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# Beverly Hills Weekly

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Issue 1370 • January 1 - January 7, 2026



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New Year's Resolution?**

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# briefs

## Investor Leo Pustilnikov Defaults on \$37.5M Loan Tied to Santa Monica Retail Property

Real estate investor Leo Pustilnikov, known for his involvement with Builder's Remedy projects, has defaulted on a \$37.5 million loan tied to a retail property on Santa Monica's Third Street Promenade, according to a report by *The Real Deal*.

County records show that entities connected to Pustilnikov, along with partners Ely Dromy and Eli Taban, were collectively past due on roughly \$39 million in debt as of early November. The loan default is linked to a five-story commercial building at 1315 Third Street Promenade, a retail corridor located a short distance from the Santa Monica Pier.

The approximately 30,000-square-foot property is currently home to Holey Moley, a mini-golf and cocktail venue that also operates a location in Irvine.

## Boys Basketball Rallies Late to Defeat Highland at Rancho Mirage Invitational

The Beverly Hills High School boys basketball team earned a comeback victory over Highland High School of Palmdale on Saturday, December 27, at the Rancho Mirage Holiday Invitational in Palm Springs.

Beverly Hills trailed by 11 points with just under four minutes remaining in the fourth quarter before mounting a late rally. The team narrowed the deficit over several possessions and took the lead in the closing moments to secure the win.

The result improved the Normans' record to 10-2 overall and 2-0 in tournament play.

"This was a defining win," said Steve Lawson, Director of Athletics for BHUSD. "Our boys showed exactly what it means to compete with heart, discipline, and school pride. Victories like this don't just build records; they build culture. This program is rising, and the work behind it is real."

## Community Partnership Drives Record-Breaking Holiday Gift Collection in Beverly Hills

Beverly Hills Unified School District, the BHUSD PTA Council, and the Beverly Hills Police Department collaborated this holiday season to deliver the most successful gift drive in the program's history.

For more than 50 years, the PTA Council has organized an annual holiday toy drive. In 2025, the initiative expanded through a coordinated partnership with the police department, creating a broader, citywide effort known as Operation Gift Drop.

The joint effort resulted in the collection of more than 1,200 gifts, surpassing all previous totals recorded by the program.

Organizers acknowledged the Beverly Hills Basketball League, along with Fred Farahmand and Phillip Asherian, whose

contribution of more than 600 toys represented the largest single donation to the drive this year.

The campaign concluded with a final sorting and preparation event that brought together representatives from local schools, police, and fire departments.

## "The Great Race" Brings Chinese Zodiac Story to the Wallis in January

The Great Race: The Story of the Chinese Zodiac will be presented at the Wallis on January 17, with performances scheduled for 11:00 a.m. and 2:00 p.m.

The stage production is based on the traditional Chinese folktale that explains the origins of the Chinese Zodiac. In the story, the Jade Emperor calls for a race across a river to determine how time will be measured, with the first twelve animals to finish earning a year named after them. This outcome establishes the 12-year cycle used to mark time.

The show is framed around a family celebration, as Po Po and Kung Kung share the story during Chinese New Year with their grandchildren, Freddie and Ivy. The performance weaves the retelling of the race with themes of family, tradition, and cultural heritage.

Visit <https://tickets.thewallis.org/overview/21387> to purchase tickets.

## David Brooks to Discuss the Art of Understanding Others in Upcoming Library Event

The Beverly Hills Public Library will

host cultural commentator and bestselling author David Brooks to take part in an online discussion on Tuesday, January 13, at 11:00 a.m., centered on his book *How to Know a Person: The Art of Seeing Others Deeply*.

The event will explore questions about how people come to understand one another, including the role of attention, conversation, and personal narrative in building meaningful connections.

Visit <https://libraryc.org/beverlyhills-publiclibrary/104791> to register.

--Briefs Compiled by Danielle Berjikian

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**BH**  
RODEO DRIVE®



**CH** City Hall

**CT** Christmas Tree Display

**LL** Lights on the Lily Pond

**GG** Glowing Gardens at Beverly Cañon Gardens

**HL** Holiday Lights

**M** Menorah Display

**JT** Jolly Trolley

**RD** Rodeo Nights, Holiday Lights

**SS** Santa with Reindeer & Sleigh

**VC** Visitor Center

**P** Parking



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## 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

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November 30, 2000.



# NOTICE OF PUBLIC HEARING AND SUMMARY OF ORDINANCE

The Council of the City of Beverly Hills, at its regular meeting to be held on **Wednesday, January 21, 2026, at 7:00 p.m., or as soon thereafter as the matter may be heard**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS ADOPTING A GENERAL PLAN AMENDMENT AND AMENDING THE LAND USE MAP AND AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE ZONING MAP AND VARIOUS SECTIONS OF THE BEVERLY HILLS MUNICIPAL CODE (BHMC) TO ADOPT A TRANSIT ORIENTED DEVELOPMENT ALTERNATIVE PLAN AND OVERLAY ZONE PURSUANT TO GOVERNMENT CODE SECTION 65912.161(a), AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Senate Bill (SB) 79 (Government Code §§65912.155 through 65912.162, inclusive) is a state law that increases the allowable density, floor area, and height for housing development projects located on residential, mixed use, and commercial parcels in proximity to transit-oriented development stops. In Beverly Hills, SB 79 provisions apply to parcels located within a 1/4 mile radius from the planned Metro D Line Stations (inner solid rings in Figure 1). SB 79 also allows the City to shift permitted density within a 1/2 mile radius from the planned Metro D Line Stations (outer dashed rings in Figure 1) via a transit-oriented development alternative plan. At its December 11, 2025 meeting, the Planning Commission considered the proposed General Plan Amendment, Land Use Map and Zoning Map Amendments, and Zone Text Amendment to create a transit-oriented development alternative plan pursuant to Government Code Section 65912.161. The potential alternative plan would redistribute the residential density imposed by SB 79 to decrease densities in single-family residential neighborhoods and increase densities along mixed use corridors. The Planning Commission considered three alternative plan scenarios that each redistribute the residential density in different ways while maintaining the net zoned capacity in terms of both number of units and residential floor area that can be constructed. The Planning Commission recommended that the City Council approve a General Plan Amendment, Land Use Map and Zoning Map Amendments, and a Zone Text Amendment to adopt an alternative plan but a majority of the full Commission did not reach consensus on which of the three alternative plan scenarios to recommend.

At the public hearing described in this notice, the City Council will consider the following actions related to adoption and implementation of an alternative plan, including selection of a specific alternative plan scenario:

- Amendments to the General Plan, Land Use Map, and Zoning Map to reflect the updated density and floor area on the parcels affected by SB 79 and the selected alternative plan;
- Amendments to the Beverly Hills Municipal Code to codify the selected alternative plan including but not limited to creation of a new overlay zone and amendments to the use and development standards of the Mixed Use Overlay Zone and single family residential, multi-family residential, and commercial zones; and
- Application of Objective Design Standards to mixed use residential developments.



Figure 1. SB 79 Preliminary Map 1/4 and 1/2 Mile Radii

This summary of the ordinance is prepared and published in accordance with the requirements of Government Code §36933. A certified copy of the entirety of the text of the proposed ordinance will be available for review during normal business hours at the Office of the City Clerk located at City Hall, 455 N. Rexford Drive, Second Floor, Beverly Hills, CA 90210 at least five days before the City Council will consider adoption of the ordinance.

### ENVIRONMENTAL REVIEW

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Pursuant to Government Code §65912.160(c)(2), the proposed actions are not considered a project under CEQA (Division 13 of Public Resources Code §21000). Accordingly, the City Council will consider a recommendation to find the project statutorily exempt pursuant to Government Code §65912.160(c)(2).

### HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Please be advised that pre-entry metal detector screening requirements are now in place at City Hall. Members of the public are requested to plan visits accordingly. Members of the public may participate in the meeting by attending in-person or telephonically, and may view the meeting through live webcast or BHTV Channel 10 on Spectrum Cable. City Council meetings are broadcast on local Beverly Hills television and on other media platforms. Anyone who participates at the meeting and/or enters the City Council Chamber is subject to having their image displayed. These recordings will remain publicly accessible in perpetuity.

#### Public Comment Participation:

- Oral Comment/Listen only: (310) 288-2288
- Email: [cityclerk@beverlyhills.org](mailto:cityclerk@beverlyhills.org)
- Video (during public comment only): <http://beverlyhills.org/comment>
- To Watch Video Live: <http://beverlyhills.org/live> or
- On-Demand: <http://beverlyhills.org/citycouncilmeetings>
- In-Person: Submit a Speaker Card to the City Clerk at the meeting

#### How to Submit Public Comment (Email/Video):

It is recommended that public written comments be submitted to the City Clerk's office by 12:00 p.m. on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the City Council/Parking Authority. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. The City Clerk will read only the first three minutes (approximately 350 words) of a written comment. In the event of a large number of written comments on one item, written comments may be summarized by the City Clerk's Office. The entire written comment shall be archived in full as part of the record.

If a comment is received after the agenda item is heard, it will not be a part of the record. Public comment via video conference will be no longer than three (3) minutes per each individual comment, subject to City Council discretion based on the anticipated length in the meeting. In-person speaker cards may be submitted to the City Clerk directly during the meeting.

Any interested person may participate in the meeting and be heard or present written comments to the City Council. According to Government Code Section 65009, if you challenge the Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

#### In Person Participation:

All interested persons are invited to attend and speak on this matter in person. Please see the above information on the location and time of this meeting.

If there are any questions regarding this notice, please contact **Chloe Chen, Principal Planner** in the Planning Division of the Community Development Department at **(310) 285-1194**, or by email at [cchen@beverlyhills.org](mailto:cchen@beverlyhills.org). Please also contact us to add your email to the interested parties list for this ordinance, so that important updates and notifications may be sent to you.

**HUMA AHMED**  
City Clerk

Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-2400 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.



# threestar ★★★ shorttakes

By Peter Ostroff

## Suggestion for Board of Education/New Dating Site

This is a New Year's suggestion for the Board of Education.

One of the reasons that the student population of BHUSD has fallen so dramatically in the last decade or so is that many residents send their children to schools that are not part of the District.

I am concerned that residents who watch or attend meetings of the Board of Education will be so offended by the behavior of some of the Board members that they will be less likely to send their children to our schools or, if their children are enrolled, will be inclined to remove them from the schools.

From having attended or watched a number of meetings over the past year, I see no prospect that this behavior will improve. The organization meeting on December 16 was one of the worst as it included entirely gratuitous and apparently false ad hominem attacks on one of the members and disregard, in part, of the By Laws of the District.

Consequently, in order to reduce the likelihood of further disaffection, I strongly recommend that the Board members consider the following for 2026:

**Stop having meetings** of the Board of Education altogether or keep them to the bare minimum required by law;

To the extent that meetings must occur, keep them as short as possible and adhere strictly to the agenda;

Forego any disrespectful conduct directed at members of the Board or members of the public;

Do not display hostility toward members of the public who express disagreement with your actions; and

Limit your activities to your policy making obligations, resist instincts to micro manage administration and allow **Superintendent Cherniss** and his colleagues to do their jobs.

Adherence to this advice may limit the exodus.

\*\*\*

We visited San Francisco recently and caught up with a number of our favorite neighbors. One, **Dr. Barbara Finck**, is a retired physician who had a distinguished medical career and is charting a new course in her eighth decade.

Dr. Finck, now retired, was a rheumatologist and spent much of her career as a Chief Medical Officer for a number of Bay Area companies including startups. She views loneliness as a medical condition and points out that studies show that per-

sons who do not have meaningful connections with other people have shorter lifespans.

During the pandemic, in an effort to meet new people and have more human engagement than shutdown rules allowed, she joined several dating apps. To her dismay, she found that there were more scammers than soulmates in the world of internet "dating." She was the target of five different scammers. They were very clever in trying to build connections and thought, incorrectly, that as a well to do elderly widow Barbara would be sufficiently lonely and addled to be susceptible to their pitches for funds. Not a chance.

She did some research and learned that seniors are swindled to the tune of more than \$1 billion annually by online crooks. Many women over 40 report abuse, unwanted attention and fake profiles on mainstream dating apps (and presumably many more endure but do not report such conduct).

But this experience, as disappointing as it was, stimulated Barbara's creative and entrepreneurial instincts. She decided that there was a need for a dating site for seniors that would be secure from scammers and other miscreants. The definition of "seniors" in this particular case is a bit of a loose one, as it includes anyone over 40.

Barbara's creation, [LoveLockDating.com](http://LoveLockDating.com), will go live early in 2026. This is a dating site that will take every reasonable measure to ensure that all folks on the app are who and what that they say they are. This is accomplished through a three step process that includes (1) a video interview with photo and document verification, (2) national criminal database search (NCDS),

sex offender registry check and ongoing monitoring and (3) some financial verification.

Barbara points out that no screening can be perfect but that this thorough approach is far more than any of the mainstream dating apps are doing.

Once accepted, a member provides a profile including at least two recent untouched photos, and a description of what they are looking for including geographic location, type of relationship, age and other characteristics that they are seeking. Once photos and background information has been submitted, no changes are possible without LoveLock's permission.

LoveLockDating imposes a code of conduct including total honesty and provides advice such as never ask for or send money and to make certain that first in person meetings occur in public places.

The emphasis of LoveLockDating is safety and confidence and in that vital respect, Barbara tells me, it is a dating site with a difference.

\*\*\*

Early on Christmas morning, three cherished Beverly Hills Canon Drive commercial landmarks were badly damaged by fire. At least temporarily we have lost **Peter Garland's** Porta Via restaurant, Tara Riceberg's Tesoro gift shop (aka [worldsbestgiftstoreever.com](http://worldsbestgiftstoreever.com)) and Umberto Savone's hair salon, "Umberto". For Peter Garland, 2025 has been a uniquely bad year as the year started off with the destruction of his restaurant in Palisades Village by the horrific Palisades fire.

This is to express my hopes for prompt re-opening of these businesses that are so important to the fabric of the City and that 2026 will be a much better year.

## coverstory WHAT'S YOUR NEW YEAR'S RESOLUTION?

By Danielle Berjikian

### LINDA BRISKMAN FORMER MAYOR

"2025 was a challenge for most everyone. My hope for 2026 is that I can be more forgiving, mostly towards people who's views I respect but don't share. I also want to turn up the volume for those individuals whose voice is faint and support advocacy that gives them better opportunities. A tall order I know but I have faith."

### SIGALIE SABAG BOARD OF EDUCATION VICE PRESIDENT

"As we begin a new year, my resolution as Vice President of the Beverly



Hills Unified School District Governing Board is to continue leading with purpose, courage, and determination. I am deeply committed to advancing BHUSD

toward the highest standards of academic excellence and ensuring our schools remain environments where every student is challenged, supported, and inspired to reach their full potential.

