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Weekly

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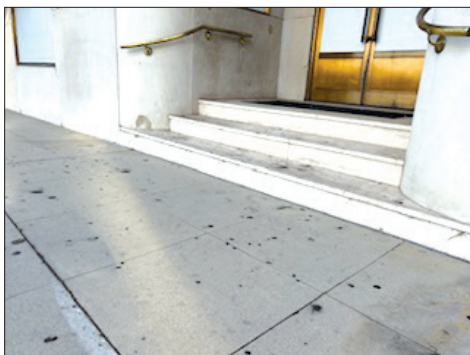
OUR DATA SPEAKS
VOLUMES



letters & email

“Saks Property”

As a resident of South Peck near Wilshire, I'm dismayed by the ongoing neglect of the Saks property. The stairway entrance on Peck is routinely used



as shelter by the homeless; the sidewalk is filthy, and the surrounding area is littered, stained, and reeking of urine — conditions that have persisted for years.

Across the street, their other property is no better, with constant trash, bottles, and the same stench from both homeless individuals and people waiting at the bus stop.

It's especially troubling given that the Saks family is now seeking neighborhood support for a major development project. If they truly cared about this community, as they claim, they would begin by maintaining the properties they already own.

**Dylan Paul
Beverly Hills**

“Builder's Remedy”

On October 21st, the Planning Commission will hold a public hearing about 8844 Burton Way, a proposed 26-story, multi-family, residential project.

Trying to be in compliance with various Code requirements is a play, for everyone knows nothing of substance can be discussed, not given the recent Linden Court case and the State position that the City was not in compliance.

The show must go on, since everyone expects it. After all, for over a century we have been deliberating projects, variances and accommodations, egress and ingress, shade and other impacts. There is even a magic word everyone uses and hardly anyone understands, “EIR.” The public will come to provide comments, the Commissioners will deliberate, the Council will approve and the City Attorney will explain there is no other way.

Having failed us once, all those responsible should be thinking what can be done to actually protect the City so as to not add insult to permanent injury. Let me show how. I will focus on just one project, the tallest, most ambitious, most outrageous; or what the developer knows as “Chutzpah.” After all, the developer did not just spend in excess of \$30m to



photo: @jorgemecaphotos

Chris Gleeson, Reed Kandalaft, Mayor Sharona Nazarian, Thomas J. Blumenthal, Todd Johnson, Bill Wiley, and Giorgio Cyphaeus Sease

Rodeo Drive Celebrates Timepieces And Fine Jewelry

The third annual Rodeo Drive Celebrates Timepieces and Fine Jewelry is ongoing through October 12, featuring displays and promotions from international watch and jewelry brands along Beverly Hills' Rodeo Drive. The event is organized by the Rodeo Drive Committee.

The program began on October 6 with a reception at the Beverly Wilshire where Thomas J. Blumenthal, President and CEO of Gearys Beverly Hills, was recognized as the 2025 honoree. Blumenthal, a third-generation leader of the 95-year-old family business, was noted for his role in the management of Rolex and Patek Philippe boutiques on Rodeo Drive.

The week-long event includes in-store displays, product presentations, and other promotional activities from participating jewelers and watchmakers.



Fire Chief Greg Barton, City Manager Nancy Hunt-Coffey, Councilmembers Les Friedman and John Mirisch, Mayor Sharona Nazarian, Vice Mayor Craig Corman, and Police Chief Mark Stainbrook

Beverly Hills Holds Groundbreaking Ceremony For October 7th Memorial

The Beverly Hills City Council held a groundbreaking ceremony for a permanent October 7th memorial at the Beverly Hills Public Library on Sunday, October 5. The memorial commemorates the anniversary of the October 7, 2023 attack in Israel.

build a code-compliant new three story development. He did not rush to demolish the Temple Emanuel of Beverly Hills building on Burton Way telling neighbors “he only has a short window and time is of essence.” And he is not new to building a high rise (the one standing on top of where Jimmy's used to be; towering over Beverly High). He is just new to this gold and diamond and rare earth minerals mine called Beverly Hills.

There has never been a 26 story building built in Beverly Hills smack in the middle of a residential neighborhood. Even the new One Beverly Hills complex is distanced away from any residential buildings.

Building such a structure requires spe-

cial attention to pouring the base, building materials (it is no longer made of wood), earthquake preparedness, etc. Likely there is oversight expertise and code enforcement that simply do not exist in the City or among City staff. Such buildings were not allowed to be built here before. Anything nearing that height was defeated in a referendum.

One would therefore expect a special oversight committee to be formed, to include members of the public, experts in various fields and possibly colleagues from neighboring cities (e.g. Los Angeles). It is good to ask for other's expertise, and such will be given gladly. It should be

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letters cont. from page 3

a collaborative effort, including the developer who came to town to make an enormous amount of money and erect the first “skyscraper” of Beverly Hills.

One can further elaborate on things that can and should be done. Let us give it to the current and previous Council that their intention all along was to give a free hand to development-without-bounds, no controls, no oversight, nothing. Developers who recognized an opportunity which the City missed exploited that opportunity and are about to change the skyline of the City forever (and make untold fortunes in the process). In essence, they are plundering our rights forever, a lottery windfall. Yes, it was not the lottery, just the City not being in compliance that resulted in a key to the entire City, the “Builder’s Remedy.”

If one were to sum all the new low cost housing from all the Builder’s Remedy projects combined, the City could have matched or surpassed this number by allocating a single location and even building on it. Instead, we will have dispersed throughout the City buildings which are completely out-of-place; simply because the developers exploited an amazing opportunity while City staff was asleep at the wheel.

Other property owners throughout the City should demand equal benefits. They spent untold millions to be in compliance. Some of them are the biggest employers in the City. They are the engine that runs our economy. If we are plundering the rights of the City, they definitely are entitled more than outsiders and newcomers.

Possibly the City should quantify these future costs and assess each developer a special tax, effective immediately and applied equally to all, thus shifting the burden from paying in perpetuity from the residents to the developers. Maybe, just maybe, then these windfall lottery winnings will not be as lucrative and the City will not be seen as so stupid.

Then again, the City’s hands are tied, both by the State and by the courts (or more correctly by its own incompetence, or maybe by its own design?)

Where is the public outcry? The public demanding the City to protect its constituents? It is almost too late. Wake up and do something!

One can envision a special public hearing, not about a project about which the City apparently has no say, rather about our future. Each and every one of us will be affected and deserves a chance to be part of the response.

Ari Bussel
Beverly Hills

briefs

Board of Education Discusses High School Security Fencing and Cameras

At a Board of Education meeting on September 30, district officials provided

updates on high school security measures, including the installation of a new perimeter fence and the placement of security cameras.

The high school is scheduled to receive an 8-foot perimeter fence, with construction expected to be completed by December. Board members raised questions about the possibility of installing a taller fence that could potentially stand around 18 to 20 feet.

Engineering staff indicated that increasing the fence height to 20 feet would add an estimated \$2–2.5 million to the project and could delay completion by at least four months. The additional cost would primarily come from the need to redesign the fence’s foundations, accommodate heavier concrete footings, and perform some work during nighttime hours. Staff also discussed possible incremental increases in height, such as raising the fence to 10 or 12 feet, which would have less impact on cost and timeline but still require design changes.

Security camera plans for the Grand Lawn were also discussed. District officials confirmed that no cameras had been removed from the original plan and that the system provides comprehensive coverage. The cameras are tied into the central command center, and the city contributed \$2 million toward infrastructure and equipment. Officials stated that additional cameras could be added if needed.

The board concluded discussion on these topics without making any formal decisions regarding fence height or other potential modifications.

Former Dentist Sentenced to Life for Mother’s Murder in Beverly Hills

A former dentist was sentenced Friday to life without parole after being convicted of killing his mother in her Beverly Hills home, a crime prosecutors said was financially motivated.

Daniel Yacobi, 43, maintained his innocence, claiming his mother’s October 2017 death was accidental. “I’m not a murderer. I’m not a criminal,” he said, expressing regret for not testifying in his defense.

The jury convicted Yacobi of first-degree murder and found he acted for financial gain. Judge William Sadler said the evidence clearly showed Yacobi killed his mother, citing his financial motive.

Authorities were called after Yacobi and his sister found Violet Yacobi unresponsive in her home. Prosecutors highlighted internet searches Yacobi conducted about choking and fatal falls, and said he killed his mother to gain her inheritance. Autopsy reports confirmed she had been asphyxiated.

Defense attorneys argued her death was accidental and challenged the prosecution’s interpretation of Yacobi’s online activity. Despite these claims, the judge sentenced him to life in prison.

One Beverly Hills Unveils Plans for Public Botanical Gardens

Cain, in partnership with design firm RIOS, has revealed plans for a 4.5-acre



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

City Council Honors California’s 175th Anniversary of Statehood

Assemblymember Rick Zbur (D - Los Angeles) attended Last Tuesday’s City Council meeting as the city presented a proclamation recognizing California’s 175th Anniversary of Statehood.



Vice Mayor Craig Corman, Councilmember John Mirisch, Pastor Ed Benioff, Mayor Sharona Nazarian, Principal Lisa Widmann, Community Outreach Specialist Christine Redlin, and Councilmembers Les Friedman and Mary Wells

City Council Honors Good Shepherd Catholic School

Good Shepherd Catholic School was recognized at last Tuesday’s city council meeting. This year, the school is celebrating its 95th year, culminating in a gala at Il Cielo on Oct. 11 and a Mass the following day.

public botanical garden within the One Beverly Hills development, a 17.5-acre mixed-use project currently under construction. The gardens are expected to open in phases beginning in 2027.

Located on the grounds of the former Beverly Hills Nurseries, later home to the Robinson-Mays department store, the gardens will serve as open green space for residents, visitors, and the wider community. They mark the first publicly accessible civic gardens in Beverly Hills in two decades.

The landscape will include two miles of walkways and trails, seating areas, water features, and over 200 species of native and adaptive

plants. The design draws on California’s ecological zones—from oak ridges and meadows to coastal bluffs—and will reintroduce historic plant species alongside new plantings. Pollinator gardens, color-themed landscapes, and cascading water features are planned throughout.

The gardens aim to transform Wilshire and Santa Monica Boulevards into green,



One Beverly Hills Gardens Pond

pedestrian-friendly gateways while maintaining views of the development's architecture. The project will also include Aman Beverly Hills, the brand's first West Coast hotel, with a 78-key all-suite hotel, two residential towers, and an Aman Club.

Up to 45 retail and dining concepts will be integrated into the gardens, with early tenants including Dolce&Gabbana, Los Mochis, and Casa Tua Cucina. Sustainability measures include drought-tolerant planting, recycled water irrigation, geothermal energy systems, and fire-resistant materials, supported by a \$200 million investment in resiliency.

Foster + Partners is overseeing the master plan, which also includes a renovation of The Beverly Hilton hotel.

Nazarian Named Woman of the Year by Iranian Jewish Women's Organization

The Iranian Jewish Women's Organization has announced that Beverly Hills Mayor Sharona Nazarian will be honored as one of its 2025 Women of the Year.

