

briefs • Community Dispute Over Vice President Vote Intensifies at Board Meeting **Page 4**

briefs • Mirisch Seeks Court Review Over Term Limits Dispute **Page 4**

peter ostroff • What is the MWD? **Page 6**

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Issue 1372 • January 15 - January 21, 2026



Talking Traffic

Traffic and Parking Commission Chair Hadar Geller on Prioritizing Walkability, Safety, and the Future of the City

cover story • page 7

Beverly Hills Mayor Sharona Nazarian
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Dior



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OUR DATA SPEAKS
VOLUMES

letters & email

“Remembering Robert K. Tanenbaum” [Issue #1371]

All I can say is, “Wow!”

[Former Mayor] Robert K. Tanenbaum may have been laid to rest, but his marks in history shall live on into the future.

Just a few months ago he was on the well-known late night radio program called “Coast To Coast AM” talking about President John F. Kennedy’s assassination in Dallas, Texas. This radio show has a worldwide audience.

He and Maxwell H. Salter made Beverly Hills election history back in 1986 and political history thereafter during their terms at City Hall.

Many will appreciate and learn from his legacy.

Emzy Veazy III
Burbank

“Tuesday's City Council Meeting”

There was a Beverly Hills TV show on Tuesday night that is sure to be a Golden Globe winner!

The show is a reboot of the “Beverly Hillbillies,” that famous sixties comedy. It follows Beverly Hills City Councilmembers Jed Clampett, Elly May Clampett, Daisy Moses, Jethro Bodine, and Jane Hathaway

The pilot is based upon Tuesday's Beverly Hills City Council where they were discussing an appeal of a proposed 26-story Builder's Remedy project at 9229 Wilshire Boulevard. The hearing lasted until after midnight.

The degree of ignorance by every Councilmember was beyond astounding. Our fearless city leaders left their thinking caps at the door.

The mistakes they made were beyond the pale. The lack of understanding of the state code resulted in their breaking the law.

Further, the developer and their attorney were caught in falsehoods ... and the Council couldn't care less.

Maybe there was a reason.

What Jed, Elly, Daisy, Jethro, and Jane did not disclose until after the public had left was what they felt was a trivial fact.

Several hours earlier in a City Council “closed session” meeting, the Clampett's et al had discussed settling a law-suit brought by the same developer on one of their other proposed Builder's Remedy properties.

Yep, an award winner every step of the way.

Steve Mayer
Beverly Hills

“Restoring Transparency And Accountability”

The citizens of Beverly Hills have the absolute right to know how their hard-earned tax dollars are being spent. They also have the unbridled right to hold their representatives fully accountable if public funds are not being used appropriately. To ensure that these rights are protected, maintained and preserved, transparency must be mandatory for every City Official who is responsible for overseeing the designated budgetary allotment. This can be achieved by formal financial and management audits which are conducted frequently and circulated online as well as through local newspaper reporting.

Such an approach would dissuade our representatives from making sweetheart deals, no-bid contracts, authorizing questionable expenditures and acting for their own self-interest. Perhaps that is the reason our City now has only selective or State required audits. Too often, funding requests are approved without safeguards and appropriate mechanisms for ensuring measurable results to determine if the costs to taxpayers were justified. If we do not know what is happening, there is no basis to complain.

However, with full transparency, money will be spent for its intended purpose, waste can be eliminated, programs in need can be funded and good government will prevail.

What a concept!

Proof of this “revolutionary idea” can be found in an audit report of the Beverly Hills Conference and Visitors Bureau that covers the period from 2018-2019. Here are a few of the findings: the budget for this agency was \$5,102,251 and the goal was to promote tourism. The audit found weak internal financial management practices, including improper segregation of duties, a number of personal expenses which were ques-

tionable and did not appear to promote the City of Beverly Hills as a high-end travel destination.

For example, \$2,900,000 was spent on various events but the “success” of these expenditures in generating revenue for our City was never determined – which led the auditor to conclude that many of the identified expenses were “excessive.” In one instance, ten guests were treated to salon services at a Las Vegas hotel including makeup, hair blowouts, hair style services and chair massages aggregating \$2,160.00. Worse, \$64,857 was wasted hosting media planners and travel agents, and a lucky group of selected individuals racked up \$53,862 dining at a New York three star Michelin restaurant. The Bureau agreed to most of the audit recommendations. As you may have guessed, the City Auditor's services were ended a short time later. Can you just imagine what a comprehensive audit of the current budget expenditures might reveal? We should not hesitate to find out. If there is nothing to hide, then there should be no objection to retaining an outside or independent staff auditor to conduct the analysis – and the cost is well worth it because we will be the winner.

Interestingly, several years ago Mayor John Mirisch formed the Sunshine Task Force which was composed of residents who were determined to have a positive impact on fostering good government. The Committee addressed the pressing issues facing the city, welcomed public input, and made recommendations to the City Council, which, among other items, adopted the lobbyist disclosure form which requires those that lobby to identify their clients, the amount they expect to be paid, whether they have been sanctioned for past bad acts and the intended goal of their lobbying activities.

letters cont. on page 4



Mayor Nazarian Addresses Women's Council of Realtors at Beverly Hills Luncheon

Beverly Hills Mayor Sharona Nazarian spoke last Thursday at a luncheon hosted by the Women's Council of Realtors, an event held January 8 at Jade Beverly Hills. The organization personally invited the mayor to address attendees during its 2026 leadership installation meeting.

The gathering marked the formal welcome of the Women's Council of Realtors' incoming 2026 president, Kannika Kim, along with the installation of the organization's new leadership team.

Alas, after Mayor Bosse served her term, the Committee sank into oblivion and is still waiting to be resurrected by the City Council.

From our perspective, it is time for "we the people" to demand transparency and insist on audits of all government expenditures so we, and not our politicians, will once again receive the benefits to which we are entitled.

Fred A. Fenster - Municipal League of Beverly Hills
Beverly Hills

briefs

Community Dispute Over Vice President Vote Intensifies at Board Meeting

Tensions surrounding the Beverly Hills Unified School District Board of Education's decision not to appoint Amanda Stern as vice president continued to escalate Tuesday night, as public comment extended into direct exchanges between board members.