In the year ahead, I will continue to work with intention, collaborate with respect, and make decisions rooted in integrity, accountability, and thoughtful governance. Meaningful progress is built through high expectations and a shared belief in what our students are capable of achieving. Through collective effort and

shared responsibility, we will continue moving our district forward by honoring our values, embracing continuous improvement, and building a future worthy of the expectations of our community.

With sincere gratitude for the opportunity to serve, I look forward to another year of purposeful work on behalf of our students and our community."

### DONNA GILLMAN BHEF BOARD MEMBER



"My New Year's resolution is to look forward with optimism while also prioritizing balance in my life."

### JENN PEDERSEN BEVERLY HIGH PTSA PRESIDENT



"I resolve to make the most of every day; in happiness, in health, in faith and in service to myself, my children and others."

### JR DZUBAK

### FORMER ROTARY PRESIDENT

"In 2026, my New Year's Resolution will be to lead with Kindness as a leadership strength as I choose patience over impatience, understanding over assumptions, and generosity over judgement.

All this while making sure I continue to make my resolution strong with my mental and physical health by going to the gym 5 days a week with my bride Grace Liu Dzubak."

### ERICA FELSENTHAL HEALTH AND SAFETY COMMISSIONER

"In a time defined by constant urgency and distraction, my New Year's resolution is to be more intentional—with my attention and with my impact. I'm committing to slowing down where it matters most: listening more deeply, grounding

decisions in evidence and compassion, and creating space for reflection rather than reaction.

I'm also resolving to continue turning knowledge into action by supporting mental health, community safety, and overall well-being. This means contributing in ways that are thoughtful, collaborative, and sustainable, and helping foster spaces where people feel informed, supported, and empowered.

I want to align intention with impact—protecting mental clarity and emotional

resilience while remaining engaged and responsive to the needs of the broader community. My hope for the year ahead is to lead deliberately, act responsibly, and contribute in ways that strengthen both individual and collective well-being."

### COLBY GILARDIAN BHUSD PUBLIC INFORMATION OFFICER

"My New Year's resolution is to keep showing up for my community and to

continue finding meaningful ways to give back to the city that has given me so much. I want to build projects that serve people, tell stories that

bring us together, and keep learning how to lead with purpose and civility."

### ISABEL HACKER FORMER BOARD OF EDUCATION MEMBER



"In 2026, I am motivated to learn the game of golf so that I can join my sons on the course."

# Public Notices

310-887-0788

Forms available at [www.onestopdbas.com](http://www.onestopdbas.com)

Mandell, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/18/2025. 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: 12/11/2025, 12/18/2025, 12/25/2025, 01/01/2026 12,1825, 12/25/25, 1/1/26 457

Eulexus Janaye Thomas  
Case Number: 25NWPC00550  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
12702 Norwalk Blvd  
Norwalk, CA 90650  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Eulexus Janaye Thomas  
Petitioner: Eulexus Janaye Thomas  
Present name: Eulexus Janaye Thomas  
Proposed name: Heather Johnson

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: 10/21/2025 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: 8/12/25. Signed: Elizabeth L. Tsao, Judge of the Superior Court

Published: 12/11/25, 12/18/25, 12/25/25, 1/1/26 450

FICTITIOUS BUSINESS NAME STATEMENT: 2025269994 The following person(s) is/are doing business as: PROPOLIFE HERBAL SUPPLEMENT; PROPOLIFE, LLC, JP LARRY SOLUTION LLC, 1120 S Grand Ave Apt 3009, Los Angeles, CA 90015. This business is conducted by: A Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Zefeng Lu, President. This statement is filed with the County Clerk of Los Angeles County on: 12/14/2025. 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) 12/11/25, 12/18/25, 12/25/25, 1/1/26 459

FICTITIOUS BUSINESS NAME STATEMENT: 2025208540. The following person(s) is/are doing business as: WESTCOAST BUCHONIA; WESTCOASTBUCHONIA, 200 E MARKLAND DR MONTEREY PARK CA 91755. ELVA SAMANTHA OSORIO, 200 E MARKLAND DR MONTEREY PARK CA 91755. This business is conducted by: A Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/20/2025. Signed: Alex Allen, President. This statement is filed with the County Clerk of Los Angeles County on: 11/17/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 12/11/25, 12/18/25, 12/25/25, 1/1/26 459

FICTITIOUS BUSINESS NAME STATEMENT: 2025267561. The following person(s) is/are doing business as: BE WELL BERLIN; BE WELL MEDICAL GROUP, 8671 Wilshire Blvd Suite 701, Beverly Hills, CA 90211. County of Los Angeles. BE WELL BERLIN, A PROFESSIONAL CORPORATION, 8671 Wilshire Blvd Suite 701, Beverly Hills, CA 90211. This business is conducted by: A Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/20/25. Signed: Isaac Berlin, President. This statement is filed with the County Clerk of Los Angeles County on: 12/22/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 12/11/25, 12/18/25, 12/25/25, 1/1/26 453

FICTITIOUS BUSINESS NAME STATEMENT: 2025268820. The following person(s) is/are doing business as: PEMEX USA, 9250 Wilshire Blvd Suite 200, Beverly Hills, CA 90212. County of Los Angeles. ENPRADEX DISTRIBUTION USA INC., 9250 Wilshire Blvd Suite 200, Beverly Hills, CA 90212. This business is conducted by: A Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/20/25. Signed: Siti Duni, Secretary. This statement is filed with the County Clerk of Los Angeles County on: 12/23/2025. 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) 12/11/25, 12/18/25, 12/25/25, 1/1/26 452

FICTITIOUS BUSINESS NAME STATEMENT: 2025268803. The following person(s) is/are doing business as: VON PARADIGM, 1830 Grace Ave #2, Los Angeles, CA 90028. This business is conducted by: A Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Marie-Capucine Bignolas, Managing Member. This statement is filed with the County Clerk of Los Angeles County on: 12/23/2025. 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) 12/11/25, 12/18/25, 12/25/25, 1/1/26 454

FICTITIOUS BUSINESS NAME STATEMENT: 2025268807. The following person(s) is/are doing business as: MONKEYSQUAD, 10401 VENICE BLVD #379 LOS ANGELES CA 90034. CYR MARTIN, 10401 VENICE BLVD #379 LOS ANGELES CA 90034. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2025. Signed: CYR MARTIN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/01/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 12/11/25, 12/18/25, 12/25/25, 1/1/26 455

FICTITIOUS BUSINESS NAME STATEMENT: 2025268803. The following person(s) is/are doing business as: VON PARADIGM, 1830 Grace Ave #2, Los Angeles, CA 90028. This business is conducted by: A Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Kin Chung Tse, Secretary. This statement is filed with the County Clerk of Los Angeles County on: 11/17/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 12/11/25, 12/18/25, 12/25/25, 1/1/26 455

Dunia Diora Rafael for Nathan Alexander Cabrera  
Case Number: 25STCP04517

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
111 N Hill St.

