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Beverly Hills Weekly

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Issue 1369 • December 25 - December 31, 2025



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briefs

Historic Preservation Program Nomination Deadline Extended

Beverly Hills announced that the Historic Preservation Awards Program nomination deadline has been extended to January 15.

The annual Historic Preservation Awards program invites community members to submit nominations recognizing efforts to preserve the city's architectural and cultural heritage.

The awards, organized by the Beverly Hills Cultural Heritage Commission, will honor projects and individuals that contribute to maintaining or highlighting the city's historic assets.

Nominations will be considered in four categories:

- Restoration/Preservation: For projects that return historic structures to their original state, retaining key features and cultural significance.
- Renovation/Rehabilitation: For projects that adapt older or damaged historic buildings for contemporary use while preserving historically significant elements.
- Historic Site Stewardship: For individuals or organizations demonstrating long-term commitment to managing and maintaining historic sites.
- Historic Awareness and Education:

For those promoting knowledge and understanding of Beverly Hills' history through education and engagement.

Eligible projects must have been completed in 2012 or later. The awards will be presented each May during National Preservation Month.

Nominations can be submitted via email to cheawards@beverlyhills.org.

Additional details are available on the city's website at www.beverlyhills.org/preservationawards.

Office of Traffic Safety Awards \$85,000 Grant to the Beverly Hills Police Department

The Beverly Hills Police Department has been awarded an \$85,000 grant from the California Office of Traffic Safety to support traffic enforcement and education efforts aimed at reducing serious injuries and fatalities on local roadways.

The grant will fund a traffic safety program running through September 2026 and is intended to strengthen enforcement initiatives targeting unsafe driving behaviors. According to the department, the funding will support a range of operations focused on impaired driving, distracted driving, and violations that frequently contribute to traffic collisions.

Planned efforts include DUI checkpoints and patrols, as well as high-visibility enforcement targeting drivers who violate California's hands-free cell phone law. Officers will also conduct targeted operations addressing speeding, failure to



Rabbi Hertzl Illulian, Rabbi Yossi Illulian, Bracha Tevel, Haya Illulian, Mayor Sharona Nazarian, and Councilmembers Mary Wells and Les Friedman

Community Hanukkah Candle Lighting Held at Beverly Cañon Gardens

More than 600 people gathered at Beverly Cañon Gardens for a public Hanukkah candle lighting hosted by the JEM Community Center. The event brought together Jewish and non-Jewish community members for the lighting of the first Hanukkah candle and related activities.

The program was led by Rabbi Hertzl Illulian of the JEM Community Center and included remarks from Beverly Hills Mayor Sharona Nazarian. In her address, the mayor spoke about community solidarity and support for religious freedom and human dignity.

“If you come after one of us, you come after all of us.”

Rabbi Illulian also offered prayers, including remarks recognizing events affecting Jewish communities abroad.

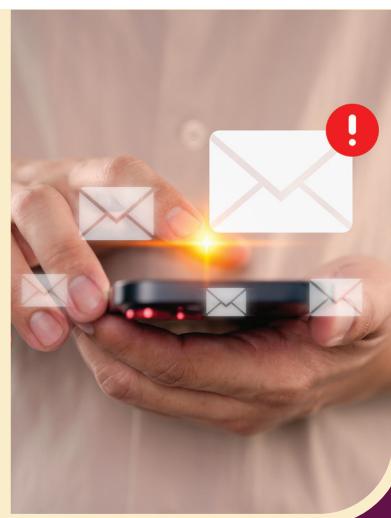
yield, red-light and stop-sign violations, and unsafe turning or lane changes. Additional enforcement will focus on behaviors that pose heightened risks to pedestrians and cyclists.

The grant also allows for collaborative enforcement with neighboring law enforcement agencies and provides funding for officer training and recertification, including Standard Field Sobriety Testing,



**THURSDAY,
JANUARY 8, 2026**
5:30 P.M. - 6:30 P.M.

Light refreshments will be served.



Straight TALK with Sharona

*Emergencies can happen anytime—
are you prepared?*

Join Beverly Hills Mayor Sharona Nazarian for an engaging discussion on emergency preparedness and how residents can receive critical and timely alerts when it matters most.

■ **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



Water Main Break Disrupts Power in Southern Beverly Hills
Residents Without Power For Two Days



WHAT'S ON YOUR MIND?

You can write us at:
140 South Beverly Drive
#201
Beverly Hills, CA 90212

You can fax us at:
310.887.0789

email us at:
editor@bhweekly.com

Beverly Hills Weekly

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Advanced Roadside Impaired Driving Enforcement, and Drug Recognition Expert programs.

