

briefs • Fire at El Rodeo Outbuilding
Prompts Temporary Power Shutdown **Page 3**

briefs • All-Way Stop Approved for Whit-
worth Drive and Oakhurst Drive **Page 3**

peter ostroff • Metro
Adventure to Langer's **Page 6**

Beverly Hills Weekly

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Issue 1371 • January 8 - January 14, 2026

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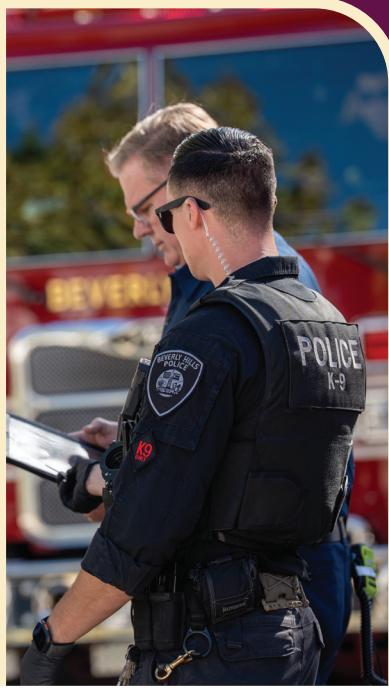
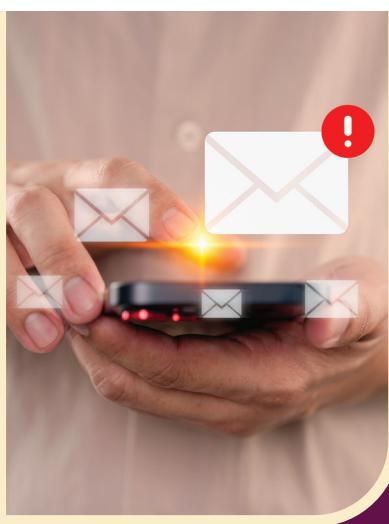
Outspoken Former Mayor Passes Away At Age 83

cover story • page 7



**THURSDAY,
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5:30 P.M. - 6:30 P.M.

Light refreshments will be served.



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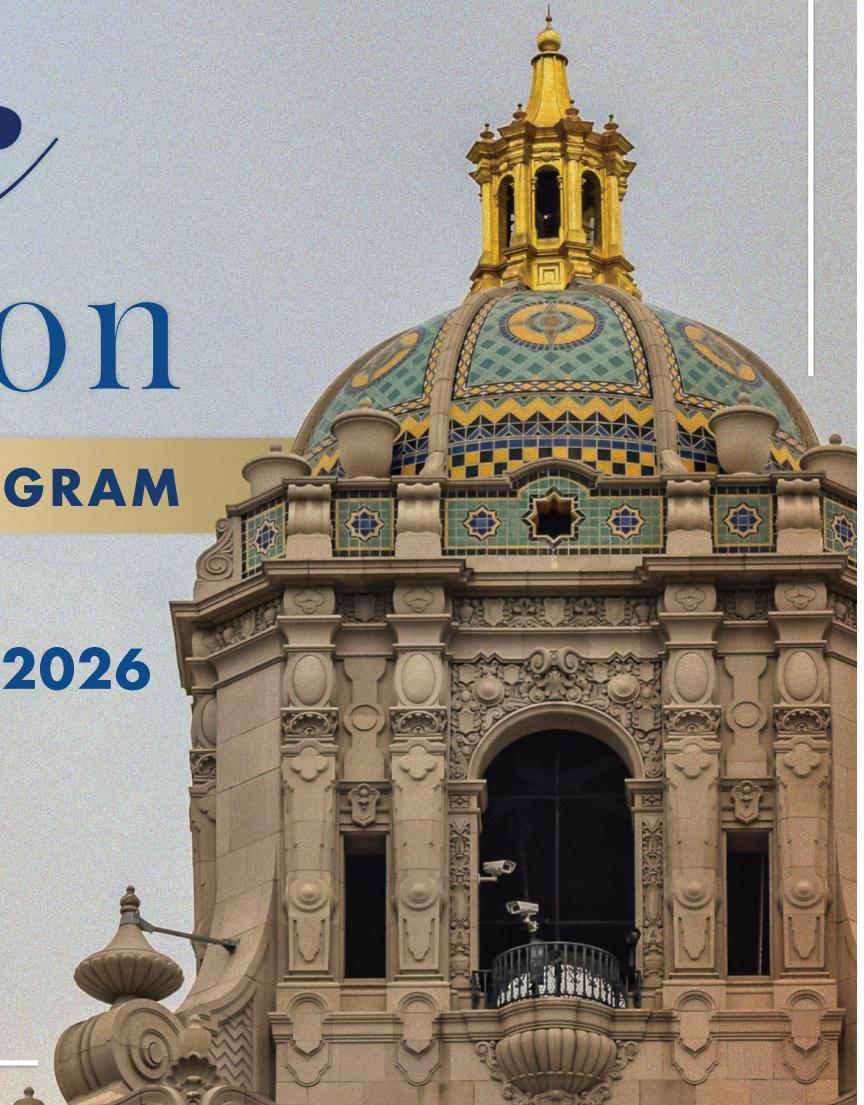
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OUR DATA SPEAKS
VOLUMES



letters & email

"Suggestion for Board of Education" [Issue #1370]

In response to Peter Ostroff's recent opinion column, "Suggestion for Board of Education", the Beverly Hills Unified School District issues the following statement to correct factual inaccuracies and ensure the public record is accurate:

The Organizational Meeting held on December 16 was constructive, orderly, and grounded in fact-based discussion. The meeting reflected strong civic engagement, with numerous community members speaking to commend the Board of Education for its work and dedication over the past year. Characterizing the meeting as otherwise misrepresents both its tone and substance.

All actions taken at the Organizational Meeting, were conducted lawfully and in full compliance with District bylaws and applicable law. Any suggestion that the meeting disregarded governing procedures or legal requirements is inaccurate and unsupported by fact.

The article further advances the notion that public meetings should be reduced, limited, or narrowly constrained. The District rejects this premise. Public meetings, open deliberation, and transparent oversight are foundational responsibilities of a governing board. These practices are essential to accountability, informed decision-making, and public trust, and they are neither excessive nor optional.

Beverly Hills Unified School District is actively implementing a comprehensive Strategic Plan focused on academic excellence, fiscal responsibility, streamlined administration, and expanded student-centered programs. This work includes initiatives designed to attract and retain families and strengthen long-term student outcomes, including the Dual Language Immersion Program, High-Impact Tutoring Program, and the new College, Career & Counseling Department. These efforts reflect intentional, data-informed governance and are the appropriate focus of public discussion.

It is also important to clarify the District's enrollment trajectory. In recent years, BHUSD has stabilized enrollment losses through deliberate governance and administrative action, including correcting long-standing bond construction delays, enforcing fiscal discipline, reducing unnecessary management expenditures, and reinvesting in student programs. Available enrollment and budget data reflect the positive impact of these measures despite statewide enrollment pressures. Broader demographic factors, including declining birth rates and the increasing cost of living in high-cost communities such as Beverly Hills, continue to affect districts across California and are well documented beyond the District's control.

Beverly Hills Unified School District remains committed to transparency, factual accuracy, and meaningful engagement with its community.

Joseph Sanchez
BHUSD Attorney
Best Best & Krieger
Riverside

briefs

Fire at El Rodeo Outbuilding Prompts Temporary Power Shutdown

A small fire broke last Wednesday evening in an outbuilding behind El Rodeo Elementary School, briefly disrupting power to the campus and nearby homes, according to information provided by the Beverly Hills Unified School District.

The sprinkler system activated right away, assisting to isolate the fire to a single area. There was no reported damage to classrooms or instructional areas. Beverly Hills Fire Department crews responded quickly and brought the situation under control. The outbuilding affected by the fire supplies electricity to the school. Because the district was on winter break, no students or staff were on campus at the time of the incident.

"We are grateful for the swift response of our city's first responders and proud of how quickly our teams worked to ensure the safety and readiness of the campus," said Alex Cherniss, Superintendent of the Beverly Hills Unified School District. "All systems are operational, and El Rodeo Elementary School is fully prepared to welcome students back."



Command Center Manager Sean O'Connor (center), Executive Director of Maintenance Will Karrat

uncontrolled in both directions.