Los Angeles, CA 90012  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Dunia Diora Rafael for Nathan Alexander Cabrera  
Petitioner: Dunia Diora Rafael for Nathan Alexander Cabrera

Proposed name: Nathan Alexander Rafael

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: 4/1/2026 Time: 8:30a Dept: 45 Rm: 529

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: 11/24/25. Signed: Virginia Keeny, Judge of the Superior Court

Published: 12/11/25, 12/18/25, 12/25/25, 1/1/26 456

FICTITIOUS BUSINESS NAME STATEMENT: 2025258557. The following person(s) is/are doing business as: THE TIDES THERAPY, 316 Calle Miramar, Torrance, CA 90277. County of Los Angeles. LINDSEY MANDELL, 316 Calle Miramar, Torrance, CA 90277. This business is conducted by: An Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Lindsey

Mandell, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/18/2025. 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: 12/11/2025, 12/18/2025, 12/25/2025, 01/01/2026 12,1825, 12/25/25, 1/1/26 457

Eulexus Janaye Thomas  
Case Number: 25NWPC00550  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
12702 Norwalk Blvd  
Norwalk, CA 90650  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Eulexus Janaye Thomas  
Petitioner: Eulexus Janaye Thomas  
Present name: Eulexus Janaye Thomas  
Proposed name: Heather Johnson

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: 2/2/2026 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: 8/12/25. Signed: Elizabeth L. Tsao, Judge of the Superior Court

Published: 12/11/25, 12/18/25, 12/25/25, 1/1/26 456

FICTITIOUS BUSINESS NAME STATEMENT: 2025257907. The following person(s) is/are doing business as: A&A TRANSPORTATION, 7826 LAUREL CANYON BLVD #17 NORTH HOLLYWOOD CA 91605. ARMEN MURADYAN, 7826 LAUREL CANYON BLVD #17 NORTH HOLLYWOOD CA 91605. This business is conducted by: An INDIVIDUAL. Registrant has begun to transact business under the fictitious business name(s) listed above on: N/A Signed: MEGAN MEDRANO, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/20/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/11/2025, 12/18/2025, 12/25/2025, 01/01/2026 12,161

FICTITIOUS BUSINESS NAME STATEMENT: 2025261721. The following person(s) is/are doing business as: DERMANK STUDIO, 17725 CHATSWORTH ST GRANADA HILLS CA 91344. GLOWGETTER SKIN STUDIO, 17725 CHATSWORTH ST GRANADA HILLS CA 91344. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name(s) listed above on: N/A Signed: MEGAN MEDRANO, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/20/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/11/2025, 12/18/2025, 12/25/2025, 01/01/2026 12,172

FICTITIOUS BUSINESS NAME STATEMENT: 2025255439. The following person(s) is/are doing business as: MOJITO COLLECTION, 2277 EAST 16TH STREET LOS ANGELES CA 90021. SAFOURA SHOKRAN, 2277 EAST 16TH STREET LOS ANGELES CA 90021. This business is conducted by: An INDIVIDUAL. Registrant has begun to transact business under the fictitious business name(s) listed above on: 09/20/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/11/2025, 12/18/2025, 12/25/2025, 01/01/2026 12,171

FICTITIOUS BUSINESS NAME STATEMENT: 2025255439. The following person(s) is/are doing business as: MOJITO COLLECTION, 2277 EAST 16TH STREET LOS ANGELES CA 90021. SAFOURA SHOKRAN, 2277 EAST 16TH STREET LOS ANGELES CA 90021. This business is conducted by: An INDIVIDUAL. Registrant has begun to transact business under the fictitious business name(s) listed above on: 09/20/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/11/2025, 12/18/2025, 12/25/2025, 01/01/2026 12,171

FICTITIOUS BUSINESS NAME STATEMENT: 2025255439. The following person(s) is/are doing business as: MOJITO COLLECTION, 2277 EAST 16TH STREET LOS ANGELES CA 90021. SAFOURA SHOKRAN, 2277 EAST 16TH STREET LOS ANGELES CA 90021. This business is conducted by: An INDIVIDUAL. Registrant has begun to transact business under the fictitious business name(s) listed above on: 09/20/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/11/2025, 12/18/2025, 12/25/2025, 01/01/2026 12,171

FICTITIOUS BUSINESS NAME STATEMENT: 2025255439. The following person(s) is/are doing business as: MOJITO COLLECTION, 2277 EAST 16TH STREET LOS ANGELES CA 90021. SAFOURA SHOKRAN, 2277 EAST 16TH STREET LOS ANGELES CA 90021. This business is conducted by: An INDIVIDUAL. Registrant has begun to transact business under the fictitious business name(s) listed above on: 09/20/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/11/2025, 12/18/2025, 12/25/2025, 01/01/2026 12,171

FICTITIOUS BUSINESS NAME STATEMENT: 2025255439. The following person(s) is/are doing business as: MOJITO COLLECTION, 2277 EAST 16TH STREET LOS ANGELES CA 90021. SAFOURA SHOKRAN, 2277 EAST 16TH STREET LOS ANGELES CA 90021. This business is conducted by: An INDIVIDUAL. Registrant has begun to transact business under the fictitious business name(s) listed above on: 09/20/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/11/2025, 12/18/2025, 12/25/2025, 01/01/2026 12,171

FICTITIOUS BUSINESS NAME STATEMENT: 2025255439. The following person(s) is/are doing business as: MOJITO COLLECTION, 2277 EAST 16TH STREET LOS ANGELES CA 90021. SAFOURA SHOKRAN, 2277 EAST 16TH STREET LOS ANGELES CA 90021. This business is conducted by: An INDIVIDUAL. Registrant has begun to transact business under the fictitious business name(s) listed above on: 09/20/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/11/2025, 12/18/2025, 12/25/2025, 01/01/2026 12,171

FICTITIOUS BUSINESS NAME STATEMENT: 2025255439. The following person(s) is/are doing business as: MOJITO COLLECTION, 2277 EAST 16TH STREET LOS ANGELES CA 90021. SAFOURA SHOKRAN, 2277 EAST 16TH STREET LOS ANGELES CA 90021. This business is conducted by: An INDIVIDUAL. Registrant has begun to transact business under the fictitious business name(s) listed above on: 09/20/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/11/2025, 12/18/2025, 12/25/2025, 01/01/2026 12,171

FICTITIOUS BUSINESS NAME STATEMENT: 2025255439. The following person(s) is/are doing business as: MOJITO COLLECTION, 2277 EAST 16TH STREET LOS ANGELES CA 90021. SAFOURA SHOKRAN, 2277 EAST 16TH STREET LOS ANGELES CA 90021. This business is conducted by: An INDIVIDUAL. Registrant has begun to transact business under the fictitious business name(s) listed above on: 09/20/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on

RESEDA CA 91335. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 01/25. Signed VICTORIA ALI-AHMAD, 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: 11/15/2025. 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: 12/11/2025, 12/18/2025, 12/25/2025, 1/1/2026 NIN 50783

FICTITIOUS BUSINESS NAME STATEMENT: 2025250354

The following person(s) is/are doing business as: X BOX RENTAL SHIP & MORE, 624 E MAIN STREET, ALHAMBRA, CA, 91801 LOS ANGELES, KAR FU, 300 W VALLEY BLVD E 108 ALHAMBRA CA 91801. 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 KAR FU, 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: 11/15/2025. 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: 12/11/2025, 12/18/2025, 12/25/2025, 1/1/2026 NIN 50783

FICTITIOUS BUSINESS NAME STATEMENT: 2025250382

The following person(s) is/are doing business as: FLOURISH FINANCIAL SERVICES, 7335 BACON RD, WHITTIER, CA, 90602 LOS ANGELES, TAYLER COY, 7935 BACON RD WHITTIER CA 90602. 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 TAYLER COY, 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: 11/15/2025. 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: 12/11/2025, 12/18/2025, 12/25/2025, 1/1/2026 NIN 50758

FICTITIOUS BUSINESS NAME STATEMENT: 2025250382

The following person(s) is/are doing business as: FLOURISH FINANCIAL SERVICES, 7335 BACON RD, WHITTIER, CA, 90602 LOS ANGELES, TAYLER COY, 7935 BACON RD WHITTIER CA 90602. 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 TAYLER COY, 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: 11/15/2025. 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: 12/11/2025, 12/18/2025, 12/25/2025, 1/1/2026 NIN 50758