"We are grateful to receive this grant, which will strengthen our traffic enforcement efforts and improve road safety," Chief Mark Stainbrook said. "Through a combination of education and enforcement efforts, our goal is to reduce dangerous driving behaviors, prevent crashes, and make our roads safer for everyone."

Funding for the grant is provided by the California Office of Traffic Safety through the National Highway Traffic Safety Administration.

Planning Commission Approves Vehicle Showroom at 499 North Cañon Drive

The Beverly Hills Planning Commission has approved a Conditional Use Permit allowing a vehicle showroom to operate within an existing commercial building at 499 North Cañon Drive, at its Dec. 11 meeting.

The approval permits Sony Honda Mobility of America, Inc., operating under the brand name AFEELA, to establish a ground-floor vehicle sales use in a multi-tenant building.

The approved project allows for a showroom focused on electric vehicles and early-stage customer engagement. According to the application, the site will display up to three vehicles and support appointments, consultations, and test-drive scheduling. The majority of sales transactions are expected to occur online, with a smaller portion completed in person. No vehicle servicing, long-term inventory storage, or customer vehicle deliveries will take place at the site.

The property, developed in 1960, contains a four-story commercial building with two levels of parking and a total of 65 on-site parking spaces. Parking for the showroom will be accommodated through a combination of designated employee spaces, valet services already operating at the building, and limited spaces reserved for test-drive vehicles. Approximately three employees are expected to be on site each day.



Beverly Hills Police Chief Stainbrook, Eran Shayovich - Chief of Staff to the Director General of the Ministry of Foreign Affairs, Mayor Sharona Nazarian, Maor Ifrah - Advisor to the Director-General of the Ministry of Foreign Affairs, Yulia Rachinsky Spivakov - Deputy Consul General of Israel, Beverly Hills Fire Chief Greg Barton

Beverly Hills Mayor Meets With Israeli Officials to Discuss Public Safety Practices

Beverly Hills Mayor Sharona Nazarian met on Monday with representatives from Israel's Ministry of Foreign Affairs to discuss approaches to public safety and security, city officials said.

The meeting followed the Mayor's recent participation in the International Mayors Conference in Israel, which took place last month and focused on the use of technology to enhance safety in urban environments. During that trip, municipal leaders from around the world examined how emerging tools and strategies are being used to address public safety challenges.

Chris Paulson Named Assistant Director of Community Services

The City of Beverly Hills has appointed Chris Paulson as its next Assistant Director of Community Services, city officials announced. Paulson, who currently serves as Deputy Director of Community Services, brings more than 17 years of experience in municipal government to the role.



Chris Paulson

In his new position, Paulson will oversee the Arts and Culture and Adult Recreation divisions. He joined the City of Beverly Hills in 2021 after working for the City of Claremont,

where he held the roles of Assistant City Manager and Community Services Director. Earlier in his career, Paulson spent a decade with the City of Alhambra, serving in several community services positions.

Paulson is scheduled to begin his new duties on February 7. The timing is intended to allow for a transition period ahead of the retirement of current Assistant Director Patty Acuna, which is planned for March.

"I am excited to welcome Chris to his new role," said Community Services Director Stephanie Harris. "He has successfully managed various divisions over the last year, including the Park Ranger program, Administrative Support, Arts and Culture and most recently the Youth Recreation division. I am confident his leadership will continue to be an asset to

the department and our City."

Fine Arts Theatre Beverly Hills to Screen Documentary on the Making of *Fiddler on the Roof*

The Fine Arts Theatre Beverly Hills will host a special film screening later this month highlighting the making of one of cinema's most recognized movie musicals.

On Dec. 25, the theater will present *Fiddler's Journey to the Big Screen* in partnership with the LA Jewish Film Festival. The documentary examines the development of *Fiddler on the Roof*, tracing its transition from a successful Broadway production to a feature film that marked a significant moment in movie musical history. The screening will conclude with an in-person question-and-answer session with the film's director, Daniel Raim.

The documentary was released around the 50th anniversary of the 1971 film adaptation of *Fiddler on the Roof*. Narrated by actor Jeff Goldblum, the film focuses on director Norman Jewison's creative process and the challenges involved in adapting the stage musical for a cinematic audience. It draws on archival materials, including behind-the-scenes footage, original storyboards, production stills, and interviews.

Participants featured in the documentary include Jewison, actor Topol, composer John Williams, production designer Robert F. Boyle, lyricist Sheldon Harnick, film critic Kenneth Turan, and several cast members from the original film. According to organizers, the documentary explores both the artistic and cultural considerations involved in the film's production and its lasting influence.

Tickets are available at www.finearts-theatrebh.com.