According to the staff report, residents cited several concerns, including speeding vehicles traveling westbound toward the traffic signal at Whitworth Drive and Doheny Drive, limited sight lines for north-south drivers due to parked cars, and frequent near-misses and collisions that often go unreported

briefs cont. on page 4

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All-Way Stop Approved for Whitworth Drive and Oakhurst Drive Intersection

The Beverly Hills Traffic and Parking Commission has approved the installation of all-way stop control at the intersection of Whitworth Drive and Oakhurst Drive, a move city staff say will improve safety for pedestrians, drivers, and nearby residents.

The decision follows a traffic study initiated in spring 2025 after the city received multiple requests from residents concerned about safety conditions at the intersection. The area experiences heavy pedestrian and vehicle activity, particularly during school arrival and dismissal times for Harkem Hillel Hebrew Academy, located about 500 feet north of the intersection.

Whitworth Drive and Oakhurst Drive are local residential streets with one travel lane in each direction and on-street parking. While traffic on Oakhurst Drive was already controlled by stop signs, Whitworth Drive had remained

because they do not involve injuries.

Safety concerns include the need to reduce vehicle and pedestrian conflicts near a school, improve visibility where drivers have difficulty seeing cross traffic, and create more consistent traffic control along Whitworth Drive, where most intersections already operate with all-way stops.

Traffic data collected as part of the study showed that nearly 4,000 vehicles pass through the intersection on a typical weekday between 7 a.m. and 7 p.m., with peak volumes occurring during morning and evening commute hours as well as school dismissal periods. Pedestrian activity was also significant, with roughly 500 people crossing during the same time frame. Staff noted that the combination of high pedestrian volumes and predominantly east-west vehicle traffic increases the potential for conflicts under the current configuration.

The study also highlighted sight-distance challenges for drivers on Oakhurst Drive, particularly when larger vehicles are parked near the intersection. While average speeds on Whitworth Drive are relatively low, higher daytime speeds were recorded, making it more difficult

for drivers to safely judge gaps in traffic.

The Los Angeles Department of Transportation has indicated its support for the change and is preparing formal documentation confirming that the intersection meets its own guidelines for all-way stop control.

As part of the approval process, notices were mailed to nearby households, and the proposal was shared with Harkem Hillel Hebrew Academy. School representatives expressed support for measures that improve safety, while also raising concerns about potential congestion affecting carpool operations and nearby residential streets.

City staff will coordinate with LADOT to install new stop signs and pavement markings for eastbound and westbound traffic on Whitworth Drive at Oakhurst Drive. The work will be funded through the city's existing street sign and striping budget, and there is no additional fiscal impact associated with the change.

Umberto Salon to Close

Another casualty of the Dec. 25 Porta Via fire is the neighboring Umberto salon.

The salon, which had operated for 48 years, announced the closure, citing the circumstances surrounding the fire and its aftermath as factors in the decision. Owners said the choice to shut down was difficult and marked the end of a business that had been a fixture in the local beauty community for decades.

In its statement, Umberto acknowledged the many employees who worked at the salon over the years, including hairdressers, receptionists, manicurists, estheticians, makeup artists, assistants, and support staff. The business also recognized the contributions of café and valet teams, as well as housekeeping staff, noting their role in daily operations.

The salon also thanked its clients for their support over the years.

LAPD Calls Off Chase of Suspected Stolen Vehicle

Los Angeles police called off an extended pursuit Monday involving a driver in a suspected stolen vehicle that moved through several streets across the city, according to Fox 11.

The chase began after SkyFOX spotted a black Kia traveling along Wilshire Boulevard in the Beverly Hills area. The vehicle drew attention as it continued through busy roadways, prompting LAPD officers to follow.

During the pursuit, the driver was observed traveling at high speeds and

maneuvering unpredictably through traffic. Video showed the car weaving between lanes and fishtailing from one side of the street to the other.

Police attempted to stop the vehicle by deploying spike strips on at least two occasions, but the driver was able to avoid them and continued driving, Fox 11 reported. The pursuit lasted several hours as officers tracked the vehicle across surface streets rather than freeways.

Authorities ultimately decided to terminate the chase due to safety concerns.

Beverly Hills Expands Water Conservation Tools With Launch of WaterSmart Utility Portal

In a move aimed at improving water conservation and customer communication, the City of Beverly Hills is highlighting its recently launched WaterSmart utility portal as staff prepare to present an overview and live demonstration at Thursday's Public Works Commission meeting.

According to a Public Works Commission staff report, the WaterSmart platform officially went live on April 14, 2025, replacing the city's former WaterTracker system. The new portal integrates water usage monitoring with the city's billing platform, creating a single online hub for water, stormwater, refuse and sewer services.

Through WaterSmart, customers can access and pay utility bills online at any time while monitoring water use in near real-time. The system allows users to track daily consumption, helping residents and businesses better understand their water use patterns.

One of the portal's central features is its automated alert system. City staff use the tool to notify customers when usage data suggests a possible leak, such as consistently high water flow. When an alert is triggered, customers are directed to a video tutorial within the portal designed to help identify potential leak sources.

The city also uses WaterSmart's group messaging and reporting tools to support enforcement and education efforts related to the two-day watering schedule. Since September, staff have sent more than 4,000 email notifications to customers whose usage patterns indicated watering beyond allowed days, along with follow-up reminders in some cases. The city has also issued positive "kudos" messages to customers who reduced outdoor water use.

Since its launch, more than 40% of eligible accounts have registered. City officials have set a goal of reaching at least 50% participation by the program's one-year anniversary.

Planning Commission to Review One Beverly Hills Subdivision Proposal

The Beverly Hills Planning Commission is expected to discuss a new development proposal for 9876, 9900, and 9988 Wilshire Boulevard during its Thursday meeting. The proposal involves a Vesting Tentative Tract Map and Development Plan Review for the One Beverly Hills project.

The applicants are seeking approval to subdivide three parcels into a 21-lot airspace subdivision. This would allow the sale of up to 255 residential condominiums and four commercial condominiums. The plan follows previous approvals, which allows for up to 340 residential units, hotel uses, retail, and publicly accessible open space, including a 4.5-acre Botanical Garden.

The project site, covering approximately 16.1 acres, includes partially developed and vacant areas previously designated for the Beverly Hilton, a former Robinsons-May department store, and a former Union 76 gas station. Surrounding properties include Beverly Gardens Park, the Los Angeles Country Club, and residential neighborhoods.

The Vesting Tentative Tract Map and Development Plan Review aim to formalize the subdivision of the property into separate airspace lots for residential and commercial components, public open spaces, and roadways.

Beverly Vista Student's Artwork Chosen for Regional Water Conservation Program

A Beverly Vista Middle School student has earned regional recognition for her artwork promoting water con-



Ella Lee

servation. Ella Lee, an eighth grader, was selected as one of 36 student artists from across Southern California to be featured in the Metropolitan Water District's 2026 Being Waterwise Student Art Program.

The annual program invites students in kindergarten through 12th grade to submit original artwork highlighting the importance of using water responsibly. Hundreds of entries are submitted each year from schools across the Metropolitan Water District's six-county service area. The selected pieces are published

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in a professionally produced calendar that is distributed throughout the region. Lee's artwork is scheduled to appear in the February 2026 edition.

Lee has been involved in Beverly Vista's band program throughout her middle school years and has taken electives in art, animation, and photography.

"We are proud of all our students who engage in meaningful challenges like this one," said Superintendent Alex Cherniss. "Ella's prestigious recognition by the Metropolitan Water District showcases her talent and commitment, and we are honored to have her represent the City of Beverly Hills and BHUSD on a regional level."

Music in the Mansion Returns to Greystone with New Season of Chamber Concerts

The City of Beverly Hills is set to launch a new season of its long-running Music in the Mansion concert series, bringing live chamber music back to the historic Greystone Mansion & Gardens beginning January 25. Presented by the Community Services Department, the series will feature a mix of emerging and established artists performing a wide-ranging repertoire across three Sunday afternoons.

The opening day on January 25 will showcase two performances. Pianist Dominik Yoder takes the stage at 2:00 p.m., followed at 4:00 p.m. by a shared concert featuring Duo Charbonneau—



Arisa Makita

performing on alto saxophone and piano—and euphonium soloist Arisa Makita.

Yoder, who began playing piano at age two, studied at UCLA's Herb Alpert School of Music and has built an international performance résumé. His recent accolades include Second Prize at the 2025 Hartford International Chopin Competition, along with earlier honors

from national and international competitions.