Multiple speakers criticized the board majority for bypassing Stern, who received the highest number of votes in the November 2024 election, citing Board Bylaw 9100, which outlines a rotation process for officer selection. Speakers accused the board of selectively enforcing its bylaws and called for the action to be reconsidered.

Rachelle Marcus was the first board member to speak, expressing concern about the tone and conduct of the December organizational meeting. Marcus said she was disturbed by what she characterized as a public attack on Stern during that meeting and argued that objections to Stern's appointment could have been handled through a simple vote rather than extended remarks. She emphasized the importance of profes-

sional decorum and said disagreements should not result in personal criticism.

Russell Stuart spoke next, pushing back against claims that the board's actions had harmed district performance. Stuart cited improvements in facilities, academics and extracurricular programs over the past year and said the district's outcomes did not support allegations of governance failure. He also rejected the idea that the board's decision was driven by politics rather than student interests.

Amanda Stern then addressed the board, describing the December meeting as deeply painful and unexpected. Stern said she was surprised that concerns about her leadership were raised publicly rather than discussed privately. She disputed characterizations made about her conduct and cited her professional background, board experience and voter support. Stern again maintained that district bylaws entitled her to the vice presidency and requested a governance workshop focused on roles, expectations and decorum. She also asked for an end to what she described as intimidation and defamatory statements.

Vice President Sigalie Sabag followed, responding to claims that the outcome of the vice president vote had been pre-determined. Sabag said the decision was not coordinated in advance and rejected assertions of a Brown Act violation. She stated that leadership positions are not automatic and said she voted based on governance concerns raised during the organizational meeting, adding that past boards had also deviated from officer rotation practices.

Judy Manouchehri acknowledged that the December meeting had been difficult for Stern but said her vote was based on her personal experiences and interactions, not ideological differences. She said she respected Stern's perspective and expressed hope that the board could continue working together despite ongoing disagreement.

The board took no action Tuesday to reconsider the vice president appointment.

Mirisch Seeks Court Review Over Term Limits Dispute

Beverly Hills City Councilmember John Mirisch filed a legal writ this week challenging the city's interpretation of its term limits ordinance, escalating a dispute that could determine whether he is permitted to seek reelection.

The filing follows a December 5 letter from Mirisch's attorney, Eric M. George, to City Attorney Larry Wiener, warning that court intervention would be sought if the city refused to accept Mirisch's nominating papers.

At issue is whether Beverly Hills' term limits ordinance may be applied to Mirisch's prior terms in office, which were completed before the ordinance was adopted. George argues that such an application would be unlawful because the ordinance states that it applies "prospectively only."

"No lawful denial of the public's right to vote for a candidate can be upheld absent a compelling reason," George wrote, contending that counting previously completed terms would amount to an impermissible retroactive enforcement of the law.

The letter cites a 2012 California Attorney General opinion defining prospective laws as those that do not affect actions or conditions existing before a statute's adoption. It also references a 2023 California Court of Appeal decision, San Bernardino County v. Monell, which found that counting completed terms served prior to the enactment of a term limits law would have a material retroactive effect.

George urged the City Council to allow voters, rather than city officials, to determine Mirisch's political future through the electoral process. He argued that disqualifying Mirisch administratively would improperly remove that choice from the public.

Mirisch has served multiple terms on the City Council, which predates the adoption of the current term limits law.

City Reviews Next Steps for Possible Local Transit Pilot

The City is weighing options for a potential local transit pilot program as staff continue to study whether a new shuttle and on-demand service could meet community transportation needs.

The discussion comes as part of a broader effort tied to the city's 2021 Complete Streets Plan and the draft Climate Action and Adaptation Plan. Both documents call for reducing reliance on single-occupancy vehicles and improving local mobility, particularly ahead of the future opening of Metro's D (Purple) Line subway stations. With limited parking planned at those stations, city staff expect demand for local transit connections to increase.

A transit needs assessment conducted in mid-2022 included public surveys and outreach. Based on those findings, the Transportation and Parking Commission supported exploring a pilot program combining a fixed-route circulator shuttle with a citywide, on-demand microtransit service. The concept was presented to the Liaison Committee in November 2022, where members asked staff to gather more community input on



Nazarian Joins Golden Globes Leaders at Red Carpet Rollout

Mayor Sharona Nazarian (left) attends the Red Carpet Rollout on Thursday, January 8, joining Golden Globes host Nikki Glaser (center) and Helen Hoehne (right), president of the Golden Globes and the Hollywood Foreign Press Association. The event marked the ceremonial launch of the red carpet ahead of awards season celebrations.

proposed routes and stop locations.

That outreach continued in December 2022, when the city released a second public survey focused on the draft circulator route and shuttle stops. The city used a range of outreach methods, including mailers, newspaper notices, social media, email alerts, and in-person and virtual meetings. A total of 113 responses were received and later summarized for the commission.

According to the survey results, about 60 percent of respondents said they would be interested in using a local transit system. Reliability and on-time performance ranked as the most important features, followed by having stops located close together. Respondents said they would primarily use the service for recreation and commuting, with some also citing general travel needs. Written comments highlighted concerns about areas not included in the draft route, such as Roxbury Park, the high school, and certain residential neighborhoods, as well as the need for appealing bus stop amenities and avoiding duplication of existing Metro bus service.

In parallel with the surveys, staff conducted multiple test runs at different times of day to evaluate travel times, traffic conditions, and potential stop locations. On March 2, 2023, the city hosted a public demonstration of the concept, operating two shuttles in opposite directions with 21 stops. Each loop took roughly 35 to 40 minutes, depending on traffic. Staff noted some operational challenges, including private vehicles blocking designated bus stop zones. A separate test loop north of North Santa Monica Boulevard was also evaluated to assess road conditions and travel times in residential areas.

Staff have outlined several implementation options, including a phased approach that could later expand service to the southwest area of the city, connecting Beverly High and Roxbury Park. The on-demand microtransit component

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would be available citywide, subject to vehicle availability. While portions of the proposed route overlap with existing Metro bus lines, staff note that local shuttle service could offer shorter travel times and more frequent connections for local trips.

Cost estimates for the pilot have been refined based on the test runs and demonstration. A combined circulator and microtransit program is now projected to cost between \$3.5 million and \$4.5 million, while a circulator-only option could range from \$3.0 million to \$3.7 million. A microtransit-only program would be significantly less, estimated at \$500,000 to \$800,000. Funding is currently available for one year through existing local transportation sources, though additional funding would be required to extend or make the program permanent.