Nazarian will receive the organization's Shamsi Hekmat Award, which is presented annually to individuals recognized for their service and contributions to the community. The award will be presented at the group's gala celebration on October 9 at the Beverly Wilshire Hotel in Los Angeles.

The organization is preparing a commemorative book for the occasion, which will include congratulatory messages to the honorees from members of the community. Individuals and organizations can purchase space in the book at varying levels, ranging from \$300 to \$10,000, with proceeds supporting the group's charitable projects.

Founded in Los Angeles, the Iranian Jewish Women's Organization provides programs and resources to support community needs.

Jeannine Rahimian Sehati, a clinical professor at UCLA, will also be recognized as one of the 2025 Women of the Year at the event.

Visit <https://www.tickettailor.com/events/iranianjewishwomensorganization/1795576> to purchase tickets.

Governor Signs Local Electrification Planning Act into Law

Governor Gavin Newsom has signed AB 39, the Local Electrification Planning Act, into law. The legislation, sponsored by the Building Decarbonization Coalition and CALSTART and introduced by Assemblymember Rick Chavez



Vice Mayor Craig Corman, Councilmember John Mirisch, Alex Dar, Michelle Halimi Dar, Amir Dar, Sydney Dar, Enzo Dar, Nico Dar, Mayor Sharona Nazarian, Councilmembers Les Friedman and Mary Wells, Rebecca Dar, and Caroline Khakshouri

Amir Dar Appointed to Public Works

Public Works Commissioner Amir Dar, pictured with his family, was recognized by the City Council last Tuesday for his appointment to the commission. Amir is married to Beverly High English teacher Michelle Halimi Dar.

Zbur (D-Los Angeles), requires California cities and counties with populations over 75,000 to develop and adopt local electrification plans.

The law directs local governments to plan for the expansion of electric vehicle (EV) charging infrastructure, home and community electrification, and other clean energy solutions. AB 39 emphasizes equitable access, specifically prioritizing low-income households, renters, small businesses, and residents who rely on street parking.

California has set goals to put 8 million electric vehicles on the road by 2030 and to electrify appliances and equipment in homes and businesses. Meeting these targets is expected to require about 1 million new EV charging stations and additional investment in electrification infrastructure. Advocates of AB 39 have noted that renters, multi-family households, and low-income communities currently face significant barriers to participation in the clean energy transition.

AB 39 is scheduled to take effect on January 1.

"California cannot meet its climate goals unless every community has the tools and infrastructure to make the clean energy transition," said Zbur. "With the signing of AB 39, we're ensuring that local governments—who know their communities best—are empowered to plan for equitable electrification. This law makes clear that renters, low-income families, and small businesses must be at the center of our state's clean energy future, not left on the sidelines."



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

Barry Pressman Named Vice Chair of Metropolitan Water District Board

Dr. Barry Pressman, honored by the Beverly Hills City Council at last Tuesday's meeting, has been appointed Vice Chair of the Metropolitan Water District of Southern California Board. Pressman has represented Beverly Hills on the MWD board since January 2017 and currently serves as professor and chair of the Department of Imaging at Cedars-Sinai.

Beverly Hills to Host Accessory Dwelling Unit Workshop at Farmer's Market

The Beverly Hills Planning Division will hold an in-person workshop on Accessory Dwelling Units (ADUs) on Sunday, October 12, at the Beverly Hills Farmer's Market. City planning staff will be available to answer questions about local and state ADU regulations, the city's

preapproved ADU program, and the permitting and application process. Residents interested in starting an ADU project can visit the Planning Division's table at the Farmers' Market. Additional information is available at www.beverlyhills.org/ADU.

Beverly Hills Fire Department to Host Annual Empowerment Camp

The Beverly Hills Fire Department (BHFD) will hold its fourth annual Empowerment Camp.

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threestar★★★ shorttakes

By Peter Ostroff

The Sky is Not Falling

Many City residents have lamented in recent years the increasingly aggressive measures that the State has taken to eliminate local control over land use and incentivize housing construction including, but by no means limited to, “affordable” housing.

The shortage of housing at all price points was caused by many decades in which population growth and job growth in certain parts of the state have far outpaced construction of housing units.

For Beverly Hills, the numerous state laws to incentivize housing construction, have among other things, eliminated the local development standards that have preserved our “village” low rise environment. We can no longer enforce rules limiting heights of multi-family developments to 35’ or 45’ or that have precluded construction of multi-family or high rise development in or adjacent to areas zoned for single family residences.

Consequently, we have observed numerous “big” buildings proposed and approved for areas that had been previously protected by our now superseded zoning rules. Frustratingly, we watch while gnashing our teeth as City Commissions and the City Council tell us that even though an application seeks to construct something forbidden by our local rules, they are constrained by state law to give their approval.

We have watched with great anxiety while it appears that our neighborhoods will be transformed beyond recognition by the State Density Bonus laws or by Builder’s Remedy which grant lots of rights and free stuff to developers.

All of this is true.

But my purpose today is to tell you that the sky is not falling.

It is not time to fret – at least not yet.

When the mixed use ordinance passed allowing residential development in areas previously reserved for low rise commercial development, no growth residents predicted that devel-

opers were ready to pounce on these areas with outsized projects. In fact, for several years, there were zero applications for residential entitlements in the mixed use overlay zone. As of today, virtually no construction has been commenced.

With the exception of the massive One Beverly Hills project, no multi-family residential projects are under construction in the City. One very experienced developer characterized that project as a “high wire act undertaken by a company with all the money in the world.”

So, what about all of those Builder’s Remedy projects and state density bonus projects that we have heard about? Isn’t it true that state laws have virtually ended local control over land use?

Yes it is true that the City has far less control over property development than it did a few years ago. State laws have successfully focused on eliminating barriers to development created by local governments. And that is why, numerous projects glide almost unobstructed through the entitlement process despite strong resident opposition.

But there is more to development than entitlements.

Specifically, developers must perceive to make a return on their investment that will justify deploying resources into property development rather than other opportunities from simply acquiring existing properties or other types of investment or putting their money on black in Las Vegas. And under current conditions with interest rates being substantially higher than in recent years and, I am told, construction costs 15 to 20% higher than two or three years ago, projects simply don’t pencil out. Tariff uncertainties don’t help. These are formidable barriers to development not created by local governments.

Further and ironically, the ostensible objective of creating “affordable” housing is another barrier in the City and other communities with higher land costs that demand development of luxury residential projects. Both

Builder’s Remedy and state density bonus rules require that the prescribed number of affordable units be on-site. Most developers are concerned that the inclusion of low income residents will deter buyers who can afford the increasingly high prices or rents that recovery of development costs require.

This is exemplified by a recent enactment by the City of Santa Monica of a program that allows developers to build affordable units off-site or pay fees to buy their way out of inclusion requirements. This is intended to “unlock” entitled developments that have been stalled by current market conditions. Maybe it will facilitate some construction of housing but it does little to alter the challenging conditions that are far beyond the capability of most cities to affect.

We should also bear in mind that most, if not all, of the proposed builder’s remedy projects are not what the applying developers want or intend to build but, rather, appear to be stalking horses intended to create leverage when they bargain with the City for approvals of something that they want to build.

And bargain, they will. Some of these developers are well-represented by very competent counsel and some of them relish litigation. Me too. As you may know, I believe that litigation is what made this country great. Seriously, lawyers matter and we should employ the best and fight fire with fire. Of course, we should scrupulously adhere to compliance with the state laws that are intended to preclude local obstacles to development. But in most cases, the builder’s remedy applicants are using the projects presented to create leverage to obtain entitlements that they are not entitled to. Ergo, just call their bluffs and just say “no” backed up by aggressive, knowledgeable trial lawyers.

My message to my fellow residents who watch in dismay as projects that are inconsistent with our zoning rules are expeditiously entitled is that there are many practical obstacles not created by our zoning rules between entitlement and construction and few developers, if any, will overcome those obstacles.

Last Saturday, October 4 was a fabulous day for baseball junkies like me. It was the opening day of the

MLB League Division Series with four games, staggered through the day for 12 hours starting at 10a. These involved the very best eight teams pitted against each other in the beginning of four fraught best of five series. The four winners would advance to the best of seven MLB League Championship series and the two winners would advance to the World Series.

The first two games were blow outs with the Milwaukee Brewers pounding the Chicago Cubs and the Toronto Blue Jays trashing the New York Yankees.

To digress for a moment, I grew up a fan of the hapless Washington Senators (Washington was first in war, first in peace and last in the American League) of “Damn Yankees” fame. I have never forgotten the inspirational lyrics from a song from that great 1950’s era musical:

“When your luck is batting zero, get your chin up off the floor. Mister you can be a hero, there’s nothing to it but to do it Ya Gotta Have Heart.”

So there is almost nothing better than seeing the Yankees lose.

But there is one thing better: A Dodgers come from behind win. And that’s what we got against the powerful Philadelphia Phillies probably the most talented team in baseball on their home field. But it wasn’t easy. The best player in baseball history, Shohei Ohtani, the Dodgers’ starting pitcher and designated hitter, had a rocky six innings as the starting pitcher and left with the Dodgers trailing and, even worse, struck out four times. But wait, the Dodgers magic from two guys named “Hernandez” with key hits and a lights out relief pitching performance from Roki Sasaki gave the Dodgers a win.

And for those of you who question calling the championship of a quintessential American game a “World Series” I wish to remind you that Kike Hernandez is from Puerto Rico, Teoscar Hernandez is from the Dominican Republic and, of course, Ohtani and Sasaki are from Japan as is Yoshinobu Yamamoto who will pitch for the Dodgers in this playoff series.

By the time that you read this, the Dodgers and Phillies will have played two more games. My crystal ball is broken and, while I have not entirely gone out of the prediction business, I do not know how this series will turn out.

But I do know that last Saturday was a special day and that the Dodgers and their fans have got plenty of heart.

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coverstory

BEVERLY HILLS CONSIDERS TRIO OF HIGH-RISE DEVELOPMENTS

By Danielle Berjikian

The Beverly Hills Planning Commission is scheduled to review three proposed residential and mixed-use developments during its Thursday meeting, including projects at 9467 Olympic

space.

The development would feature three levels of subterranean parking, accommodating 180 vehicles, and 21 of the residential units would be reserved for low-income households. Unit types would range from one- to three-bedroom apartments. Planned amenities include private and common outdoor spaces, such as balconies, a courtyard, a rooftop area, a gym, and a community room.



Project Rendering looking Northwest from Olympic Boulevard

Boulevard, 333-353 South Beverly Drive, and 9441 Olympic Boulevard.

The first project is a proposed eight-story, mixed-use development at 9467 Olympic Boulevard. The project, filed under the state Housing Accountability Act's "Builder's Remedy" provisions, would include 105 residential units and approximately 17,085 square feet of commercial and restaurant

application was submitted by Aflalo Equities, a local property management and development firm, and is part of a pair of proposed residential buildings in the city, with the other site located at 353 South Beverly Drive.