Duo Charbonneau is known for its close collaborations with contemporary composers, frequently commissioning and premiering new works for saxophone and piano. Their programming reflects a commitment to expanding the modern chamber music repertoire. Makita, who relocated to Los Angeles from Tokyo in 2022, is currently studying at the USC Thornton School of Music. She has appeared at major international brass conferences and earned multiple competition awards as a soloist and ensemble performer.

The series continues on February 22 with two concerts highlighting both ensemble and solo performances. At 2:00 p.m., Couch Quintet—a Los Angeles-based wind ensemble formed in 2023—will perform alongside saxophonist Wenbo Yin. The group includes flute, oboe, clarinet, bassoon, and horn, and is known for its genre-spanning interpretations and emphasis on community engagement and music education. Yin, a saxophonist and wind conductor, has performed internationally, including appearances at Carnegie Hall, and currently serves on the faculty at Mendocino College.

At 4:00 p.m. the same day, pianist Daniel Mangiaracino will present a

solo program. Mangiaracino, a doctoral candidate at USC Thornton, balances a multifaceted career as a pianist, composer, and dancer. His work includes performances at international festivals and an ongoing role as composer-in-residence for Phoenix Ballet.

The final concert date, March 22, opens at 2:00 p.m. with flutist Nikka Gershman, followed by a 4:00 p.m. performance featuring alumni of the Beverly Hills National Auditions: violinist Davide de Ascaniis, cellist Francisco Vila, and pianist Svetlana Smolina.

Gershman, the youngest Kovner Fellow accepted to The Juilliard School, has already gained international recognition, including being named Flute Almanac's 2024 Emerging Artist of the Year. De Ascaniis has performed as a soloist in major concert halls worldwide, while Vila is known for his expressive playing and collaborations with leading classical musicians. Smolina brings decades of international performance experience, including appearances with major orchestras and an award-winning recording with conductor Valery Gergiev.

Tickets and additional information are available at beverlyhills.org/csevents.

--Briefs Compiled by Danielle Berjikian

detention&arrestsummary

Beverly Hills Weekly received the information that appears below from the Beverly Hills Police Department. This information is released each week to the public. We assume no responsibility for errors or omissions in the Detention and Arrest Summary.

COFFEY, EMILY ROSE, 27, arrested on 11/14/2025 for possession of drug paraphernalia, and possession of meth/etc.

CARASA ESPARAZA, JUDITH, 25, arrested on 11/14/2025 for theft or driving of vehicle, possession of burglary tools, and petty theft - from building.

ROJAS CARDENAS, BRANDON, 24, arrested on 11/15/2025 for conspiracy of two or more persons to commit any crime, and burglary - shoplifter.

SILVALEZAMA, DANIEL MATTHEW, 21, arrested on 11/16/2025 for conspiracy of two or more persons to commit any crime, and burglary.

REINARAMIREZ, JUAN DAVID, 21, arrested on 11/15/2025 for criminal

conspiracy, commercial burglary, and burglary - shoplifter.

CERNE CHAVES, JULIO, 45, arrested on 11/15/2025 for false reporting of a crime.

JEREZ, JONATHAN REY, 41, arrested on 11/16/2025 for possession of drug paraphernalia, having an outside felony warrant, and having an outside misdemeanor warrant.

MUHAMMED, IPLIK, 30, arrested on 11/16/2025 for battery - use of force or violence upon another.

LEE, OTHA, 50, arrested on 11/16/2025 for possession of drug paraphernalia, possession of meth/etc, having an outside felony warrant, and having an outside misdemeanor warrant.

RAU ARTHUR, AMANDA, 34, arrested on 11/17/2025 for possession of a controlled substance.

ISMALI, LIR, 19, arrested on 11/16/2025 for reckless driving.

MCMANNCHEPMAN, HARLEE GRACE, 23, arrested on 11/17/2025 for simple assault - domestic violence/inflicting corporal injury (spouse or co-habitant).

NEWELL, QUENTIN, 31, arrested on 11/17/2025 for criminal conspiracy, and burglary - shoplifting.

ARAUJO, ANDRES, 31, arrested on 11/17/2025 for possession of drug paraphernalia, possession of meth/etc, criminal conspiracy, burglary - shoplift, and having an outside misdemeanor warrant.

THOMAS, DAMION, 27, arrested on 11/17/2025 for possession of drug paraphernalia, criminal conspiracy, burglary - shoplifter, possession of burglary tools, receiving stolen property, and having an outside misdemeanor warrant.

UTSEY, JASON JAMES, 37, arrested on 11/19/2025 for carrying a concealed firearm - vehicle driver, loaded firearm in public person or vehicle.

AVILA, TRINIDAD NAVARRO, 65, arrested on 11/20/2025 for having an

arrests cont. on page 6

Beverly Hills Weekly

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three star ★★★ shorttakes

By Peter Ostroff

Metro Adventure to Langer's

On December 23, *Beverly Hills Weekly* Publisher **Josh Gross** and I took a field trip. As you may know, Josh is a public transit junkie who proudly does not own a car and takes public transportation everywhere and anywhere. In anticipation of the opening in 2026 of the Wilshire/La Cienega Metro station, he suggested that we travel by bus and subway to the beating heart of Los Angeles, Langer's Deli which is located diagonally across Alvarado Street at 7th from MacArthur Park. Langer's is 10 miles from my home, a 45 minute drive in mid-day, more during rush hour.

We met at 10:30a at the bus stop on the southeast side of Santa Monica Blvd and Crescent Drive on the north lawn of City Hall. After a three minute wait we boarded the #4 bus eastbound (a local, there are no longer rapid lines on Santa Monica Blvd). Thirty five minutes later we disembarked at Santa Monica and Vermont and went into the subway station. After two escalator rides down, we were on the D line subway platform. Within about 90 seconds, the train arrived. After five minutes and

three stops, we got off the subway at MacArthur Park/Alvarado and walked a block to iconic Langer's. The D line is the one that will service the two Beverly Hills stations, on Wilshire Blvd at La Cienega and the Beverly Drive station.

Now for the specifics about the journey. Both the bus and the subway were half full. Both were clean although worn. Most of the riders were elderly. Twice the bus driver assisted wheelchair bound passengers to enter and exit. Each time was seamless and took approximately 30 seconds. A fantastic service for people with mobility issues. There were zero incidents with unruly passengers and I did not at anytime feel uncomfortable. I did not observe any fare avoiders.

The entry point at Santa Monica and Vermont and the exit point at Alvarado were equipped with so-called "paddle gates" which prevent fare avoiders from entering the subway and, if properly installed, prevent fare avoiders from exiting. This latter capability is, in my judgment, a high priority for the safety of our City as fare jumpers should be discouraged so that the subways are for people who need to be somewhere not for people who need somewhere to be. While the exit point at Alvarado and its

neighbor MacArthur Park are relatively high crime areas, there were five Metro security officers and other Metro employees there and they answered my questions about the gate operations.

Total elapsed time from City Hall to Langer's was exactly 60 minutes. My senior (over 62, some of my suits are older than that) non-peak weekday one-way fare for both the bus and the subway together was 35 cents. Full fare for younger Apparently transfers are free. Unbelievable!! Driving time would have been a bit shorter, maybe 45 minutes to the restaurant's parking lot and then a short walk to the restaurant. Probably \$5 for gas and another \$5 for the Langer's lot if it is not full. Taking Metro to sports venues where parking can be \$75 or more is even more cost effective.

Of course, many prefer the convenience and familiarity of driving their own car. And the world out there is less comfortable than our little Beverly Hills Bubble. I would say that we live in a "Tale of Two Cities" time (if someone had not beaten me to that phrase). The farther east we go from Crescent Drive to Downtown Los Angeles (DTLA), the more brown and less affluent our region becomes. It is very different and the difference is somehow more apparent from a bus or a subway than from our own cars. But it is what it is and it is all a part of our large, diverse region.

And the Langer's pastrami sandwich with Swiss cheese and Russian dressing on fabulous rye bread was as terrific as always.

At this point, I must digress for a personal note of nostalgia. My first memory of visiting Langer's was in July 1971. I was working for a law firm located in DTLA and went to dinner at Langer's with some of my colleagues. At that time, the Los Angeles Times printed a Preview Edition that hit the streets at about 7p. As we walked out of the restaurant, I saw the Preview Edition big bold headline: "Nixon to Visit China." Only 55 years later and the cold war continues.

