center Plaza, Pomona 91766. At the Auction, the minimum bid for the Assets (which will be determined by the Lender no less than one business day prior to the sale) shall be paid in cash, in immediately available funds, certified check or cashier's check, payable to the order of Total Lender Solutions, Inc. No third-party checks will be accepted. Lender reserves the right to bid at the Auction. In the event Lender is the successful bidder at the Auction, Lender shall apply the amount of its bid as a credit to the indebtedness of the Grantor to Lender under the Note. Lender shall, however, pay cash for the Assets to the extent that its bid exceeds, if at all, the indebtedness of the Grantor to Lender under the Note. For information, contact Pinerock Group LLC c/o Total Lender Solutions, Inc., 10505 Sorrento Valley Road, Suite 125, San Diego, CA 92121. Toll-Free: 866-535-3736. Lender shall not be obligated to make any sale and reserves the right to reject any and all offers in its sole discretion for any reason whatsoever. Lender further reserves the right, by announcement made at the Auction, to continue the Auction to such time and place as Lender, in its sole discretion, may deem fit, or to cancel the Auction. The terms of sale set forth in this Notice may be subject to additional or amended terms to be announced at the time thereof. The Assets will be transferred to the successful bidder by way of a bill of sale. The Assets Will Be Sold By Lender On An As-Is, Where-Is Basis, Without Recourse, Representation Or Warranty, Whether Expressed Or Implied, And Without Any Warranty Relating To Title, Possession, Quiet Enjoyment, Or The Like In This Sale. To the extent that the Auction generates proceeds in excess of the Grantor's indebtedness to Lender under the Note, such excess proceeds will be remitted as required pursuant to Section 9615 of the California Commercial Code. The Grantor, at any time after receipt of this notice and prior to consummation of the Auction, may request for a charge of \$200 an accounting from Lender of the unpaid indebtedness secured by the Assets. Dated: 6/23/2025 Pinerock Group LLC as Lender By Total Lender Solutions, Inc., its authorized agent. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 866-535-3736

NOTICE OF TRUSTEE'S SALE *Trustee Sale No. 24-00036-2FNT Loan No: *-**01/Kip Prop APN 4356-005-016 YOU ARE IN DEFAULT UNDER A COMMERCIAL DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING DATED SEPTEMBER 18, 2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 30, 2025, at 11:00 AM, at the Courtyard located at 400 Civic Center Plaza, Pomona, CA 91766, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain COMMERCIAL DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING recorded on September 27, 2018, as Instrument No. 20180990688 of official records in the office of the Recorder of Los Angeles County, CA, executed by: Kip Prop, LLC, a Delaware Limited Liability Company, as Trustor (the "Trustor"), in favor of Crosswind Venture Fund, L.P., a Delaware Limited Partnership, as Beneficiary, and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust", WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: LOT 19 OF TRACT NO. 17875, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 654, PAGES 62 THROUGH 66 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the Property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the Property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may

be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the Property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this Property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the Property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this Property, you may call 1.866.684.2727 or visit this Internet Website www.servicelinkasap.com. using the file number assigned to this case 24-00036-2FNT. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 1.866.684.2727, or visit this internet website www.servicelinkasap.com. using the file number assigned to this case 24-00036-2FNT to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The real Property heretofore described is being sold "as is". The street address and other common designation, if any, of the real Property described above is purported to be: 9935 Kip Drive, Beverly Hills, CA The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the Property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$11,095,078.56 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The Property offered for sale excludes all funds held on account by the Property receiver, if applicable. DATE: June 27, 2025 FIDELITY NATIONAL TITLE COMPANY, TRUSTEE 24-00036-2FNT 5170 Golden Foothill Parkway, Suite 130 El Dorado Hills, CA 95762

916-636-0114 Sara Berens, Authorized Signor SALE INFORMATION CAN BE OBTAINED ON LINE AT www.servicelinkasap.com AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727 A-4847203 07/10/2025, 07/17/2025, 07/24/2025