Sammy Aflalo, son of Moshe and Laura Aflalo, filed the plans for the Beverly Hills project along with another development that includes 350



Project Rendering looking Northeast from Olympic Boulevard



Project Rendering looking Southwest from South Beverly Drive

apartments across properties co-owned with Harkham Family Enterprises.

The Planning Commission will also review a 135-unit apartment complex at 333-353 South Beverly Drive, the other project filed by the Aflalo family.

The 333-353 South Beverly Drive project would construct an eight-story, 85-foot-tall mixed-use building with 135 residential units and approximately 16,099 square feet of commercial and restaurant space. Of the units, 27 would be designated for low-income households. The project includes three levels of underground parking with

263 spaces for residential and commercial use. Planned amenities include private balconies, a courtyard, gym, community room, and a rooftop area with a pool. The site is currently developed with two-story office buildings and a parking structure for the adjacent Pavilions grocery store.

A third project at 9441 Olympic Boulevard proposes a 13-story, 143-foot mixed-use building with 75 residential units and 4,092 square feet of commercial space. Fifteen of the units would be reserved for low-income households. The building would include three levels of subterranean parking with 52 spaces, and provide 15,014 square feet of open space through private balconies and a rooftop area with a gym, community room, courtyard, and pool.

The 9441 Olympic Boulevard project was submitted in partnership with Fisch Properties.

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

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powerment Camp on Saturday, November 8, and Sunday, November 9. The two-day program runs from 7:30 a.m. to 5 p.m. at the BHFD headquarters, 445 N. Rexford Drive.

The camp is aimed at teens ages 13–18 and provides hands-on activities including exercises, drills, and training designed to introduce participants to the physical and teamwork aspects of fire-fighting.

The program is open to all genders, with a focus on encouraging girls ages 13–18 to attend. Women 18 and older pursuing a career in fire service through programs such as EMT certification, cadet programs, or explorer posts are also eligible to apply.

Registration is free and open to both residents and non-residents until spaces are filled. More information and registration details are available at www.beverlyhills.org/empowermentcamp.

Beverly Hills Prepares to Implement State Non-Functional Turf Regulations

The City of Beverly Hills is preparing to implement California's Assembly Bill

1572 (AB 1572), which prohibits the use of potable water to irrigate non-functional turf on commercial, industrial, and institutional (CII) properties, including Homeowners' Association (HOA) common areas. The state legislation was adopted in October 2023 to improve water efficiency and protect California's potable water supply.

Non-functional turf is defined as decorative grass not regularly used for recreation or public events. Examples include lawn grass on street medians, ornamental turf in business parks, and grass in parking lot islands. Areas exempt from the regulations include sports and school fields, picnic areas, playgrounds, residential lawns, cemeteries, and other recreational spaces. Potable water use may still be allowed for tree health, other perennial plants, or immediate health and safety needs.

AB 1572 requires CII properties with more than 5,000 square feet of turf to self-certify compliance with the State Water Resources Control Board every three years, starting June 30, 2030. HOA properties over 5,000 square feet must certify beginning June 30, 2031.

The City must adopt a local ordinance

by January 1, 2027, and begin enforcement by January 1, 2028, for CII properties and by January 1, 2029, for HOA common areas. Staff will update the City's Water Use Efficiency Regulations, conduct outreach to affected property owners, and develop tools for compliance, including technical guidance, workshops, and turf replacement planning.

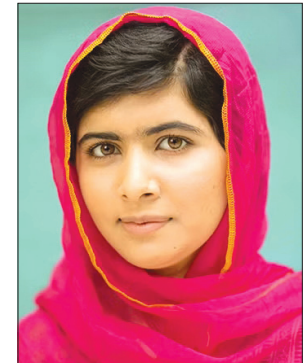
Implementation efforts will include identifying affected properties using aerial and utility data, coordinating with local business organizations, and providing information on incentives such as commercial turf replacement rebates through the Metropolitan Water District. A draft ordinance is expected to be presented to the Public Works Commission before City Council consideration in early 2026.

Library to Host Online Event with Malala Yousafzai

The Beverly Hills Public Library will host an online event with Nobel Peace Prize Laureate Malala Yousafzai on Wednesday, October 22, at 4:00 p.m. to discuss her memoir, *Finding My Way*.

Finding My Way recounts Yousafzai's

experiences growing up after surviving a Taliban attack at age 15 and navigating life in the public eye. The memoir covers her personal journey through adolescence and young adulthood, including her education, friendships, and self-discovery.



Malala Yousafzai

Malala Yousafzai is an education activist, the youngest Nobel Peace Prize recipient, best-selling author, and film producer. She was born in Mingora, Pakistan, in 1997 and graduated from Oxford University in 2020.

Visit <https://libraryc.org/beverlyhills-publiclibrary/99105> to register.

Leigh Bardugo to Discuss 'Six of Crows' at Virtual Author Talk

The Beverly Hills Public Library will host author Leigh Bardugo on Thursday,

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briefs cont. from page 7

October 9, at 4:00 p.m. for a discussion of her Six of Crows duology. The event coincides with the release of the Six of Crows: The Dregs Edition paperback, which features updated maps, new cover art, and black-stained page edges.



Leigh Bardugo

Six of Crows, first published in 2015, follows six characters in the fictional city of Ketterdam as they plan a high-stakes heist. The series is part of Bardugo's larger Grishaverse, which has been adapted into a Netflix series.

Bardugo, a #1 New York Times best-selling author, lives in Los Angeles and is an associate fellow at Pauli Murray College, Yale University.

Beverly Hills Police Increase Security Around Religious Institutions

The Beverly Hills Police Department has increased patrols, implemented special watches, and coordinated with private security around religious institutions through mid-October. The department cited the approach of the holiday season and recent interna-

tional events as the reason for the enhanced security measures. Residents are encouraged to remain alert and report any suspicious activity.

The Police Department emphasized that community cooperation is an important part of maintaining safety in the city.

Beverly Hills Art Show to Take Place in Beverly Gardens Park October 18–19

The Fall Beverly Hills Art Show is scheduled for Saturday, October 18, and Sunday, October 19, from 10 a.m. to 5 p.m., covering four blocks of Beverly Gardens Park between Beverly Drive and Crescent Drive. The free event will feature 250 artists displaying work in ten different categories, including sculpture, painting, photography, digital art, ceramics, drawing, printmaking, glass, jewelry, and watercolor.

Live demonstrations will include oil and watercolor painting, jewelry design, and two- and three-dimensional artwork. Food trucks, including Asian Street Food Truck, Friendly Fruits, Itz No Cho Day, Serendoggity, and Wise BBQ, will provide meals, and a beer and wine garden with live music will be available.

Street art demonstrations will include chalk artist Stacy Nalapraya on Saturday, using the Italian street painting style Imandonnari, and muralist Gloria Ing on Sunday. Metro Art-commissioned artists Meleko Mokgosi, Devon Tsuno, Phung Huynh, and Oscar Magallanes will also

be present, showcasing their designs for the future Beverly Drive and Century City Metro D Line stations.

Featured artists include Andrew Max Modlin, watercolorist Martino Dorce', Tom Sweetser, and oil painter Emily Wallerstein. Attendees will have the opportunity to meet the artists, watch live demonstrations, and explore interactive activities.

For more information about the Art Show and each of the 245 artists and their artwork, visit www.beverlyhills.org/artshow.

World Premiere of UnRavelled Coming to The Wallis in October

The Wallis will host the world premiere of UnRavelled, an award-winning play written by Jake Broder, with performances scheduled for Friday, October 17 and Saturday, October 18 at 7:30 p.m., and Sunday, October 19 at 2:00 p.m.

The play is inspired by the true story of Canadian painter and biologist Dr. Anne Adams (1940–2007) and French composer Maurice Ravel (1875–1937), both of whom developed frontotemporal dementia (FTD) nearly a century apart. The production explores the connection between their artistic work and the neurological changes they experienced while living with the disease.

Directed by James Bonas, the multi-media production features music and sound design by Mark Grey and is produced by Cath Brittan. Cast members include Lucy Davenport as Dr. Anne Ad-

ams, Andrew Borba as Robert Adams, Larry Poindexter as Dr. Bruce Miller, Leo Marks as Maurice Ravel, and Tracey A. Leigh as Ida Rubinstein.

A streamed version of UnRavelled debuted in 2021 and was nominated for five Los Angeles Drama Critics Circle Awards, winning for design. It also received the Beverly Hills Theater Guild Playwriting Award in 2024.

Alongside the performances, The Wallis will present UnRavelled Outreach, a companion program featuring an exhibition of Dr. Adams' paintings, talkbacks, lectures, workshops, and interactive displays. The outreach component also includes the launch of a Los Angeles Caregiver Roadmap for FTD, developed by Cedars-Sinai in partnership with UCSF and Emma Heming Willis, to provide resources and support for local caregivers.

The project is presented in partnership with organizations including the Association for Frontotemporal Degeneration,

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**Beverly Hills
Weekly**



**THURSDAY,
OCTOBER 16,
2025**

5:30 P.M. - 6:30 P.M.

Light refreshments will be served.



Join Beverly Hills Mayor

Sharona Nazarian and Michael Forbes, Director of Community Development for the City of Beverly Hills, as they discuss key updates and initiatives for our community.

- **Builder's Remedy**
- **One Beverly Hills**
- **Recent changes in state law regarding residential projects and CEQA environmental review**

- **IN-PERSON:**
City Hall Municipal Gallery
455 N. Rexford Dr.,
Beverly Hills, CA 90210
- **VIRTUAL OPTION
AVAILABLE!**

- ? To submit your questions in advance, email StraightTalkWithSharona@beverlyhills.org
- For more information and to attend virtually, visit beverlyhills.org/straighttalk



the Kissick Family Foundation, UCSF Memory and Aging Center, Global Brain Health Institute, Lilly Pharmaceuticals, the Dana Foundation, and the San Francisco Conservatory of Music. Local partners include Cedars-Sinai, the For Their Thoughts Foundation, and UCLA Brain Research Institute.

Tickets for UnRavelled are priced between \$32 and \$77 and include access to the outreach programming. More information is available at www.thewallis.org.

Planning Commission to Review 12-Story and 11-Story Housing Proposals

The Beverly Hills Planning Commission is expected to consider two builders remedy projects, including a proposed 12-story, 65-unit residential development at 346 North Maple Drive, and an 11-story residential building at 401 North Oakhurst Drive, during its October 14 meeting.