FICTITIOUS BUSINESS NAME STATEMENT: 2025250497

The following person(s) is/are doing business as: CHINESE COURT INTERPRETERS, THE CHINESE COURT INTERPRETER, THE CHINESE COURT INTERPRETERS TRAINING CENTER, 20243 MOBILE STREET, WINNETKA CA, 91306 LOS ANGELES, THE CHINESE COURT INTERPRETERS, 20243 MOBILE STREET WINNETKA CA 91306 CA. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 10/25. Signed XIAOTIAN MU, CFO. 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: 11/6/2025. 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: 12/11/2025, 12/18/2025, 12/25/2025, 1/1/2026 NIN 50756

FICTITIOUS BUSINESS NAME STATEMENT: 2025250497

The following person(s) is/are doing business as: PM CINEMATICS, 9135 BURNET AVE, NORTH HILLS, CA 91343 LOS ANGELES, PAUL MICHAEL P. MENDOZA, 9135 BURNET AVE NORTH HILLS CA 91343. 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 PAUL MICHAEL P. MENDOZA, 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: 11/6/2025. 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: 12/11/2025, 12/18/2025, 12/25/2025, 1/1/2026 NIN 50759

FICTITIOUS BUSINESS NAME STATEMENT: 2025251132

The following person(s) is/are doing business as: PM CINEMATICS, 9135 BURNET AVE, NORTH HILLS, CA 91343 LOS ANGELES, PAUL MICHAEL P. MENDOZA, 9135 BURNET AVE NORTH HILLS CA 91343. 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 PAUL MICHAEL P. MENDOZA, 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: 11/6/2025. 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: 12/11/2025, 12/18/2025, 12/25/2025, 1/1/2026 NIN 50759

FICTITIOUS BUSINESS NAME STATEMENT: 2025251286

The following person(s) is/are doing business as: KING CALIFIA EXPRESS, 1343 E HARVARD ST #A, GLENDALE, CA, 91205 LOS ANGELES, VICTOR A CASTILLO, 1343 E HARVARD ST #A GLENDALE CA 91205. 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 VICTOR A CASTILLO, 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: 11/6/2025. 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: 12/11/2025, 12/18/2025, 12/25/2025, 1/1/2026 NIN 50762

FICTITIOUS BUSINESS NAME STATEMENT: 2025251288

The following person(s) is/are doing business as: ROBERT'S ROOFING, 3132 E 64TH ST, LONG BEACH, CA, 90805 LOS ANGELES, ROBERTO VALENZUELA VIZCARRA, 3132 E 64TH ST LONG BEACH CA 90805. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ROBERTO VALENZUELA VIZCARRA, 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: 11/6/2025. 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: 12/11/2025, 12/18/2025, 12/25/2025, 1/1/2026 NIN 50761

FICTITIOUS BUSINESS NAME STATEMENT: 2025251304

The following person(s) is/are doing business as: BOLTON TECH USA, 1132 S MAGNOLIA AVE, ONTARIO, CA, 91762 SAN BERNARDINO, HYPO WESTEAST COAST, INC., 1132 S MAGNOLIA AVE ONTARIO CA 91762 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: 11/6/2025. 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: 12/11/2025, 12/18/2025, 12/25/2025, 1/1/2026 NIN 50763

FICTITIOUS BUSINESS NAME STATEMENT: 2025251424

The following person(s) is/are doing business as: CAR COMPANY LA, 18340 VENTURA BLVD STE 232 TARZANA CA, 91356 LOS ANGELES, CAR COMPANY LA CORP, 18340 VENTURA BLVD STE 232 TARZANA CA 91356 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 ARMIN ETEKHARI, 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: 11/6/2025. 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: 12/11/2025, 12/18/2025, 12/25/2025, 1/1/2026 NIN 50765

FICTITIOUS BUSINESS NAME STATEMENT: 2025251427

The following person(s) is/are doing business as: LVR REGISTRATION SERVICES, 7255 ATOLL AVE, NORTH HOLLYWOOD, CA, 91605 LOS ANGELES, LVR AUTO GROUP, 7255 ATOLL AVE NORTH HOLLYWOOD CA 91605 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 MIKAYELIAN, 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: 11/6/2025. 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: 12/11/2025, 12/18/2025, 12/25/2025, 1/1/2026 NIN 50764

Aksana Kamel  
Case Number: 25SMCP00635  
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: Aksana Kamel  
Petitioner: Aksana Kamel  
Present name: Aksana Kamel  
Proposed name: Aksana Luk  
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: 1/23/2026 Time: 8:30 AM Dept: K Rm:  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.

AMERICA INC. 725 Arizona Avenue, Suite 100, Santa Monica, CA 90401. 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: Kin Chung Tse, Secretary. This statement is filed with the County Clerk of Los Angeles County on: 11/17/2025. NOTICE - This fictitious name statement expires five years from the date it was filed prior to that date. The filing of this statement does not 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) 12/18/25, 12/25/25, 1/1/26, 1/8/26 461.

Edwineta Banks AKA Winetta Banks Cain AKA Winetta Cain  
Case Number: 25TRCP00527  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
825 Maple Ave  
Torrance, CA 90503

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Edwineta Banks AKA Winetta Banks Cain AKA Winetta Cain  
Petitioner: Edwineta Banks AKA Winetta Banks Cain AKA Winetta Cain  
Present name: Edwineta Banks AKA Winetta Banks Cain AKA Winetta Cain  
Proposed name: Winetta Cain  
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: 8:30A Dept: E 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: 12/11/25. Signed: Alan B. Honeycutt, Judge of the Superior Court  
Published: 12/18/25, 12/25/25, 1/1/26, 1/8/26 462

FICTITIOUS BUSINESS NAME STATEMENT: 2025271866 The following person(s) is/are doing business as: CHRISTY LOVE, 5482 Wilshire Blvd 298, Los Angeles, CA 90036. This business is conducted by: A Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Angela Dela Cruz, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/8/2025. 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 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) 12/18/25, 12/25/25, 1/1/26, 1/8/26 463

Jorge Villalobos  
Case Number: NWCP00541  
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: Jorge Villalobos  
Petitioner: Jorge Villalobos  
Present name: Jorge Villalobos  
Proposed name: Gerge Villalobos  
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: 2/9/2026 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: 11/25/25. Signed: Lee W. Tsao, Judge of the Superior Court  
Published: 12/18/25, 12/25/25, 1/1/26, 1/8/26 464

FICTITIOUS BUSINESS NAME STATEMENT: 2025274279 The following person(s) is/are doing business as: PAIX FAMILY MEDIATION, 11 Pine Court, Inglewood, CA 90302. 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: Jeanine Zaldunero, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/10/2025. 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 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) 12/19/25, 12/25/25, 1/1/26, 1/8/26 465

FICTITIOUS BUSINESS NAME STATEMENT: 2025272785 The following person(s) is/are doing business as: JOXTOK, 20058 VENTURA BLVD SUITE 134 WOODLAND HILLS CA 91364. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: JONATHAN TORO FERREIRA, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 12/09/2025. 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 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) 12/18/25, 12/25/25, 01/01/2026, 01/08/2026 12,195

FICTITIOUS BUSINESS NAME STATEMENT: 2025272945 The following person(s) is/are doing business as: GREEN VALLEY FARMS, 9333 ESCONDIDO CANYON ROAD AQUADULCE CA 91390. PROGRESSIVE 1 AUTO COLLISION CENTER, 9333 ESCONDIDO CANYON ROAD AQUADULCE CA 91390. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: JOHN SAROYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 12/09/2025. 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 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: 12/18/2025, 12/25/2025, 01/01/2026, 01/08/2026 12,196