City Council Approves Appeal of 14-Story Wilshire Boulevard Housing Project

The Beverly Hills City Council reconsidered a controversial housing project approved by the Planning Commission last fall, following appeals filed by both the project applicant and a local residents' group.

The Council approved the resolution vacating the Planning Commission's approval of the 14-story housing project

California Department of Housing and Community Development. That timing allowed the project to qualify for the Builder's Remedy, provided it included a minimum level of affordable housing. Formal entitlement applications were submitted in April 2024, and the project was deemed complete in January 2025.

Under state law, qualifying Builder's Remedy projects are largely shielded from local zoning and general plan restrictions, and may only be denied if a city can make specific findings—supported by substantial evidence—that the project would pose a serious threat to public health or safety.

At its October 29, 2025 meeting, the Planning Commission held a public hearing and heard comments from residents raising concerns about the building's height, traffic impacts, neighborhood compatibility, and public safety. After deliberation, the commission voted to approve the project with a series of conditions related to construction, operations, and mitigation measures.

However, the approval was quickly followed by two appeals, which automatically stayed the project from moving forward.

One appeal was filed by the applicant, 9229 Wilshire Skyline LLC. The applicant argues that the city violated state law by proceeding with a vote on the original 14-story proposal after the developer submitted a revised application the night before the Planning Commission hearing. That revised proposal would replace the approved project with a larger 26-story building containing 195 residential units, retail space, and above-grade parking, and would eliminate the hotel component.

The applicant contends that recent amendments to the Housing Accountability Act allow such revisions without restarting the application process, and that the Planning Commission's refusal to continue the hearing deprived the developer of procedural fairness.

The second appeal was filed by the Beverly Hills Citizens Coalition (BHCC), which argues that the Planning Commission's approval violated residents' due process rights and that the project should have been denied outright. The group contends that the developer improperly relied on the Builder's Remedy, failed to meet environmental review requirements, and did not adequately address traffic, fire safety, and bicycle and pedestrian safety concerns. BHCC also points to a previously approved, smaller project on the same site as evidence that a lower-density alternative is feasible.

Project Rendering looking North from Wilshire Boulevard

at 9229 Wilshire Boulevard, remanding the matter back to the Planning Commission for further consideration, and granted related appeals.

The project, proposed for 9229 Wilshire Boulevard, was conditionally approved by the Planning Commission on October 29. The approval cleared the way for a 14-story mixed-use development featuring 116 residential units, 60 hotel rooms, ground-floor retail space, and three levels of underground parking. The development was processed under California's Housing Accountability Act (HAA) using the so-called "Builder's Remedy," a provision that limits a city's ability to deny certain housing projects when its housing element is not certified by the state.

The developer filed a preliminary application in December 2023, during a period when the city's housing element had not yet been certified by the



BHFD Assistant Fire Chief Richmond, BHPD Captain Moreno, Mayor Sharona Nazarian, Deputy City Manager Keith Sterling, Public Information Coordinator Nicky Faeth, Public Works Utilities General Manager Rob Welch, EMS Division Chief Sean Stokes

Nazarian Hosts "Straight Talk with Sharona"

Mayor Sharona Nazarian speaks during the "Straight Talk with Sharona" community event held Thursday, January 8, at Beverly Hills City Hall. The discussion focused on emergency preparedness and outlined the ways residents can sign up to receive critical, real-time alerts during emergencies.



Cultural Heritage Commissioner Andy Licht, Marie Knecht, Mayor Sharona Nazarian, Commissioner Chair Lori Green Gordon, Vice Mayor Craig Corman and Councilmember Les Friedman

Golden Shield Honors Beverly Hills Handbag Studio and Its Legacy

City officials present the 29th Golden Shield award recognizing the Beverly Hills Handbag Studio, a culturally significant site once owned and operated by Holocaust survivor Leopold "Paul" Page. Established in 2019, the Golden Shield Program commemorates historic places throughout Beverly Hills. Page and his wife, Ludmila, survived the Holocaust after being saved by Oskar Schindler and later rebuilt their lives in Beverly Hills, where they opened a handbag and leather goods shop on South Beverly Drive. Page later shared his experiences with author Thomas Keneally, inspiring the novel Schindler's List and the subsequent film. His daughter, Marie Knecht, attended the ceremony honoring the site's historical and cultural significance.

Students Gain Behind-the-Scenes Experience at the 83rd Golden Globes

In the days leading up to the 83rd Annual Golden Globes, students from Beverly High took part in a rare educational experience that placed them behind the scenes of the award shows.

Through an ongoing partnership between the Beverly Hills Unified School District (BHUSD), Dick Clark Productions, the Golden Globes, and the

Beverly Hilton Hotel, students from a wide range of Career Technical Education pathways were invited to observe and participate in the planning and execution of the internationally televised event. The initiative, known as the Golden Globes Insider Program, is designed to connect classroom learning with real-world professional environments.

"I got to experience what I want to do in the real world. It was such a unique

briefs cont. on page 6



three star shorttakes

By Peter Ostroff

What is the MWD?

Sometimes I write columns because I want to learn about a particular subject – in this case water – and then, somewhat as an afterthought, I write about what I have learned. This is one of those occasions.

Where does Beverly Hills water come from? The answer, in large part, is from the Metropolitan Water District of Southern California (MWD). The MWD is a major regional water wholesaler and public agency that provides water to 26 member agencies, cities and counties all located in six counties in Southern California. The Beverly Hills Department of Public Works is one of those member agencies. Each member agency appoints a member to the Board of Directors. The City's representative, **Dr. Barry D. Pressman**, a former chair of the Beverly Hills Public Works Commission, is Vice Chairman of the Board.

Before discussing what the MWD is and does, it is important, for avoidance of confusion, to know that the MWD is NOT the "DWP", the Los Angeles Department of Water and Power. The DWP is an agency of the City of Los Angeles and provides water and electric power to the residents of that City. The DWP has nothing to do with where we Beverly Hills residents get our water.

The grab of water rights from the Owens Valley memorialized in the movie "Chinatown" involves the LA DWP and has nothing to do with MWD or its water.

