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Issue 1373 • January 22 - January 28, 2026



## Kaiserman's Charge

Health & Human Relations Chair Rose Kaiserman on  
Embracing the New Commission

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# letters & email

## "Saks Bankruptcy and Neglect"

This is a follow-up to the letter published in [issue #1358] regarding the ongoing neglect of the Saks property near South Peck Drive and Wilshire Boulevard.

Following that correspondence, I complained to Beverly Hills Code Enforcement who visited the site and issued a formal notice to the owners. Nevertheless, the condition has not improved and has, in fact, deteriorated. The property remains a magnet for filth, trash, and illegal encampments in the doorways, proving that the owners have no intention of complying with city laws or being responsible neighbors.

With Saks now in bankruptcy, it is even more critical that the city rejects their proposed expansion, as they have clearly demonstrated an inability to maintain the blighted properties they already own near South Peck and Wilshire

**Dylan Paul**  
Beverly Hills

## briefs

### Eight-Story Builder's Remedy Housing Project on Hamilton Drive Set for Commission Discussion

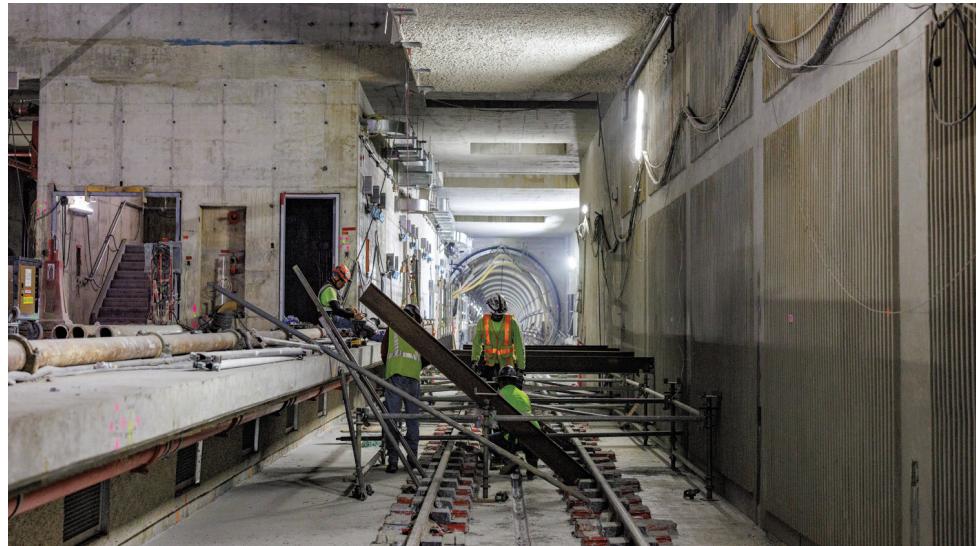
The Beverly Hills Planning Commission is expected to review a proposed multi-family residential development at 214–216 South Hamilton Drive, a project filed under California's "Builder's Remedy" provisions, at its Thursday meeting.

The project proposes an eight-story, 98-foot, nine-inch building containing 90 studio apartments. Of these, 18 units



*Project Rendering: Southeast View Along South Hamilton Drive*

would be reserved for low-income and very low-income households, while the remaining 72 units would be market-rate. The proposed design includes private bal-



### D LINE SUBWAY EXTENSION PROJECT

Section 2 – Beverly Hills

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#### January Updates

Appendage work along Wilshire Bl and underground station construction continues between Crescent Dr and Beverly Dr.



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D LINE EXT COBH 2

conies and approximately 9,997 square feet of communal rooftop open space.

Vehicular access would be provided via a new driveway on South Hamilton Drive, leading to a one-level subterranean garage with 13 parking spaces. The site, totaling 10,400 square feet across two lots, currently features a 1930s-era duplex and triplex. Surrounding properties consist mostly of multi-family residences ranging from two to five stories.

### City Advances Homelessness Response Plan Ahead of Metro D Line Station Opening

City staff was expected to brief the Beverly Hills City Council prior to the Weekly's deadline on continued progress toward an End-of-Line Homelessness

Response Plan, as the City prepares for the opening of the Metro D Line station at Wilshire and La Cienega.

According to the update, which follows a previous report delivered Dec. 16, staff has made measurable progress in advance planning as Beverly Hills is expected to temporarily function as

the end-of-line station for the Metro D Line extension. The City is anticipated to serve in that role for approximately one year, until the line extends farther west.

City officials expect the station's end-of-line status to bring a range of impacts, including increased early-morning loitering, a higher number of individuals with complex service needs, greater demand for behavioral health interventions, sanitation challenges near station areas, and an uptick in calls for service from nearby businesses. In response, staff has continued refining a coordinated response plan with direction from the City Council.

Work to date has focused on internal coordination, operational planning, engagement with Metro, preparation for business and school outreach, and the development of a monitoring and evaluation framework. Staff reported ongoing collaboration through the City's "One City, One Team" framework and the Beverly Hills Homeless Collaboration Team to align roles, communication protocols, and response expectations across departments.

Direct business outreach is planned to begin Feb. 1, focusing on areas along the Wilshire Corridor, South Beverly, and within the business triangle. Outreach efforts will include in-person engagement, written communication, and coordination with property owners to establish trespass enforcement authorizations with the Beverly Hills Police Department prior to the station opening.

Staff also reported progress in establishing a data collection and evaluation framework. Key metrics to be tracked include the number of individuals offloading from final trains, late-night engagements, calls for service, police outreach requests, sanitation conditions, congre-



## Talking Traffic

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

cover story • page 7

## WHAT'S ON YOUR MIND?

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You can fax us at:  
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email us at:  
editor@bhweekly.com

gation patterns near station areas, service connections, and repeat contacts requiring higher levels of intervention.

With foundational planning largely complete, the City is preparing to move into phased implementation of the response plan. The phased approach is intended to allow staff to deploy resources gradually, monitor conditions in real time, and adjust operations as needed during the interim period.

The implementation plan includes a pre-opening preparation phase, followed by an initial 30-day period after the station opens, a stabilization phase lasting up to 90 days, and ongoing operations thereafter. During these phases, staff plans to maintain a consistent field presence, conduct weekly collaboration meetings, monitor station activity, and return to the City Council with updates or recommendations if warranted.

City Council feedback provided during the update will be incorporated as the End-of-Line Homelessness Response Plan moves from planning into implementation.

### Beverly Hills Police Investigate Homicide Following Assault with Deadly Weapon

Beverly Hills police are investigating a homicide after a man died following an assault with a deadly weapon on Friday afternoon.

According to the Beverly Hills Police Department (BHPD), officers responded at approximately 12:42 p.m. to multiple 911 calls reporting a suspect attacking an individual near the intersection of Wilshire Boulevard and San Vicente Boulevard. Witnesses reported that the suspect struck the victim with a metal object and then used a vehicle to run over the individual.

Patrol officers arrived on the scene within two minutes and quickly established a containment. The suspect was taken into custody without incident. The victim was transported to Cedars-Sinai Medical Center, where he later died from his injuries despite medical efforts.

The suspect has been identified as 54-year-old Christopher Cornelius of San Bernardino. He was booked into the Beverly Hills Police Department Jail on suspicion of murder, with bail set at \$2,000,000. BHPD stated that Cornelius has a prior criminal record that includes violent offenses.

Authorities said the suspect and the victim were involved in a verbal altercation prior to the attack. The exact relationship between the two individuals is currently unknown, and the investigation remains active.

The Beverly Hills Police Department stated there is no known threat to public safety. Anyone with information is asked to contact BHPD at 310-550-4951. Anonymous tips can be submitted via text by sending "TIP BHPDALERT" followed by the information to 888777, or through Crime Stoppers at 1-800-222-TIPS or online at lacrimestoppers.org.



Elan Esagoff, Joseph Azizi, Pejman Nozad, Mayor Sharona Nazarian, Shahab Mirzai

### Nazarian Hosts Innovation Circle Fireside Chat with Pejman Nozad and Shahab Mirzai

Beverly Hills Mayor Sharona Nazarian hosted a fireside chat with Pejman Nozad and co-host Shahab Mirzai as part of the city's Innovation Circle initiative. The event featured a discussion on Nozad's professional journey, including his transition from selling Persian rugs to becoming a partner at Pear VC, a venture capital firm. The Innovation Circle is an advisory group established by the mayor to engage young professionals in discussions about current issues, emerging trends, and strategies for supporting innovation in Beverly Hills. Members of the circle meet monthly to explore topics relevant to the city's economic and professional development and to provide input on initiatives aimed at fostering future-focused solutions.

### City Council Reviews Transit-Oriented Development Plan Options Under New State Housing Law

The Beverly Hills City Council was expected to hold a public hearing to consider changes to the City's General Plan and zoning code related to transit-oriented development, as required under a new state housing law. The discussion took place prior to the *Weekly's* deadline, at the Council's Wednesday meeting.

The item centers on Senate Bill 79, known as the Abundant and Affordable Homes Near Transit Act, which was signed into law by Gov. Gavin Newsom in October and takes effect July 1. The legislation increases allowable housing density, height, and floor area near qualifying transit stops and limits the discretion of local governments unless they adopt a compliant alternative plan.

To address the new requirements, city staff presented the council with three potential transit-oriented development alternative plan scenarios. Each option would amend the General Plan, create a new overlay zone, update the zoning map, and adopt corresponding amendments to the Beverly Hills Municipal Code.

SB 79 allows cities to adopt an alternative plan that redistributes housing density within a half-mile radius of transit stations, provided overall density levels required by the state are maintained. According to the staff report, the alternative plan is intended to give the City some measure of local control over where increased density would occur.

Under all three scenarios presented,

housing density on single-family residential parcels within a quarter-mile of transit stations would be reduced by up to 50 percent, with that density shifted to sites within the Mixed Use Overlay Zone that are not directly adjacent to single-family neighborhoods. Each scenario differs in how and where the redistributed units would be concentrated.