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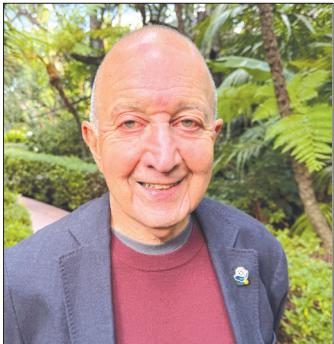


OUR DATA SPEAKS
VOLUMES



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three star ★★★ shorttakes

By Peter Ostroff

Books for the Holidays 2025

The holidays can be hectic but often we have some quiet time that can be used for my favorite personal pastime, reading.

This is to give some suggestions of some books that you might enjoy or learn from or, best of all, both. As a *quid pro quo*, I respectfully request that you send me an email at peter@ostroff.la that gives me your suggestions.

In alphabetical order (by author), I suggest:

"The Proving Ground" by Michael Connelly. The Lincoln Lawyer Mickey Haller is back but this time he has abandoned criminal law for a civil case in which he represents the plaintiff. The case involves whether an artificial intelligence company whose chatbot told a teenage boy that it was ok to kill his girlfriend was liable to Mickey's clients, the parents of the victim. The "proving ground" is the place in front of the jury box where a trial lawyer makes his opening and closing arguments to the jury. While Harry Bosch has but one brief mention, for the first time Mr. Connelly puts himself in the book in the thinly disguised form of an author who is writing about artificial intelligence.

"Who Knew", the autobiography of Barry Diller. This is a detailed tale of the life of Mr. Diller, a graduate of Beverly

Hills High School, mostly of interest to me because of the unending mention of Beverly Hills luminaries, present and past.

"How Not to Age – The Scientific Approach to Getting Healthier as You Get Older" by Michael Greger, M.D. Dr. Greger is a physician, author and speaker who advocates a whole food plant-based diet and an opposition to animal derived food products. This approach is not for everyone and not without controversy but this book and others by Dr. Greger including "How Not to Die" and "How Not to Diet" offer some thought provoking insights and even some persuasive evidence to support his position.

"Make Me Commissioner – I Know What's Wrong with Baseball and How to Fix It" by Jane Leavy. You probably guessed that no list of book recommendations from me would be complete without a baseball book. This is not Jane Leavy's best baseball book. For a Dodgers fan, nothing could beat her bio of the greatest Dodgers lefthanded pitcher **"Sandy Koufax – A Lefty's Legacy"**. But this one is pretty good and has some ideas for improving major league baseball.

"The Heaven and Earth Grocery Store" by James McBride. An engaging story of the relations between poor blacks and Jews in the impoverished "Chicken Hill" neighborhood of Pottstown, Pennsylvania, on the one hand, and the outside

world, on the other hand, in the mid-1930s. For me this was evocative of the Petworth, Washington, DC neighborhood where I spent my earliest years not too long after that. This is the December 2025 selection of the venerable Mature Men's Book Discussion Group whose members, for the most part, are old enough to remember times like those that are depicted.

"1929 – Inside the Greatest Crash in Wall Street History and How it Shattered a Nation" by Andrew Ross Sorkin. This is a detailed very engaging narrative of how the Crash happened. It is a valuable history with substantial parallels to the 2007 crash caused by unregulated bad behavior. I did not find it instructive about the perils of the long bull market that we are now still enjoying (sort of) except for the inescapable concern that what goes up must come down.

"100 Rules for Living to 100: An Optimist's Guide to a Healthy Life" by Dick Van Dyke. On December 13, 2025 he hit the Century Mark. For starters, it is impossible for me to think of Mr. Van Dyke without a smile coming to my face. He played the roles of Bert the street painter and, importantly and somewhat obscurely, the ancient and doddering bank president Mr. Dawes. He gave the show stopping "Railroads through Africa" speech to young Jane and Michael Banks about the importance of depositing "tuppence" in the bank. The film was released in late August 1964, a few weeks before I entered the grim and oppressive atmosphere of the University of Chicago Law School. I saw it several times that winter to remind me that there really was light and melody in the world. As you might expect, the 100 rules are all upbeat and include "Don't Act Your

Age", "Don't Count on the Big Break", "Some Secrets You Shouldn't Tell", "Go Nuts (But Maybe Not That Nuts)" and the particularly helpful "Win an Oscar". The book is dedicated to Mr. Van Dyke's wife Arlene who is in her early fifties. You are free to infer whatever you want from that.