The history is interesting and complex.

In summary, in the early part of the Twentieth Century, the City of Los Angeles was a developing metropolis. Its population grew from 102,000 in the 1900 census to 376,000 in the 1910 census. In 1914, the City of Beverly Hills was incorporated as a

bedroom community independent of Los Angeles to preserve local control over water and other issues such as schools. The 1920 census was the first for Beverly Hills which then had only 576 residents.

At that time, water for Beverly Hills needs was supplied through local wells. In the 1920's, Los Angeles was able to obtain the Owens Valley water which it transported south through its own aqueduct. At that time, incorporation of Beverly Hills into Los Angeles was considered, at least in part, to assure an adequate water supply to BH and the Owens Valley water imported by the DWP was restricted to use by the City of Los Angeles. Interests in maintaining local control prevailed and prevented that incorporation. And the Beverly Hills needs were thereafter satisfied by a combination of local wells and imported water from the MWD perhaps among others. In 1976, the City discontinued its reliance on local sources and ceased all groundwater production because MWD water was less expensive.

As an aside, today the DWP does purchase a substantial portion of its water from the MWD.

Now, we turn to the present.

While we have experienced some wet conditions in recent weeks, the MWD, not occasional local rainfall, has existential importance as the supplier of water for about 19 million residents of the six counties that it serves because we all live in a desert. It is the largest supplier of treated water in the U.S.

The MWD is the wholesale supplier of water to the Beverly Hills Department of Public Works which, in turn, sells water to its retail residential and commercial customers. Approximately 80 to 90% of the water that we use every day is purchased by the City from the MWD.

The MWD gets its water from

sources all far from the 19 million desert dwellers who buy the water. The sources are the California or Sierra Nevada/Sacramento, San Joaquin delta in the north and the Colorado River in the east. The water from the north is from the State Water Project and comes through the California Aqueduct. Once in the south coastal plain, deliveries are split between the SWP's West Branch, storing water in Castaic Lake for delivery to the west side of the Los Angeles metropolitan area, and the East Branch, which delivers water to the Inland Empire and the south and east parts of the Los Angeles Basin.

The water from the east comes through the Colorado River Aqueduct. The Colorado River Aqueduct begins at Lake Havasu, just north of Parker Dam, and travels west to Lake Mathews in southwest Riverside County.

MWD maintains several large reservoirs to preserve water for times of drought, and emergencies due to earthquakes, floods or other issues that disrupt the movement of water through the aqueducts. Currently, MWD has over 5 million acre/feet of water in storage in three main reservoirs. One acre/foot – the volume needed to cover one acre of land to a depth of one foot – contains nearly 326,000 gallons of water. As the MWD delivers approximately 1.3 million acre feet of water annually, the emergency supply is nearly four years supply of water.

That's a lot but there are challenges.

The water from the Colorado River is apportioned by agreed upon allotments between seven states – California, Arizona, New Mexico, Colorado, Utah, Wyoming and Nevada. And the flow of water has been declining over recent decades so that there is not nearly enough to satisfy the various allotments. If the decline continues, the amount of water coming through the Colorado River Aqueduct could be dramatically reduced. The states are currently renegotiating their allotment agreement which expired at the end of 2025. If an agreement cannot be reached, the federal government will impose one. I will refrain from comment about how a blue state like California might fare in the event of such

an imposition.

For decades, California officials have considered and planned a system of one or two tunnels that would bring water from the north under the Sacramento/San Joaquin Delta to modernize and protect California's core water conveyance network in the face of climate change, earthquakes, and aging infrastructure. This planning process has stumbled along and there is no end in sight.

In both instances there are regulatory, environmental, regulatory and political issues.

The City of Beverly Hills purchases water from MWD and then ensures that the water meets all state and federal safety and quality standards. The City also maintains storage reservoirs and can use its own treatment plant and reservoir supplies in the event of MWD disruptions.

From experience in recent decades, it seems clear that the supply of water that the MWD can supply through the State Water Project and Colorado River Aqueduct will diminish over time while population in the region will increase. Some of the water for MWD customers is developed locally through recycling of sewer water, storm water recapture and groundwater wells often with some support from the MWD.

In order to ensure an adequate supply of water, the City is encouraging conservation efforts and developing alternative supplies including groundwater wells, water reclamation and providing underground storage. The City is particularly active in developing ground water wells and, I am told, hopes to supply as much as 25% or more of the City's needs in future years.

While desalination would appear feasible given the large body of water to the west of us, I am informed that construction costs, lack of appropriate sites and environmental issues such as where to put the brine make this unrealistic now.

Setting aside the prospect of using the Pacific for hydration, it appears to me that our current and short term water supply issues are in good hands if we can improve quantities of locally sourced water and storage capabilities. More to come.

briefs cont. from page 5

experience, and I will hold onto it for the rest of my life. I am so grateful to attend Beverly Hills High School and have access to unique opportunities like this. My favorite part was seeing journalism firsthand, being a real interviewer on the red carpet, and learning what it takes to run an event of this scale," said Delara Yektafar, current Beverly Hills High School senior involved in the Broadcast Production pathway.

Over several days, students from

programs including Architecture, ASB Leadership, Broadcast Production, Business, Career Academy, Culinary Arts, Fashion, Service Learning, and Theatre Technology engaged in hands-on and observational experiences tied to their fields of study. Culinary Arts students spent three days working alongside the Beverly Hilton's culinary team, assisting with pastry preparation and food service supporting Golden Globes-related events throughout the hotel.

Students across multiple disciplines also took part in discussions with indus-

try professionals involved in producing the awards show. These conversations focused on the logistics, design, and coordination required to manage a large-scale live broadcast, offering students insight into careers that support major entertainment events.

"The Golden Globes Insider Program brings storytelling, media, and production to life in ways a classroom alone simply can't. Our students stepped into real creative and professional environments, working alongside industry leaders and seeing firsthand how large-

scale productions actually come together. Experiences like this don't just teach skills, they spark passion, build confidence, and help students imagine themselves as the next generation of creators," said Kyle Newman, BHUSD Director of Programming, Film Studies, and Narrative Arts.