The first option, referred to as the "Pancake Scenario," spreads additional density relatively evenly across mixed-use parcels within a half-mile of transit stops. The second, known as the "Tentpole Scenario," concentrates the highest density closest to transit stations, tapering off farther away. The third option focuses density primarily around the La Cienega Boulevard and Wilshire Boulevard station, while limiting increases near the Reeves Drive and Wilshire Boulevard station.

All three scenarios comply with the minimum density, height, and floor area ratios mandated by SB 79. The plans would establish new zoning standards for several defined sub-areas within the transit-oriented development zone, including baseline areas, export sites, and import sites for redistributed density.

The Planning Commission reviewed the three scenarios at its Dec. 11 meeting but did not reach consensus on a preferred option. Two commissioners supported the La Cienega-focused scenario, citing concerns about traffic and development intensity near the Reeves Drive station. One commissioner favored the tentpole approach, stating it more evenly utilized both planned Metro stations and better aligned with transit-use goals. Despite the split, the commission

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unanimously recommended that the City Council adopt an alternative plan, without endorsing a specific scenario.

## City Council Weighs Future Use of Rodeo Drive Art Pieces Ahead of 2026 Display Changeover

The Beverly Hills City Council was scheduled to consider whether to explore the continued or future use of two large-scale public art pieces by contemporary French artist Richard Orlinsky, following a request brought forward by city staff ahead of the transition to the 2026 Rodeo Drive public art program.

The discussion took place prior to the Weekly's deadline as part of a staff report seeking direction from councilmembers on whether there is preliminary interest in retaining the artwork after its planned removal from Rodeo Drive later this month.

In February, the City Council approved the installation of "Rodeo Drive Season 2," an exhibition by Orlinsky that included a custom-designed "Kong" sculpture created specifically for Rodeo Drive. The artist is now offering that piece, along

with a red crocodile sculpture from a previous Rodeo Drive installation, for the City's potential continued or future use.

According to the staff report, the offer would come at no cost to the City. Orlinsky has proposed covering all expenses associated with moving, installation, and ongoing maintenance of the artwork. However, staff noted that due to the tight timeline, detailed information regarding formal terms, conditions, and any ancillary impacts has not yet been reviewed.

The current Rodeo Drive pieces are scheduled for removal on January 28 and 29 as part of preparations for the 2026 public art displays. Because of the imminent removal date, staff is asking the City Council to provide feedback on whether it wishes to consider the offer further. If there is interest, the City would temporarily store the sculptures while staff conducts a more comprehensive review and brings a formal recommendation back to the council.

During discussion of the upcoming 2026 Rodeo Drive Public Art program, staff also referenced three former art pieces from prior exhibitions that remain on display throughout the city. Among them is the "Beverly Hills is Beautiful" sculpture, currently located at Beverly

Canon Gardens Park.

The report states that Orlinsky, working through the Rodeo Drive Committee, has indicated he no longer maintains local or regional storage for the sculptures. If the City declines to store the pieces following their removal, they may be transported out of the region, potentially making future access more difficult or costly should the City later wish to display them.

The artist has expressed a preference for the pieces to remain publicly displayed within Beverly Hills or, if necessary, stored only for a short period.

From a fiscal standpoint, staff reported that there would be no significant cost to the City associated with temporarily storing the sculptures during the review period. If the City ultimately declines the offer, the artwork would be returned to the artist

at his expense.

## Beverly High to Reopen K.L. Peters Auditorium with Dance Company

Beverly High will reopen its historic

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## NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Wednesday, February 11, 2026, at 7:00 p.m., or as soon thereafter as the matter may be heard**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

### A RESOLUTION ADOPTING A GENERAL PLAN AMENDMENT TO UPDATE THE OPEN SPACE ELEMENT AND IMPLEMENTATION PROGRAMS OF THE GENERAL PLAN AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This project consists of an update to the Open Space Element of the General Plan of the City of Beverly Hills to comply with Senate Bill 1425 (Government Code §65565.5) and includes revisions related to: 1) open space access, with consideration of social, economic, and racial equity factors, 2) climate change resilience and co-benefits of open space, consistent with the Land Use Element of the General Plan, 3) rewilding and habitat preservation opportunities, and 4) discussion of recreational or other benefits of open space. At this public hearing, staff will present an update on the revisions made to the Open Space Element, as well as the Implementation Program section of the General Plan, which contain action items to implement goals and policies of the Open Space Element. The Planning Commission previously reviewed this topic at the January 8, 2026 regular meeting and adopted Planning Commission Resolution No. 2111 unanimously recommending the City Council adopt the updated Open Space Element and Implementation Programs.

#### ENVIRONMENTAL REVIEW

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 7 Categorical Exemption (Actions by Regulatory Agencies for Protection of Natural Resources and Class 8 Categorical Exemption (Actions by Regulatory Agencies for Protection of the Environment) in accordance with the requirements of Sections 15307 and 15308 of the State CEQA Guidelines. A Class 7 Categorical Exemption is applicable to actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment. A Class 8 Categorical Exemption is applicable to actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. This project consists of the adoption of new or updated regulations related to the protection of natural resources and the environment through the implementation of policies to preserve and enhance open space through rewilding opportunities and climate change mitigation and resilience planning. Accordingly, the City Council will consider a recommendation to find the project categorically exempt from further environmental review under CEQA.

#### HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Please be advised that pre-entry metal detector screening requirements are now

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

#### Public Comment Participation:

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

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

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

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

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

#### In Person Participation:

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

If there are any questions regarding this notice, please contact **Deborah Hong, Associate Planner** in the Planning Division of the Community Development Department at (310) 285-1174, or by email at [cchen@beverlyhills.org](mailto:cchen@beverlyhills.org). Please also contact us to add your email to the interested parties list for this ordinance, so that important updates and notifications may be sent to you.

HUMA AHMED  
City Clerk



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

K.L. Peters Auditorium on Wednesday, January 28, following nearly a decade of closure. The reopening will begin with a welcome reception at 6:00 p.m., followed by a ribbon-cutting ceremony at 6:30 p.m. and the opening night performance of Dance Company 2026 at 7:00 p.m. Additional performances are scheduled for January 29 and 30 at 7:00 p.m.

The auditorium was named after the late Kenneth L. Peters, who was the BHUSD superintendent from 1959-1981.

Dance Company 2026, presented by the Advanced Dance Theatre Group, will be the first performance held in the renovated auditorium. The renovation preserved the building's historical architectural features while incorporating updated sound, lighting, and theatrical technology.

Other upgrades in the past year include the renovated Salter Family Theatre, six new tennis courts, a new softball field, and classroom and performance spaces in the B3 and B4 buildings. The front lawn of the campus is also undergoing redesign, with completion expected in February.

Tickets for Dance Company 2026 are available at [bhhs.bhusd.org/dance](http://bhhs.bhusd.org/dance), with student tickets priced at \$11 and general admission at \$22.

## Beverly Hills Council to Set June 2026 Election, Updates Campaign Rules

The Beverly Hills City Council was scheduled to consider a series of resolutions and an ordinance to formally call the City's Regular Municipal Election for June 2, request consolidation with the statewide direct primary election, update campaign finance regulations, and approve additional funding to cover rising election costs.

The meeting took place after the *Weekly's* deadline.

The June election will determine three City Council seats and the City Treasurer position. The council seats currently up for election are held by Mayor Sharona Nazarian, Councilmember John Mirisch, and Councilmember Les Friedman. The City Treasurer seat is currently held by Howard Fisher.

As part of the action, the City will request that the Los Angeles County Board of Supervisors approve consolidation of the municipal election with the statewide primary election occurring the same day. If approved, the Los Angeles County Registrar-Recorder/County Clerk would administer, manage, oversee, and canvass the election, with the City of Beverly Hills responsible for covering all related costs.

The City Council will be asked to adopt

three resolutions and one ordinance. Resolution A formally calls and gives notice of the June 2 municipal election. Resolution B requests consolidation with Los Angeles County and authorizes the county to conduct the election. Resolution C establishes regulations governing candidate statements, including word limits, filing requirements, and cost responsibilities. The proposed ordinance amends the Beverly Hills Municipal Code to increase campaign contribution limits and voluntary expenditure ceilings for City elections.

The candidate filing period for nomination papers and candidate statements will run from February 9 through March 6, at 5 p.m. If an incumbent fails to file by the deadline, the filing period for non-incumbent candidates will be extended to March 11. The write-in candidate period will run from April 6 through May 19.

Campaign finance changes were recommended by the City Council Liaison Elections Ad Hoc Committee, composed of Vice Mayor Craig Corman and Councilmember Mary Wells, which met on January 14. Following discussion, the Ad Hoc Committee recommended increasing the City's campaign contribution limit to \$500 per person or entity for all candidates, regardless of whether they accept the City's voluntary contribution limits.

The recommended increase aligns with the state's Levine Act, which prohibits public officials from participating in certain governmental decisions involving entities that have contributed more than \$500 to their campaigns. Staff noted that maintaining a \$500 limit avoids additional disclosure and reporting requirements for candidates who may later be appointed to City commissions or elected to office.

For candidates who agree to the City's voluntary expenditure ceiling, the proposed ordinance would raise the spending limit from \$100,000 to \$110,000. Candidates who accept the voluntary limits would continue to have their candidate statement filing and printing costs covered by the City. Candidates who decline the voluntary expenditure ceiling would be required to pay those costs themselves.

Campaigns have gotten more expensive, and have higher voter turnout than they did 20 years ago.

Corman did not accept the spending limit in the last City Council election.

Under Resolution C, candidate statements would continue to be limited to 200 words unless otherwise directed by the City Council. Statements would be published in the official sample ballot, online, or in both formats, consistent



Event moderator Frank Mottek, Vice Mayor Craig Corman, Mayor Sharona Nazarian, Councilmember John Mirisch, Eleanor Samuel, and Holocaust survivors Ella Mandel, Joseph Alexander, Eva Perlman, and Susanne Reyto

## City Hosts Never Again is Now Event

On Tuesday, the city hosted a "Never Again Is Now / Bearing Witness: Stories of Courage & Resistance" event as part of Mayor Sharona Nazarian's 'Never Again is Now' initiative.