Project Rendering: Front Facing N. Maple Drive

Both projects are being processed under the state Housing Accountability Act’s “Builder’s Remedy” provision. The Maple Drive proposal, submitted by Oak Investment Company LLC and Beachside Suites LLC, calls for a 124-foot-tall apartment building that would include a mix of studio, one-bedroom, and two-bedroom units. Beachside Suites LLC is an entity managed by developer Leo Pustilnikov. Of the 65 units, 13 would be designated for lower-income households, including both low- and very-low-income

levels. The development would replace an existing eight-unit apartment building and a detached six-car garage built in 1947. The



Project Rendering: Northwest Corner of N. Oakhurst Drive and Alden Drive

site is located in the R-4 Multiple Residential Zone, which allows high-density residential uses, and is surrounded by a mix of apartment buildings, condominiums, and nearby commercial and recreational uses, including the Beverly Hills Tennis Club. The project includes 15 parking spaces located on the first floor and in one subterranean level. Parking would be unbundled from rent, as required by state law, meaning tenants could choose whether to lease a parking space for an additional fee. The project proposes a parking ratio of 0.23 spaces per unit, which is lower than local zoning standards but allowed under Builder’s Remedy provisions. A total of 7,077 square feet of open space is proposed through private balconies and a rooftop common area. The application qualifies as a Builder’s Remedy project because the developer filed a Preliminary Application on October 6, 2023, before the City’s housing element was certified by the California Department of Housing and Community

Development in May 2024. Under state law, this allows the project to proceed even if it does not fully comply with local zoning or general plan standards.

Under state housing replacement requirements, five of the demolished units on the site must be replaced with affordable housing. The proposed project would exceed this requirement by providing a total of 13 affordable units, which also meets the City’s inclusionary housing mandate that at least 10% of new units be affordable.

The Planning Commission is also scheduled to review a proposal for an 11-story residential building at 401 North Oakhurst Drive during its meeting on October 14. The proposed project seeks approval for a 131-foot-tall multi-family building containing 25 two-bedroom units, five of which would be reserved for lower-income households. The project would replace an existing six-unit apartment building and detached six-car garage built in 1937. The 7,717-square-foot site lies within the R-4 Multiple Residential Zone, designated for high-density housing. The surrounding area consists primarily of multi-family residential buildings ranging from two to five stories. According to the staff report, the new development would include 14 parking spaces distributed between the ground floor and a one-level subterranean garage, with vehicular access from the alley behind the property. Parking would be unbundled from rent, in compliance with state law, allowing tenants to lease spaces separately for an added cost. The proposal includes 6,404 square feet of open space, provided through private balconies and a rooftop common area. A shade and shadow study prepared by the applicant indicates that the new building would cast shadows on nearby residential properties at different times

of the year. However, Beverly Hills does not have objective standards regulating shadow impacts, and such effects are not considered significant under the CEQA exemption being proposed for the project.

On October 1, 2025, the applicant’s representative, Olivia Joncich of Rand Paster & Nelson LLP, requested a 90-day extension for processing both projects, citing possible design changes. However, City staff have not agreed to the request, noting that state law limits the City to five public hearings on a housing development project. Postponing the items could use one of those hearings, potentially limiting future opportunities for substantive discussion.

Fine Arts Theatre to Host Los Angeles Premiere of Restored Fleischer Studios Cartoons

The Fine Arts Theatre will present the Los Angeles premiere of eleven newly restored Fleischer Studios cartoons in 4K, including the seasonal title Betty Boop’s Halloween Party, on Saturday, November 1, at 7:15 PM at 8556 Wilshire Blvd. The event will include an appearance by Claire Fleischer, a member of the Fleischer Cartoons Restoration Team, who will introduce the screening and discuss the restoration process. Fleischer is the great-granddaughter of Max Fleischer, granddaughter of director Richard Fleischer, and has a long-standing interest in classic animation. Fleischer Studios, founded in the 1920s by Max and Dave Fleischer, is known for creating animated characters and shorts with urban sensibility and surreal humor, as well as for pioneering techniques such as rotoscoping. Some of the studio’s early work also reflects the racial stereotypes of its era. Their films continue to be studied for both cultural significance and artistic innovation.

In addition to this event, the theatre hosts a Second Sunday 70mm PLUS Film Series, with screenings typically held at 2 PM on the second Sunday of each month. Tickets for the series are generally \$10. Further information, including ticket purchase and schedule details, is available at fineartstheatrebh.com.

--Briefs Compiled by Danielle Berjikian

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.

MINASYAN, NAREK, 33, arrested on 8/16/2025 for petty theft.
LEE, CHANGEUN, 36, arrested on 8/26/2025 for theft or driving of vehicle, smuggling controlled substances or liquor into jail, possession of burglary tools, acquiring access cards without cardholders or issuers consent, and having an outside felony warrant.
LUCERO, PRISCILLA ERICA, 37, ar-

rested on 8/16/2025 for theft or driving of vehicle, possession of meth/etc, acquiring access cards without the cardholders or issuers consent, and having an outside misdemeanor warrant.
JOHNSON, MARKAVIOUS BASHARA, 38, arrested on 8/16/2025 for batter - use of force or violence upon another, and having an outside misdemeanor warrant.
TRENT, JOHN CHRISTOPHER, 33, ar-

rested on 8/16/2025 for battery - use of force or violence upon another.
SALEH, JALAL TALA, 36, arrested on 8/16/2025 for battery - use of force or violence upon another.
PAPIKYAN, RAZMIK, 25, arrested on 8/16/2025 for criminal conspiracy, and robbery.
GRIGORYAN, VAHAGN, 45, arrested on 8/16/2025 for criminal conspiracy, robbery.
OGANISYAN. VLAD, 23, arrested on 8/16/2025 for criminal conspiracy, and robbery.
HAMPTON, BRIANNA MICHELLE, 27, arrested on 8/18/2025 for possession

of a controlled substance, and possession of drug Paraphernalia.
FRANCO, WALTER SOBRINHO, 29, arrested on 8/17/2025 for residential burglary.
ALVES, CHRISTOPHER MEMBRENO, 21, arrested on 8/17/2025 for resisting or threatening an officer.
SANTIAGOLOPEZ, CASILDA, 61, arrested on 8/18/2025 for residential burglary.
WERNER, SAMUEL GEORGE, 29, arrested on 8/18/2025 for indecent exposure, annoyance or molesting children under 18 years.

arrests cont. on page 10

objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 10/27/2025 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: 9/12/25, Signed: Lee W. Tsao, Judge of the Superior Court
Published: 9/18/25, 9/25/25, 10/2/25, 10/9/25 349
Maria Azusena Salas
Case Number: 25NWCP00439
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Maria Azusena Salas
Petitioner: Maria Azusena Salas
Present name: Maria Azusena Salas
Proposed name: Susana Hernandez Salas
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 10/31/2025 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: 9/9/25, Signed: Lee W. Tsao, Judge of the Superior Court
Published: 9/18/25, 9/25/25, 10/2/25, 10/9/25 350
Debbie Shondre Ealey
Case Number: 25CMCP00040
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: Debbie Shondre Ealey
Petitioner: Debbie Shondre Ealey
Present name: Debbie Shondre Ealey
Proposed name: Debbie Shondre Ealey

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: 8/12/2025 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: 2/25/25, Signed: Elizabeth L. Bradley, Judge of the Superior Court
Published: 9/18/25, 9/25/25, 10/2/25, 10/9/25 350
FICTITIOUS BUSINESS NAME STATEMENT: 2025188070 The following person(s) is/are doing business as: GROSSMAN PROPERTY MANAGEMENT. 415 Montana Avenue. Unit 302. Santa Monica, CA 90403. County of Los Angeles. LAILA SOUK-TANI. 415 Montana Avenue. Unit 302. Santa Monica, CA 90403. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 3/20/25. Signed: Robert J. Grossman, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/11/20/25. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 9/18/25, 9/25/25, 10/2/25, 10/9/25 351
Jonathan Patrick Overmyer
Case Number: 25SMCP00473
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: Jonathan Patrick Overmyer
Petitioner: Jonathan Patrick Overmyer
Present name: Jonathan Patrick Overmyer
Proposed name: Gabriel Arche Overmyer
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 10/17/2025 Time: 8:30a Dept: K Rm: 203
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 9/2/25, Signed: Lawrence H. Cho, Judge of the Superior Court
Published: 9/18/25, 9/25/25, 10/2/25, 10/9/25 352
FICTITIOUS BUSINESS NAME STATEMENT: 2025176526. The following person(s) is/are doing business as: HUMAN TOUCH CHIROPRACTIC. 1233 N VERMONT AVE SUITE 1 LOS ANGELES CA 90029. B20250234492. HUMAN TOUCH WELLNESS CENTER INC. 1233 N VERMONT AVE SUITE 1 LOS ANGELES CA 90029. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 08/20/25. Signed: ARMEN MOURADIAN, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 08/26/2025. 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: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,851

FICTITIOUS BUSINESS NAME STATEMENT: 2025186675. The following person(s) is/are doing business as: BETTER HAUL SAUL. 6040 MELVIN AVE TARZANA CA 91356-1024. KANAN GUBINS. 6040 MELVIN AVE TARZANA CA 91356. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: KANAN GUBINS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/09/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,852
FICTITIOUS BUSINESS NAME STATEMENT: 2025187368. The following person(s) is/are doing business as: GSJ MANAGEMENT SERVICE. 19200 RANIER ST CANYON COUNTRY CA 91351. JORGE LUIS REYOY. 19200 RANIER ST CANYON COUNTRY CA 91351. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: JORGE LUIS REYOY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/09/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,853
FICTITIOUS BUSINESS NAME STATEMENT: 2025187388. The following person(s) is/ are doing business as: SPEAK EASY SPEECH THERAPY. 11046 WESTWOOD BLVD CULVER CITY CA 90230. LAUREN BETH CHERMAN GERSTMANN. 11046 WESTWOOD BLVD CULVER CITY CA 90230. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: LAUREN BETH CHERMAN GERSTMANN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/09/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,853