FICTITIOUS BUSINESS NAME STATEMENT: 2025272945 The following person(s) is/are doing business as: GREEN VALLEY FARMS, 9333 ESCONDIDO CANYON ROAD AQUADULCE CA 91390. PROGRESSIVE 1 AUTO COLLISION CENTER, 9333 ESCONDIDO CANYON ROAD AQUADULCE CA 91390. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: JOHN SAROYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 12/09/2025. 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 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: 12/18/2025, 12/25/2025, 01/01/2026, 01/08/2026 12,197

FICTITIOUS BUSINESS NAME STATEMENT: 2025272972 The following person(s) is/are doing business as: REBELS, 6901 CANBY AVE UNIT 106 REDSEA CA 91335. SKYLAND HOLDINGS LLC, 6901 CANBY AVE UNIT 106 REDSEA CA 91335. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/19/93 Signed: EYAL BALLEVY, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 12/09/2025. 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 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: 12/18/2025, 12/25/2025, 01/01/2026, 01/08/2026 12,198

FICTITIOUS BUSINESS NAME STATEMENT: 2025271909 The following person(s) is/are doing business as: WEST REPAIR, 2120 LANGSUP DR HACIENDA HEIGHTS CA 91745. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/21/2021 Signed: SERGEI KHAMITOV, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/08/2025. 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 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: 12/18/2025, 12/25/2025, 01/01/2026, 01/08/2026 12,199

FICTITIOUS BUSINESS NAME STATEMENT: 2025273494 The following person(s) is/are doing business as: PREMIUM WATER USA, 20424 OSAGE AVE #B TORRANCE CA 90503. LUKE BOTTEGA LLC, 20424 OSAGE AVE #B TORRANCE CA 90503. 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: SYED RIZVINE, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 12/09/2025. 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 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: 12/18/2025, 12/25/2025, 01/01/2026, 01/08/2026 12,200

FICTITIOUS BUSINESS NAME STATEMENT: 2025273497 The following person(s) is/are doing business as: K2 BUSINESS VENTURES, 210 N CENTRAL AVE STE 200 GLENDALE CA 91203. K2 CONSULTANTS INC, 210 N CENTRAL AVE STE 200 GLENDALE CA 91203. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/20/2021 Signed: TRDAT TATAROVAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/09/2025. NOTICE - This fictitious name statement expires five



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 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: 12/25/2025, 01/01/2026, 01/08/2026, 12/24

FICTITIOUS BUSINESS NAME STATEMENT: 2025282267. The following person(s) is/are doing business as: THE CORVETTE SHOP, 7337 TOPANGA CANYON RD CANOGA PARK CA 91303. B20250413617. SMA INC. 2258 VICTORY BLVD WOODLAND HILLS CA 91365. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: ALBERTO ODAR, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on 12/19/2025. 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 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: 12/25/2025, 01/01/2026, 01/08/2026, 12/24

FICTITIOUS BUSINESS NAME STATEMENT: 2025282269. The following person(s) is/are doing business as: ANGIE DESIGN LA, ANGIE DESIGN, 3235 N SAN FERNANDO RD UNIT 1B LOS ANGELES CA 90065. ANGIEH ANGIE AYAZIAN, 3235 N SAN FERNANDO RD UNIT 1B LOS ANGELES CA 90065. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/25/2025 Signed: ANGIEH ANGIE AYAZIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/19/2025. 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 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: 12/25/2025, 01/01/2026, 01/08/2026, 12/24

FICTITIOUS BUSINESS NAME STATEMENT: 2025282269. The following person(s) is/are doing business as: ANGIE DESIGN LA, ANGIE DESIGN, 3235 N SAN FERNANDO RD UNIT 1B LOS ANGELES CA 90065. ANGIEH ANGIE AYAZIAN, 3235 N SAN FERNANDO RD UNIT 1B LOS ANGELES CA 90065. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/25/2025 Signed: ANGIEH ANGIE AYAZIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/19/2025. 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 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: 12/25/2025, 01/01/2026, 01/08/2026, 12/24

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case Number: 25NWCP00563

12/18/2025

MODOMNA MARIE WATERS

4717 GRAPE STREET

PICO RIVERA CA 90660

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

12720 NORWALK BLVD

NORWALK CA 90650

NORWALK COURTHOUSE

PETITION OF: MODOMNA MARIE WATERS for change of name

TO ALL INTERESTED PERSONS:

Petitioner: MODOMNA MARIE WATERS filed a petition with this court for a decree changing names as follows:

Present name: MODOMNA MARIE WATERS

Proposed name: MADONNA MARIE WATERS

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: 02/23/2026 Time: 8:30AM Dept: R Room: 606

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: LEE W TSAO, Judge of the Superior Court

Date: 08/25/2025

Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12,244

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case Number: 25LBCP00391

09/25/2025

LA RHYA M AUSTIN

1643 PACIFIC AVE #100

LONG BEACH CA 90813

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

GOVERNOR GEORGE DEUKMEJIAN COURTHOUSE

275 MAGNOLIA AVE LONG BEACH CA 90802

PETITION OF: LA RHYA M AUSTIN for change of name

TO ALL INTERESTED PERSONS:

Petitioner: LA RHYA M AUSTIN filed a petition with this court for a decree changing names as follows:

Present name: SAMUEL BOBBY STEWART III

Proposed name: BRAYLON MONTE AUSTIN

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: 02/06/2026 Time: 8:30AM Dept: S27 Room: 606

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: MARK C KIM, Judge of the Superior Court

Date: 08/29/2025

Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12,245

FICTITIOUS BUSINESS NAME STATEMENT: 2025255638

The following person(s) is/are doing business as: THE MAMANN GROUP, 578 WASHINGTON BLVD #360, MARINA DEL REY, CA 90292 LOS ANGELES, NANCY MAMANN, 578 WASHINGTON BLVD #360 MARINA DEL REY CA 90292. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in. Signed NANCY MAMANN, OWNER. The registrants declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/14/2025. 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 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: 12/25/2025, 01/01/2026, 1/1/2026, 1/8/2026, 1/15/2026 NIN 50781

FICTITIOUS BUSINESS NAME STATEMENT: 2025257552

The following person(s) is/are doing business as: FURBY JOY, 912 EDITH AVE, ALHAMBRA, CA, 91030 LOS ANGELES, UNICE ECOMMERCE INC, 912 EDITH AVE ALHAMBRA CA 91030 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 GRISHIMA KENY, SECRETARY. The registrants declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/14/2025. 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 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: 12/25/2025, 01/01/2026, 1/1/2026, 1/8/2026, 1/15/2026 NIN 50788

FICTITIOUS BUSINESS NAME STATEMENT: 2025257552

The following person(s) is/are doing business as: EVERYLA.COM, 269 SOUTH BEVERLY DRIVE, #491, BEVERLY HILLS, CA, 90212 LOS ANGELES, MATIAS BAKER MASUCCI, 269 SOUTH BEVERLY DRIVE, #491 BEVERLY HILLS CA 90212. 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 MATIAS BAKER MASUCCI, OWNER. The registrants declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/17/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not 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: 12/25/2025, 01/01/2026, 1/1/2026, 1/8/2026, 1/15/2026 NIN 50789

FICTITIOUS BUSINESS NAME STATEMENT: 2025257543

The following person(s) is/are doing business as: VIEW PARK AUTO COLLISION, 2801 W. SLAUSON AVE, LOS ANGELES, CA 90043 LOS ANGELES, ITCH AUTO COLLISION INC., 2801 W. SLAUSON AVE LOS ANGELES CA 90043 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 GRISHIMA KENY, SECRETARY. The registrants declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/17/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not 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: 12/25/2025, 01/01/2026, 1/1/2026, 1/8/2026, 1/15/2026 NIN 50790