In observance of the upcoming International Holocaust Remembrance Day on January 27, Nazarian hosted a panel featuring Holocaust survivors as part of her initiative to confront hate, honor unity, and inspire action.

with Los Angeles County Registrar-Recorder/County Clerk guidelines. Information indicating whether a candidate has accepted or declined the City's voluntary contribution limits would also be included in the City's voter guide and website, subject to county approval.

In addition to policy changes, the City Council will consider a request for \$210,000 in additional funding for the June election. The City Clerk's Office is currently allocated \$110,000 annually for elections, but only \$85,000 remains after costs associated with the November 4 special statewide election.

According to staff, election costs have increased significantly, and the remaining funds are insufficient to cover the June municipal election. The 2024 municipal election cost approximately \$218,000, and staff noted that costs continue to rise due to increased administrative requirements and the need to provide City facilities at no charge for in-person voting locations, as required by state law.

If approved, the additional \$210,000 would bring the total election budget to \$295,000, which includes a buffer for unanticipated expenses. Staff indicated that final costs are not yet known and that the requested funding reflects current estimates provided by Los Angeles County.

## City Council Considers Federal Legislative Positions Following Committee Review

The Beverly Hills City Council was

expected to review a set of recommended positions on five federal legislative bills during its Jan. 21 meeting, which took place prior to the *Weekly's* deadline.

The bills under consideration span housing policy, national security, and environmental liability. Supporting materials, including detailed analyses prepared by the City's federal lobbyist, were included with the staff report.

One of the measures reviewed was Senate Bill 2651, the ROAD to Housing Act of 2025. The bipartisan legislation is intended to encourage housing production nationwide, improve affordability, and increase oversight of federal housing programs. Provisions include new grant opportunities tied to housing supply and infrastructure readiness, guidance supporting local zoning and land-use planning, and permanent authorization of funding programs such as Community Development Block Grant-Disaster Recovery.

The committee recommended supporting the bill if amended, citing concern with language that would tie certain Community Development Block Grant funding to housing production benchmarks. Under the bill, jurisdictions falling behind the national median housing growth rate could face a 10 percent reduction in funding. Committee members recommended removing that provision to preserve local control.

The committee also recommended

*briefs cont. on page 8*

# Beverly Hills Weekly

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# three star ★★★ shorttakes

By Peter Ostroff

## Licht is Running; Notes on the Fourth Estate and More Unsolicited Advice

For the last two weeks, I have been travelling in Australia with my son **Nick**, a Hawthorne and Beverly High graduate. On Saturday January 17, I received a call from **Andy Licht**. Andy is a good friend and we served on the Planning Commission together. He also served on the Traffic and Parking Commission and is currently the Vice Chair of the Cultural Heritage Commission.

The reason that he called was that he was excited to tell me that he is running for the City Council. In recent months, Andy and I have spoken about the fact that he was considering running. And we have spoken about some of his ideas and one that I consider important, increasing individual accountability for City accomplishing Council objectives. I consider Andy a strong candidate and wish him well with his campaign.

\*\*\*

These are some thoughts on the press and news media, the “Fourth Estate”, and its importance, past, present and future.

The term “Fourth Estate” is a reference to the European Estates General. There were three: the nobility, the clergy and the commoners. It was observed centuries ago that there was a fourth, the press, that was the most important of all. It still is as it performs the work of a watchdog.

Those of us, including me, who are print newspaper junkies, lament the demise of so many daily print newspapers in recent decades.

In 1980, the population of the United States was 226.5 million and there were 1,745 daily newspapers with a daily print circulation of 62.2 million. In 2025, the population of the United States is estimated at 343 million and there are only 938 daily newspapers with a daily print circulation of 20 million. Stated differently, in 1980 one daily newspaper was sold for every three persons; in 2025, one daily newspaper was sold for every eighteen persons.

I miss those days when we had lots of newspapers to choose from and I could pick up the *Herald Examiner* to see what **Alan Malamud** had to say about the local sports scene or get the *Valley Green Sheet* or an *L.A. Times* neighborhood section. Then the Los Angeles Times weekday issues were routinely 100 pages or more and if it wasn’t in the *L.A. Times*, it didn’t happen. Today, the Los Angeles Times is approaching uselessness as a

news source.

This is not to suggest that we are now living in a news vacuum. Newspapers are read electronically and there are countless online sites that tell us what is going on in the world. Some are more reliable than others. Television news is often produced for entertainment value and seems less objective and reliable than in the past. When **Walter Cronkite** said at the end of his nightly broadcast on *CBS Nightly News*: “and that’s the way it is”, you could be confident that that’s the way it was. Not so much now from *MSNBC*, *CNN* or *Fox News*, let alone those outside of the mainstream.

The news business is definitely different now but that doesn’t mean that it was better in the past.

Today, our federal government is led by someone who could charitably be described as the Exaggerator in Chief. His relationship with the truth is interesting. But no one is fooled much by politicians’ hyperbole or fantasy because lots (but by no means all) of the media is all over that aspect of their behavior. When the Exaggerator speaks, we are fully aware that whatever he says is that is arguably at odds with what is objectively occurring, because, fairly or unfairly the media lets us know.

In the past, this has not always been the case despite ubiquitous print media. When the government lied to us, we did not know because print media simply repeated the what was said.

During the mid-to-late 1960’s the government told us that we had to fight in VietNam to prevent a domino affect in all of SouthEast Asia AND we were winning. Then came the Tet offensive in early 1968 including the televised spectacle of VietCong troops invading the U.S. Embassy in Saigon. The ultimate disclosures caused anti-war sentiment to explode and President Johnson, who had been very popular until the truth was revealed, decided not to run for re-election. More than 58,000 American troops died.

Similarly, in the wake of the attacks on September 11, 2001, the U.S. invaded Iraq in early 2003 claiming that Saddam Hussein had “Weapons of Mass Destruction” (WMDs) and started the Iraq War. Our government relied on sloppy or non-existent “intelligence” to make those claims and, generally, the print media repeated the incorrect and arguably intentional false claims. There were no WMDs.

Over 4500 American troops died in the Iraq War and the middle east has been profoundly disrupted to this day. Notably, in 2004, the *NY Times* published a luke warm apology to its readers for its

role in building public sentiment in favor of our invasion based on a false premise.

Today, the world of journalism is different.

In 2018, **Patrick Soon Shiong** acquired the *Los Angeles Times* which had endured a chaotic ownership over the preceding years. At the time, he announced that he would make substantial investments in the Times’ coverage and focused specifically on sports. He said that he would make it a “sports paper of the nation” as befits a region that is a world sports center. In 2023, very substantial cuts in the sports pages occurred. The Times and its sports pages are shadows of their former selves and rarely provide much news of any type.

But as one door closes, another opens. On January 26, 2026, the *California Post* will commence operations as a print and online daily newspaper. This is an offshoot of the New York Post owned by News Corp (**Rupert Murdoch**) and, like the *New York Post*, will be a tabloid. The editor in chief will be **Nick Papps** and he will report to **Keith Poole**, the editor in chief of the New York Post, who will oversee both papers.

The California Post fittingly will have headquarters on the Fox lot in Century City and promises to “replicate The New York Post’s style of bombastic reporting, sports coverage and celebrity gossip from a California perspective.”

As an aside, in the late 1950’s, I was a great fan of the Post’s sports page. The Post had three sports reporters named “Leonard”, **Leonard Koppett**, **Leonard Lewin** and **Leonard Shecter** (who collaborated with **Jim Bouton** to write the groundbreaking inside story of the life of a major league baseball player, “Ball Four”).

So, no matter your politics, if you love

old-fashioned freewheeling journalism with a heavy dose of spice, you have a treat in store.

Now the California Post will not be an unalloyed treat as it is a Murdoch newspaper. But it is a very amusing one.

And before I tell you the best part, I will review for you some of the contents of the December 31, 2025 issue of the mother ship, the New York Post. For openers, the banner front page headline was: “Mamdani taking office as de Blasio 2.0: Same Crap, Different Year.” No kidding, that was the front page headline. The point being that the newly elected socialist arguably pro-Palestinian New York Mayor **Zohran Mamdani** will be another version of a prior mayor Bill de Blasio who was a somewhat controversial figure.

In another column, Mamdani was referred to as a “socialist repo baby” (whatever that is) who would be “a singularly radical mayor hellbent on shredding the policies that have kept Gotham afloat.”

Interestingly, the Mayor who Mamdani is replacing is **Eric Adams**, who preceded succeeded de Blasio, also no paragon. He was indicted for miscellaneous al-

leged corruption but was pardoned by the Exaggerator in Chief.

The December 31 issue also featured a full page story about an NFL player accused of physical abuse of a female chef who had the temerity to ask to be paid for her work.

A major attraction of the NY Post is its “Page Six” gossip page which in the December 31 issue was inexplicably on page 16 and reported far more than you wanted to know about the boats owned by the “ultrarich” (were you aware that Jeff Bezos’ mega yacht has a wooden sculpture of his new wife Lauren Sanchez on the prow?) and **Mel’s Gibson’s** latest separation.

One of my favorite parts is the Post Opinion page which featured “The Year in Whoppers – A diary of disinformation and the delusional.” This led off by reporting that President Biden had touted lower prices and commented that “given his mental decline, maybe he thinks he really did lower prices.”

This is all great stuff and far more than I can summarize.

On a more serious note, there are some potentially useful parts of this paper. It includes a detailed listing of all of the primetime offerings on all regional television channels. The LA Times stopped that some time ago but this perhaps this goes unnoticed because the Times does not provide a table of contents.

More importantly, the Post has a 17 page sports section fully covering every major sport and some not-so-major ones. Importantly, it has been announced that the California Post has just hired away from the LA Times, two of its best Dodgers reporters, Dylan Hernandez and Jack Harris. And they are looking for more.

A stated objective of the California Post is to fill the vacuum left by the dwindling Los Angeles Times. It is beyond the capabilities of my broken crystal ball to predict how this is likely to play out.

But for now, it will be interesting to watch.

\*\*\*

While in Australia, I read with dismay of the appalling behavior of two members of the Board of Education at an early January meeting that shows the wisdom of the advice that it is better to remain silent and be suspected of being a fool than to speak and remove all doubt.