NOTICE OF PETITION TO ADMINISTER ESTATE OF NEIL B. GORDON aka NEIL BRUCE GORDON

Case No. 25STPB07609
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of NEIL B. GORDON aka NEIL BRUCE GORDON

A PETITION FOR PROBATE has been filed by Lori Greene Gordon in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Lori Greene Gordon be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held on August 15, 2025 at 8:30 AM in Dept. No. 67 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 con-

tingent 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:
M. NEIL SOLARZ ESQ
SBN 78259

WEINSTOCK MANION ALC
1875 CENTURY PARK EAST # 2000
LOS ANGELES CA 90067-2516
CN118536 GORDON Jul 17,24,31, 2025

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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)

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

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

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

Attention: Oxygen Users! Gain freedom with a Portable Oxygen Concentrator! No more heavy tanks and refills! Guaranteed Lowest Prices! Call the Oxygen Concentrator Store: 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 insurance companies. Get a quote within minutes. Average savings of \$444/year! Call 1-844-410-9609! (M-F 8am-8pm Central) (Cal-SCAN)

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

115-CEMETERY

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

140-HEALTH/MEDICAL

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

205-ADOPTIONS

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

263-PETS

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

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

310-HOUSESITTING

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

400-REAL ESTATE

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

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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

Chisme No Like, LLC is hiring a Content Producer to write, develop, and edit original, high-quality digital content for shows and related promotional activities of events in the media and entertainment industry. Requires 5 yrs of radio/audio production exp as Creative Writer or Producer. Exper. & skills must include operating audio hardware, software and facilities; video edition using Adobe Premiere Pro and Final Cut Pro; digital editing using Adobe Audition and Photoshop; and packaging content for digital consumption, including social, and streaming platforms. Supvse 3 Prdctn Assts. Req dom. trvl up to 20%. Worksite: N. Hollywood, CA. Salary: \$166,941/yr. Email resume:Lapepesoffice@gmail.com Principals only. EOE.

Senior Law Clerk (Beverly Hills, CA). FT. Draft notices & research potential violations under CA Prop 65 & CA Health & Safety Code §25249.6; assist w/ engagement w/ AG, DA's on compliance. Evaluate risk exposure, secure determinations that reduce regulatory liabilities under OEHHA established MADLs, NSRLs, and SUDs. Req: JD (or foreign equiv); Will accept a foreign equiv law deg if candidate has earned LLM per Rule 4.30(A) of Rules of the CA State Bar (Admissions Rules) or is otherwise eligible to take the CA Bar Exam (fully admitted to practice in any US state or foreign juris.); 2 yrs exp in job, as Law Clerk, or rlted; Must have 1 yr exp w/ Prop 65; Must have demonstrated exp w/ OEHHA MADL/NSRL, conducting research using LexisNexis & Westlaw, & drafting complex litigation docs (demurrers, pleadings, motions, consent judgments). Salary: \$112,100/yr. Res to: T. Pastor, Blackstone Law, APC, tpastor@blackstonepc.com

800-LOANS

BELLGRAPH COMMERCIAL LOANS No bank loan?

Commercial and 2-4 SFR properties Interest 7.125% 310-508-9758 - Direct

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

901-AUTOMOTIVE

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

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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: porscherestoration@yahoo.com (Cal-SCAN)

955-FINANCIAL SERVICES

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

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

FROM 90210 TO THE DESERT...

Jennifer Okhovat

& ASSOCIATES

JUST LISTED



8732 Rangely Ave, West Hollywood
\$5,750,000 | 4 Beds | 6 Baths | 5,055 Sq Ft

JUST LISTED



2900 N Chuperosa, Palm Springs
\$1,049,000 | 3 Beds | 2 Baths | 2,923 Sq Ft

JUST SOLD



11 Summer Sky Circle, Rancho Mirage
\$2,025,000 | 3 Beds | 4 Baths | 3,052 Sq Ft



JENNIFER OKHOVAT

Residential and Commercial Real Estate

310.435.7399

jennyohomes@gmail.com

DRE 01866951



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