Josh may love public transit but he also loves comfort so he insisted on taking an Uber home which took longer than the bus/subway ride. Total elapsed time – three hours.

And the adventure –Priceless.

Planning Commissioner **Myra Demeter** has alerted me to what she considers an important and very helpful service offered by the City. This service is part of the City Public Works Department" Power on Beverly Hills program which puts residents in touch with local experts who will help with our energy resilience needs. In Myra's case, she was considering installing solar power panels on her roof to generate electricity. She contacted Michael Ware of Power on Beverly Hills who was able to connect her to a network of solar installers and energy consultants. Myra says that they walked her through the project and advised her on what to look for and what to ask for to get the optimal system for her family. All at no charge. A very good example of what outstanding service our City offers.

arrests cont. from page 5

outside infraction warrant.

SAUMER, RAYMOND JR, 58, arrested on 11/20/2025 for possession of drug paraphernalia, possession of meth/etc, carries a switchblade knife upon their person, and having a BHPD misdemeanor bench warrant.

FARKAS, CORY KLEIN, 31, arrested on 11/20/2025 for possession of drug paraphernalia, resists, delays or obstructs any public officer, peace officer or emergency medical technician, possession of ammo by person prohibited from possessing a firearm, and having an outside misdemeanor warrant.

VENTURA, PHILLIP STYLES, 36, arrested on 11/21/2025 for public intoxication.

SHIN, EUNICE YOUNG, 39, arrested on 11/20/2025 for public intoxication.

MORGAN, PETER ALEXANDER, 51, arrested on 11/20/2025 for driving while license is suspended for DUI, and driving under the influence of drugs.

SEVIN, DONALD P, 51, arrested on 11/21/2025 for grand theft auto.

JAERAN, NAWAF ALI, 24, arrested on 11/21/2025 for possession of drug paraphernalia.

ARVIDSSON, BIANCA, 22, arrest-

ed on 11/22/2025 for battery against a person the defendant had been dating, engaged in marriage or domestic relationship.

DAVIS, KEVIN SAMUEL, 27, arrested on 11/22/2025 for driving under the influence of alcohol and drugs.

RANA, HASANAH, 32, arrested on 11/22/2025 for public intoxication.

HAYES, JEVANTE ISSAC, 33, arrested on 11/22/2025 for false indentation to another peace officer, petty theft, and having an outside felony warrant.

SANTIAGOGARCIA, NOEL, 38, arrested on 11/22/2025 for petty theft.

SANDOVAL, GRANCIANO, 58, arrested on 11/22/2025 for petty theft.

SANOVAL, CESAR, 31, arrested on 11/22/2025 for petty theft.

SHEIKH, HUMZA UZAIR, 23, arrested on 11/22/2025 for hit/run miss, and driving under the influence of drugs.

CHAVEZ, MARCO ANTONIO, 49, arrested on 11/22/2025 for petty theft from vehicle, and having an outside misdemeanor warrant.

CORCORAN-DICHRISTINA, DEVIN, 20, arrested on 11/22/2025 for possession of a controlled substance, possession of drug paraphernalia, contempt of court, and driving under the influence of

drugs.

PADILLA, ANDRE, 27, arrested on 11/23/2025 for transient failure to register when released from custody.

CHE, STEPHEN, 51, arrested on 11/23/2025 for defrauding innkeeper, etc - obtains food, fuel, services, accommodations without paying under \$400.

FLORES ZALDANA, BRANDON, 19, arrested on 11/23/2025 for driver closed upon highway, driving under the influence of alcohol, and driving under the influence with blood alcohol over .08.

LONDON, ADAM, 42, arrested on 11/24/2025 for possession of drug paraphernalia, petty theft- bicycle, and having an outside misdemeanor warrant.

WENLOOD, BRENT AARON, 45, arrested on 11/23/2025 for petty theft - shoplifting.

SELLARS, SEAN THOMAS, 60, arrested on 11/24/2025 for having an outside felony warrant, and having an outside misdemeanor warrant.

YIN, GUISHUN, 43, arrested on 11/24/2025 for petty theft - shoplifting.

AVETISYAN, MINAS MIKE, 39, arrested on 11/25/2025 for possession of a controlled substance, and public intoxication.

CRUZ, JOSE AMELIO, 28, arrested on

11/25/2025 for having a BHPD misdemeanor bench warrant.

CONNOLLY, ELLEDEJA LOVE, 19, arrested on 11/24/2025 for petty theft - shoplifting.

MOHSENI, SABA, 27, arrested on 11/25/2025 for petty theft.

ROMERO, MANUEL ANTHONY, 45, arrested on 11/25/2025 for petty theft - shooting.

HERNANDEZ, EMILY, 34, arrested on 11/25/2025 for theft or driving of vehicle, and having an outside felony warrant.

CUESTA, CARLOS ALBERTO, 71, arrested on 11/25/2025 for possession of meth/etc, and petty theft - shoplifting.

SPONHEIM, DAVID MATTHEW, 42, arrested on 11/25/2025 for possession of a controlled substance, possession of drug paraphernalia.

PHILLIPS, TINA TERRELL, 48, arrested on 11/25/2025 for petty theft - shoplifting.

CALDERON, ROBERT, 44, arrested on 11/26/2025 for possession of drug paraphernalia.

AMBARCHYAN, ANDRANIK, 39, arrested on 11/26/2025 for theft or driving of vehicle.

LAWLER, JERMAINE JASON JULU-

coverstory

REMEMBERING ROBERT K. TANENBAUM

Outspoken Former Mayor Passes Away At Age 83

By Danielle Berjikian

Robert K. Tanenbaum, a former Beverly Hills mayor whose career spanned local politics, high-profile legal work and published novels, has passed away at the age of 83.

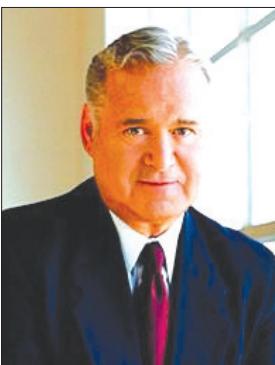
Tanenbaum was first elected to the Beverly Hills City Council in 1986, winning along with his occasional rival Max Salter in a race that unseated then-Mayor Annabelle Hefferman. During his two terms on the council, he emerged as a vocal advocate for residential neighborhoods, often pushing for slower growth and raising concerns about the pace and scale of development in the city. He served as mayor twice, including during the 1992 LA Riots.

Former City Manager Mark Scott reflected on working with Tanenbaum.

"Everyone who knew Bob knows he could be a handful to work with. Smart and clever, but also very challenging and political. The Councils I was blessed to work with were composed of very bright, powerful men and women. They all cared deeply about Beverly Hills and about the world. They say governance is messy. I suppose that the Bob Tanenbaum Councils were messy, but looking back, we navigated a world that included Los Angeles riots, Civic Center lawsuits, complex development proposals, local economic and demographic changes, earthquakes, and other drama. All things considered, we did well by the community," Scott said. "On a personal level, I was always blessed to work with great Councilmember spouses. Bob was a won-

derful family man. His world revolved around wife Patti and their kids. I was very fond of his entire family. I was often welcomed to their home, always offered meals, and literally treated as one of the family."

In 1992, Tanenbaum sought higher office, running for Los Angeles County District Attorney, ultimately losing to Gil Garcetti. Two years later, he lost his re-election to the City Council following a divisive campaign that included organized opposition from the then-powerful Beverly Hills Police Officers Association.



Robert K. Tanenbaum

Tanenbaum later went on to serve for many years as president of the Beverly Hills North Homeowners Association.

Beyond Beverly Hills, Tanenbaum had a distinguished legal career. A graduate of the University of California, Berkeley, and its law school, where he attended on a basketball scholarship, he began his career as a prosecutor in New York. He rose through the ranks of the Manhattan

District Attorney's Office, holding senior leadership roles and overseeing major criminal cases. Later, he served as a deputy chief counsel to the U.S. House Select Committee on Assassinations, which investigated the killings of President John F. Kennedy and Dr. Martin Luther King Jr.

Tanenbaum was also widely known as an author, writing more than 30 books, including best selling crime novels and nonfiction works rooted in his courtroom experience. Several of his books achieved national recognition, and one was adapted into a television movie. He also taught law and lectured extensively on criminal procedure and trial advocacy.