**Russell Stuart** has taken to referring to people who disagree with or criticize him or properly address his misconduct as “haters” who are so blinded by hatred for him that they don’t appreciate his contributions and level false criticisms. This is wrong for several reasons. No one hates Mr. Stuart and his reference to parents of students or other residents as “haters” is both untrue and unwise. Mr. Stuart is accorded all the respect that he deserves. However, there are people, quite a large number in my estimation, who are embarrassed by his public behavior and the fact that he seems to think that using District funds for unneeded sports uniforms or sending him to out of town confer-

short takes cont. on page 9

# coverstory

## KAISERMAN'S CHARGE

### Health & Human Relations Chair Rose Kaiserman on Embracing the New Commission

By Danielle Berjikian

#### Tell us about the new merger of the Health & Human Relations Commission.

The merged commissions bring together health, safety, and human relations. These issues naturally overlap, and I think the commission should reflect that. I would like to be part of a group that listens carefully to community and health service concerns before they become bigger problems. That could mean examining access to services, education, or safety issues through a human lens and identifying where the city can be more responsive.

I also think it's important that the commission functions well internally. Since we are a newly merged commission, we have two new members in addition to our original members. People have different opinions, and that's healthy.

My hope is that we always model respectful and productive conversation.

#### What made you want to join the then-Human Relations Commission?

I originally wanted to serve on the Human Relations Commission because I care deeply about fostering civility and respectful communication within our community. Much of my background has involved bringing together people with very different perspectives and helping them work through issues in a constructive way. I have served as president at both Beverly Vista School and Beverly Hills High School, as well as PTA council president for six years. In those roles, I worked closely with parents, teachers, administrators, and students, often navigating strong opinions and competing priorities. My experience taught me how important it is to listen carefully, acknowledge concerns, and find common ground so that everyone feels heard and respected.

#### What are some stuff the commission is currently working on?

Our newly formed commission will be focusing on fostering plans in the community that promote health, safety, and human relations. Such plans in-

clude events such as Kindness Week, the Civility Award, Beverly Hills Reads, speakers on topics regarding mental health, safety, and bullying, and speakers that promote physical safety, such as Just In Case and CERT, to make sure our community stays informed, prepared, and supported.

#### You are a 1990 Beverly High graduate. What are some ways the city has changed since you grew up?

I think the city dynamics have stayed relatively the same. What has changed, I believe, is that more conflicts have arisen due to political shifts and the current political climate over the last few years. The challenge has been navigating people's very passionate opinions while still being constructive and moving forward with school initiatives. I think this experience also relates to city initiatives, as

it's important to bring these issues to light.

#### Tell us about the homeless initiative.

I want to place a strong focus on the health and safety of our community. One way I plan to do this is by continuing to bring in speakers on important health-related topics. At our first commission meeting on January 26th, we will have a speaker from the Didi Hirsch organization to talk about suicide prevention, which is a topic that is personally meaningful to me. Given everything our community has experienced over the last few years—from the pandemic to the political and climate challenges we face today—mental health is more important than ever. I would like the commission to keep this front and center. With my background at BHUSD schools, I am also interested in addressing issues that affect young people, such as teen vaping and cyberbullying.

I would also like to give more attention to emergency preparedness and public safety. I am a CERT graduate and a graduate of the Citizen's Police Academy, and I want to continue working with groups like Just in Case to ensure our community is safe, pre-



Noah Kaiserman, Rose Kaiserman, Scott Kaiserman, and Camille Kaiserman

pared, and supported.

Additionally, regarding the unhoused, we are continuing to support them by working with organizations dedicated to helping this population.

#### Tell us about Kindness Week.

Our kickoff is on February 8th at the Farmers Market. We will be working with vendors such as Midnight Mission, an organization that helps the unhoused find a path to self-reliance and self-sufficiency. We support them by collecting clothes, shoes, blankets, and other items they might need temporarily. We are also partnering with the Westside Food Bank to ensure the community is nourished. A few other vendors are in the works as well.

#### Tell us about your career.

I'm involved with our family company, Diamond Development, which owns and operates several commercial properties in Southern and Northern California. One of our main projects is Diamond Jamboree in Irvine, along with other retail centers, as well as the Newport Beach Tennis Club, which we also own and operate. Our work requires ongoing collaboration with local communities, which has naturally shaped how I approach problem-solving and communication. My professional experience, combined with many years in leadership roles, has reinforced the same skills: building consensus, encouraging respectful dialogue, and keeping the bigger picture in mind. These are the skills I bring to this commission.

#### You started your public service through activism with the schools. How did that segue into commission service?

As my children were starting to graduate and I became more involved in schools, I realized that I wanted to continue with community service. Several council members approached me, saying that this commission was available and that they thought I might be a good fit. I looked into it and found that it aligned perfectly with the values

I had been promoting within our schools. I wanted to bring that work to the Beverly Hills community as well, contributing to the anti-hate initiative, supporting the unhoused, and promoting civility.

#### Tell us about your family.

I have a husband, Scott Kaiserman, who is also in real estate, and two children. My son, Noah Kaiserman, is 24

and attends USC, majoring in real estate development, with hopes of joining the family business. My daughter, Camille Kaiserman, is about to turn 20, and attends Tulane University, where she is a cheerleader and is majoring in legal studies.

#### What is one thing you want to accomplish by next year?

My goal for next year is to successfully navigate this newly merged commission. Because it is so new, I want it to feel seamless, as if it has always worked this way. I aim to bring together both aspects of health and safety, which are very important to me, and the promotion of civility within our community. I believe we can achieve this by combining the objectives that each of our original commissions focused on. Ultimately, I want to help make this a very successful commission that addresses both priorities effectively.

#### Is there anything else you would like our readers to know?

I would like to sincerely thank our community service staff for their incredible support. Michael Muse, Joana Torres, Christina Garcia, Lori Tanner, and Chris Paulson have all played major roles over the past few years, starting from when I first joined the Human Relations Commission. I would also like to thank Fire Chief Greg Barton, Karen Gutierrez, and Austin Brault for their dedication and guidance. I truly appreciate everyone's time and commitment to our commission and our commissioners.

I also want to thank my original commission members: Laura Margo, Noelle Batista, Vered Nisim, Pam Kraushaar, as well as welcome our new members Erica Felsenthal, Helena Rosenthal, and others to our newly combined commission.

I also want to thank the City Council for forming this new commission and for having confidence in me to be the first chair and I am very honored, grateful and excited.

briefs cont. from page 5

supporting Senate Bill 2293, the Muslim Brotherhood Terrorist Designation Act of 2025. The bill would require the U.S. Secretary of State to designate branches of the Muslim Brotherhood as terrorist organizations under multiple federal authorities. While individual branches and affiliated entities are already designated, the organization as a whole is not. The legislation would expand restrictions, including prohibitions on financial transactions involving designated groups.

A companion House bill, H.R. 4397, which mirrors the Senate version, also received a recommendation for support.

In contrast, the committee recommended a neutral position on H.R. 3883, titled the Muslim Brotherhood is a Terrorist Organization Act of 2025. The bill contains a brief directive requiring designation of the Muslim Brotherhood as a foreign terrorist organization. The committee described the measure as limited in scope and unlikely to advance.

The fifth bill reviewed was H.R. 1267, the Water Systems PFAS Liability Protection Act. The legislation would exempt public water agencies from liability under federal environmental law for contamination involving PFAS chemicals. The bill is intended to protect water utilities from legal and financial responsibility for chemicals they did not manufacture but may receive through water systems. The committee recommended

supporting the measure.

According to the staff report, the fiscal impact of the proposed legislative positions is not known at this time.

City Council action on the item would formalize the City's advocacy stance on the five bills as they continue through the federal legislative process.

### BHUSD Hosts 9th Annual Secondary Science & Engineering Fair

The Beverly Hills Unified School District (BHUSD) held its 9th Annual Secondary Science & Engineering Fair on January 15 at Beverly Vista Middle School, welcoming students from Grades 6 through 12 to showcase their STEM projects. The event was sponsored by the Beverly Hills Education Foundation.

More than 100 students participated, presenting projects across a wide range of science, technology, engineering, and robotics disciplines.

In the sixth-grade category, first place was awarded to Aaron Barbakow for his project on aerodynamics. Theodore Benyamin and Connor Anvar took second place with their project titled *Sushi Worms*, and third place went to Kerri McCallum and Ana Morales De Borba for *Senses*. Seventh-grade winners included Luka Pelangia, who earned first place for his project on titanium oxidizing, and Kaden Mokhtarian, who received second place for *Measuring Empathy*.

Among eighth graders, Shakya Liyanage won first place for her study on the effects of music on academic performance. Second place went to Nayun Kim and Celine Naim for their project *Cat Litter Effectiveness*, while Audrey Rosenfeld and Suri Dardashti earned third place with their project on genetic mutation MODY. In the high school category, first place was awarded to Piotr Brozda for his work on drone propellers. Shahrad Dardashti and Evelyn Kruger earned second place with *Power Poles*, and Emily Song and Arianna Matcuk placed third with a project on ocean acidification.

"Events like the Secondary Science & Engineering Fair showcase the extraordinary talent and curiosity of our students," said Seemann, Assistant Superintendent. "We are grateful to the Beverly Hills Education Foundation for their continued partnership



*Councilmember Les Friedman, Vice Mayor Craig Corman, Mike Asfall, President of NAACP Beverly Hills/Hollywood Mayor Sharona Nazarian, Larry Jackson, CEO/Founder of Gamma, Councilmember John Mirisch, Councilmember Mary Wells, Arts & Culture Commissioner Karla Gordy Bristol, Olympic-qualifying athlete Lorna Mae Johnson*

### City Holds Martin Luther King, Jr. Day Event

The city held a Martin Luther King, Jr. Day event, which was an initiative of Mayor Sharona Nazarian.

and support, and to our teachers and families for encouraging students to explore, question, and innovate."

### City Council Reviews Request to Host 41st Los Angeles Marathon in Beverly Hills

The Beverly Hills City Council was expected to review a request on its consent calendar from The McCourt Foundation to host the 41st Annual Los Angeles Marathon as part of its Jan. 21 meeting, which took place prior to the Weekly's deadline, at its Wednesday meeting.