On the day of the ceremony, a select group of students participated in live production activities. Some were stationed on the red carpet alongside professional media organizations, where they conducted interviews and captured

coverstory

TALKING TRAFFIC

Traffic and Parking Commission Chair Hadar Geller on Prioritizing Walkability, Safety, and the Future of the City

By Danielle Berjikian

What made you want to join the Traffic and Parking Commission?

During COVID, I noticed that meetings had gone online, so I participated in a few. I started to get to know some people and became aware of the Traffic and Parking Commission, which eventually led me to get involved with the commission.

You are a 1991 Beverly High graduate. How has Beverly Hills changed since you grew up?

Now that I live here as an adult, I am more aware and do things differently. I walk around a lot and am very engaged with the community—things I wasn’t as aware of when I was younger. Maybe because I’ve been here so long, I have more of a sense of the community, and I really appreciate it.

You are an architect. Tell us about your career.

I’ve been working since about 1998. I worked in big firms and small firms, and I’ve done a mix of projects. I worked on the Staples Center and Dodger Stadium, but I also worked on small-scale residential projects. For a while, I worked with SpaceX as an outside consultant and architect, which got me thinking about working on campuses. That experience eventually led me to my current job at UCLA, where I’ve been an architect for seven years.

You’re a fan of walkable communities—how does that perspective influence your role on the Traffic and Parking Commission?

I think I’m very aware of the safety of all the elements that make streets walkable and safe. I’ve always been very interested in cities since I was a little kid. I’m able to advocate for safe streets—for walkable streets, bikeable streets, and overall safety when it comes to cars and traffic. Now that the Metro is coming, that’s another piece of the puzzle: thinking about last-mile connections, how people get to the Metro, and solutions for that. I also think about how urban spaces are animated and brought to life.

Bike lanes have been a controversial issue in the community. What do you believe is the best approach for the city to take in order to address this matter?

For me, it’s all about looking at streets holistically. Making them safe for everyone—whether you’re in a car, walking, or biking. I think all the elements that make a complete street—what they’ve called “complete streets”—help make streets safer for everyone. Safe bike lanes, especially protected bike lanes, also make streets safer for people in cars by keeping everyone aware. I think street safety needs to be approached holistically, and we need to improve safety for everybody.

What is the status of the Clifton-Le Doux Corridor Traffic Calming Project?

We just spoke about that, and we are leaving it in place. We’re encouraging a few more small tweaks, but in general, I think it’s a great success. The top speed before was recorded at 55 mph,



Adam Geller, Ran Geller, Hadar Geller, Sam Geller

and now the top speeds are between 30 and 35 mph. For me, a top priority is lowering speed and increasing safety.

What projects are coming up for the Commission in 2026?

We have some intersections we’re looking at in terms of safety. Today, we worked with a new consultant to review some intersections and see how to tweak them to increase safety. There’s a new crosswalk at Robertson and a new light from Coldwater to Beverly. These small improvements are helping increase safety.

In general, there are always street-calming measures—every street has a “toolbox” to improve safety if the community wants to take it on. We’ve had issues in the past with too many people needing to agree to implement these measures, and many people weren’t home. So we’re working on lowering the threshold for putting street-calming measures in place.

I also know the subway is supposed to open soon at the La Cienega and Wilshire station. At [the Jan. 7] liaison meeting, we’ll be talking about a pilot micro-transit system for the city. These are some of the things coming up.

Tell us about your family.

I have two boys, Sam Geller and Adam Geller. They’re both in high school—one in 10th grade and one in 11th grade. They both went to Beverly Vista, as did I. I went to Hillel and then Beverly High.

What do you hope to accomplish as chair?

I think the main focus is improv-

ing walkability and safety, integrating and optimizing the subway and its connections to the city, and seeing what that yields in the new year. It also involves addressing any unintended consequences that may arise. For me, walkability and safety are my two “North Stars.”

Is there anything else you would like to add?

I know there’s a lot of negativity around the subway, but I hope it positively shapes the future of our city. I don’t see it as the threat that some people think it is. It brings enjoyment, brings people to the city, supports local businesses, and helps move people around the city. I hope it integrates well so we can all benefit and enjoy it.

Beverly Hills has always been very car-friendly and will remain so, but by working on complete streets: expanding bike lanes, increasing walkability, and planning micro-transit, I want to ensure that there are more choices for our residents and visitors.

I also hope to create safer, more comfortable pedestrian corridors and integrate the subway stations into the city’s fabric, allowing for walking, biking, and micro-mobility, while reassuring Beverly Hills residents that transit will enhance, not degrade, our city. I will advocate for a multi-commission safety task force to address any concerns.

As an architect, I think holistically about structures, people, and places. This helps me in my role on the Traffic and Parking Commission, where I look at streets as shared civic spaces.

I enjoy engaging with the community, listening to their feedback, and providing assistance where I can.

When teens and kids can move around a city safely, the whole city benefits.

Beverly Hills is a walker’s paradise. I love being a part of making Beverly Hills a more vibrant urban city. I feel great pride in our city.



BHUSD Officials, Superintendent Alex Cherniss (center) and Beverly Hills High School Students

content in real time. For many, it marked their first experience working in a fast-paced professional setting with industry-standard equipment and strict deadlines.

“The Golden Globes Insider Program is exactly the kind of experience that

shows students what is possible when education connects directly to the real world. Our students did not just observe, they contributed, learned from industry leaders, and stepped into professional spaces with confidence. We are deeply grateful to Dick Clark Productions, the Golden Globes team, and David Ecija (General Manager, the Beverly Hilton Hotel) for putting students first and for continuing to open doors that can shape a lifetime,” said Alex Cherniss, BHUSD Superintendent.

City Council Unanimously Approves Resolution Expressing Solidarity with the Iranian People

On Tuesday, the City Council unanimously adopted a resolution condemning the Islamic Republic of Iran’s crackdown on protesters demanding accountability for human rights violations amid a deepening economic crisis.

“As the first Iranian American woman to serve in this role, I felt a responsibility to be a voice for our community,” said Mayor Sharona Nazarian. “For

briefs cont. on page 8

nearly five decades, the people of Iran have endured repression, censorship, religious persecution, and state violence. Today, they are also facing a devastating economic collapse, widespread poverty, and a severe lack of basic necessities. This is a humanitarian crisis, and silence is not an option. We urge the federal government to provide meaningful support. A free Iran means a safer region and a safer world without terror.