Outspoken, sometimes controversial, always patriotic, Tanenbaum made the gradual political conversion from JFK Democrat to conservative Republican.

In a final irony, Porta Via, where Tanenbaum was a regular at his outside table, closed due to a Dec. 25 fire, just days before his death.

Survivors include his wife of 58 years, Patti, and their children Rachael, Roger and Billy; and a granddaughter Virginia.

Funeral service will be held on Sunday, January 11th at 1:30 PM at Mount Sinai Cemetery, located at 5950 Forest Lawn Drive, Los Angeles.

IS, 43, arrested on 11/26/2025 for petty theft - shoplifting, petty theft with two or more prior, and having an outside felony warrant.

SANCHEZ, CHRISTEN CAMILA, 40, arrested on 11/26/2025 for grand theft from building.

WALTON, NICOLE DANIELLE, 46, arrested on 11/26/2025 for inflicting corporal injury upon a child.

DELACRUZ, JOSEPH ASHTON, 46, arrested on 11/27/2025 for theft or driving of vehicle, reckless driving, parole violation - remain under legal custody to return to prison.

BUTLER, BENISACA BERNARD, 47, arrested on 11/27/2025 for commercial burglary.

SOLANO, MOISES - ISAI, 30, arrested on 11/27/2025 for possession of drug apophrenia, unlawful possession/use of

tear gas or tear gas weapon of ex felony, and having an outside misdemeanor warrant.

MESHESEHA, DEWIT SOLOMON, 45, arrested on 11/27/2025 for possession of drug paraphernalia, possession of meth/etc, petty theft with two or more prior.

MODIBO, FAYE, 36, arrested on 11/26/2025 for possession of drug paraphernalia.

LUCERO, JOHN ESTEBAN, 53, arrested on 11/28/2025 for possession of drug paraphernalia.

WILSON, JALON J, 25, arrested on 11/28/2025 for showing false ID to a police officer, petty theft, and committing mail theft.

ROMERO, JESSICA ARACELY, 30, arrested on 11/28/2025 for possession of meth/etc, and showing false ID to a

police officer.

GILBERT SIMS, CHRISTIAN JOHN, 30, arrested on 11/28/2025 for having an outside felony warrant.

JACK, LESTER DANIEL, 32, arrested on 11/28/2025 for possession of a controlled substance, possession of drug paraphernalia.

VERA, JACOB RAUL, 20, arrested on 11/29/2025 for possessing or similar substance with intent to inhale and become intoxicated.

CRUZ, ALEX JOEL, 19, arrested on 11/29/2025 for possessing toluene or similar substance with intent to inhale and become intoxicated, and having an outside misdemeanor warrant.

VALDESPINO, JULIAN ALFONSO, 18, arrested on 11/29/2025 for possessing toluene or similar substance with intent to inhale and become intoxicated.

VERA, JOSEPH RUDY, 18, arrested on 11/29/2025 for possessing toluene or similar substance with intent to inhale and become intoxicated.

XUM, MOISES, 26, arrested on 11/29/2025 for possession of drug paraphernalia.

SOLIS-MARTINEZ, FERNANDO ARIEL, 26, arrested on 11/29/2025 for possession of drug paraphernalia, and having an outside felony warrant.

WILSON, JALON J, 25, arrested on 11/29/2025 for loiters, prowls or wanders upon private property without visible or lawful business.

MIRAHMADI, NICKY, 37, arrested on 11/29/2025 for aggravated assault-domestic violence/elicit corporal injury (spouse or cohabitant abuse).

LAYNE, KYLE EUGENE, 35, arrested on 11/29/2025 for residential burglary.

Aksana Kamel
Case Number: 255MPC00635
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: 8:30a Dept: K Rm: B
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: Lawrence H. Cho, Judge of the Superior Court
Published: 12/18/25, 12/25/25, 1/1/26, 1/8/26 460
FICTITIOUS BUSINESS NAME STATEMENT: 2025257943 The following person(s) is/are doing business as: ANTA, ANTA US, ANTA AMERICA, ANTA NORTH AMERICA, ANTA SPORTS, ANTA SPORTS US, ANTA SPORTS AMERICA, ANTA SPORTS NORTH AMERICA, ANTA BEVERLY HILLS, ANTA SPORTS BEVERLY HILLS, ANTA RETAIL US, 725 Arizona Avenue, Suite 100, Santa Monica, CA 90401, County of Los Angeles, ANTA SPORTS 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 on, in the office of the county clerk. A new fictitious business

name statement must be filed prior to that date. The filing of this statement does not give it the right to use in this state of 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

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01/15/2026 12:227

FICTITIOUS BUSINESS NAME STATEMENT: 2025279984. The following person(s) is/are doing business as: SPAGHETTI WESTERN, 22520 LYONS AVE NEWHALL CA 91321. FAMILY MEAL CA LLC, 26822 WYATT LANE STEVENSON RANCH CA 913 STEVENSON RANCH CA 91381. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: NA Signed: ALBERTO GILBERT, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 12/17/2025. 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 statement five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of 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, 01/15/2026 12:240

FICTITIOUS BUSINESS NAME STATEMENT: 2025282261. The following person(s) is/are doing business as: BULLDOG SMOKE SHOP, 7245 FOOTHILL BLVD TUJUNGA CA 91042. BULLDOG SMOKE SHOP, 7245 FOOTHILL BLVD TUJUNGA CA 91042. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: NA Signed: ARSHEN KHAJIGEREGOURY, CEO. 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 of itself authorize the use in this state of 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, 01/15/2026 12:228

FICTITIOUS BUSINESS NAME STATEMENT: 2025264924. The following person(s) is/are doing business as: ARAMAZO TRADING, 6151 RADFORD AVE APT 675 LOS ANGELES CA 91606. KARIPS SANOSYAN, 6151 RADFORD AVE APT 675 LOS ANGELES CA 91606. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 11/25/2025 Signed: KARIPS SANOSYAN, OWNER. 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) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12:229

FICTITIOUS BUSINESS NAME STATEMENT: 2025279518. The following person(s) is/are doing business as: TWO TONES REALTY, 2458 FOOTHILL BLVD LA CRESCENTA CA 91214. EMMA KHACHATRIAN, 6151 RADFORD AVE APT 593 NORTH HOLLYWOOD CA 91606. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 11/25/2025 Signed: KARIPS SANOSYAN, OWNER. 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) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12:242

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, 22548 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: 11/25/2025 Signed: JOMARIE NACARIO ELIASON. 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) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12:243

FICTITIOUS BUSINESS NAME STATEMENT: 2025278662. The following person(s) is/are doing business as: NATURAL HEALTH SPA, 2108 W BEVERLY BLVD MONTIBELLO CA 90640. LILY OASIS INC, 1050 HIBISCUS COURT POMONICA CA 91766. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 12/20/2025 Signed: MEHRDAD SHILYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/16/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12:244

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: MODOMNA 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 - BEVERLY WOODWEEK
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: BRYALON 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 - BEVERLY WOODWEEK
Signed: MARK C KIM, Judge of the Superior Court Date: 09/29/2025

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

FICTITIOUS BUSINESS NAME STATEMENT: 2025278518. The following person(s) is/are doing business as: MAGICONA DINA, 24809 NARBONNE AVE UNIT 104 LOMITA CA 90717. ELENA TAUBKINA, 24809 NARBONNE AVE UNIT 104 LOMITA CA 90717. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 12/20/2025 Signed: ELENA TAUBKINA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/16/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12:232

FICTITIOUS BUSINESS NAME STATEMENT: 2025282143. The following person(s) is/are doing business as: CASA BLANCA REALTY, 607 S HUMPHREYS AVE 1 LOS ANGELES CA 90022. 202565713310. CASA BLANCA PROPERTY MANAGEMENT LLC, 607 S HUMPHREYS AVE 1 LOS ANGELES CA 90022. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 12/20/2025 Signed: HUMPHREYS M TRE-VINO, CEO. 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 of itself authorize the use in this state of 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, 01/15/2026 12:233

FICTITIOUS BUSINESS NAME STATEMENT: 2025282931. The following person(s) is/are doing business as: BLNQ APPAREL, 3625 S MUIRFIELD RD LOS ANGELES CA 90016. MANUEL RODRIGUEZ, 3625 S MUIRFIELD RD LOS ANGELES CA 90016. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: NA Signed: MANUEL RODRIGUEZ, OWNER. The statement is filed with the County Clerk of Los Angeles County on: 12/16/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12:234