City staff recommended on the staff report that the council approve the special event permit required for the marathon, including associated street closures, and renew a three-year, non-binding informal agreement covering the 2026 through 2028 races.

The ASICS Los Angeles Marathon is scheduled for Sunday, March 8, and will take place citywide. Street closures would begin at 5 a.m., with the race running from 7 a.m. to 3 p.m. Cleanup and final street reopenings are expected to conclude by 6 p.m., though most Beverly Hills streets are anticipated to reopen by 1 p.m. on a rolling basis.

Approximately 20,000 runners and

walkers are expected to participate in the 26.2-mile "Stadium to the Stars" course, which includes segments through Beverly Hills. Although the finish line is located in Century City, traffic detours on South Santa Monica Boulevard and North Santa Monica Boulevard at the city's western border are expected to affect local traffic.

Proposed street closures include Doheny Drive, Burton Way, South Santa Monica Boulevard, Rodeo Drive, Wilshire Boulevard, and North Santa Monica Boulevard. Streets along the route would be fully closed from 5 a.m. to 1 p.m.

Amplified sound near residential areas would be limited to between 9 a.m. and noon. Food service along the route would consist of packaged items such as power bars, fruit, and water provided by sponsors.

The McCourt Foundation is a nonprofit organization focused on funding research for neurological diseases. The 2026 marathon charity program includes 128 organizations, including two based in Beverly Hills. Organizers indicated an interest in expanding participation by local nonprofits and have offered to host an informational meeting for interested groups.

--Briefs Compiled by Danielle Berjikian

# Injured? You Don't Have to Face It Alone.

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# sports & scores

## BHHS Girls' Soccer Team Defeats Lawndale, 6-1



By Steven Herbert

Freshman midfielder Lia Santaella scored twice in the first half and junior midfielder-striker Jasmine Cohanim twice in the second as Beverly High defeated host Lawndale, 6-1, in an Ocean

League girls' soccer game Jan. 5.

Santaella opened the scoring off a wide pass from sophomore striker Gabby Serrano.

"Lia did what she does best which

is go with speed at the defender 1v1," Normans coach Ryan Franks said. "Lia is one of the most dynamic dribblers we've had in a long time."

Sophomore defender Chloe Becker scored Beverly Hills' second goal on a left-footed shot that followed "an impressive attacking run, driving through the center of the field," Franks said.

The Normans increased their lead to 3-1 as Santaella scored off "a well-timed through ball" from sophomore midfielder Rylee Franks, Ryan Franks said. Rylee Franks is a daughter of Ryan Franks.

In the second half, Cohanim scored on a far-post shot, senior defender-mid-

fielder Molly Westberg on a 25-yard shot season and Cohanim on a header off a cross by sophomore center midfielder Jolie Benmoshe, Ryan Franks said.

"Benmoshe has been doing a terrific job of controlling tempo throughout the match with her ball distribution, skill, and dangerous service, while Becker's ability to attack from the back and strike from distance with either foot add another dimension to the offense," Ryan Franks said.

### What's Next?

The Normans are scheduled to play at Santa Monica Friday to conclude regular-season play. Beverly Hills was 249th

in the playoff rankings released Tuesday, Santa Monica 103rd.

## Boys' Basketball

### Beverly Hills 59, Culver City 48

Junior center Arda Kucukbardakci scored 17 points over the first three quarters and junior point guard Myles McBride added 14, making three 3-point baskets, for the Normans in an Ocean League game at Culver City Jan. 9.

Beverly Hills took a 31-21 halftime lead by outscoring the Centaurs, 16-7,

in the second quarter with Kucukbardakci scoring six points and junior swingman Aviel Fattal making a 3-point basket for his only points.

The Normans were outscored 16-15 in the third quarter with R.J. Ball, Kucukbardakci and Myles McBride each scoring five points. Ball and McBride both made 3-point baskets.

Beverly Hills led 46-37 entering the fourth quarter and outscored Culver City 13-11 in the fourth quarter with McBride scoring five points, including

a 3-point basket.

The Normans led 15-14 at the end of the first quarter as Kucukbardakci scored six points while McBride and junior small forward both making 3-point baskets.

Ball added nine, Rivera seven, Sasha Emrani four and Tyler Emrani three for Beverly Hills.

## What's Next?

The Normans are scheduled to play host to Santa Monica Friday at 6:30 p.m. in an Ocean League game at Milk-

en Community Saturday at 7:30 p.m. in a nonleague game at the Swim-Gym.

Beverly Hills was 46th, Santa Monica 48th and Milken Community 71st in the playoff rankings released Wednesday.

*Steven Herbert has covered Beverly Hills High School sports for Beverly Hills Weekly since 1999. He has also covered college and professional sports for the Los Angeles Times and The Washington Post. He can be reached at (786) 201-2460 or by email at Steven@bhweekly.com.*

## short takes cont. from page 6

ences on subjects far beyond his purview or expertise is somehow in furtherance of improving academics. And there is legitimate concern about his displays of anger and hostility towards critics. Perhaps some

improved self-awareness and a bit of anger management counseling is in order.

**Judy Manouchehri** also seems to lack self-awareness. She implies that it is perfectly ok to make outrageous, false and defamatory statements about two of her most highly qualified colleagues because she de-

livers those statements with a syrupy sweet tone of voice. **It is not ok.** The baseless substance of these attacks far outweighs the form. And it is particularly destructive because it makes the cohesiveness and harmony, that she hypocritically advocates, almost impossible to achieve.

My main concern is that the behavior of these two members of the Board of Education will cause us to lose prematurely our two most qualified members who did not sign up to endure the abuse and personal attacks that repeatedly occurs.



Grace Rebecca Levine  
Case Number: 25SMCP00654  
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: Grace Rebecca Levine  
Petitioner: Grace Rebecca Levine  
Present name: Grace Rebecca Levine  
Proposed name: Shoshana Grace Levine  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 2/6/2026 Time: 8:30a Dept: A:Rm:

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 1/23/25. Signed: Lawrence H. Cho, Judge of the Superior Court

Published: 1/12/26, 1/18/26, 1/15/26, 1/22/26 2,4  
FICTITIOUS BUSINESS NAME STATEMENT: 2025274066 The following person(s) is/are doing business as: HILL LANE ENTERTAINMENT, 855 Keniston Ave, Los Angeles, CA 90005, County of Los Angeles. BRAIN ROTH, 855 Keniston Ave, Los Angeles, CA 90005. This business is conducted by: An Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/25/2025. Signed: Brad Roth, Owner. This statement is filed with the County Clerk of Los Angeles County on: 12/10/2025. 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) 1/1/26, 1/8/26, 1/15/26, 1/22/26 2

Edward Antonio Guzman Martinez  
Case Number: 25NWCP00568  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
12720 Norway Bl  
Norwalk, CA 90650  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Edward Antonio Guzman Martinez  
Petitioner: Edward Antonio Guzman Martinez  
Present name: Edward Antonio Guzman Martinez  
Proposed name: Edgar Antonio Arevalo

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 2/27/2026 Time: 8:30a Dept: P:Rm: 503

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 1/25/25. Signed: Lee W. Tsao, Judge of the Superior Court

Published: 1/1/26, 1/8/26, 1/15/26, 1/22/26 2

Jomarie Nacario Eliason  
Case Number: 25STCP01261  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
111 N. Hill St #102  
Los Angeles, CA 90012  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Jomarie Nacario Eliason  
Petitioner: Jomarie Nacario Eliason  
Present name: Jomarie Nacario Eliason  
Proposed name: Jomarie Nunes Nacario

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 2/2/2026 Time: 8:30a Dept: 45 Rm: 529

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 1/25/25. Signed: Lee W. Tsao, Judge of the Superior Court

Published: 1/1/26, 1/8/26, 1/15/26, 1/22/26 3

FICTITIOUS BUSINESS NAME STATEMENT: 2025285470 The following person(s) is/are doing business as: MATTIE'S WEST HOLLYWOOD, AON: 20246169953, 8900 Santa Monica Blvd, West Hollywood, CA 90069, County of Los Angeles. MHR NIGHTLIFE LLC, 8900 Santa Monica Blvd, West Hollywood, CA 90069. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/20/25. Signed: Andres Romagosa, Managing Member. This statement is filed with the County Clerk of Los Angeles County on: 12/26/2025. 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) 1/1/26, 1/8/26, 1/15/26, 1/22/26 3

FICTITIOUS BUSINESS NAME STATEMENT: 2025285470 The following person(s) is/are doing business as: CREATIVEMORNINGS LOS ANGELES, 45 S ARROYO PARKWAY PASADENA CA 91105, DAWN SMITH, 45 S ARROYO PARKWAY PASADENA CA 91105. This business is conducted by: An INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 11/20/25 Signed: DAWN SMITH, OWNER. This statement is filed with the County Clerk of Los Angeles County on:

1/1/26, 1/8/26, 1/15/26, 1/22/26 4

FICTITIOUS BUSINESS NAME STATEMENT: 202529619. The following person(s) is/

are doing business as: PLENITUDE HOUSING, 4161 SEA VIEW AVENUE LOS ANGELES CA 90065, BENOUSSAN INVESTMENT SERVICES INC, 4161 SEA VIEW AVENUE LOS ANGELES CA 90065. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: DANI BENOUSSAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 11/18/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/01/2026, 01/08/2026, 01/15/2026, 01/22/2026 12,246

FICTITIOUS BUSINESS NAME STATEMENT: 2025284097. The following person(s) is/are doing business as: MARION'S WAREHOUSE, 2930 E 44TH ST VERNON CA 90058, BLUE BAY INC, 818 N ALFRD ST 4 LOS ANGELES CA 90069. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/20/25 Signed: 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: 01/01/2026, 01/08/2026, 01/15/2026, 01/22/2026 12,246