"American Kings - A Biography of the Quarterback" by Seth Wickersham. OK, so indulge me one more sports book. This is an in depth treatment of the most demanding position in team sports. A quarterback not only has to dictate the play that his team will undertake and execute his own part but also know what each of the other ten of his own teammates are doing and what each of the other team's eleven are doing. And survive. This book tells the history of the position through profiles of some of the best – from UCLA's Bob Waterfield to Granada Hills H.S. star John Elway; from Y.A. Tittle to Johnny Unitas; from Joe Namath to Roger Staubach; from Terry Bradshaw to Tom Brady.

Finally, I asked my friend Professor Chat at Chat GPT to recommend a book that would give some practical advice about the use and pitfalls of using artificial intelligence. Here is what the good professor recommended:

"Future-Proof Yourself: An AI Era Survival Guide" by Taehoon Kim.

"Future-Proof Yourself" is a practical guide that helps readers navigate the fast-changing world of artificial intelligence in everyday life. The book begins by explaining how computers learn from data in simple, relatable terms, and gradually introduces the methods used in modern AI... Looking ahead, the book explores emerging trends such as the integration of AI with digital twins, wearable devices, and virtual environments."

Happy reading.

coverstory

BEVERLY HILLS SHOWS DIVIDED VOTE ON PROPOSITION 50

By Danielle Berjikian

Beverly Hills voters were closely split on Proposition 50 in the November 4

statewide special election, in contrast to the broader support the measure re-

ceived across Los Angeles County and California.

Proposition 50, a constitutional amendment allowing temporary use of a legislature-drawn congressional map through 2030, was approved statewide by approximately 64 percent of voters. In Los Angeles County, about 74 percent of voters supported the measure, while about 26 percent opposed it.

Preliminary precinct-level results from Beverly Hills show mixed support. Precinct 9A, which is in the flats, recorded 1,065 Yes votes and 1,250 No votes, while precinct 10A, which is also in the

flats, had 645 Yes to 1,461 No. Precinct 26A, which is in the Southwest, reported 1,647 Yes to 1,016 No, and 30A, which is in the Southeast, had 1,122 Yes to 824 No. Precinct 46A, which is in the southeast, reported 1,134 Yes votes, with 810 No votes.

The statewide and countywide results show strong support for Proposition 50, while Beverly Hills' precinct totals reflect a more balanced division of opinion.

Proposition 50 was officially certified by the California Secretary of State on December 12.

briefs cont. from page 3

Cleo Paul to Attend Stanford University, Majoring in Political Science

Beverly High senior Cleo Paul has been accepted to Stanford University, where she plans to major in political science, school officials announced as part of the school's College Decisions Series.

Paul, a member of the Class of 2026, has been part of the BHUSD since kinder-



Cleo Paul

garten, beginning at Beverly Vista School. During her time at Beverly High, she completed an academic program that included multiple Advanced Placement courses, reaching the

highest level of French offered. She also competed as a member of the school's varsity track team.

In addition to her academic and athletic involvement, Paul has been active in civic and community-focused work. She spent seven years serving on the City of Beverly Hills Teen Advisory Committee, where she contributed input on issues affecting local youth. She also participated in Congressman Ted Lieu's Youth Advisory Council, gaining experience related to public policy and civic engagement.

On campus, Paul founded and led the Youth Political Activism Club, which focused on encouraging student participation in political discussion and advocacy.

"Cleo exemplifies intellectual curiosity, leadership, and a genuine commitment to community," said Loan Srirkasa, Principal of Beverly High. "She leads with purpose and integrity, and we are confident she will make a meaningful impact at Stanford and beyond."

Road Closures Planned for Golden Globe Awards

The 83rd annual Golden Globe Awards ceremony will take place at the Beverly Hilton on Sunday, January 11. Street clo-

sures will take place on Wilshire Blvd. and North Santa Monica Blvd.

The city is advising residents to use alternate east-west routes such as South Santa Monica, Olympic, Pico and Sunset Boulevards.

For residents without permit parking, a parking exemption can be obtained by contacting the City's Parking Exemption Line at (310) 285-2548 or online at beverlyhills.org/parkingexemptions.

Residential streets surrounding the

venue will be posted with no-parking signs. For more information on the complete list of closures, visit beverlyhills.org/goldenglobes.

--Briefs Compiled by Danielle Berkian

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.

cle.

AVAGYAN, SUREN, 40, arrested on 11/11/2025 for grand theft - shoplifting.

HALL, VINSON ARTHUR, 37, arrested on 11/11/2025 for having an outside felony warrant, having an outside misdemeanor warrant.

HAYES, CLINTON, 39, arrested on 11/11/2025 for possession of drug paraphernalia, possession of meth/etc, minor in possession of alcohol, sex offender fails to update annual registration, false personation of another, having an outside felony warrant, and having an outside misdemeanor warrant.

LINDSEY, GRAY LAMAR, 61, arrested on 11/11/2025 for having a BHPD misdemeanor bench warrant.