FICTITIOUS BUSINESS NAME STATEMENT: 2025282937. The following person(s) is/are doing business as: CANDARIA LA CASA DE LA ABUELA #2, 401 E FOOTHILL BLVD, POMONA, CA 91767 LOS ANGELES, CANDARIA LA CASA DE LA ABUELA, INC, 401 E FOOTHILL BLVD POMONA CA 91767 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: 11/19/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12:235

FICTITIOUS BUSINESS NAME STATEMENT: 2025283002. The following person(s) is/are doing business as: SOCA PAVING COMPANY, 451 W BONITA AVE #9, SAN DIMAS, CA 91773 LOS ANGELES, SOCAL CONSTRUCTION AND ENGINEERING, INC, 451 W BONITA AVE #9 SAN DIMAS CA 91773 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: 11/19/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12:236

FICTITIOUS BUSINESS NAME STATEMENT: 2025282943. The following person(s) is/are doing business as: CASA BLANCA AVE, 607 S HUMPHREYS AVE 1 LOS ANGELES CA 90022. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 12/20/2025 Signed: CASA BLANCA AVE, 607 S HUMPHREYS AVE 1 LOS ANGELES CA 90022. 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 of itself authorize the use in this state of 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, 01/15/2026 12:237

FICTITIOUS BUSINESS NAME STATEMENT: 2025282957. The following person(s) is/are doing business as: PAOLA'S CLEANING SERVICIES, 11822 POPE AVE LYNWOOD CA 90262. PAOLA OCAMPO SALGADO, 11822 POPE AVE LYNWOOD CA 90262. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 12/20/2025 Signed: PAOLA OCAMPO SALGADO, OWNER. 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) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12:238

FICTITIOUS BUSINESS NAME STATEMENT: 2025282959. The following person(s) is/are doing business as: PAOLA'S CLEANING SERVICIES, 11822 POPE AVE LYNWOOD CA 90262. PAOLA OCAMPO SALGADO, 11822 POPE AVE LYNWOOD CA 90262. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 12/20/2025 Signed: PAOLA OCAMPO SALGADO, OWNER. 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) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12:239

FICTITIOUS BUSINESS NAME STATEMENT: 2025282961. The following person(s) is/are doing business as: FURBY JOY, 912 EDITH AVE, ALHAMBRA, CA 91803. FURBY JOY, 912 EDITH AVE ALHAMBRA CA 91803 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: 11/14/2025. 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) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12:240

FICTITIOUS BUSINESS NAME STATEMENT: 2025282963. The following person(s) is/are doing business as: THE MAMANN GROUP, 578 WASHINGTON BLVD #360, MARINA DEL REY, CA 90299 LOS ANGELES, NANCY MAMANN, 578 WASHINGTON BLVD #360 MARINA DEL REY CA 90299. The business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 09/27/2025. Signed: NANCY MAMANN, 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: 11/14/2025. 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) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12:241

FICTITIOUS BUSINESS NAME STATEMENT: 2025282965. The following person(s) is/are doing business as: MIRACLE GARAGE DOOR REPAIR 6211 TUNNEY AVE TARZANA CA 91356. MIKE STEVENSON GARAGE DOOR REPAIR INC (CA), 5019 LINDLEY AVE, ENCINO CA 91316. This business is conducted by: A SOURCE CONSTRUCTION & RENOVATION, 19249 CHASE ST NORTHRIDGE CA 91324, COUNTY OF LOS ANGELES RLP PROPERTY GROUP (CA) 19249 CHASE ST NORTHRIDGE CA 91324. This business is conducted by a CORPORATION. Registrant has begun to transact business under the fictitious business name(s) listed above on: 09/25/2025 Signed: MARION HADDAD, PRESIDENT. 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) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12:242

FICTITIOUS BUSINESS NAME STATEMENT: 2025282967. The following person(s) is/are doing business as: CANDARIA LA CASA DE LA ABUELA #2, 401 E FOOTHILL BLVD, POMONA, CA 91767 LOS ANGELES, CANDARIA LA CASA DE LA ABUELA, INC, 401 E FOOTHILL BLVD POMONA CA 91767 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: 11/19/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12:243

FICTITIOUS BUSINESS NAME STATEMENT: 2025282969. The following person(s) is/are doing business as: CANDARIA LA CASA DE LA ABUELA #2, 401 E FOOTHILL BLVD, POMONA, CA 91767 LOS ANGELES, CANDARIA LA CASA DE LA ABUELA, INC, 401 E FOOTHILL BLVD POMONA CA 91767 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: 11/19/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12:244

FICTITIOUS BUSINESS NAME STATEMENT: 2025282971. The following person(s) is/are doing business as: CANDARIA LA CASA DE LA ABUELA #2, 401 E FOOTHILL BLVD, POMONA, CA 9176

name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,278
FICTITIOUS BUSINESS NAME STATEMENT: 2025280256. The following person(s) is/ are doing business as: JUDITH'S INSURANCE SERVICES. 14630 VALLEY BOULEVARD SUITE H LA PUENTE CA 91746, JUDITH AGUILAR. 14630 VALLEY BOULEVARD SUITE H LA PUENTE CA 91746. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 10/20/2010 Signed: JUDITH C AGUILAR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/18/2025. 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: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,279
FICTITIOUS BUSINESS NAME STATEMENT: 2025277503. The following person(s) is/ are doing business as: GLOBALTECH4KIDS.ORG. 1717 EAST PACIFIC COAST HWY LONG BEACH CA 90806. DARA D KIM. 1717 EAST PACIFIC COAST HWY LONG BEACH CA 90806. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: DARA D KIM, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/15/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,280
FICTITIOUS BUSINESS NAME STATEMENT: 2025283074. The following person(s) is/ are doing business as: THE HAVEN COLLECTIVE. 14425 CALIFORNIA PL WHITTIER CA 90602. BENJAMIN ADAM CHAVEZ. 14425 CALIFORNIA PL WHITTIER CA 90602. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 11/2025 Signed: BENJAMIN ADAM CHAVEZ, OWNER. 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) Published: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,281
FICTITIOUS BUSINESS NAME STATEMENT: 2026000748. The following person(s) is/ are doing business as: ATERTISIMCHAH. 10584 SANTA MONICA BLVD APT 205 LOS ANGELES CA 90025. SIMCHAH PARTVO. 10584 SANTA MONICA BLVD APT 205 LOS ANGELES CA 90025. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/2025 Signed: SIMCHAH PARTVO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/05/2026. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of 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: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,282
FICTITIOUS BUSINESS NAME STATEMENT: 2026000746. The following person(s) is/ are doing business as: THE BEST ROADSIDE SERVICE. 25135 WALNUT ST SANTA CLARITA CA 91321. RUDY MURILLO. 25135 WALNUT ST SANTA CLARITA CA 91321. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: RUDY MURILLO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/05/2026. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of 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: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,284
FICTITIOUS BUSINESS NAME STATEMENT: 2025282516. The following person(s) is/ are doing business as: WHEEL MART. 7841 RESEDA BLVD APARTMENT 217 RESEDA CA 91335. LUANY ABIGAIL IZAGUIRE. 7841 RESEDA BLVD APARTMENT 217 RESEDA CA 91335. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: LUANY ABIGAIL IZAGUIRE, OWNER. 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) Published: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,285
FICTITIOUS BUSINESS NAME STATEMENT: 2026000802. The following person(s) is/ are doing business as: JUST GOOD COFFEE. 11874 JUNINETTE ST CULVER CITY CA 90230. JASON GALLAGHER. 11874 JUNINETTE ST CULVER CITY CA 90230. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: JASON GALLAGHER, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/05/2026. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of 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: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,286
FICTITIOUS BUSINESS NAME STATEMENT: 2025267177
The following person(s) is/are doing business as: MONACO COLOMBIA. 6709 LA TIJERA BLVD STE 342, LOS ANGELES, CA 90045. CLAUDIA OLIVER. 6709 LA TIJERA BLVD STE 342 LOS ANGELES CA 90045. 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 CLAUDIA OLIVER, 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: 12/1/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,287
FICTITIOUS BUSINESS NAME STATEMENT: 2025267736
The following person(s) is/are doing business as: MAKING IT WORK R&D, PICKSRUS, ALL KIND STORAGE, 10975 S VERNONT AVENUE, LOS ANGELES, CA. 90044 LOS ANGELES, BUSINESS CONCIERGE, 10975 S VERNONT AVENUE LOS ANGELES CA 90044 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 DUANE JACKSON SR, 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: 12/2/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,288
FICTITIOUS BUSINESS NAME STATEMENT: 2025267814
The following person(s) is/are doing business as: DUANE M. JACKSON, 10975 S VERNONT AVENUE SUITE B, LOS ANGELES, CA. 90044 LOS ANGELES, BUSINESS CONCIERGE, 10975 S VERNONT AVENUE SUITE B LOS ANGELES CA 90044 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 DUANE JACKSON SR, 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: 12/2/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,289
FICTITIOUS BUSINESS NAME STATEMENT: 2025267837
The following person(s) is/are doing business as: SCAN & SIGN SOLUTIONS, 515 E ROSECRANS AVENUE SUITE 3, COMPTON, CA. 90221 LOS ANGELES, BUSINESS CONCIERGE, 515 E ROSECRANS AVENUE SUITE 3 COMPTON CA 90221 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 04/25. Signed DUANE JACKSON SR, 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: 12/2/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,290
FICTITIOUS BUSINESS NAME STATEMENT: 2025267838
The following person(s) is/are doing business as: SCAN & SIGN SOLUTIONS, 515 E ROSECRANS AVENUE SUITE 3, COMPTON, CA. 90221 LOS ANGELES, BUSINESS CONCIERGE, 515 E ROSECRANS AVENUE SUITE 3 COMPTON CA 90221 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 04/25. Signed DUANE JACKSON SR, 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: 12/2/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,291