FICTITIOUS BUSINESS NAME STATEMENT: 2025260535

The following person(s) is/are doing business as: ALL DRAINS, 12230 ALLARD ST, NORWALK, CA, 90650 LOS ANGELES, MATTHEW EDWARD GARIBALDI, OWNER. The registrants declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/19/2025. 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 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: 12/25/2025, 01/01/2026, 1/1/2026, 1/8/2026, 1/15/2026 NIN 50773

FICTITIOUS BUSINESS NAME STATEMENT: 2025260538

The following person(s) is/are doing business as: ALL DRAINS, 12230 ALLARD ST, NORWALK, CA, 90650 LOS ANGELES, MATTHEW EDWARD GARIBALDI, OWNER. The registrants declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/19/2025. 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 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: 12/25/2025, 01/01/2026, 1/1/2026, 1/8/2026, 1/15/2026 NIN 50773

FICTITIOUS BUSINESS NAME STATEMENT: 2025260538

The following person(s) is/are doing business as: ALL DRAINS, 12230 ALLARD ST, NORWALK, CA, 90650 LOS ANGELES, MATTHEW EDWARD GARIBALDI, OWNER. The registrants declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/19/2025. 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 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: 12/25/2025, 01/01/2026, 1/1/2026, 1/8/2026, 1/15/2026 NIN 50773

FICTITIOUS BUSINESS NAME STATEMENT: 2025260538

The following person(s) is/are doing business as: THE CANDY LIQUIDATORS, 4601 S SOTO ST, VERNON, CA, 90058 LOS ANGELES, WORLD TRADING GROUP, LLC, 4601 S SOTO ST VERNON CA 90058 CA. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GRISHIMA KENY, SECRETARY. The registrants declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/19/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. The filing of this statement does not 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: 12/25/2025, 01/01/2026, 1/1/2026, 1/8/2026, 1/15/2026 NIN 50772

FICTITIOUS BUSINESS NAME STATEMENT: 2025260538

The following person(s) is/are doing business as: THE CANDY LIQUIDATORS, 4601 S SOTO ST, VERNON, CA, 90058 LOS ANGELES, WORLD TRADING GROUP, LLC, 4601 S SOTO ST VERNON CA 90058 CA. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GRISHIMA KENY, SECRETARY. The registrants declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/19/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. The filing of this statement does not 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: 12/25/2025, 01/01/2026, 1/1/2026, 1/8/2026, 1/15/2026 NIN 50772

FICTITIOUS BUSINESS NAME STATEMENT: 2025260538

The following person(s) is/are doing business as: THE CANDY LIQUIDATORS, 4601 S SOTO ST, VERNON, CA, 90058 LOS ANGELES, WORLD TRADING GROUP, LLC, 4601 S SOTO ST VERNON CA 90058 CA. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GRISHIMA KENY, SECRETARY. The registrants declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/19/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. The filing of this statement does not 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: 12/25/2025, 01/01/2026, 1/1/2026, 1/8/2026, 1/15/2026 NIN 50772

FICTITIOUS BUSINESS NAME STATEMENT: 2025260538

The following person(s) is/are doing business as: THE CANDY LIQUIDATORS, 4601 S SOTO ST, VERNON, CA, 90058 LOS ANGELES, WORLD TRADING GROUP, LLC, 4601 S SOTO ST VERNON CA 90058 CA. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GRISHIMA KENY, SECRETARY. The registrants declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/19/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. The filing of this statement does not 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: 12/25/2025, 01/01/2026, 1/1/2026, 1/8/2026, 1/15/2026 NIN 50772

FICTITIOUS BUSINESS NAME STATEMENT: 2025260538

The following person(s) is/are doing business as: THE CANDY LIQUIDATORS, 4601 S SOTO ST, VERNON, CA, 90058 LOS ANGELES, WORLD TRADING GROUP, LLC, 4601 S SOTO ST VERNON CA 90058 CA. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GRISHIMA KENY, SECRETARY. The registrants declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/19/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. The filing of this statement does not 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: 12/25/2025, 01/01/2026, 1/1/2026, 1/8/2026, 1/15/2026 NIN 50772

FICTITIOUS BUSINESS NAME STATEMENT: 2025260538

The following person(s) is/are doing business as: THE CANDY LIQUIDATORS, 4601 S SOTO ST, VERNON, CA, 90058 LOS ANGELES, WORLD TRADING GROUP, LLC, 4601 S SOTO ST VERNON CA 90058 CA. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GRISHIMA KENY, SECRETARY. The registrants declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/19/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. The filing of this statement does not 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: 12/25/2025, 01/01/2026, 1/1/2026, 1/8/2026, 1/15/2026 NIN 50772

FICTITIOUS BUSINESS NAME STATEMENT: 2025260538

The following

violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026, 1/15/2026, 1/22/2026 NIN 50789 FICTITIOUS BUSINESS NAME STATEMENT: 2025263510  
The following person(s) is/are doing business as A & A CENTRO LATINO, 10804 NORWALK BLVD, SANTA FE SPRINGS, CA 90670 LOS ANGELES, DAS & DAS INCOME TAX SERVICES INC, 10804 NORWALK BLVD SANTA FE SPRINGS CA 90670 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 DELANIE SALGUERO RECALDE, 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: 11/24/2025. NOTICE - The fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026, 1/15/2026, 1/22/2026 NIN 50790 FICTITIOUS BUSINESS NAME STATEMENT: 2025263978  
The following person(s) is/are doing business as: CEE CEE INSPECTIONS, 22043 ROUNDUP DRIVE, WALNUT, CA 91789 LOS ANGELES, CONNIE RENEE GONZALEZ, 22043 ROUNDUP DRIVE WALNUT CA 91789. 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 CONNIE RENEE GONZALEZ, 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: 11/24/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026, 1/15/2026, 1/22/2026 NIN 50792 FICTITIOUS BUSINESS NAME STATEMENT: 2025263980  
The following person(s) is/are doing business as: ERS LOGISTICS, 15349 GEORGIA AVE, PARAMOUNT, CA 90723 LOS ANGELES, JESUS NAN SALDANA, 15349 GEORGIA AVE PARAMOUNT CA 90723. 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 JESUS NAN SALDANA, 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: 11/24/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026, 1/15/2026, 1/22/2026 NIN 50791 FICTITIOUS BUSINESS NAME STATEMENT: 2025264776  
The following person(s) is/are doing business as: FE TOWING & TRANSPORT, 84 WEST POPPYFIELDS DRIVE, ALTADENA, CA 91001 LOS ANGELES, FE TOWING & TRANSPORT, INC. 84 WEST POPPYFIELDS DRIVE ALTADENA CA 91001 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 GRISHIMA 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: 11/25/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026, 1/15/2026, 1/22/2026 NIN 50794 FICTITIOUS BUSINESS NAME STATEMENT: 2025265284  
The following person(s) is/are doing business as: ALL THINGS ELEVATED DESIGN & REMODEL, 15512 S STANFORD AVE, WEST RANCHO DOMINGUEZ, CA 90220 LOS ANGELES, JUAN NUNEZ DESIGN, INC., 15512 S STANFORD AVE WEST RANCHO CA 90220 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 JUAN NUNEZ, 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: 11/26/2025. NOTICE - The fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026, 1/15/2026, 1/22/2026 NIN 50795 FICTITIOUS BUSINESS NAME STATEMENT: 2025265277  
The following person(s) is/are doing business as: WIN SHOP, 1501 S HOOVER ST APT 5, LOS ANGELES, CA 90006 LOS ANGELES, NIKO LLC, 1501 S HOOVER ST APT 5 LOS ANGELES CA 90006 CALIFORNIA. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed WENDY E. FLORES AQUINO, 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: 11/26/2025. 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: 1/1/2026, 1/8/2026, 1/15/2026, 1/22/2026 NIN 50796 FICTITIOUS BUSINESS NAME STATEMENT: 2025265843  
The following person(s) is/are doing business as: ELLIE MAYER GALLERY, 6616 HOLLYWOOD BLVD, HOLLYWOOD, CA 90028 LOS ANGELES, VEZNA GOTTLWALD, 633 33RD STREET MANHATTAN BEACH CA 90266. 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 VEZNA GOTTLWALD, 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: 11/26/2025. 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: 1/1/2026, 1/8/2026, 1/15/2026, 1/22/2026 NIN 50797