DREY, CODY PARMENTER, 23, arrested on 11/10/2025 for petty theft - shoplifting.

SANUSI, BISI RIDKATU, 25, arrested on 11/11/2025 for residential burglary.

CASTILLO, ANGELICA JULETA, 34,

arrested on 11/11/2025 for carrying a concealed firearm upon person, carrying a loaded concealed firearm on person, loaded firearm in public person or vehicle, carrying a loaded handgun: not registered owner, ex felon with a firearm, and having an outside felony warrant.

WILSON, ANNETTE, 63, arrested on 11/11/2025 for human waste.

ROCHA, JONATHAN FERNANDO, 39, arrested on 11/11/2025 for driving under the influence of alcohol.

ESPINOZAZAUKRUT, JONATHAN, 36, arrested on 11/11/2025 for possession of drug paraphernalia, possession of meth/etc, post release community supervision violation hold.

FUENTES, PETER JOSEPH, 37, arrested on 11/11/2025 for drinking in public places.

GENTRY, HEATHER MARIE, 37, arrested on 11/12/2025 for having an outside misdemeanor warrant.

BOWERS, MAXIMILLIAN ALEXANDER, 27, arrested on 11/12/2025 for possession of a controlled substance, possession of meth/etc, driving under the influence of drugs.

HAO, BAQQIN, 58, arrested on 11/12/2025 for trespass: occupy property without consent.

ROACH, DARRYL JOMAL, 56, arrested on 11/12/2025 for resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, amount of defacement damage or destruction is \$400 or more.

LOVESMITH, GEORGION DEAN, 23, arrested on 11/10/2025 for having a misdemeanor BHPD bench warrant.

PHILLIPS, TINA TERRELL, 48, arrested on 11/13/2025 for petty theft - shoplifting.

MENEFIELD, DAVID JASON, 46, arrested on 11/13/2025 for having a BHPD misdemeanor bench warrant.

WHARRY, CHRISTOPHER LEE, 36, arrested on 11/13/2025 for petty theft.

NAVARRIO, LAURENCE LIGON, 54, arrested on 11/14/2025 for possession of drug paraphernalia, trespass: occupy property without consent.

HART, AARON, 58, arrested on 11/14/2025 for possession of a controlled substance, possession of drug paraphernalia, and dirk/dagger.

SANDOVAL, DAVID VERA, 43, arrested on 11/14/2025 for possession of drug paraphernalia, possession of a controlled substance with two or more priors.

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 Orion 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: 1/9/2026 Time: 8:30a Dept: 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: 11/25/25. Signed: Roberto Longoria, Judge of the Superior Court

Published: 12/4/25, 12/11/25, 12/18/25, 12/25/25 442

Alyssa Nicole Bishop

Case Number: 25MNCPO00878

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

300 E Olive Ave

Burbank, CA 91502

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: David Hernandez

Petitioner: David Hernandez

Present name: David Hernandez

Proposed name: David Sibi Faye

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: 2/6/2026 Time: 9a 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: 11/25/25. Signed: Roberto Longoria, Judge of the Superior Court

Published: 12/4/25, 12/11/25, 12/18/25, 12/25/25 443

Shanna Speed

Case Number: 25MCP00362

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

175 Main St

Santa Monica, CA 90401

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Alyssa Nicole Bishop

Petitioner: Alyssa Nicole Bishop

Present name: Alyssa Nicole Bishop

Proposed name: Alyssa Pandora Faye

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.

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Shanna Speed

Case Number: 25MCP00362

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

175 Main St

Santa Monica, CA 90401

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Steven Wilson

Petitioner: Steven Wilson

Present name: Steven Wilson

Proposed name: Steven Wilson

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.

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SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

175 Main St

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Petitioner: Steven Wilson

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Case Number: 25MCP00362

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

175 Main St

Santa Monica, CA 90401

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Steven Wilson

Petitioner: Steven Wilson

Present name: Steven Wilson

Proposed name: Steven Wilson

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: 2/6/2026 Time: 9a 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: 11/25/25. Signed: Roberto Longoria, Judge of the Superior Court

Published: 12/4/25, 12/11/25, 12/18/25, 12/25/25 443

Shanna Speed

Case Number: 25MCP00362

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

175 Main St

Santa Monica, CA 90401

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Steven Wilson

Petitioner: Steven Wilson

Present name: Steven Wilson

Proposed name: Steven Wilson

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.