I am proud of our City for choosing to lead with courage and for unanimously passing the first resolution in the nation in support of the people of Iran. May they know peace, dignity, and freedom."

The resolution condemns the extremist tactics imposed on the people, including the shutdown of the internet and phone lines and "violent measures including tear gas, live ammunition, and mass arrests, resulting in reported civil-

ian deaths numbering 12,000 to 20,000 and counting, including students, women and children, and the detention of thousands of demonstrators."

The resolution also states the city expresses solidarity for the people's pursuit for freedom, economic justice and human rights.

Also noted in the Resolution: "The City of Beverly Hills calls upon the government of the United States to con-

tinue supporting the Iranian people's demands for freedom and to maintain maximum pressure on the Iranian regime, including protecting the brave, pro-freedom protestors."

The resolution also calls for Ayatollah Ali Khamenei to be brought to justice.

--Briefs Compiled by Danielle Berjikan

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.

MAEKLA, DAWSON TAYLOR, 27, arrested on 11/30/2025 for human waste.

LEE, JUSHTIN EMMANUEL, 36, arrested on 11/30/2025 for possession of drug paraphernalia.

DRURY, WILLIAM ROBERT, 33, arrested on 11/30/2025 for petty theft - shoplifting.

MILES, JOSHUA DESHAWN, 29, arrested on 11/30/2025 for having a BHPD felony bench warrant.

TADESSE, HEAVEN DESTAW, 21, arrested on 11/30/2025 for burglary - shoplifting.

TOFTE, JONAH MICHAEL, 29, arrested on 11/30/2025 for possession of drug parthenolia, petty theft - shoplifting, and having an outside misdemeanor warrant.

MENEFIELD, DAVID JASON, 46, arrested on 12/1/2025 for possession of drug paraphernalia.

WYCKOFF, AARON JOSEPH, 32, arrested on 12/1/2025 for possession of drug paraphernalia.

PICKETTAY, CHRISTIAN JAMES, 33, arrested on 12/1/2025 for possession of drug parthenilia, and having an outside misdemeanor warrant.

PELLECER, KEVIN ALEJANDRO, 36, arrested on 12/1/2025 for public intoxication.

ESTEVAURBIETA, IRIS, 27, arrested on 12/1/2025 for simple assault - do-

mestic violence/inflicting corporal injury (spouse or cohabitant abuse).

DIERKEN, CORY SCOTT, 48, arrested on 12/2/2025 for having an outside felony warrant, and having an outside misdemeanor warrant.

JUAN, EDWIN, 33, arrested on 12/2/2025 for possession of a controlled substance with two or more priors, and showing false ID to a police officer.

GILES, RICARDO, 32, arrested on 12/2/2025 for possession of drug paraphernalia, and court order violations: domestic violence.

CREGGETT, SAMUEL, 36, arrested on 12/4/2025 for refusing or failing to leave land, real property or structure of another, not open to the public.

STEWART, JAMES, 25, arrested on 12/3/2025 for amount of defacement, damage or destruction is less than \$400.

CHOI, JIN HYUK TERRY, 50, arrested on 12/4/2025 for driving while license is suspended, and a basic speed.

ADAN GARCIA, JESSON ESTIVEN, 29, arrested on 12/4/2025 for driving while license is suspended.

ELIAS, SHARAM HADJI, 76, arrested on 12/4/2025 for appreciating lost property for own use without making efforts to locate the owner and restore property to them, and trespass: occupy property without consent.

BROWN, KISU, 50, arrested on 12/4/2025 for possession of a controlled substance, possession of meth/etc, resist, delays or obstructs any public officer, peace officer, or emergency medical technician, burglary - shoplifter, petty theft with two or more prior.

ASHIM, ANORA, 41, arrested on 12/4/2025 for simple assault - domestic violence/corporal injury (spouse or cohabitant).

TOLBERT, MARLON WADE, 68, arrested on 12/5/2025 for unlawful possession/use of tear gas or tear gas weapon.

AGUSTINIANO DE LA ROSE, MIRIAM, 38, arrested on 12/5/2025 for possession of a controlled substance, driving while license is suspended for DUI, driving under the influence of al-

cohol and drugs.

NATAN, HEN, 41, arrested on 12/1/2025 for petty theft - shoplifting.

MILLER, JERMAINE CLARK, 48, arrested on 12/5/2025 for human waste.

VEITIA, MARC ANTHONY, 29, arrested on 12/4/2025 for indecent exposure.

CLARK, JONATHON ANDRE PIE, 54, arrested on 12/5/2025 for DUI causing injury: driving under the influence of alcohol.

LAURI, TRAVIS ALEXANDER, 33, arrested on 12/6/2025 for having an outside misdemeanor warrant.

CANCILA, PHILIP JAMES, 41, arrested on 12/5/2025 for possession of a controlled substance, and possession of drug paraphernalia.

AGUILAR, FERNANDO, 43, arrested on 12/6/2025 for possession of drug paraphernalia, possession of meth/etc, possession of a controlled substance with two or more priors, trespass: occupy property without consent, and having an outside misdemeanor warrant.

JOHNSON, KEVIN, 35, arrested on 12/6/2025 for resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, pedestrian over sign, parole violation - remain under legal custody to return to prison.

NAVARROREYES, JAVIER, 44, arrested on 12/6/2025 for possession of meth/etc, and being under the influence of a controlled substance.

MENDEZ, SAMUEL, 34, arrested on 12/7/2025 for aggravated assault - domestic violence (spouse or cohabitant abuse).

AYERS, LAMONT KENDALL, 55, arrested on 12/7/2025 for having a BHPD bench warrant - misdemeanor, and having an outside misdemeanor warrant.

STEPHENS, ANTONIO EMERSON, 36, arrested on 12/7/2025 for possession of meth/etc, resist, delay or obstruct any public officer, peace officer or emergency medical technician, and receiving stolen property.

SCHECHTER, ASHER LEV, 46, arrested on 12/7/2025 for driving while license is suspended, driving under the influence of alcohol, and driving under the influence with blood alcohol over .08.

HANFORD, JERVONTE JERRELL, 31, arrested on 12/8/2025 for violation of court order, and driving under the influence of alcohol and drugs.