Order No.: 2442104-05 YOU ARE IN DEFAULT UNDER A SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS DATED 5/12/2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE OF TRUSTEE'S SALE Trustee's Sale No. 2025-100848 On 12/10/2025 at 10:30 AM, behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, Beacon Default Management, Inc., a California corporation ("Trustee"), as duly appointed trustee under that certain Short Form Deed of Trust and Assignment of Rents (the "Deed of Trust") dated 5/12/2015 executed by LENMAR ROBERTSON, LLC, a California limited liability company ("Trustor"), to secure obligations in favor of PETER J. KORAL, an individual, as beneficiary, recorded on 9/3/2015, as Instrument No. 20151088761, of Official Records in the office of the Recorder of Los Angeles County, State of California, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, or cashier's check made payable to Beacon Default Management, Inc. (payable at the time of sale in lawful money of the United States) without warranty express or implied as to title, use, possession or encumbrances, all right, title and interest conveyed to and now held by it as such Trustee, in and to the following described property situated in the aforesaid County and State, to-wit: LEGAL DESCRIPTION: See Exhibit "A" attached hereto and made a part of. PERSONAL PROPERTY: See Exhibit "B" attached hereto and made a part of. TAX PARCEL NO: 4332-013-014 From information which the Trustee deems reliable,

but for which Trustee makes no representation or warranty, the street address or other common designation of the above-described property is purported to be 493 South Robertson Boulevard, Beverly Hills, California 90211. Directions to the property may be obtained pursuant to a written request submitted within ten (10) days from the first publication of this Notice of Trustee's Sale to PETER J. KORAL, an individual the present beneficiary under the Deed of Trust, in care of the Trustee at the address listed below. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including, without limitation, fees and expenses of sale. The total amount of the unpaid principal balance, interest and default interest thereon, together with reasonably estimated costs, charges, fees and advances at the time of the initial publication of the Notice of Trustee's Sale is \$5,818,108.66. The "Beneficiary" has elected 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 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 Trustee's Sale. The name, street address and telephone number of the Trustee are: Beacon Default Management, Inc. 30101 Agoura Court, Suite 203 Agoura Hills California 91301 Phone: (310) 929-5457 Trustee's Sale No. 2025-100848 FOR TRUSTEE SALE INFORMATION PLEASE CALL: Stox Posting & Publishing, LLC Sale Line: (844) 477-7869 Website: [www.stoxposting.com](http://www.stoxposting.com) 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 mortgagor, 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 (844) 477-7869 or visit this Internet Web site [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case 2025-100848. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Dated: November 14, 2025 BEACON DEFAULT MANAGEMENT, INC a California corporation, as trustee By Shannon Papa, Authorized Signatory EXHIBIT "A" Legal Description Lot 70 of Tract No. 6380, in the City of Beverly Hills, as per Map recorded in Book 69, Pages 11 through 20 inclusive of Maps, in the Office of the County Recorder of said County. EXHIBIT "B" Personal Property All property owned by Borrower which is so attached to the Land or the Improvements as to constitute a fixture under applicable law, including: machinery, equipment, engines, boilers, incinerators, installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air, or light, antennas, cable, wiring and conduits used in

connection with radio, television, security, fire prevention, or fire detection or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers and other appliances; light fixtures, awnings, storm windows and storm doors; pictures, screens, blinds, shades, curtains and curtain rods; mirrors; cabinets, paneling, rugs and floor and wall coverings; fences, trees and plants; swimming pools; and exercise equipment.

**NOTICE OF PETITION TO AD-  
MINISTER ESTATE OF:  
WILLIAM NOTT DRISCOLL, JR.  
CASE NO. 25STPB13445**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WILLIAM NOTT DRISCOLL, JR.

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

THE PETITION FOR PROBATE requests that WILLIAM KAO 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 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

DAVID FOATE - SBN 268847

PFS LAW, APC

556 N. DIAMOND BAR BLVD., #101

DIAMOND BAR CA 91765

Telephone (909) 294-7372

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

CNS-3993908#

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 Lovethptra White Ekufu in the Superior Court of California, County of Los Angeles.

THE PETITION FOR PROBATE requests that Lovethptra 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 (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](http://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](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://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 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al 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.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable

que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), ooniéndose 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 para 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 Viboch**, 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 mortgagee, 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](http://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](http://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 recording. 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 Trustee16133 Ventura Blvd., Suite 700Encino, California 91346For Payoff/Reinstatement: (888) 785-9721Sales Line: (866) 266-7512 or [www.elitepostandpub.com](http://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 to 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 trustor, 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 federal credit union, 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 HYDRO-CARBON 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 CONDOMINIUM PLAN ABOVE MENTIONED. PARCEL 2: EXCLU-

SIVE 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://prestigeponstandpub.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 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  
PARKER MILLIKEN CLARK  
O'HARA & SAMUELIAN APC  
515 S FIGUEROA ST  
8TH FLR  
LOS ANGELES CA 90071  
CN123081 BERKOWITZ Dec 25, 2025, Jan 1, 2026

T.S. No.: 2025-00140 Loan No.: 1102 APN: 4392-014-029 Property Address: 9231 Doheny Road, West Hollywood, CA 90069 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/23/2025. 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 a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the

Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: DOHENY SUNSET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY Duly Appointed Trustee: Imperial Processing Recorded 6/25/2025 as Instrument No. 20250422724 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 1/27/2026 at 10:30 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: \$1,191,973.21 Street Address or other common designation of real property: 9231 Doheny Road West Hollywood, CA 90069 A.P.N.: 4392-014-029 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the 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 (844)477-7869 or visit this Internet Web site [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case 2025-00140. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have the 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 (844)477-7869, or visit this internet website [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case 2025-00140 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. FOR TRUSTEE'S SALES INFORMATION, PLEASE CALL (844)477-7869 OR VISIT WEBSITE: [www.stoxposting.com](http://www.stoxposting.com) Date: 12/23/2025 Imperial Processing 10940 Wilshire Blvd, Suite 1600 Los Angeles, California 90024 Sale Line: (844)477-7869 Dmitry Merrit, Processor

# KEEPING SPIRITS BRIGHT ACROSS SOUTHERN CALIFORNIA

Jennifer Okhovat  
& ASSOCIATES

JUST LISTED | 1301 N Beverly Dr, Beverly Hills 90210



\$3,995,000

JUST SOLD | 509 Westmount Dr, West Hollywood 90048



\$4,190,000



JENNIFER OKHOVAT  
Residential and Commercial Real Estate

310.435.7399  
jennyohomes@gmail.com  
DRE 01866951



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TOP 1.5% of REALTORS® Nationwide  
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