Published: 1/8/2026, 1/15/2026, 1/22/2026, 1/29/2026 NIN 50803
FICTITIOUS BUSINESS NAME STATEMENT: 2025268526
The following person(s) is/are doing business as: DH TOP QUALITY TRANSPORTATION, 12215 ATHENS WAY, LOS ANGELES, CA 90061 LOS ANGELES, DAWON HAMPTON, 12215 ATHENS WAY LOS ANGELES CA 90061. 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 DAWON HAMPTON, 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: 12/2/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,292
FICTITIOUS BUSINESS NAME STATEMENT: 2025277503. The following person(s) is/ are doing business as: GLOBALTECH4KIDS.ORG. 1717 EAST PACIFIC COAST HWY LONG BEACH CA 90806. DARA D KIM. 1717 EAST PACIFIC COAST HWY LONG BEACH CA 90806. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: DARA D KIM, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/15/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,293
FICTITIOUS BUSINESS NAME STATEMENT: 2025283074. The following person(s) is/ are doing business as: THE HAVEN COLLECTIVE. 14425 CALIFORNIA PL WHITTIER CA 90602. BENJAMIN ADAM CHAVEZ. 14425 CALIFORNIA PL WHITTIER CA 90602. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 11/2025 Signed: BENJAMIN ADAM CHAVEZ, OWNER. 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) Published: 01/08/2026, 01/15/2026, 01/22/2026, 01/29/2026 12,294
FICTITIOUS BUSINESS NAME STATEMENT: 2025282516. The following person(s) is/ are doing business as: CAL WOOD MACHINERY SERVICE, 17901 PIONEER BLVD, ARTESIA, CA. 90701 LOS ANGELES, MIGUEL PAZ, 17901 PIONEER BLVD ARTESIA CA 90701. 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 MIGUEL PAZ, 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: 12/2/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/8/2026, 1/15/2026, 1/22/2026, 1/29/2026 NIN 50809
FICTITIOUS BUSINESS NAME STATEMENT: 2025268530
The following person(s) is/are doing business as: ONEIDA GENERAL SERVICE, 639 AMALIA AVE, LOS ANGELES, CA 90022 LOS ANGELES, GABRIEL VALDOVINOS, 639 AMALIA AVE LOS ANGELES CA 90022. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GABRIEL VALDOVINOS, 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: 12/4/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/8/2026, 1/15/2026, 1/22/2026, 1/29/2026 NIN 50812
FICTITIOUS BUSINESS NAME STATEMENT: 20252707834
The following person(s) is/are doing business as: GODS CONSTRUCTION, 5253 ROSEMEAD BLVD, PICO RIVERA, CA. 90660 LOS ANGELES, LOUIS DAVID ORTEGA-VIRGEN, 5253 ROSEMEAD BLVD PICO RIVERA CA 90660. 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 LOUIS DAVID ORTEGA-VIRGEN, 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: 12/4/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/8/2026, 1/15/2026, 1/22/2026, 1/29/2026 NIN 50814
FICTITIOUS BUSINESS NAME STATEMENT: 20252707834

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 prin-

cipal 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 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, 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.

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 Tantiwassakdakran aka Kenneth Tananan, an individual; and Roes 1 through 25.
YOU ARE BEING SUED BY CROSS-COMPLAINANT (LO ESTÁ DEMANDANDO EL CONTRADEMANDANTE): W&B Investment Group, LLC, a California Limited Liability Company; Vincent Hung Shing Hui, an individual

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the cross-complainant. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the court house 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

vamen 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 contrademandante, o del contrademandante 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.: 25-15904 Loan No.: *****8169
APN: 4335-029-169 AKA: 4335-029-165

Order Number: 2678017CAD NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/16/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 1/21/2026 at 11:00 AM, Prestige Default Services, LLC, as duly appointed Trustee under and pursuant that certain DEED OF TRUST dated 10/16/2024 ("Deed of Trust") recorded on 11/7/2024, as Instrument No. 20240768768, of Official Records in the Office of the Recorder of Los Angeles County, California, executed by Lapeer 160, LLC A California Limited Liability Company ("Trustor"), as trustor, to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GREEN-BOX LOANS INC ITS SUCCESSORS AND ASSIGNS, as beneficiary. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by Cash, a Cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). Checks must be made payable to Prestige Default Services. At: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, all right, title and interest conveyed to and now held by it under the DEED OF TRUST in the property situated in said County, California, describing the land therein: A CONDOMINIUM COMPRISED OF: PARCEL 1: (A) AN UNDIVIDED 1/16 INTEREST IN AND TO LOT 1 OF TRACT NO. 63236, IN THE CITY OF BEVERLY HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN 1399 PAGE(S) 7 THROUGH 9 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT UNITS 101, 102, 103, 105, 201, 202, 203, 205, 301, 302, 303, 305, 401, 402, 403 AND 405 INCLUSIVE, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN RECORDED APRIL 17, 2024 AS INSTRUMENT NO. 20240251635, OFFICIAL RECORDS. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD. RESERVING THEREFROM EXCLUSIVE EASEMENTS FOR PATIO, BALCONY, PARKING, ROOF TOP AND STORAGE SPACE PURPOSES OVER THOSE EXCLUSIVE USE COMMON AREAS. (B) UNIT 105 AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN ABOVE MENTIONED. PARCEL 2: EXCLUSIVE EASEMENTS FOR PATIO, BALCONY, PARKING AND STORAGE SPACE PURPOSES OVER THOSE EXCLUSIVE USE COMMON AREAS BEARING THE SAME NUMBER DESIGNATION AS THE ABOVE UNIT NUMBER, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN ABOVE MENTIONED. A.P.N.: 4335-029-169 AKA: 4335-029-165

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 160 N LA PEER DR UNIT 105, Beverly Hills, California 90211

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warrant, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note(s) secured by said DEED OF TRUST, with interest (including, without limitation, default interest) and late charges thereon, the prepayment premium, legal fees and other costs, fees, expenses and charges, and advances, and interest thereon, and the fees, charges and expenses of the undersigned trustee ("Trustee") as provided in the note, loan agreement and other loan documents secured by the DEED OF TRUST, at the time of the initial publication of this Notice of Trustee's Sale reasonably estimated (Estimated as of 1-9-2026) \$2,537,907.59. The amount may be greater on the day of sale as accrued interest, costs and fees, and any additional advances, will increase the figure prior to sale. The current beneficiary under the DEED OF TRUST (the "Beneficiary") hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the non-judicial foreclosure of the estate described in this Notice of Unified Trustee's Sale all of the personal property and fixtures described in the DEED OF TRUST. The Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the DEED OF TRUST and this Notice of Unified Trustee's Sale. The personal property which was given as security for trustor's obligation as described in the DEED OF TRUST. No warranty is made that any or all of the personal property and/or fixtures still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property and/or fixtures, which shall be sold "as is" "where is". The Beneficiary heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located, and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (949) 776-4697 or visit this internet website <https://prestigepostandpub.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:

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 hereinafter 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

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

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, 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, 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 Date: 12/23/2025 Imperial Processing 10940 Wilshire Blvd, Suite 1600 Los Angeles, California 90024 Sale Line: (844)477-7869 Dmitry Merrit, Processor

T.S. No.: 25-15902 Loan No.: *****8168

Page 14 • Beverly Hills Weekly

APN: 4335-029-171 AKA: 4335-029-165 Order Number: 2677982CAD 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 2/2/2026 at 11:00 AM, Prestige Default Services, LLC, as duly appointed Trustee under and pursuant that certain DEED OF TRUST dated 10/16/2024 ("Deed of Trust") recorded on 11/7/2024, as Instrument No. 20240768951, 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 national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). Checks must be made payable to Prestige Default Services. At: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, all right, title and interest conveyed to and now held by it under the DEED OF TRUST in the property situated in said County, California, as more fully described on said Deed of Trust. 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 202, 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 as of 01/07/2026) \$2,530,564.02. 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://prestigepostandpub.com>, using the file number assigned to this case 25-15902. 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: 12/22/2025
Prestige Default Services, LLC
1920 Old Tustin Ave.
Santa Ana, California 92705
Questions: 949-427-2010
Sale Line: (949) 776-4697
Nida Taylor, Foreclosure Coordinator
PPP#25-009802

Title Order No.: LTTSG2500725 Trustee Sale No.: 88429 Loan No.: 399552246 APN: 4383-005-012 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/10/2024 . 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 1/28/2026 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/16/2024 as Instrument No. 20240706423 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: RBI PROPERTY INVESTMENTS CA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor CV3 FINANCIAL SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOTS 13 AND 14, BLOCK 3 OF TRACT NO. 4311, IN THE CITY LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 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: 9836

YOAKUM DRIVE BEVERLY HILLS, CA 90210. 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 warranty, 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 thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$3,527,735.36 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust 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 of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 12/29/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien 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, using the file number assigned to this case T.S.# 88429. 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." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.stoxposting.com, using the file number assigned to this case 88429 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; by remitting the funds and affidavit described in Section 2924m(c) of the Civil

Code; 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. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided to the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property. The trustee relies solely on the trustee's sale guaranty and/or information provided by the lender regarding the lien priority and title condition and does not independently verify such information. All bidders are solely responsible for conducting their own independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the

lender. The valuation used to determine the minimum opening bid applies only to the initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process.

**NOTICE TO CREDITORS OF BULK SALE
AND OF INTENTION TO TRANSFER
ALCOHOLIC BEVERAGE LICENSE**
(U.C.C. 6101 et seq.
and B & P 24073 et seq.)
Escrow No. 25-96416-RZ

NOTICE IS HEREBY GIVEN that a bulk sale of assets and transfer of alcoholic beverage license is about to be made. The names, Social Security or Federal Tax Numbers, and addresses of the Seller/Licensee are: Emergency Dining Corporation 7066 Santa Monica Blvd, West Hollywood, CA 90038 The business is known as: Gardena Restaurant The names, Social Security or Federal Tax Numbers, and addresses of the Buyer/Transferee are: **Gardenia Hollywood LLC, a California limited liability company, 8201 Beverly Blvd, Suite 300, Los Angeles, California 90048** As listed by the Seller/Licensee, all other business names, and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are:

**Emergency Dining Corporation
7066 Santa Monica Blvd, West Hollywood,
CA 90038**

The business is known as: **Gardenia Restaurant**

The assets to be sold are described in general as: Furniture, Fixtures, Equipment, Goodwill, Liquor License, Inventory and all other related assets.

and are located at 7066 Santa Monica Blvd, West Hollywood, CA 90038

The kind of license to be transferred is: 47-On Sale General Eating Place/58-Caterer Permit (#145434)

now issued for the premises located at: 7066 Santa Monica Blvd, West Hollywood, CA 90038

The anticipated date of the sale/transfer is on or after February 2, 2026 at the office of Commerce Escrow Company, 1055 Wilshire Blvd, Suite 1000, Los Angeles, California 90017, Attention: Raul Zuniga.

The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$200,000.00, which consists of the following:

Description Amount
Deposit \$10,000.00
Deposit \$190,000.00

Total Consideration \$200,000.00

It has been agreed between the Seller/Licensee and the Intended Buyer/Transferee, as required by Sec. 24073 of the business and Professions Code, it has been agreed

between the Seller and the Buyer that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

Dated: December 2025

Buyer:

Gardenia Hollywood LLC, a California limited

liability company

By:/s/ Brandon Neman

Its: Principal Manager

Seller:

Emergency Dining Corporation

By: /s/ Bruce E. Loffman

Its: President

1/8/26

CNS-3999440#

NOTICE OF RETIREMENT FROM MEDICAL PRACTICE

Cameron Adams, M.D., California Medical License #G082192, of Tower Neurological Services, hereby gives notice that he will retire from the practice of medicine, effective January 1, 2026, and will no longer provide medical services to patients after that date. Patients who require access to their medical records or assistance with appropriate referrals for ongoing care may contact Dr. Adams by email: CameronRAdamsMD@gmail.com

This notice is provided in accordance with California Medical Board guidance to ensure patient awareness and continuity of care.

Date: January 1, 2026

Location: Los Angeles, California

CLASSIFIEDS

To place your ad, call
310-887-0788

100-ANNOUNCEMENTS

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

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

Sports and non sports card Collections WANTED!! Excellent cash prices paid! Serving all of California. Purchasing large and small accumulations alike! Collections purchased daily.

1-209-204-1404

sportscardliquidity@yahoo.com

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

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

Orlando + Daytona Beach Florida Vacation! Enjoy 7 Days and 6 Nights with Hertz, Enterprise or Alamo Car Rental Included - Only \$298.00. 12 months to

use 1-866-903-7520. (24/7) (Cal-SCAN)

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

Become a Published Author. We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920 Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution.

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Save money on your diabetic supplies!

Convenient home shipping for monitors, test strips, insulin pumps, catheters and more! To learn more, call now!

1-855-702-3408. (Cal-SCAN)

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

Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated.

Call National Debt Relief 1-888-508-6305. (Cal-SCAN)

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

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

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

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

ARE YOU BEHIND \$10k OR MORE
ON YOUR TAXES? Stop wage & bank levies, liens & audits, unfiled tax returns, payroll issues,

& resolve tax debt FAST. Call 1-855-970-2032 (Cal-SCAN)

Water Damage to Your Home?
Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today!

Call 1-855-401-7069 (Cal-SCAN)

DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE. ORG

1-833-772-2632 (Cal-SCAN)

FREON WANTED: We pay

\$\$\$ for cylinders and cans. R12 R500 R11 R113

R114. Convenient. Certified Professionals. Call 312-291-9169 or visit RefrigerantFinders.com (Cal-SCAN)

115-CEMETERY

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

140-HEALTH/MEDICAL

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

205-ADOPTIONS

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

(Cal-SCAN)

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

263-PETS

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

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

310-HOUSESITTING

Looking for HOUSESITTING Opportunities – Architect/Landscape Architect, love Pets and Gardening. Contact: spbeyer@

gmail.com. 818-219-6830. References available.

400-REAL ESTATE

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

REAL ESTATE/LAND FOR SALE

Wooded New Mexico high country getaway. 3-7 acre parcels with underground utilities surrounded by public lands. Low down owner financing from \$24,995 total. Hitching Post Land 1-575-773-4200 (Cal-SCAN)

RETIRED COUPLE \$\$\$ for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company www.viploan.com Call

1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

NO DOC 2nd Mortgage or HELOC.

Loans from \$30,000 to \$2M. No Tax Returns and No W2s. Good for SFRs, 1-4 units. Contact (310) 737-8420.

NMLS#469849 DRE#01105429 (Cal-SCAN)

800-LOANS

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

809-INSURANCE/HEALTH

Lowest Prices on Health Insurance. We have the best rates from top companies! Call Now!

1-888-989-4807. (Cal-SCAN)

901-AUTOMOTIVE

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

955-AUTOS WANTED

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

DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND.

FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of. Call 1-844-491-2884 (Cal-SCAN)

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

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

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

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DRE 01866951



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