DAVID, RICHARD, 51, arrested on 12/8/2025 for showing false ID to a police officer, and having an outside felony

warrant.

LEEFLORE, HERMANISHA BRESHA, 38, arrested on 12/8/2025 for petty theft - shoplifting, and petty theft with two or more prior.

LEFLOUR, SHEMEEKA, 35, arrested on 12/8/2025 for driving while license is suspended for reckless driving, petty theft - shoplifting, petty theft with two or more prior, and having an outside misdemeanor warrant.

SHARRIEFF, NAIM ANWAR, 51, arrested on 12/9/2025 for theft or driving of vehicle.

MOSLEY, BRITNEY SIMONE, 36, arrested on 12/9/2025 for theft or driving of vehicle, carrying a concealed firearm - vehicle driver, and loaded firearm in public person or vehicle.

BUTLER, EDWARD, 61, arrested on 12/9/2025 for robbery.

CHAPARRO SOTO, JAHIR LIZANDRO, 32, arrested on 12/9/2025 for criminal conspiracy - burglary - shoplifter.

JIMENEZURREGO, JOSTIN ALEJANDRO, 19, arrested on 12/9/2025 for criminal conspiracy, burglary - shoplifter, counterfeit or forge seal or handwriting.

KIM, EUGENE, 38, arrested on 12/9/2025 for resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, and showing false ID to a police officer, and dirk/dagger.

MEAS, BILLIE JO, 42, arrested on 12/8/2025 for possession of drug paraphernalia, and having an outside felony warrant.

MUNOZ JARAMILLO, BRAYAN ESTEBAN, 21, arrested on 12/9/2025 for possession of a controlled substance, appropriates lost property for own use without making efforts to locate the owner and restore property to them.

DURAN, FERNANDO TORRALVA, 52, arrested on 12/11/2025 for having a BHPD misdemeanor bench warrant.

FLOWERS, SHADRICK LEE, 50, arrested on 12/11/2025 for having an outside felony warrant.

FLORES, ANTHONY RAY, 26, arrested on 12/10/2025 for possession of drug paraphernalia, dirk/dagger, and having an outside felony warrant.

PRELLANA, FRANCIS ANTONIO, 51, arrested on 12/12/2025 for trespass: occupy property without consent, and public intoxication.

GONZALEZ, HECTOR MANUEL, 42, arrested on 12/11/2025 for refusing or failing to leave land, real property or

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structure of another, not open to the public.

POLAK, HAYLEY, 44, arrested on 12/11/2025 for battery - use of force or violence upon another.

CARTWRIGHT, ROBERT LEE, 33, arrested on 12/12/2025 for possession of drug paraphernalia, and possession of meth/etc.

RASOULI, ARMAN, 54, arrested on 12/10/2025 for rape - force, violence, duress, menace, no bodily injury, aggravated assault - domestic violence/inflcting corporal injury (spouse or cohabitant abuse), attempted murder in the second degree.

GONZALEZ, HECTOR, 42, arrested on 12/12/2025 for trespass: occupy property without consent.

MAIDZA, TAKUDZWA VICTORIA, 30, arrested on 12/13/2025 for driving under the influence of alcohol.

PEREZ, MATTHEW LAWRENCE, 26, arrested on 12/13/2025 for resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, loiters, prowls or wanders upon private property without visible lawful business.

MESHESHA, DAWIT ZEWDU, 45, arrested on 12/12/2025 for burglary - shoplift, and petty theft with two or more prior.

PAPOUTSI, ELPINKI, 41, arrested on 12/13/2025 for public intoxication.

TABER, WHITNEY LEIGN, 39, arrested on 12/13/2025 for driving under the influence of alcohol.

COHNS, CHANEVA C, 40, arrested on 12/13/2025 for possession of a controlled substance, and driver unclissed upon highway.

RACHMAN, MITCHELL IAN, 20, arrested on 12/14/2025 for metal knuckles, and driving under the influence of drugs.

GUTSUE, SILENCE NICOLE, 25, arrested on 12/14/2025 for assault with a deadly weapon other than firearm, elder or dependent adult abuse resulting in great bodily harm or death.

JAMBALJAMTS, GANSUKH, 55, arrested on 12/14/2025 for driving under the influence of alcohol.

SHAHROOZ, MAJLESSI, 77, arrested on 12/14/2025 for violation of protective order to prevent domestic violence.

COOPER, ERIK ADAM, 55, arrested on 12/15/2025 for petty theft - shoplifting, and grand theft - shoplifting.

BARBU, MIHAELA, 28, arrested on 12/16/2025 for criminal conspiracy robbery.

GUNICI, JULIAN, 23, arrested on 12/16/2025 for criminal conspiracy, robbery, and forge/alter vehicle registration.

THROWER, KEYONA ASHLEE, 29,

OBITUARIES

Nira S. Eloul

With a broken heart and a sense of profound loss, we announce the passing of Nira S. Eloul. Beloved mother and grandmother. She was a respected and loved educator of the Los Angeles Jewish Community, who dedicated her life to teaching the next generations of Jewish children on how to be great humans.

Born in Israel and later immigrated to the United States, Nira taught Mathematics, Hebrew, Israeli History and Bible for more than 40 years. Known for her sharp intellect, humor, and distinctive wit, she served first as a teacher then Principal then Director of Education at Temple Emanuel Community Day School of Beverly Hills, where she touched countless lives and supported many new immigrant families.

She is survived by her son Yarom, her daughter Yaelle, and her grandchildren Ariyana, Eliyana, Mikhail, Mika, Ellah, Ze'ev, and Lishai. She will be remembered for her compassion, clarity, and lasting impact on her community.

May she be of blessed memory.
Funeral was held Monday, January 12.



arrested on 12/16/2025 for theft or driving of vehicle, loaded firearm in public person or vehicle, carrying a stolen loaded firearm, smuggling firearm, deadly weapon or tear gas weapon into jail.

GONZALEZ, OMAR, 38, arrested on 12/17/2025 for possession of meth/etc.

CANAL, JUAN, 43, arrested on 12/17/2025 for possession of drug paraphernalia, possession of meth/etc, possessing forged drivers license or identification card, appropriating lost property for

own use without making efforts to locate the owner and restore property to them.