FICTITIOUS BUSINESS NAME STATEMENT: 2025183058. The following person(s) is/ are doing business as: ENVISION LUXURY TRAVEL; ENVISION DIGITAL PARTNERS. 3616 E COLORADO ST LONG BEACH CA 90814; ENVISION GROUP LLC. 3616 E COLORADO ST LONG BEACH CA 90814. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/20/25. Signed: SYLVIA ARNDT, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 09/03/2025. 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: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,855
FICTITIOUS BUSINESS NAME STATEMENT: 2025183058. The following person(s) is/ are doing business as: SANKOFA HEALING INSTITUTE. 315 S BEVERLY DRIVE SUITE 307 BEVERLY HILLS CA 90212. SHELLY PRILLERMAN HARRELL. 315 S BEVERLY DRIVE SUITE 307 BEVERLY HILLS CA 90212. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/20/25. Signed: SHELLY PRILLERMAN HARRELL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/08/2025. 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: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,857
FICTITIOUS BUSINESS NAME STATEMENT: 2025188072. The following person(s) is/ are doing business as: SATORI DIGITAL CONSULTING. 3423 COLONIAL AVE LOS ANGELES CA 90066. BRIAN MOREL. 3423 COLONIAL AVE LOS ANGELES CA 90066. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: BRIAN MOREL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/10/2025. 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: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,860
FICTITIOUS BUSINESS NAME STATEMENT: 2025185245. The following person(s) is/are doing business as: PARACHUTE TACTICAL CORPS. 1401 21ST ST STE R SACRAMENTO CA 95811. ALFONSO GARCIA. 1401 21ST ST STE R SACRAMENTO CA 95811. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/20/25. Signed: ALFONSO GARCIA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/05/2025. 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: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,861
FICTITIOUS BUSINESS NAME STATEMENT: 2025183920. The following person(s) is/ are doing business as: TRAVELER LUXURY RIDES. 11231 66TH ST JURUPA VALLEY CA 91752. TRAVELER TRUCKING INC. 11231 66TH ST JURUPA VALLEY CA 91752. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: YONG WANG, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/04/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,864
FICTITIOUS BUSINESS NAME STATEMENT: 2025170703. The following person(s) is/are doing business as: LITTLE MONSTA; MONSTA. 18375 VENTURA BLVD 1057 TARZANA CA 91356. ALYSSA LEE. 18701 HATTERAS ST UNIT 17 TARZANA CA 91356. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: ALYSSA LEE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/18/2025. 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: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,864
FICTITIOUS BUSINESS NAME STATEMENT: 2025185774. The following person(s) is/are doing business as: ZAY CORONADO ENT. 1940 W 95TH ST LOS ANGELES CA 90047. ISAIAH CORONADO WILLIAMS. 1940 W 95TH ST LOS ANGELES CA 90047. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 08/20/25. Signed: ISAIAH CORONADO WILLIAMS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/08/2025. 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: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,865
FICTITIOUS BUSINESS NAME STATEMENT: 2025170587. The following person(s) is/are doing business as: K LUV 724 E WINDSOR RD #211 GLENDALE CA 91201. SILVIA SEROPYAN. 724 E WINDSOR RD #211 GLENDALE CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/25. Signed: SILVIA SEROPYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/18/2025. 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: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,867
FICTITIOUS BUSINESS NAME STATEMENT: 2025169477. The following person(s) is/ are doing business as: DELI BOYS DELIVERY. 11378 EL DORADO AVE UNIT B LOS ANGELES CA 91340. 3410366. KUSHUM INC. 11378 EL DORADO AVE UNIT B LOS ANGELES CA 91340. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 08/20/25. Signed: SAM VALERI, CEO. This statement is filed with the County Clerk of Los Angeles County on: 08/15/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,868
FICTITIOUS BUSINESS NAME STATEMENT: 2025169482. The following person(s) is/are doing business as: YEREVAN BAKERY. 8358 FOOTHILL BLVD SUNLAND CA 91040. 4646114. ARTSAKH ENTERPRISE INC. 8358 FOOTHILL BLVD SUNLAND CA 91040. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 10/20/20.

Signed: HOVSEP KESHISHIAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 08/15/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,869
FICTITIOUS BUSINESS NAME STATEMENT: 2025169487. The following person(s) is/ are doing business as: RESTAURANTE Y PUPUSERIA LAS ISLETAS. 7450 VINELAND AVE UNIT 102 SUN VALLEY CA 91352. 202250911645. SAL ROSALES ENTERPRISE LLC. 7450 VINELAND AVE UNIT 102 SUN VALLEY CA 91352. 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: SALVADOR ROSALES FLORES, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 08/15/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,870
FICTITIOUS BUSINESS NAME STATEMENT: 2025176047. The following person(s) is/are doing business as: LARS RESTAURANT FLIP; MARMALADE CAFE. 2216 WILSHIRE BLVD SANTA MONICA CA 90403. LEONARD ROSENBERG. 2216 WILSHIRE BLVD SANTA MONICA CA 90403. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: LEONARD ROSENBERG, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/25/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,871
FICTITIOUS BUSINESS NAME STATEMENT: 2025176045. The following person(s) is/ are doing business as: HAGOPIAN AND ASSOCIATES. 21300 VICTORY BLVD SUITE 300 WOODLAND HILLS CA 91367. GARO HAGOPIAN. 21300 VICTORY BLVD SUITE 300 WOODLAND HILLS CA 91367. DIANA D. HAGOPIAN. 21300 VICTORY BLVD SUITE 300 WOODLAND HILLS CA 91367. This business is conducted by: A GENERAL PARTNERSHIP. Registrant commenced to transact business under the fictitious business name(s) listed above on: 03/20/2025. Signed: GARO HAGOPIAN, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 08/25/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/18/2025, 09/25/2025, 10/02/2025, 10/09/2025 11,872
FICTITIOUS BUSINESS NAME STATEMENT: 2025160859
The following person(s) is/are doing business as: VDDG, VICTORIANTEK DESIGN DEVELOPMENT GROUP. 1045 PINE AVE. LONG BEACH, CA. 90813 LOS ANGELES, RAYMOND HAWKINS. 1045 PINE AVE LONG BEACH CA 90813. 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 RAYMOND HAWKINS, 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: 8/5/2025. 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: 9/18/2025, 9/25/2025, 10/2/2025, 10/9/2025 NIN 50620
FICTITIOUS BUSINESS NAME STATEMENT: 2025161834
The following person(s) is/are doing business as: LOTUS LEAF REALTY, CASHFLOW PROPERTY CLUB, DILIGENT LENDER, 9519 TELEGRAPH RD STE C, PICO RIVERA, CA. 90660 LOS ANGELES, FORTRESS MANAGEMENT, 9519 TELEGRAPH RD STE C PICO RIVERA CA 90660 CALIFORNIA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed JOSE ARMANDO LEANDRO, 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: 8/5/2025. 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: 9/18/2025, 9/25/2025, 10/2/2025, 10/9/2025 NIN 50626
FICTITIOUS BUSINESS NAME STATEMENT: 2025161852
The following person(s) is/are doing business as: GBC COMPANY, 5325 DUFFEE AVE, EL MONTE, CA. 91732 LOS ANGELES, SUNLAND EMPIRE INC, 5325 DUFFEE AVE EL MONTE CA 91732 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: 8/6/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/18/2025, 9/25/2025, 10/2/2025, 10/9/2025 NIN 50627
FICTITIOUS BUSINESS NAME STATEMENT: 2025162967
The following person(s) is/are doing business as: STILL POINT HEALTH CENTER, 2142 VALENTINE ST, LOS ANGELES, CA. 90026 LOS ANGELES, ROBERT BRUCE NORETT, 2142 VALENTINE ST LOS ANGELES CA 90026. 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 BRUCE NORETT, 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: 8/7/2025. 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: 9/18/2025, 9/25/2025, 10/2/2025, 10/9/2025 NIN 50630
FICTITIOUS BUSINESS NAME STATEMENT: 2025165010
The following person(s) is/are doing business as: YOLIS CH CLEANING, 1009 GARFIELD AVE. LOS ANGELES, CA. 90022 LOS ANGELES, YOLANDA HERNANDEZ, 1009 GARFIELD AVE LOS ANGELES CA 90022. 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 YOLANDA HERNANDEZ, 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: 8/11/2025. 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: 9/18/2025, 9/25/2025, 10/2/2025, 10/9/2025 NIN 50631
FICTITIOUS BUSINESS NAME STATEMENT: 2025166074

The following person(s) is/are doing business as: MCLEAN AND SONS PRODUCTIONS AND EATERY. 6030 CRENSHAW BLVD 230, LOS ANGELES, CA. 90043 LOS ANGELES, OLIVE MCLEAN, 6030 CRENSHAW BLVD 230 LOS ANGELES CA 90043. 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 OLIVE MCLEAN, 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: 8/12/2025. 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: 9/18/2025, 9/25/2025, 10/2/2025, 10/9/2025 NIN 50633
FICTITIOUS BUSINESS NAME STATEMENT: 2025166447
The following person(s) is/are doing business as: TESSA LOERA THERAPY. 4617 BRAZIL STREET, LOS ANGELES, CA. 90039 LOS ANGELES, TERESA ALENA LOERA, 4617 BRAZIL STREET LOS ANGELES CA 90039. 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 TERESA ALENA LOERA, 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: 8/12/2025. 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: 9/18/2025, 9/25/2025, 10/2/2025, 10/9/2025 NIN 50634
FICTITIOUS BUSINESS NAME STATEMENT: 2025154748 The following person(s) is/ are doing business as: WINNITHUS. 26787 Agoura Rd Ste E8 #4005. Calabasas, CA 91302. County of Los Angeles. EDWARD SHATVEROV; KOHLEBY THOMPSON 26787 Agoura Rd Ste E8 #4005. Calabasas, CA 91302. This business is conducted by: Copartners. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Edward Shatverov, General Partner. This statement is filed with the County Clerk of Los Angeles County on: 9/8/2025. 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) 9/25/25, 10/2/25, 10/9/25, 10/16/25 355
Maria Luisa Salazar
Case Number: 25TRCP00432
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
1 Regent St
Inglewood, CA 90301
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Maria Luisa Salazar
Petitioner: Maria Luisa Salazar
Present name: Maria Luisa Salazar
Proposed name: Dulce Maria Salazar
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 10/31/2025 Time: 9:30a Dept: 1 Rm:
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 9/25/25, Signed: Lawrence H. Cho, Judge of the Superior Court
Published: 9/25/25, 10/2/25, 10/9/25, 10/16/25 357
Ace Alexander Vazquez by and through her mother Shanna Speed
Case Number: 25SMCP00362
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: Ace Alexander Vazquez
Petitioner: Ace Alexander Vazquez
Present name: Ace Alexander Vazquez
Proposed name: Ace O'rian Christ
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 10/10/2025 Time: 8:30a Dept: K Rm: 203
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 6/30/25, Signed: Lawrence H. Cho, Judge of the Superior Court
Published: 9/25/25, 10/2/25, 10/9/25, 10/16/25 357
Tawana Nate' Baker
Case Number: 25CMCP00179
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: Tawana Nate' Baker
Petitioner: Tawana Nate' Baker
Present name: Tawana Nate' Baker
Proposed name: Tiffany BU Hughes
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 11/25/2025 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: 9/16/25, Signed: Elizabeth L. Bradley, Judge of the Superior Court
Published: 9/25/25, 10/2/25, 10/9/25, 10/16/25 358
Latrina Lashawn Pitchford AKA Latrina Lashawn Bragg
Case Number: 25CMCP00178
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: Latrina Lashawn Pitchford AKA Latrina Lashawn Bragg
Petitioner: Latrina Lashawn Pitchford AKA Latrina Lashawn Bragg
Present name: Latrina Lashawn Pitchford AKA Latrina Lashawn Bragg
Proposed name: Latrina Lawshawn Bragg
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 11/25/2025 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: 9/15/25, Signed: Elizabeth L. Bradley, Judge of the Superior Court
Published: 9/25/25, 10/2/25, 10/9/25, 10/16/25 359
Rodrigo Garcia Manzo
Case Number: 25NWCP00436
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12700 Norwalk Blvd
Norwalk, CA 90650
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Rodrigo Garcia Manzo
Petitioner: Rodrigo Garcia Manzo
Present name: Rodrigo Garcia Manzo
Proposed name: Rodrigo Garcia Manzo
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 11/7/2025 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: 9/8/25, Signed: Lee W. Tsao, Judge of the Superior Court
Published: 9/25/25, 10/2/25, 10/9/25, 10/16/25 360
FICTITIOUS BUSINESS NAME STATEMENT: 2025182414. The following person(s) is/are doing business as: KRAKEN ADS. 5011 LOS ROBLES ST LOS ANGELES CA 90041. LEIBSOHN LLC. 5011 LOS ROBLES ST LOS ANGELES CA 90041. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/20/23. Signed: JOSH LEIBSOHN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/03/2025. 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: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,873