**MINISTER ESTATE OF:
GERD HEINZ BERGMANN
CASE NO. 25STPB13473**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the Non-Domiciliary WILL or estate, or both of Gerd Heinz Bergmann. A PETITION FOR PROBATE has been filed by Georg Moethrath AKA Georg MOTH-RATH in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Georg Moethrath AKA Georg MOTH-RATH be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's Non-Domiciliary WILL and codicils, if any, be admitted to probate. The Non-Domiciliary 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: 01/06/26 at 8:30AM in Dept. 11 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Attorney for Petitioner
ANNIE PARK - SBN 289849
LAW OFFICES OF YVONNE HSU
1170 ROOSEVELT
IRVINE CA 92620
Telephone (949) 681-8106
12/18, 12/25/25, 1/1/26
CNS-3993908#

**NOTICE OF PETITION TO AD-
MINISTER ESTATE OF
Johnny Walker
CASE NO. 25STPB10000**

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

A PETITION FOR PROBATE has been filed by Lovethpatra White Ekufu in the Superior Court of California, County of Los Angeles.

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

A HEARING on the petition will be held on 02/18/2026 at 8:30 AM in Dept. 5 located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURTHOUSE.

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

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

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (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:
Cindy T. Nguyen (SBN 273886)
Amity Law Group LLP
800 S. Barranca Ave., Suite 260
Covina, CA 91723
Telephone: (626) 307-2800
12/18, 12/25/25, 1/1/26
CNS-3994518#

**SUMMONS
Cross-Complaint
(CITACION JUDICIAL-CONTRADEMANDA)**

SHORT NAME OF CASE (from Complaint):
(Nombre de Caso):

Milano Realty, LLC v. W&B Investment Group, LLC, et. al.

CASE NUMBER (Número del Caso):

24NNCV00267

NOTICE TO CROSS-DEFENDANT (AVISO AL CONTRA-DEMANDADO): Masters Realty, Inc. dba Premier Services, a California Corporation; Masters Realty Inc. dba Century 21 Masters, a California Corporation; Neil Schwartz, an individual; Tananan Tantiwassadakran aka Kenneth Tananan, an individual; and Roes 1 through 25.

YOU ARE BEING SUED BY CROSS-COMPLAINANT (LO ESTÁ DEMANDANDO EL CONTRADEMANDANTE): W&B Investment Group, LLC, a California Limited Liability Company; Vincent Hung Shing Hui, an individual

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

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association.

NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

Tiene 30 DIAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al contrademanda. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda

usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.suerte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.suerte.ca.gov), o oíndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): Superior Court of the State of California for the County of Los Angeles, 300 E Walnut St, Pasadena, CA 91101 Pasadena Courthouse

The name, address, and telephone number of cross-complainant's attorney, or cross-complainant without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del contrademanda, o del contrademanda que no tiene abogado, es): John Clough, Esq. SBN: 320029 Buchalter, A Professional Corporation, 1000 Wilshire Blvd., #1500, Los Angeles, CA 90017

DATE (Fecha: 06/06/2025

David W. Slayton, Executive Officer/Clerk of Court, Clerk, by (Secretario), A. Llamas, Deputy (Adjunto)

[SEAL]

12/18, 12/25/25, 1/1, 1/8/26

CNS-3994761#

T.S. No.: 22-22086 Title No.: LTTSG2500545
Acct. No.: RM-00224-7803 APN: 5559-004-028

NOTICE OF TRUSTEE'S SALE UNDER DELINQUENT ASSESSMENT LIEN YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT LIEN DATED 10/9/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 1/8/2026 at 10:30 AM, Best Alliance Foreclosure and Lien Services Corp. as the duly appointed Trustee under and pursuant to Delinquent Assessment Lien, recorded on 10/10/2024 as Document No. 20240692361, of Official Records in the Office of the Recorder of Los Angeles County, California, property owned by: Milica Viboich, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.) AT THE FRONT STEPS OF BUILDING LOCATED AT 17305 GILMORE STREET, LAKE BALBOA, CA 91406, all right, title and interest under said Delinquent Assessment Lien in the property situated in said County, describing the land therein: As more fully described on the above-mentioned Notice of Delinquent Assessment. The street address and other common designation, if any, of the real property described above is purported to be: 1225 Sunset Plaza Dr #1, West Hollywood, CA 90069 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. If the property has no street address or other common designation, directions may be obtained pursuant to a written request submitted to the beneficiary c/o the Trustee listed herein within 10 days from the first publication of this notice. Said sale will be made, "AS-IS" and "WITH ALL FAULTS" and that no representations or warranties are made as to the legal title, possession, legal condition, location, or encumbrances existing or regarding the physical condition of the property, to pay the remaining principal sum due under said Notice of Delinquent Assessment Lien, with interest thereon, as provided in said notice, assessments, interest, late charges, estimated fees, charges, costs of collection, and expenses of the Trustee, to-wit: \$15,488.50 as of 12/12/2025 (Estimated). Accrued interest, assessments, late charges, costs of collection and charges, if any, will increase this figure prior to sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. This sale shall be subject to a right of redemption. The redemption period within which this property interest may be redeemed ends 90 days after the date of the sale.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property or necessarily a 100% ownership interest in 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 or resolving ownership interest issues, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens as well as the ownership interest(s) and salability of the property 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 or lien on the property. Please Note, the sale may not be final until either 15 or 45 days after the sale date – see Notice to Tenant. Further, no Certificate of Sale or Trustee's Deed may be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successful bidder. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagor, beneficiary, lien holder, 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 (866) 266-7512 or visit this Internet Web site www.elitepostandpub.com using the T.S. number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify sale or 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. Step one, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website www.elitepostandpub.com using the file number assigned to this case TS# 22-22086 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. Step two, you must send a written notice of intent to place a bid ("NOI") accompanied by an affidavit or declaration in accordance with Civil Code Section 2924m(c)(2)(A)(B)(C)(D) so that the trustee receives it no later than 5 p.m. on the 15th day after the trustee's sale. Step three, you must submit a written bid along with the funds constituting the bid payable in lawful money of the United States, in the form of cash, a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and

loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state so that the trustee receives the bid and the funds no later than 5 p.m. on the 45th day after the trustee's sale. **Bids will only be accepted from an eligible tenant buyer or eligible bidder who has submitted a timely NOI in accordance with Step two above.** If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The claimant under said Delinquent Assessment Lien heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located, and more than three months have elapsed since such recordation. **Date: 12/12/2025 WE ARE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** Debt Collector Lic. No.: 10192-99 Best Alliance Foreclosure and Lien Services Corp., as Trustee 16133 Ventura Blvd., Suite 700 Encino, California 91436 For Payoff/Reinstatement: (888) 785-9721 Sales Line: (866) 266-7512 or www.elitepostandpub.com Toni Zouhar for Best Alliance OFFICE VISITS ARE BY APPOINTMENT ONLY; NO WALK INS CAN BE ACCOMMODATED. PLEASE CALL FIRST. EPP 46157 Pub Dates 12/18, 12/25, 01/01/2026

T.S. No.: 25-15904 Loan No.: *****8169
APN: 4335-029-169 AKA: 4335-029-165
Order Number: 2678017CAD NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/16/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 1/21/2026 at 11:00 AM, Prestige Default Services, LLC, as duly appointed Trustee under and pursuant that certain DEED OF TRUST dated 10/16/2024 ("Deed of Trust") recorded on 11/7/2024, as Instrument No. 20240768768, of Official Records in the Office of the Recorder of Los Angeles County, California, executed by Lapeer 160, LLC A California Limited Liability Company ("Trustor"), as trustee, to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GREENBOX LOANS INC ITS SUCCESSORS AND ASSIGNS, as beneficiary. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by Cash, a Cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). Checks must be made payable to Prestige Default Services. At: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, all right, title and interest conveyed to and now held by it under the DEED OF TRUST in the property situated in said County, California, describing the land therein: A CONDOMINIUM COMPRISED OF: PARCEL 1: (A) AN UNDIVIDED 1/16 INTEREST IN AND TO LOT 1 OF TRACT NO. 63236, IN THE CITY OF BEVERLY HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN 1399 PAGE(S) 7 THROUGH 9 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT UNITS 101, 102, 103, 105, 201, 202, 203, 205, 301, 302, 303, 305, 401, 402, 403 AND 405 INCLUSIVE, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN RECORDED APRIL 17, 2024 AS INSTRUMENT NO. 20240251635, OFFICIAL RECORDS. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD. RESERVING THEREFROM EXCLUSIVE EASEMENTS FOR PATIO, BALCONY, PARKING, ROOF TOP AND STORAGE SPACE AREAS PURPOSES OVER THOSE EXCLUSIVE USE COMMON AREAS. (B) UNIT 105 AS SHOWN AND DEFINED ON THE CON-