FICTITIOUS BUSINESS NAME STATEMENT: 2025284097. The following person(s) is/are doing business as: KNIGHTBLOOM METALS, 4821 LANKERSHIM BLVD F296 NORTH HOLLYWOOD CA 91601, BETHANY CAITLIN NICOLE SAENZ, 4821 LANKERSHIM BLVD F296 NORTH HOLLYWOOD CA 91601. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 12/20/25 Signed: BETHANY CAITLIN NICOLE SAENZ, 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: 01/01/2026, 01/08/2026, 01/15/2026, 01/22/2026 12,246

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of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026, 1/5/2026, 1/2/2026 NIN 50794

FICTITIOUS BUSINESS NAME STATEMENT: 2025265284

The following person(s) is/are doing business as: ALL THINGS ELEVATED DESIGN & REMODEL, 15512 S STANFORD AVE, WEST RANCHO DOMINGUEZ, CA 90220 LOS ANGELES, JUAN NUNEZ DESIGN, INC., 15512 S STANFORD AVE WEST RANCHO CA 90220 CA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed JUAN NUNEZ, CEO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/26/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026, 1/5/2026, 1/2/2026 NIN 50795

FICTITIOUS BUSINESS NAME STATEMENT: 2025265277

The following person(s) is/are doing business as: WIN SHOP, 1501 S HOOVER ST APT 5, LOS ANGELES, CA 90006 LOS ANGELES, NIKO LLC, 1501 S HOOVER ST APT 5 LOS ANGELES, CA 90006 CALIFORNIA. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed WENDY E FLORES AQUINO, MEMBER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/26/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026, 1/5/2026, 1/2/2026 NIN 50796

FICTITIOUS BUSINESS NAME STATEMENT: 2025265843

The following person(s) is/are doing business as: ELLIE MAYER GALLERY, 6616 HOLLYWOOD BLVD, HOLLYWOOD, CA 90028 LOS ANGELES, VEZNA GOTTLWALD, 633 33RD STREET MANHATTAN BEACH CA 90266. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed VEZNA GOTTLWALD, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 11/26/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026, 1/5/2026, 1/2/2026 NIN 50797

FICTITIOUS BUSINESS NAME STATEMENT: 2025285490

The following person(s) is/are doing business as: THE FITT EDIT, 129 S. Kings Rd, Apt. 204, Los Angeles, CA 90048. The business is conducted by a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2025. Signed: Tiffany Hakimianpour, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/26/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026, 1/5/2026, 1/2/2026, 1/29/26

Fernanda Guadalupe Ramirez Ordonez by and through her mother Analley Ordonez Case Number: 25NWCP00554

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

12720 Norwalk Bl

Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Fernanda Guadalupe Ramirez Ordonez by and through her mother Analley Ordonez

Proposed name: Fernanda Guadalupe Hernandez Ordonez

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 2/9/2026 Time: 8:30a Dept: P Rm: 503

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 12/11/25. Signed: Lee W. Tsao, Judge of the Superior Court

Published: 1/8/26, 1/15/26, 1/22/26, 1/29/26

Miguel Angel Rivera Ordonez by and through her mother Analley Ordonez Case Number: 25NWCP00555

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

12720 Norwalk Bl

Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Miguel Angel Rivera Ordonez

Proposed name: Miguel Angel Rivera Ordonez

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 2/3/2026 Time: 8:30a Dept: C Rm: 312

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 12/11/25. Signed: Lee W. Tsao, Judge of the Superior Court

Published: 1/8/26, 1/15/26, 1/22/26, 1/29/26

Pedro Antonio Bernal Rodriguez Case Number: 25NWCP00545

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

12720 Norwalk Bl

Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Pedro Antonio Bernal Rodriguez

Proposed name: Pedro Antonio Bernal Rodriguez

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 2/2/2026 Time: 8:30a Dept: C Rm: 312

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 12/4/25. Signed: Lee W. Tsao, Judge of the Superior Court

Published: 1/8/26, 1/15/26, 1/22/26, 1/29/26

Pedro Antonio Bernal Rodriguez Case Number: 25NWCP00545

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

12720 Norwalk Bl

Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Pedro Antonio Bernal Rodriguez

Proposed name: Pedro Antonio Bernal Rodriguez

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 2/2/2026 Time: 8:30a Dept: C Rm: 312

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 12/4/25. Signed: Lee W. Tsao, Judge of the Superior Court

Published: 1/8/26, 1/15/26, 1/22/26, 1/29/26

Sara Eufemia Aguilera Cortes Case Number: 25NWCP00232

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

200 W Compton Bl

Compton, CA 90220

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Sara Eufemia Aguilera Cortes

Proposed name: Sara Eufemia Aguilera Cortes

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: 3/10/2026 Time: 8:30a Dept: A Rm: 904

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 12/30/25. Signed: Elizabeth L. Bradley, Judge of the Superior Court

Published: 1/8/26, 1/15/26, 1/22/26, 1/29/26

Leticia Garcia-Macias

Case Number: 25NWCP00033

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

12720 Norwalk Bl

Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Leticia Garcia-Macias

Present name: Leticia Garcia-Macias

Proposed name: Leticia Garcia

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: 3/2/2026 Time: 8:30a Dept: L Rm: 312

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 1/5/26. Signed: Lee W. Tsao, Judge of the Superior Court

Published: 1/8/26, 1/15/26, 1/22/26, 1/29/26

Dinahlee Burnside

Case Number: 25CMCP00226

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

200 W Compton Bl

Compton, CA 90220

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Dinahlee Burnside

Present name: Dinahlee Burnside

Proposed name: Dinahlee Charlotte Shabaz

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: 3/3/2026 Time: 8:30a Dept: E Rm: 1004

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 1/12/26. Signed: Lee W. Tsao, Judge of the Superior Court

Published: 1/8/26, 1/15/26, 1/22/26, 1/29/26

FICTITIOUS BUSINESS NAME STATEMENT: 2025286951

The following person(s) is/are doing business as: VASTEN AUTOHAUS, 511 N AVENUE 64 LOS ANGELES CA 90042. SIEBE HARTENDORP, 511 N AVENUE 64 LOS ANGELES CA 90042. This business is conducted by an INDIVIDUAL. Registrant commented to transact business under the fictitious business name(s) listed above on: N/A Signed: SIEBE HARTENDORP OWNER. The statement is filed with the County Clerk of Los Angeles County on: 12/30/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026, 1/5/2026, 1/2/2026, 1/29/26, 12,265

FICTITIOUS BUSINESS NAME STATEMENT: 2025286951

The following person(s) is/are doing business as: RAGE IS SO FEMME, 2816 POTOMAC AVE LOS ANGELES CA 90016. BETHANY HEYKOOP, 2816 POTOMAC AVE LOS ANGELES CA 90016. This business is conducted by an INDIVIDUAL. Registrant commented to transact business under the fictitious business name(s) listed above on: N/A Signed: BETHANY HEYKOOP OWNER. The statement is filed with the County Clerk of Los Angeles County on: 12/30/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026, 1/5/2026, 1/2/2026, 1/29/26, 12,265

FICTITIOUS BUSINESS NAME STATEMENT: 2025286951

The following person(s) is/are doing business as: RAGE IS SO FEMME, 2816 POTOMAC AVE LOS ANGELES CA 90016. BETHANY HEYKOOP, 2816 POTOMAC AVE LOS ANGELES CA 90016. This business is conducted by an INDIVIDUAL. Registrant commented to transact business under the fictitious business name(s) listed above on: N/A Signed: BETHANY HEYKOOP OWNER. The statement is filed with the County Clerk of Los Angeles County on: 12/30/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026, 1/5/2026, 1/2/2026, 1/29/26, 12,265

FICTITIOUS BUSINESS NAME STATEMENT: 2025286951

The following person(s) is/are doing business as: RAGE IS SO FEMME, 2816 POTOMAC AVE LOS ANGELES CA 90016. BETHANY HEYKOOP, 2816 POTOMAC AVE LOS ANGELES CA 90016. This business is conducted by an INDIVIDUAL. Registrant commented to transact business under the fictitious business name(s) listed above on: N/A Signed: BETHANY HEYKOOP OWNER. The statement is filed with the County Clerk of Los Angeles County on: 12/30/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026, 1/5/2026, 1/2/2026, 1/29/26, 12,265

FICTITIOUS BUSINESS NAME STATEMENT: 2025286951

The following person(s) is/are doing business as: RAGE IS SO FEMME, 2816 POTOMAC AVE LOS ANGELES CA 90016. BETHANY HEYKOOP, 2816 POTOMAC AVE LOS ANGELES CA 90016. This business is conducted by an INDIVIDUAL. Registrant commented to transact business under the fictitious business name(s) listed above on: N/A Signed: BETHANY HEYKOOP OWNER. The statement is filed with the County Clerk of Los Angeles County on: 12/30/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/1/2026, 1/8/2026,





&B) Published: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 13,235  
FICTITIOUS BUSINESS NAME STATEMENT: 2026008522. The following person(s) is/are doing business as: PURE ANAHATA HEALING CENTER, 1020 S MARÉNGO AVE UNIT 1 PASADENA CA 91106. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: KATHLEEN MASSET, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/13/2026, 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: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 13,236  
FICTITIOUS BUSINESS NAME STATEMENT: 2026008710. The following person(s) is/are doing business as: NEBULA HOME II, 38620 ROMA COURT PALMDALE CA 93550. NEBULA HOME INC, 38620 ROMA COURT PALMDALE CA 93550. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: BABEK SISAKYAN, CEO, This statement is filed with the County Clerk of Los Angeles County on: 01/13/2026, 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: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 13,237  
FICTITIOUS BUSINESS NAME STATEMENT: 2026008707. The following person(s) is/are doing business as: CANA SILVER LAKE; CANA SILVERLAKE, 2904 HYPERION AVE LOS ANGELES CA 90039, MOUNT HIGH RETAILER, 2904 HYPERION AVE LOS ANGELES CA 90039. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/20/26 Signed: EDVIN MAILYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 01/13/2026, 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: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 13,238

FICTITIOUS BUSINESS NAME STATEMENT: 2026005570. The following person(s) is/are doing business as: BEST PHOTOBUTHS LA. 9983 TAMARACK AV PACOMA CA 91331. 20246131290. TITO'S TOROS LLC, 13836 FILMORE ST PACOMA CA 91331. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 12/2025 Signed: HANS J ALPIZAR, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 01/09/2026. 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) Published: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,329