GONZALEZ, HECTOR MANUEL, 42, arrested on 12/17/2025 for theft or driving of vehicle, resisting or obstructing public officer, hit and run injury or fatal, burglary - subgarage, loiters, prowls or wanders - upon private property without visible or lawful business.

LEYVA, JESUS MARTIN, 30, arrested on 12/17/2025 for grand theft.

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is/are doing business as: OXYGEN MACHINE RENTALS, 1063 JUSTIN AVE 8 GLENDALE CA 91201. PARSUR INC, 1063 JUSTIN AVE 8 GLENDALE CA 91201. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/2023 Signed: KAREN MINASIAN, PRESIDENT. 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., &P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12,221 FICTITIOUS BUSINESS NAME STATEMENT: 2025271045. The following person(s) is/are doing business as: WEST HARBOUR CHARTERS, 200 AQUARIUM WAY LONG BEACH CA 90802. SWEETCHUCK SOLUTIONS LLC, 200 AQUARIUM WAY LONG BEACH CA 90802. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: JON OLSEN, PRESIDENT. 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., &P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12,222 FICTITIOUS BUSINESS NAME STATEMENT: 2025278796. The following person(s) is/are doing business as: UNIVERSAL PHYSICAL THERAPY, 3658 BARHAM BLVD APT P214 LOS ANGELES CA 90068. KAREN MINASIAN 3658 BARHAM BLVD APT P214 LOS ANGELES CA 90068. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: KAREN MINASIAN, 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., &P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12,226 FICTITIOUS BUSINESS NAME STATEMENT: 2025278935. The following person(s) is/are doing business as: BLNK APPAREL, 3625 S MURFIELD RD LOS ANGELES CA 90016. MANUEL RODRIGUEZ, 3625 S MURFIELD 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: N/A Signed: MANUEL RODRIGUEZ, 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., &P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12,223 FICTITIOUS BUSINESS NAME STATEMENT: 2025280315. The following person(s) is/are doing business as: BLNK APPAREL, 3625 S MURFIELD RD LOS ANGELES CA 90016. MANUEL RODRIGUEZ, 3625 S MURFIELD 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: N/A Signed: MANUEL RODRIGUEZ, 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., &P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12,224 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: 02/2023 Signed: BLANCA M TREVINO, 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., &P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12,225 FICTITIOUS BUSINESS NAME STATEMENT: 2025284924. The following person(s) is/are doing business as: ARAMAZ 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: 02/2023 Signed: ARAMAZ TRADING, 6151 RADFORD AVE APT 675 LOS ANGELES CA 91606. KARIPS SANOSYAN, 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., &P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12,226 FICTITIOUS BUSINESS NAME STATEMENT: 2025278518. The following person(s) is/are doing business as: MAGICA DONNA, 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: 12/2025 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., &P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12,227 FICTITIOUS BUSINESS NAME STATEMENT: 2025278519. The following person(s) is/are doing business as: PAOLA'S CLEANING SERVICES, 11822 POPE AVE LYNNWOOD CA 98062. PAOLA OCAMPO SALGADO, 11822 POPE AVE LYNNWOOD CA 98062. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 12/2025 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., &P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12,228 FICTITIOUS BUSINESS NAME STATEMENT: 2025282997. The following person(s) is/are doing business as: PAOLA'S CLEANING SERVICES, 11822 POPE AVE LYNNWOOD CA 98062. PAOLA OCAMPO SALGADO, 11822 POPE AVE LYNNWOOD CA 98062. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 12/2025 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., &P) Published: 12/25/2025, 01/01/2026, 01/08/2026, 01/15/2026 12,229 FICTITIOUS BUSINESS NAME STATEMENT: 2025283002. The following person(s) is/are doing business as: PIXEL WALL GRAPHICS, 10349 COLUMBUS AVENUE MISSION HILLS CA 91345. MARGARITO VELASQUEZ ZARATE, 10349 COLUMBUS AVENUE MISSION HILLS CA 91345. This business is conducted by: A MARRIED COUPLE. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/2024 Signed: MARGARITO VELASQUEZ ZARATE, OWNER. This

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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 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**
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 **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, 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.

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. Including the value of 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 OF PETITION TO ADMINISTER ESTATE OF:
NAUMAN MALIK
CASE NO. 25STPB08512**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or

both of NAUMAN MALIK. A PETITION FOR PROBATE has been filed by RAJIV CHADHA in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that RAJIV CHADHA be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 02/05/26 at 8:30AM in Dept. 62 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.

Attorney for Petitioner
ROBERT J. LAMM - SBN 206173
CUMMINS & WHITE, LLP
2424 S.E. BRISTOL STREET, SUITE 300
NEWPORT BEACH CA 92660
Telephone (949) 852-1800
BSC 227897
1/15, 1/22, 1/29/26
CNS-4001601#

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
ROBERT J. LAMM - SBN 206173
CUMMINS & WHITE, LLP
2424 S.E. BRISTOL STREET, SUITE 300
NEWPORT BEACH CA 92660
Telephone (949) 852-1800
BSC 227897
1/15, 1/22, 1/29/26
CNS-4001601#

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100-ANNOUNCEMENTS

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

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NO DOC 2nd Mortgage or HELOC.

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

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

955-FINANCIAL SERVICES

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

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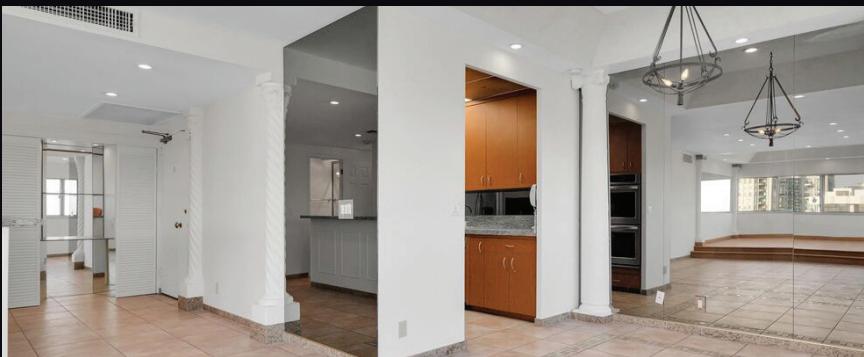


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