FICTITIOUS BUSINESS NAME STATEMENT: 2025183713. The following person(s) is/are doing business as: STILL WATERS 3D PRINTS. 6420 BALBOA BLVD SUITE 101 LAKE BALBOA CA 91406. MATTHEW ELDER. 6420 BALBOA BLVD SUITE 101 LAKE BALBOA CA 91406. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/1/2025. Signed: MATTHEW ELDER, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/04/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,874

FICTITIOUS BUSINESS NAME STATEMENT: 2025185765. The following person(s) is/are doing business as: CORLEONE CONSULTING. 2495 ½ S BARRINGTON AVE LOS ANGELES CA 90064. MICHAEL BAYDOUN. 2495 ½ S BARRINGTON AVE LOS ANGELES CA 90064. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 07/20/25. Signed: MICHAEL BAYDOUN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/08/2025. 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: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,875

FICTITIOUS BUSINESS NAME STATEMENT: 2025168652. The following person(s) is/ are doing business as: PAUL SOUND MIX. 4940 E SAN CARLOS ST COMPTON CA 90221. PAUL MORRIS SIQUEIROS. 4940 E SAN CARLOS ST COMPTON CA 90221. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 08/20/25. Signed: PAUL MORRIS SIQUEIROS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/15/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,876

FICTITIOUS BUSINESS NAME STATEMENT: 2025195769. The following person(s) is/are doing business as: AC & HEAT CONTRACTOR INC. 13519 S VERMONT AVE GARDENA CA 90247. 5820247. AC & HEAT CONTRACTOR INC. 13519 S VERMONT AVE GARDENA CA 90247. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: EDWIN SANTIAGO, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/19/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,877

FICTITIOUS BUSINESS NAME STATEMENT: 2025187924. The following person(s) is/ are doing business as: FRESH & DATES; FRESH PRODUCE SALES. 1601 E OLYMPIC BLVD UNIT 313 LOS ANGELES CA 90021. FRESH PRODUCE & DATES CO. 1601 E OLYMPIC BLVD UNIT 313 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: 09/20/25. Signed: ZAKARIA TRAD, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/10/2025. 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: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,878

FICTITIOUS BUSINESS NAME STATEMENT: 2025184291. The following person(s) is/are doing business as: VERY IMPORTANT COMPUTER CLUB; VERY IMPORTANT COMPUTER COMPANY. 2108 N ST STE N #C3184722 SACRAMENTO CA 95816. VERY IMPORTANT COMPUTING LLC. 2108 N ST STE N #C3184722 SACRAMENTO CA 95816. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/20/25. Signed: VICTOR ALEXANDER, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/04/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,879

FICTITIOUS BUSINESS NAME STATEMENT: 2025176236. The following person(s) is/are doing business as: C.A.M. RESOURCE FOUNDATION. 7406 BRIGHTON AVE LOS ANGELES CA 90047. TERRY MAY. 7406 BRIGHTON AVE LOS ANGELES CA 90047. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 08/20/25. Signed: TERRY MAY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/26/2025. 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: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,880

FICTITIOUS BUSINESS NAME STATEMENT: 2025191741. The following person(s) is/are doing business as: RR HVAC SERVICES; RR ELECTRICAL SERVICES; RR PLUMBING SERVICES; RR CONSTRUCTION SERVICES. 520 S SANTA ANITA AVE #C ARCADIA CA 91706. ROBIN NITA EXPRESS SERVICE. 520 S SANTA ANITA AVE #C ARCADIA CA 91706. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 04/20/21. Signed: LUBING GUI, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/15/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,881

FICTITIOUS BUSINESS NAME STATEMENT: 2025176042. The following person(s) is/are doing business as: THE GREEN DUMPSTER RENTAL; THE GREEN DUMPSTER RENTAL LOS ANGELES. 21310 NORDHOFF STREET CHATSWORTH CA 91311. THE GREEN DUMPSTER LLC. 9909 TOPANGA CYN BLVD #272 CHATSWORTH CA 91311. 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: DUSTIN BRADLEY, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 08/25/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,882

FICTITIOUS BUSINESS NAME STATEMENT: 2025176039. The following person(s) is/are doing business as: GOODFELLAS; X GROUP; OCFLEET; RED EYE CANNABIS; MAD BUDS; SDFLEET; BUDS R US; GAS BUDS; MOONLIGHT SERVICES; REDEYEZ ONLY; PACIFIC VIBE; DREAMCALI; FLYBUDS; MOUNTAIN HILL; RELEAF DELIVERY; FUZZY FLOWER. 300 PENDLETON WAY SUITE 329 OAKLAND CA 94621. CANNA-BIS PLUS LLC. 300 PENDLETON WAY SUITE 329 OAKLAND CA 94621. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 08/20/25. Signed: DOMINIC D'EPIFANIO MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 08/25/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,883

FICTITIOUS BUSINESS NAME STATEMENT: 2025176036. The following person(s) is/are doing business as: WEEED; CLEAN GREEN; HIGH HEAVENS; EASY BREEZY; QUILTRIP; HIGHRIIDE. 9870 SAN FERNANDO RD STE 103 PACOMA CA 91331. LILYKIS INC. 9870 SAN FERNANDO RD STE 103 PACOMA CA 91331. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 08/20/25. Signed: VARTAN TIRATRI-RYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 08/25/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,884

FICTITIOUS BUSINESS NAME STATEMENT: 2025178277. The following person(s) is/ are doing business as: UFC GYM CITY OF INDUSTRY. 17638 CASTLETON ST CITY OF INDUSTRY CA 91748. J&S GLOBAL VENTURES LLC. 30 N GOULD ST N SHERIDAN WY 82801. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/20/25. Signed: SLAVIA VILSHENT, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 08/27/2025. 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: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,885

be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,885

FICTITIOUS BUSINESS NAME STATEMENT: 2025178280. The following person(s) is/are doing business as: KIVITY TRANSPORTATION. 6452 WOODLEY AVE #1 VAN NUYS CA 91406. SHLOMO KIVITY. 6452 WOODLEY AVE #1 VAN NUYS CA 91406. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/20/2020. Signed: SHLOMO KIVITY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/27/2025. 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: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,886

FICTITIOUS BUSINESS NAME STATEMENT: 2025178282. The following person(s) is/are doing business as: FANTASY CONNECTIONS. 7901 ALABAMA AVE CANOGA PARK CA 91304. ORCA DISTRIBUTORS LLC. 7901 ALABAMA AVE CANOGA PARK CA 91304. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 07/7/2025. Signed: ARMAN KHACHATRYAN, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 08/27/2025. 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: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,887

FICTITIOUS BUSINESS NAME STATEMENT: 2025178285. The following person(s) is/ are doing business as: LA FINANCIAL; LA FINANCIAL SERVICES; LA TAX PROS; LOS ANGELES FINANCIAL; LOS ANGELES FINANCIAL SERVICES. 142 ½ S CORONADO STREET LOS ANGELES CA 90057. 202005210054. LA FINANCIAL SERVICES LLC. 142 ½ S CORONADO STREET LOS ANGELES CA 90057. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 08/20/25. Signed: EMILIO BARANDIARAN, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 08/27/2025. 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: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,888

FICTITIOUS BUSINESS NAME STATEMENT: 2025180109. The following person(s) is/ are doing business as: RLC TALENT AGENCY; RLC MODEL CLASSES; RLC TALENT MAGAZINE. 22647 VENTURA BOULEVARD #127 WOODLAND HILLS CA 91364. RAGAZA LC MODELS INC. 22647 VENTURA BOULEVARD #127 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: 04/20/22. Signed: LEILA CIANCAGLINI, CEO. This statement is filed with the County Clerk of Los Angeles County on: 08/29/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,889

FICTITIOUS BUSINESS NAME STATEMENT: 2025180107. The following person(s) is/ are doing business as: TIPS CONSTRUCTION. 26500 COURAD RD SUITE 102-788 CHATSWORTH CA 91312. CHRISTOPHER E JOICE. 26500 AQUIRA RD SUITE 102-788 CLABASAS 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: CHRISTOPHER E JOICE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/29/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,890

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2024047951
Date Filed: 03/04/2024
Name of Business: SHROOM BOYZ
1348 SANTA ANITA AVE #C SOUTH EL MONTE CA 91733
Registered Owner: ORCA DISTRIBUTORS LLC
1348 SANTA ANITA AVE #C SOUTH EL MONTE CA 91733
Business was conducted by: A LIMITED LIABILITY COMPANY
Registrant Name: ARMAN KHACHATRYAN, MEMBER
Fictitious Business Name Statement: 2025178288
Date: 08/27/2025

Published: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,891
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 25STCPO2412
06/30/2025

ADRIANETTE SABINA ZAPATA ANDERSON
823 E KENSINGTON RD #6
LOS ANGELES CA 90026
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
111 N HILL ST
LOS ANGELES CA 90012

PETITION OF: ADRIANETTE SABINA ZAPATA ANDERSON for change of name
TO ALL INTERESTED PERSONS:
Petitioner: ADRIANETTE SABINA ZAPATA ANDERSON filed a petition with this court for a decree changing names as follows:
Present name: ADRIANETTE SABINA ZAPATA ANDERSON
Proposed name: ADRIANETTE SABINA ANDERSON
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: 12/05/2025 Time: 8:30AM Dept: 45 Room: 529
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: VIRGINIA KEENEY, Judge of the Superior Court
Date: 06/30/2025
Published: 09/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,892

FICTITIOUS BUSINESS NAME STATEMENT: 2025166449
The following person(s) is/are doing business as: LIVELY INSURANCE, 14565 VALLEY VIEW AVE STE R, SANTA FE SPRINGS, CA. 90670 LOS ANGELES, GHILL FINANCIAL & LIFE SERVICES INC, 14565 VALLEY VIEW AVE STE R, SANTA FE SPRINGS CA 90670 CALIFORNIA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed: CAROL ANN PRESIDENT. The statement is filed with all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 8/12/2025. 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: 9/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,893

FICTITIOUS BUSINESS NAME STATEMENT: 2025167409
The following person(s) is/are doing business as: COMPTON JIU-JITSU, 1810 E ALONDRA BLVD, COMPTON, CA. 90221 LOS ANGELES, ANTHONY RUIZ, 1810 E ALONDRA BLVD 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 ANTHONY RUIZ, 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: 8/13/2025. 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: 9/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,894

FICTITIOUS BUSINESS NAME STATEMENT: 2025169498
The following person(s) is/are doing business as: MEGAN SAHNAZ THERAPY, 650 S HILL ST, LOS ANGELES, CA. 90014 LOS ANGELES, MEGAN SAHNAZOGGLU, 650 S HILL ST LOS ANGELES CA 90014. 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 MEGAN SAHNAZOGGLU, 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: 8/15/2025. 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: 9/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 11,895