FICTITIOUS BUSINESS NAME STATEMENT: 2026009923. The following person(s) is/are doing business as: NEWLIFE; NEWLIFE RECOVERY. 516-518 LA BREA AVENUE LOS ANGELES CA 90036. NEWLIFE BEHAVIORAL HEALTH. 516-518 LA BREA AVENUE LOS ANGELES CA 90036. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 12/2025 Signed: EDGAR KOLOZANY, CEO. This statement is filed with the County Clerk of Los Angeles County on: 01/14/2026. 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) Published: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,330

FICTITIOUS BUSINESS NAME STATEMENT: 2026009926. The following person(s) is/are doing business as: THE GREEN DUMPSSTER ANAHEIM, THE GREEN DUMPSSTER RENTAL ANAHEIM. 124 W BROADWAY ANAHEIM CA 92805. THE GREEN DUMPSSTER LLC. 9909 TOPANGA CYN BLW #272 CHATSWORTH CA 91311. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: DUSTIN BRADLEY, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 01/14/2026. 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) Published: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,331

FICTITIOUS BUSINESS NAME STATEMENT: 2025273304. The following person(s) is/are doing business as: MIRACLE CANDY. 7798 VARNA AVENUE NORTH HOLLYWOOD CA 91605. NAREK AGHAJANYAN. 7798 VARNA AVENUE NORTH HOLLYWOOD CA 91605. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/2017 Signed: NAREK AGHAJANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/09/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not 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) Published: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,332

FICTITIOUS BUSINESS NAME STATEMENT: 2026010131. The following person(s) is/are doing business as: EMPOWERED EATING. 19056 CELTIC ST PORTER RANCH CA 91326. SHELBY JOANNA BECKER. 19056 CELTIC ST PORTER RANCH CA 91326. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/26 Signed: SHELBY JOANNA BECKER, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/15/2026. 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) Published: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,332

01/29/2026, 02/05/2026, 02/12/2026 12,333  
FICTITIOUS BUSINESS NAME STATEMENT: 2026010162. The following person(s) is/are doing business as: ARM ELECTRIC, ARM ELECTRIC, 8704 FORSYTHE ST SUNLAND CA 91040, ARMAN KHACHATRYAN ELECTRIC GROUP, 10431 WHITEGATE AVE SUNLAND CA 91040. This document was issued on 02/05/2026 at 12:33:33 PM.

CA 91040. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: NA Signed: ARMAN KHACHATRYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/15/2026. 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.,

business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/2026 Signed: ARMEN VARDANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/15/2026. 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 law, state or common law (See Section 14411, et seq., B&P Publishing: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12.335  
**FICTITIOUS BUSINESS NAME STATEMENT: 2026010827.** The following person(s) is/are

FICTIONAL BUSINESS NAME 3 STATEMENT: 2020010827. The following person(s) is/are doing business as: JEWEL ICE, 5836 VIRGINIA AVE 3 LOS ANGELES CA 90038. ARMAN SIMONIAN, 5836 VIRGINIA AVE 3 LOS ANGELES CA 90038. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/2026 Signed: ARMAN SIMONIAN, OWNER. This

business name(s) listed above on: 01/15/2026. 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

to that date. The filing of this statement does not or 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: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,336

**FICTITIOUS BUSINESS NAME STATEMENT: 2026005505.** The following person(s) is/are

FICTITIOUS BUSINESS NAME STATEMENT: 20260U5505. The following person(s) is/are doing business as: LUXURY LEMONADE, 10001 ILEX AVE PACOMA CA 91331. JASMIN BARRAGAN, 10001 ILEX AVE PACOMA CA 91331. This business is conducted by: AN INDIVIDUAL. Registrant recommended to transact business under the fictitious business name(s) listed above: N/A Signed: JASMIN BARRAGAN, OWNER. This statement is

name(s) listed above on: N/A Signed: JASMIN BARRAGAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/09/2026, 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

The filing of this statement does not in 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 17254, et seq., B&P) Published: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026, 12/327.

**FICTITIOUS BUSINESS NAME STATEMENT: 2025289610. The following person(s) is/ are doing business as: COMMERCIAL REAL ESTATE NETWORK, CRE-NETWORK, 15260 VITATION DR SUITE 1300, SHERMAN OAKS, CA 91403, KENN GERALD INVESTMENT**

VENTURA BLVD SUITE 1200 SHERMAN OAKS CA 91403. KEVIN GERALD INVESTMENT COMPANY, 15260 VENTURA BLVD SUITE 1200 SHERMAN OAKS CA 91403. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above: N/A Signed: VENIN BOASBERG, PRECIDENT. This statement is filed with the County Clerk of Los Angeles County; no

PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/02/2026. 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 of the fictitious name, which must be done by the filing of a certificate of use.

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: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026, 12,338  
FICTITIOUS BUSINESS NAME STATEMENT: 20260101047. The following person(s) is/ are doing business as: TRIANF LEARNING AND ASSESSMENT, 14167 SYLVAN STREET VAN NUYS CA 91401. TRIANF LLC, 14167 SYLVAN STREET VAN NUYS CA 91401. This

VAN NOTS CA 51401, MIAMI, FL, 74107 STEVEN STREET VAN NOTS CA 51401. 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: LUTALO BBOSA SERUNKUUMA, CEO. This statement is filed with the County Clerk of Los Angeles County on: 01/15/2026. 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 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: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,339

FICTITIOUS BUSINESS NAME STATEMENT: 2026012408. The following person(s) is/are doing business as: ALIGN OCCUPATIONAL ACUPUNCTURE, 15707 E IMPERIAL HWY SUITE A LA MIRADA CA 90638. DRAGON ACUCARE CLINIC, 15707 E IMPERIAL HWY SUITE A LA MIRADA CA 90638. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: HYUNROK JOSEPH PARK, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/16/2026. 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: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,339

FICTITIOUS BUSINESS NAME STATEMENT: 2026012408. The following person(s) is/are doing business as: 2SERVICELINE INSURANCE SERVICES, 2 SERVICELINE INC, 1247 WEST SEPULVEDA BLVD TORRANCE CA 90502, 3193470 2SERVICELINE INC, 1247 WEST SEPULVEDA BLVD TORRANCE CA 90502. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: MIGUEL ANGEL ROJAS MORALES, CEO. This statement is filed with the County Clerk of Los Angeles County on: 01/09/2026. 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: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,341

FICTITIOUS BUSINESS NAME STATEMENT: 2026005649. The following person(s) is/are doing business as: 2SERVICELINE INSURANCE SERVICES, 2 SERVICELINE INC, 1247 WEST SEPULVEDA BLVD TORRANCE CA 90502, 3193470 2SERVICELINE INC, 1247 WEST SEPULVEDA BLVD TORRANCE CA 90502. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: ALICIA DEMO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/31/2025. 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: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,341

FICTITIOUS BUSINESS NAME STATEMENT: 2025288112. The following person(s) is/are doing business as: SAMMY STRITT, 9854 NATIONAL BLVD #1201 LOS ANGELES CA 90034. ALICIA DEMO, 9854 NATIONAL BLVD #1201 LOS ANGELES CA 90034. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: ALICIA DEMO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/31/2025. 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: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,342

FICTITIOUS BUSINESS NAME STATEMENT: 2026012278. The following person(s) is/are doing business as: NETMANEE THAI WELLNESS & SPA, 27165 SILVER OAKS LN APT 2323 CANYON COUNTRY CA 91387. NETMANEE TOP RATANASUNGNEEN, 27165 SILVER OAKS LN APT 2323 CANYON COUNTRY CA 91387. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: NETMANEE TOP RATANASUNGNEEN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/16/2026. 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: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,342

FICTITIOUS BUSINESS NAME STATEMENT: 2026004591. The following person(s) is/are doing business as: FOXYS RESTAURANT, 206 W COLORADO ST GLENDALE CA 91204, C4847909, LAMBDA FOODS CORP, 440 N BARRANCA AVE #9461 COVINA CA 91722, 206 W COLORADO ST GLENDALE CA 91204. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: JETT BLACK, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 01/09/2026. 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: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,344

FICTITIOUS BUSINESS NAME STATEMENT: 2026005387. The following person(s) is/are doing business as: THE LANTERN CAFE, 6450 SUNSET BLVD 1053 HOLLYWOOD CA 90028, PITCH BLACK LLC, 6450 SUNSET BLVD 1053 HOLLYWOOD CA 90028. 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: JETT BLACK, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 01/09/2026. 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: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,345

FICTITIOUS BUSINESS NAME STATEMENT: 2026009045. The following person(s) is/are doing business as: SEPEHRI ENTERPRISE, 9250 RESEDA BLV UNIT #201 NORTHRIDGE CA 91324, DAMON SEPEHRI, 9250 RESEDA BLV UNIT 201 NORTHRIDGE CA 91324. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: DAMON SEPEHRI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/14/2026. 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: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,346

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 25STCPO04531  
11/24/2025  
VIANEY MARLEN SALAY  
3869 1/2 MIDWAY AVE  
CULVER CITY CA 90232  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
LOS ANGELES SUPERIOR COURT  
111 N HILL STREET ROOM 102  
LOS ANGELES CA 90012  
PETITION OF: VIANEY MARLEN SALAY for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: VIANEY MARLEN SALAY filed a petition with this court for a decree changing names as follows:  
Present name: VIANEY MARLEN SALAY  
Proposed name: VIANEY SALAY  
THE COURT ORDERS that all persons interested in this matter shall appear before the 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 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: 04/10/2026 Time: 8:30AM Dept: 45 Room: 529  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS - BEVERLY WOOD WEEKLY  
Signed: VIRGINIA KEENY, Judge of the Superior Court  
Date: 11/24/2025  
Published: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,347