DOMINIUM PLAN ABOVE MENTIONED. PARCEL 2: EXCLUSIVE EASEMENTS FOR PATIO, BALCONY, PARKING AND STORAGE SPACE PURPOSES OVER THOSE EXCLUSIVE USE COMMON AREAS BEARING THE SAME NUMBER DESIGNATION AS THE ABOVE UNIT NUMBER, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN ABOVE MENTIONED. A.P.N.: 4335-029-169 AKA: 4335-029-165 The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 160 N LA PEER DR UNIT 105, Beverly Hills, California 90211 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warrant, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note(s) secured by said DEED OF TRUST, with interest (including, without limitation, default interest) and late charges thereon, the prepayment premium, legal fees and other costs, fees, expenses and charges, and advances, and interest thereon, and the fees, charges and expenses of the undersigned trustee ("Trustee") as provided in the note, loan agreement and other loan documents secured by the DEED OF TRUST, at the time of the initial publication of this Notice of Trustee's Sale reasonably estimated (Estimated as of 1-9-2026) **\$2,537,907.59.** The amount may be greater on the day of sale as accrued interest, costs and fees, and any additional advances, will increase the figure prior to sale. The current beneficiary under the DEED OF TRUST (the "Beneficiary") hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the non-judicial foreclosure of the estate described in this Notice of Unified Trustee's Sale all of the personal property and fixtures described in the DEED OF TRUST. The Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the DEED OF TRUST and this Notice of Unified Trustee's Sale. The personal property which was given as security for trustor's obligation as described in the DEED OF TRUST. No warranty is made that any or all of the personal property and/or fixtures still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property and/or fixtures, which shall be sold "as is" "where is". The Beneficiary heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located, and more than three months have elapsed since such recordation. 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 (949) 776-4697 or visit this internet website <https://prestigeppostandpub.com>, using the file number assigned to this case

25-15904. 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. Date: 12/16/2025
Prestige Default Services, LLC
1920 Old Tustin Ave.
Santa Ana, California 92705
Questions: 949-427-2010
Sale Line: (949) 776-4697
Martha Nuno, Senior Foreclosure Coordinator
PPP #25-009575

NOTICE OF FIRST AMENDED PETITION TO ADMINISTER ESTATE OF: CHARLES GALLAY CASE NO. 25STPB05528

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

A FIRST AMENDED PETITION FOR PROBATE has been filed by CHARLEY GALLAY in the Superior Court of California, County of LOS ANGELES.

THE FIRST AMENDED PETITION FOR PROBATE requests that MADELINE GALLAY ROGOW be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held in this court as follows: 03/05/26 at 9:30AM in Dept. 4 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
MATTHEW STIDHAM ESQ. - SBN 316304
THE LEGACY LAWYERS, PROFESSIONAL CORPORATION
21515 HAWTHORNE BLVD., SUITE 150
TORRANCE CA 90503
Telephone (714) 963-7543
BSC 227824
12/25/25, 1/1, 1/8/26
CNS-3996237#

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. 3034-SS

Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below.

The name(s) and business address(es) of the seller(s) are: LUCKY BH, LLC, 419 N. CANON DRIVE, BEVERLY HILLS, CA 90210

The location in California of the chief executive office of the Seller is: SAME AS ABOVE
As listed by the Seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the Buyer are: NONE
The name(s) and business address(es) of the Buyer(s) are: YUME SUSHI BEVERLY HILLS, 12503 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605

The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL CUSTOMER LIST, AND LEASE-HOLD IMPROVEMENTS and are located at: 419 N. CANON DRIVE, BEVERLY HILLS, CA 90210

The business name used by the seller at the location is: NEGRONI CAFFE BAR BEVERLY HILLS

The anticipated date of the bulk sale is JANUARY 14, 2026 at the office of: INNOVATIVE ESCROW, INC., 28212 KELLY JOHNSON PKWY, STE. 110, VALENCIA, CA 91355

This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is: INNOVATIVE ESCROW, INC., 28212 KELLY JOHNSON PKWY, STE. 110, VALENCIA, CA 91355 and the last date for filing claims shall be JANUARY 13, 2026, which is the business day before the sale date specified above.

DATED: 12-16-25

Buyer(s): YUME SUSHI BEVERLY HILLS
ORD-4529317 BEVERLY HILLS WEEKLY
12/25/25

NOTICE OF PETITION TO ADMINISTER ESTATE OF ELLIOT S. BERKOWITZ aka ELLIOT SAUNDERS BERKOWITZ

Case No. 25STPB14190

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ELLIOT S. BERKOWITZ aka ELLIOT SAUNDERS BERKOWITZ

A PETITION FOR PROBATE has been filed by Dayna L. Berkowitz and Alison Reda (formerly known as Alison Berkowitz) in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Dayna L. Berkowitz and Alison Reda 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 on January 21, 2026 at 8:30 AM in Dept. No. 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:
JADENE MW TAMURA ESQ
SBN 185155
VERONICA MALDONADO USHER ESQ SBN
313571

KEEPING SPIRITS BRIGHT ACROSS SOUTHERN CALIFORNIA

Jennifer Okhovat
& ASSOCIATES

JUST LISTED | 1301 N Beverly Dr, Beverly Hills 90210



\$3,995,000

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\$4,190,000



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