FICTITIOUS BUSINESS NAME STATEMENT: 2025170774
The following person(s) is/are doing business as: JUST IN TIME GIFT CO., 13602 CORNUITA AVE, BELLFLOWER, CA. 90706 LOS ANGELES, DENNETT OCHOA, 13602 CORNUITA AVE BELLFLOWER CA 90706. 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 DENNETT OCHOA, 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: 8/18/2025. 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 Code) Published: 9/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 NIN 50638

FICTITIOUS BUSINESS NAME STATEMENT: 2025170776
The following person(s) is/are doing business as: PIO GABRIEL COMPANY, 8504 FIRESTONE BLVD #265, DOWNEY, CA. 90241 LOS ANGELES, GABRIEL TORRES JR, 8504 FIRESTONE BLVD #265 DOWNEY CA 90241. 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 GABRIEL TORRES 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: 8/18/2025. 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 Code) Published: 9/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 NIN 50639

FICTITIOUS BUSINESS NAME STATEMENT: 2025171848
The following person(s) is/are doing business as: RELIQUA PUBLISHING, 11716 GAYVIEW DR, LA MIRADA, CA. 90638 LOS ANGELES, KENDALL DAVIS, 11716 GAYVIEW DR LA MIRADA CA 90638. 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 KENDALL DAVIS, 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: 8/19/2025. 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: 9/25/2025, 10/02/2025, 10/09/2025, 10/16/2025 NIN 50640

FICTITIOUS BUSINESS NAME STATEMENT: 2025171850
The following person(s) is/are doing business as: SONO CONSULTING, 13670 BENTONGROVE DR, WHITTIER, CA. 90605 LOS ANGELES, MARIA QUINTERO-HERNANDEZ, 13670 BENTONGROVE DR WHITTIER CA 90605. The business is conducted by the following person(s): MARIA QUINTERO-HERNANDEZ. A new fictitious fictitious business name or names listed here in. Signed: MARIA QUINTERO-HERNANDEZ, 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: 8/19/2025. 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: 9/25/2025, 10/2/2025, 10/9/2025, 10/16/2025 NIN 50641

FICTITIOUS BUSINESS NAME STATEMENT: 2025172230
The following person(s) is/are doing business as: SANOOK FOODS, 2857 WEST 7TH STREET, LOS ANGELES, CA. 90005 LOS ANGELES, CO-LOCATION.COM INC, 2857 WEST 7TH STREET LOS ANGELES CA 90005 CALIFORNIA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ROBERT KIMINCEZ, 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: 8/20/2025. 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: 9/25/2025, 10/2/2025, 10/9/2025, 10/16/2025 NIN 50657

FICTITIOUS BUSINESS NAME STATEMENT: 2025172225
The following person(s) is/are doing business as: INFINITE CAPITAL INVESTMENTS, ICI, 3356 CERRITOS AVE, LOS ALAMITOS, CA. 90720 ORANGE, TITO FLORES, 3356 CERRITOS AVE LOS ALAMITOS CA 90720. 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 TITO FLORES, 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: 8/20/2025. 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: 9/25/2025, 10/2/2025, 10/9/2025, 10/16/2025 NIN 50643

FICTITIOUS BUSINESS NAME STATEMENT: 2025172727
The following person(s) is/are doing business as: LANDEROS RACING STABLES, 2135 S. BUENOS ARIES DRIVE, COVINA, CA. 91724 LOS ANGELES, DAVID LANDEROS, 2135 S. BUENOS ARIES DRIVE COVINA CA 91724. 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 DAVID LANDEROS, 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: 8/20/2025. 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: 9/25/2025, 10/2/2025, 10/9/2025, 10/16/2025 NIN 50643

Val Bonita Maldonado
Case Number: 25LBPC00378
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
275 Magnolia Ave
Long Beach, CA 90802
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Petitioner: Val Bonita Maldonado
Pettitioner: Val Bonita Maldonado
Present name: Val Bonita Maldonado
Proposed name: Renee Val Maldonado
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 10/29/2025 Time: 8:30a Dept: S-26 Rm: 5500
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.
Date: 9/17/25. Signed: Michael P. Vicencia, Judge of the Superior Court
Published: 10/2/25, 10/9/25, 10/16/25, 10/23/25 362

Ruffy Christopher Rivera
Case Number: 25CMCP00171
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: Ruffy Christopher Rivera
Petitioner: Ruffy Christopher Rivera
Present name: Ruffy Christopher Rivera
Proposed name: Ralph Christopher Rivera
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 11/18/2025 Time: 8:30a Dept: A Rm:
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.
Date: 9/8/25. Signed: Elizabeth L. Bradley, Judge of the Superior Court
Published: 10/2/25, 10/9/25, 10/16/25, 10/23/25 363

Zenobia Ruenio Jones AKA Zenobia Renee White
Case Number: 25CMCP00183
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: Zenobia Ruenio Jones AKA Zenobia Renee White
Petitioner: Zenobia Ruenio Jones AKA Zenobia Renee White
Present name: Zenobia Ruenio Jones
Proposed name: Zenobia Renee White
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: 12/2/2025 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: 9/23/25. Signed: Michael B. Wilson, Judge of the Superior Court

Published: 10/2/25, 10/9/25, 10/16

FICTITIOUS BUSINESS NAME STATEMENT: 2025177778. The following person(s) is/are doing business as: GARVEY INN; GARVEY INN HOTEL; GARVEY INN MOTEL; TAIPEI HOTEL; TAIPEI MOTEL. 1559 LINCOLN AVE PASADENA CA 91103. 1040 MONTEREY PARK INC. 1559 LINCOLN AVE PASADENA CA 91103. This business is conducted by: A CORPORATION. Registrant commenced to transact business under

Filed: 10/26/2025, 10/9/2025, 10/16/2025, 10/23/2025 NIN 50656
FICTITIOUS BUSINESS NAME STATEMENT: 2025172729

The following person(s) is/are doing business as: EVERGREEN INN, 20022 EAST ARROW HIGHWAY, COVINA, CA, 91724 LOS ANGELES, SOBI INVESTMENTS, LLC, 20022 EAST ARROW HIGHWAY COVINA CA 91724 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 in on 01/00. Signed NITIN SOLANKI, MANAGING MEMBER. 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: 8/26/2025. 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 state-

objection is timely filed, the court may grant the petition without a hearing.
 NOTICE OF HEARING DATE: 11/21/2025 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/Beverly Hills Weekly.
 Date: 9/23/25. Signed: Lee W. Tsao, Judge of the Superior Court
 Published: 10/9/25, 10/16/25, 10/23/25, 10/30/25 374
 Nathaniel Aaron Acero
 Case Number: 25CMCP00186
 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
 200 W Compton Bl

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: 10/09/2025, 10/16/2025, 10/23/2025, 10/30/2025 11.922

FICTITIOUS BUSINESS NAME STATEMENT: 2025197708. The following person(s) is/are doing business as: TAMALES MEXICANOS L&E 2845 & SPAULDING ST APT 2 LONG BEACH CA 90804. LESLIE ROSALES. 2845 & SPAULDING ST APT 2 LONG BEACH CA 90804. This business is conducted by: AN INDIVIDUAL. Registrant consents to transact business under the fictitious business name(s) listed above on: N/A. Signature: LESLIE ROSALES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/23/2025. 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: 10/09/2025, 10/16/2025, 10/23/2025, 10/30/2025 11,923

FICTITIOUS BUSINESS NAME STATEMENT: 2025209404. The following person(s) is/are doing business as: IKI TORO. 120 S BRAND BLVD GLENDALE CA 91204. YAMG INC. 12723 KITTRIDGE ST NORTH HOLLYWOOD CA 91606. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/20/2025. Signed: YERVAND ARZAKANYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2025. 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: 10/09/2025, 10/16/2025, 10/23/2025, 10/30/2025 11,924

FICTITIOUS BUSINESS NAME STATEMENT: 2025192501. The following person(s) is/are doing business as: CONVENIENT AUTO SPA, 1146 N CENTRAL AVE #365 GLENDALE CA 91202. BYRON GRANADOS. 508 S PARKVIEW LOS ANGELES CA 90069. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/20/2025. Signed: BYRON GRANADOS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/16/2025. 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: 10/09/2025, 10/16/2025, 10/23/2025, 10/30/2025 11,925

FICTITIOUS BUSINESS NAME STATEMENT: 2025191301. The following person(s) is/are doing business as: DE L'AMOUR FASHION BOUTIQUE. 1100 S CENTRAL AVE #B GLENDALE CA 91204. STUDIO EMME INC. 1100 S CENTRAL AVE #B GLENDALE CA 91204. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/20/2025. Signed: EMMMA BALAIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/15/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 10/09/2025, 10/16/2025, 10/23/2025, 10/30/2025 11,926

FICTITIOUS BUSINESS NAME STATEMENT: 2025200571. The following person(s) is/are doing business as: WEST COAST WRAPS. 10548 RAINER ST SUN VALLEY CA 91352. TASTY FOOD 555 INC. 10548 RAINER ST 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: 09/20/2025. Signed: TIGRAN KROYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/26/2025. 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: 10/09/2025, 10/16/2025, 10/23/2025, 10/30/2025 11,927

FICTITIOUS BUSINESS NAME STATEMENT: 2025201060. The following person(s) is/are doing business as: OPTIC SHIELD TINT. 18207 SHEFFIELD AVE NORTHRIDGE CA 91326. ANDREW LEE. 18207 SHEFFIELD AVE NORTHRIDGE CA 91326. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/20/2025. Signed: ANDREW LEE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/26/2025. 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: 10/09/2025, 10/16/2025, 10/23/2025, 10/30/2025 11,928

FICTITIOUS BUSINESS NAME STATEMENT: 2025205181. The following person(s) is/are doing business as: SACRED ROOTS STUDIOS. 8485 GLENOAKS BLVD SUITE 4 SUN VALLEY CA 91352. KEVIN BUNDALIAN. 8485 GLENOAKS BLVD SUITE 4 SUN VALLEY CA 91352. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: KEVIN BUNDALIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/30/2025. 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: 10/09/2025, 10/16/2025, 10/23/2025, 10/30/2025 11,930

FICTITIOUS BUSINESS NAME STATEMENT: 2025186468. The following person(s) is/are doing business as: X GROUP. 7700 EDGEWATER DRIVE SUITE 216A OAKLAND CA 94621. WEST COAST GREEN RUSH LLC. 7700 EDGEWATER DRIVE SUITE 216A OAKLAND CA 94621. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/20/2025. Signed: GEVORG SHAHBAZIAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/08/2025. 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: 10/09/2025, 10/16/2025, 10/23/2025, 10/30/2025 11,931

FICTITIOUS BUSINESS NAME STATEMENT: 2025191752. The following person(s) is/are doing business as: HELLO MY BABY LA. 1037 S OGDEN DRIVE LOS ANGELES CA 90019. KRISTA ALWAY. 1037 S OGDEN DRIVE LOS ANGELES CA 90019. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: KRISTA ALWAYS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/15/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 10/09/2025, 10/16/2025, 10/23/2025, 10/30/2025 11,933

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 25STCP03772
09/30/2025
DAPHNE RU-YU CHENG
9701 WILSHIRE BLVD 10TH FL
LOS ANGELES CA 90212
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
111 N HILL ST
LOS ANGELES CA 90012
STANLEY MOSK COURTHOUSE
PETITION OF: DAPHNE RU-YU CHENG for change of name
TO ALL INTERESTED PERSONS:
Petitioner: DAPHNE RU-YU CHENG filed a petition with this court for a decree changing names as follows:
Present name: DAPHNE RU-YU CHENG
Proposed name: JADE CHENG
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: 02/27/2025 Time: 8:30AM Dept: 45 Room: 529
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: VIRGINIA KEENEY, Judge of the Superior Court
Date: 09/29/2025

Published: 10/09/2025, 10/16/2025, 10/23/2025, 10/30/2025 11,934

FICTITIOUS BUSINESS NAME STATEMENT: 202517263

The following person(s) is/are doing business as: DISCOUNT MOTOR VEHICLES SERVICES, 5231 VINELAND AVE, NORTH HOLLYWOOD, CA. 91601 LOS ANGELES, BEST BIN INC, 5231 VINELAND AVE, NORTH HOLLYWOOD CA 91601 CALIFORNIA B20250026279. 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 LEONARDO SAPON, 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: 8/26/2025. 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 Code.) Published: 10/9/2025, 10/16/2025, 10/23/2025, 10/30/2025 NIN 50654

FICTITIOUS BUSINESS NAME STATEMENT: 2025177266

The following person(s) is/are doing business as: BEST AUTO SALES AND LEAS-ING, 5231 VINELAND AVE, NORTH HOLLYWOOD, CA. 91601 LOS ANGELES, BEST BIN INC., 5231 VINELAND AVE NORTH HOLLYWOOD CA 91601 CALIFORNIA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed LEONARDO SAPON, 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: 8/26/2025. 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 Code.) Published: 10/9/2025, 10/16/2025, 10/23/2025, 10/30/2025 NIN 50655

FICTITIOUS BUSINESS NAME STATEMENT: 2025177282

The following person(s) is/are doing business as: OWL DRUG, 670 FAIRPLEX DR, POMONA, CA. 91768 LOS ANGELES, ALL-LOR, INC, 670 FAIRPLEX DR POMONA CA 91768 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: 8/26/2025. 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 Code.) Published: 10/9/2025, 10/16/2025, 10/23/2025, 10/30/2025 NIN 50653

FICTITIOUS BUSINESS NAME STATEMENT: 2025177389

The following person(s) is/are doing business as: TLC BB'S DOULA, 44034 GLEN-RAVEN RD, LANCASTER, CA. 93535 LOS ANGELES, CINDY VAQUINO, 44034 GLEN-RAVEN RD CINDY VAQUINO CA 93535. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 08/25. Signed CINDY VAQUINO, 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: 8/26/2025. 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 Code.) Published: 10/9/2025, 10/16/2025, 10/23/2025, 10/30/2025 NIN 50658

FICTITIOUS BUSINESS NAME STATEMENT: 2025178388

The following person(s) is/are doing business as: SB SPORTS, 14309 CULIACAN AVE, BAKERSFIELD, CA. 93314 LOS ANGELES, HENRY RENE III MEDINA, 14309 CULIACAN AVE BAKERSFIELD CA 93314. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 01/20. Signed HENRY RENE III MEDINA, 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: 8/27/2025. 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: 10/9/2025, 10/16/2025, 10/23/2025, 10/30/2025 NIN 50659

FICTITIOUS BUSINESS NAME STATEMENT: 2025178390

The following person(s) is/are doing business as: CUSTOM PAINT ANDUAGA, 13542 PUMICE ST, NORWALK, CA. 90650 LOS ANGELES, HUMBERTO ANDUAGAPERREZ, 13542 PUMICE ST NORWALK CA 90650. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 07/20. Signed HUMBERTO ANDUAGAPERREZ, 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: 8/27/2025. 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: 10/9/2025, 10/16/2025, 10/23/2025, 10/30/2025 NIN 50662

FICTITIOUS BUSINESS NAME STATEMENT: 2025180617

The following person(s) is/are doing business as: JC SUPER SAVING GLASS, 1620 BONNIE BRAE ST, LOS ANGELES, CA. 90006 LOS ANGELES, LUIS VALDEZ VELIS, 1620 BONNIE BRAE ST LOS ANGELES CA 90006. 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 LUIS VALDEZ VELIS, 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: 8/29/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/9/2025, 10/16/2025, 10/23/2025, 10/30/2025 NIN 50664

FICTITIOUS BUSINESS NAME STATEMENT: 2025182184

The following person(s) is/are doing business as: PARAMOUNT CAPITAL INVESTMENTS, 4501 E. CARSON ST. STE 203, LONG BEACH, CA. 90808 LOS ANGELES, PRESTIGE ASSETS & HOLDINGS INC., 4501 E. CARSON ST. STE 203 LONG BEACH CA 90808 CALIFORNIA. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 12/20. Signed JOSUE LOPEZ, 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: 9/2/2025. 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: 10/9/2025, 10/16/25, 10/23/25, 10/30/2025 NIN 50665

FICTITIOUS BUSINESS NAME STATEMENT: 2025188819 The following person(s) is/are doing business as: ROOF REPAIR BURBANK, 3900 WEST ALAMEDA AVENUE BURBANK CA 91505, COUNTY OF LOS ANGELES,TECHERO ROOFING, INC. (CA) 4710196, 207 W LOS ANGELES AVE #276, MOORPARK CA 93021. 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: DAVID PELAEZ as PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on 09/10/2025. 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: 10/09/25, 10/16/25, 10/23/25, 10/30/2025 JH255

FICTITIOUS BUSINESS NAME STATEMENT: 2025188816 The following person(s) is/are doing business as:ROOF REPAIR SANTA CLARITA, 28470 AVENUE STANFORD, SANTA CLARITA CA 91355, COUNTY OF LOS ANGELES,TECHERO ROOFING, INC. (CA) 4710196, 207 W LOS ANGELES #276, MOORPARK CA 93021. 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: DAVID PELAEZ as PRESIDENT. This statement is filed with the County Clerk of Los Angeles County 09/10/2025. 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: 10/09/25, 10/16/25, 10/23/25, 10/30/2025 JH256

FICTITIOUS BUSINESS NAME STATEMENT: 2025188822 The following person(s) is/are doing business as:LOS ANGELES COMMERCIAL ROOF REPAIR, 333 SOUTH GRAND AVENUE, LOS ANGELES CA 90071, COUNTY OF LOS ANGELES,TECHERO ROOFING, INC.(CA) 4710196, 207 W LOS ANGELES AVE #276, MOORPARK, CA 93021. 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: DAVID PELAEZ as PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on 09/10/2025. 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: 10/09/25, 10/16/25, 10/23/25, 10/30/2025 JH258

NOTICE OF TRUSTEE'S SALE TS No. CA-24-999754-SH Order No.: 2541909CAD YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/20/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): KAM-AURA ELEY, A SINGLE WOMAN Recorded: 5/26/2017 as Instrument No. 20170585030** and modified as per Modification Agreement recorded 11/29/2021 as Instrument No. 20211756165 of Official Records in the office of the Recorder of **LOS ANGELES** County, California; Date of Sale: **10/16/2025 at 10:00 AM** Place of Sale: **Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766** Amount of unpaid balance and other charges: **\$459,870.36** The purported property address is: **960 LARRABEE ST #102, WEST HOLLYWOOD, CA 90069** Assessor's Parcel No.: **4339-015-088 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 **916-939-0772** for information regarding the trustee's sale or visit this internet website **http://www.qualityloan.com**, using the file number assigned to this foreclosure by the Trustee: **CA-24-999754-SH**. 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 **619-645-7711**, or visit this internet website **http://www.qualityloan.com**, using the file number assigned to this foreclosure by the Trustee: **CA-24-999754-SH** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-999754-SH and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-999754-SH IDSPub #0250315 9/25/2025 10/2/2025 10/9/2025**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
ALAN BERGMAN
CASE NO. 25STPB10767**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ALAN BERGMAN.
A PETITION FOR PROBATE has been filed

by WILLIAM C. BRODER in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that WILLIAM C. BRODER be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 10/31/25 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner LEAH M. BISHOP - SBN 97427 LOEB & LOEB LLP 10100 SANTA MONICA BLVD., SUITE 2200 LOS ANGELES CA 90067 Telephone (310) 282-2000 10/2, 10/9, 10/16/25 **CNS-3972419#**

NOTICE OF PETITION TO ADMINISTER ESTATE OF DIANA AUGONE

Case No. 25STPB10941 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DIANA AUGONE A PETITION FOR PROBATE has been filed by Madeline Giannelli in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Madeline Giannelli 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 Nov. 4, 2025 at 8:30 AM in Dept. No. 44 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written

objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. **Attorney for petitioner: VERLAN Y KWAN ESQ SBN 243246 KEYSTONE LAW GROUP P.C. 11300 W OLYMPIC BLVD STE 910 LOS ANGELES CA 90064 CN120963 AUGONE Oct 9,16,23, 2025**

CLASSIFIEDS

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

100- ANNOUNCEMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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\$\$\$ 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)

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

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

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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)

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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)

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FROM LA TO THE DESERT...

Jennifer Okhovat

& ASSOCIATES

JUST LISTED



7918 Hillside Ave, Los Angeles
\$2,795,000 | 4 Beds | 3.5 Baths | 2,923 Sq Ft

JUST LISTED



2419 S Cochran Ave, Los Angeles
\$2,149,000 | 10 Beds | 9 Baths | 4,122 Sq Ft

JUST LISTED



1601 S Bentley Ave #201, Los Angeles
\$1,499,000 | 4 Beds | 4.5 Baths | 2,177 Sq Ft

JUST LISTED



1155 N La Cienega Blvd #509, West Hollywood
\$1,249,000 | 2.5 Beds | 3 Baths | 1,679 Sq Ft

JUST LISTED



9000 Cynthia St #302, West Hollywood
\$1,199,000 | 2 Beds | 2 Baths | 1,591 Sq Ft

JUST LISTED



78566 Blackstone Ct, Bermuda Dunes
\$1,139,000 | 4 Beds | 3.5 Baths | 3,344 Sq Ft

JUST LISTED



81921 Fiori del Deserto Dr, La Quinta
\$995,000 | 4 Beds | 2.5 Baths | 2,693 Sq Ft

JUST LISTED



532 N Rossmore Ave #107, Los Angeles
\$619,000 | 1 Bed | 1.5 Baths | 635 Sq Ft

JUST LISTED



504 Paragon Loop, Palm Springs
\$899,000 | 3 Beds | 3 Baths | 1,738 Sq Ft



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