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 25STCPO04530  
11/24/2025  
KELSI MARIBEL SALAY  
3869 1/2 MIDWAY AVE  
CULVER CITY CA 90232  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
LOS ANGELES SUPERIOR COURT  
111 N HILL STREET ROOM 102  
LOS ANGELES CA 90012  
PETITION OF: KELSI MARIBEL SALAY for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: KELSI MARIBEL SALAY filed a petition with this court for a decree changing names as follows:  
Present name: KELSI MARIBEL SALAY  
Proposed name: KELSI SALAY  
THE COURT ORDERS that all persons interested in this matter shall appear before the 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 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: 04/10/2026 Time: 8:30AM Dept: 45 Room: 529  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS - BEVERLY WOOD WEEKLY  
Signed: VIRGINIA KEENY, Judge of the Superior Court  
Date: 11/24/2025  
Published: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12,348

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 25STCPO1734  
05/09/2025

1543 ROSALIA RD APT 108  
LOS ANGELES CA 90027  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
LOS ANGELES SUPERIOR COURT  
111 N HILL STREET ROOM 102  
LOS ANGELES CA 90012  
PETITION OF: BRAEDEN ASHLEY FINNERTY-URGO for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: BRAEDEN ASHLEY FINNERTY-URGO filed a petition with this  
changing names as follows:  
Present name: BRAEDEN ASHLEY FINNERTY-URGO  
Proposed name: BRAEDEN ASHLEY FINNERTY SUMNER  
THE COURT ORDERS that all persons interested in this matter shall  
court at the hearing indicated below to show cause, if any, why the proposed  
name should not be granted. Any person objecting to the name change  
above must file a written objection that includes the reasons for the  
court days before the matter is scheduled to be heard and must appear  
show cause why the petition should not be granted. If no written objection  
the court may grant the petition without a hearing.  
NOTICE OF HEARING: Date: 03/02/2026 Time: 8:30AM Dept: 45  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once  
four successive weeks prior to the date set for hearing on the petition  
newspaper of general circulation, printed in this county: BEVERLY HILLS  
WOOD WEEKLY  
Signed: VIRGINIA KEENY, Judge of the Superior Court  
Date: 10/03/2025  
Published: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12, 12  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 26STCP00239  
01/16/2026  
GABRIELA PINZON-BETANCOURT  
522 N HUNTINGTON AVE  
MONTEREY PARK CA 91754  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
111 N HILL STREET ROOM 118  
LOS ANGELES CA 90012  
LOS ANGELES COURTHOUSE  
PETITION OF: GABRIELA PINZON-BETANCOURT for change of name to  
ALL INTERESTED PERSONS:  
Petitioner: GABRIELA PINZON-BETANCOURT filed a petition with this  
changing names as follows:  
Present name: GABRIELA PINZON-BETANCOURT  
Proposed name: GABRIELA PINZON-BETANCOURT CUNNINGHAM  
THE COURT ORDERS that all persons interested in this matter shall  
court at the hearing indicated below to show cause, if any, why the proposed  
name should not be granted. Any person objecting to the name change  
above must file a written objection that includes the reasons for the  
court days before the matter is scheduled to be heard and must appear  
show cause why the petition should not be granted. If no written objection  
the court may grant the petition without a hearing.  
NOTICE OF HEARING DATE: 05/18/2026 Time: 8:30AM Dept: 45  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once  
four successive weeks prior to the date set for hearing on the petition  
newspaper of general circulation, printed in this county: BEVERLY HILLS  
WOOD WEEKLY  
Signed: VIRGINIA KEENY, Judge of the Superior Court  
Date: 01/16/2026  
Published: 01/22/2026, 01/29/2026, 02/05/2026, 02/12/2026 12, 12  
FICTITIOUS BUSINESS NAME STATEMENT: 2025279832  
The following person(s) is/are doing business as: JC RENTALS, 101  
ARLETA, CA 91331 LOS ANGELES, JASINTO CACHO, 10467 SHAR  
91331. The business is conducted by an Individual. Registrant has not yet  
begun to transact business under the fictitious business name or  
name or names listed here in. Signed JASINTO CACHO, LEON ALON  
registrant(s) declared that all information in the statement is true and  
is filed with the County Clerk of Los Angeles County on: 12/17/2025.  
- This fictitious name statement expires five years from the date it was filed  
in the office of the county clerk. A new fictitious business name statement  
must be filed prior to that date. The filing of this statement does not  
itself authorize the use in this state of a fictitious business name or  
the rights of another under federal, state or common law (see Section 14411, et  
seq., B&P Code). Published: 1/22/2026, 1/29/2026, 2/5/2026, 2/12/2026 NIN 50838  
FICTITIOUS BUSINESS NAME STATEMENT: 2025280187  
The following person(s) is/are doing business as: JESAM, JESAM BEAUTY SALON, 17327 VALLEY BLVD., LA PUENTE, CA, 91744 LOS AN  
LEON ALONSO, 17327 VALLEY BLVD LA PUENTE CA 91744. The bus  
by an Individual. Registrant has not yet begun to transact business  
business name or names listed here in. Signed J JESAM LEON ALON  
registrant(s) declared that all information in the statement is true and  
is filed with the County Clerk of Los Angeles County on: 12/22/2025.  
- This fictitious name statement expires five years from the date it was filed  
in the office of the county clerk. A new fictitious business name statement  
must be filed prior to that date. The filing of this statement does not  
itself authorize the use in this state of a fictitious business name or  
the rights of another under federal, state or common law (see Section 14411, et  
seq., B&P Code). Published: 1/22/2026, 1/29/2026, 2/5/2026, 2/12/2026 NIN 50824  
FICTITIOUS BUSINESS NAME STATEMENT: 2025280511  
The following person(s) is/are doing business as: J & G PLASTICS,  
AVENUE, PALMDALE, CA, 93591 LOS ANGELES, JESUS NAVARRO,  
AVENUE PALMDALE CA 93591. The business is conducted by an Ind  
has begun to transact business under the fictitious business name or  
in on 12/25. Signed JESUS NAVARRO, OWNER. The registrant(s) de  
in the statement is true and correct. 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  
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 or  
the rights of another under federal, state or common law (see Section 14411, et  
seq., B&P Code). Published: 1/22/2026, 1/29/2026, 2/5/2026, 2/12/2026 NIN 50826  
FICTITIOUS BUSINESS NAME STATEMENT: 2025280923  
The following person(s) is/are doing business as: JESAM 2, JESAM 2 BEAUTY SALON, 421 S AZUSA AVE., LA PUENTE, CA, 91744 LOS AN  
LEON ALONSO, 421 S AZUSA AVE LA PUENTE CA 91744. The bus  
by an Individual. Registrant has not yet begun to transact business  
business name or names listed here in. Signed J JESAM LEON ALON  
registrant(s) declared that all information in the statement is true and  
is filed with the County Clerk of Los Angeles County on: 12/18/2025.  
- This fictitious name statement expires five years from the date it was filed  
in the office of the county clerk. A new fictitious business name statement  
must be filed prior to that date. The filing of this statement does not  
itself authorize the use in this state of a fictitious business name or  
the rights of another under federal, state or common law (see Section 14411, et  
seq., B&P Code). Published: 1/22/2026, 1/29/2026, 2/5/2026, 2/12/2026 NIN 50825  
FICTITIOUS BUSINESS NAME STATEMENT: 2025280925  
The following person(s) is/are doing business as: BEST PARTY SOURCE  
132ND ST, GARDENA, CA 90247 LOS ANGELES, CARLOS SANDOVAL  
ST GARDENA CA 90247. The business is conducted by an Individual.  
yet begun to transact business under the fictitious business name or  
in. Signed CARLOS SANDOVAL, OWNER. The registrant(s) declared that  
in the statement is true and correct. 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  
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 or  
the rights of another under federal, state or common law (see Section 14411, et  
seq., B&P Code). Published: 1/22/2026, 1/29/2026, 2/5/2026, 2/12/2026 NIN 50828  
FICTITIOUS BUSINESS NAME STATEMENT: 2025282276  
The following person(s) is/are doing business as: PARAKALO HAIR  
SIDE DR, BURBANK, CA, 91506 LOS ANGELES, KATY KELLER, 1516  
BURBANK CA 91506. The business is conducted by an Individual. Registrant  
yet begun to transact business under the fictitious business name or  
in. Signed KATY KELLER, OWNER. The registrant(s) declared that all  
statement is true and correct. This statement is filed with the County Clerk of Los  
les County on: 12/19/2025. NOTICE - This fictitious name statement  
name statement must be filed prior to that date. The filing of this statement  
itself authorize the use in this state of a fictitious business name in violation  
of another under federal, state or common law (see Section 14411, et  
seq., B&P Code). Published: 1/22/2026, 1/29/2026, 2/5/2026, 2/12/2026 NIN 50828  
FICTITIOUS BUSINESS NAME STATEMENT: 2025282281  
The following person(s) is/are doing business as: ELITE TEAM & AS  
GLENDOORA AVE SUITE 103, WEST COVINA, CA, 91790 LOS ANGE  
CIAL SERVICES, INC, 450 S. GLENDOORA AVE SUITE 103 WEST COV  
The business is conducted by a Corporation. Registrant has not yet  
business under the fictitious business name or names listed here in.  
KENY, SECRETARY. The registrant(s) declared that all information in the  
and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/18/2025.

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 Code). Published: 1/22/2026, 1/29/2026, 2/5/2026, 2/12/2026 NIN 50829

FICTITIOUS BUSINESS NAME STATEMENT: 2025282309

The following person(s) is/are doing business as: S.E.T. KIDZ, S.E.T. 4 LIFE, LEVEL UP CONSULTING, 324 S DIAMOND BAR BLVD 1020, DIAMOND BAR, CA, 91765 LOS ANGELES, ALEXANDRA TURNER-BELL, 16250 HOMECOMING DR UNIT #1605 CHINO CA 91765. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 12/25. Signed ALEXANDRA TURNER-BELL, 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: 12/19/2025. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code). Published: 1/22/2026, 1/29/2026, 2/5/2026, 2/12/2026 NIN 50830

FICTITIOUS BUSINESS NAME STATEMENT: 2025283247

The following person(s) is/are doing business as: VJC CONSTRUCTION, 1144 1/2 E 77TH PLACE, LOS ANGELES, CA 90001 LOS ANGELES, FRANCISCO J. CORTEZ DUARTE, 144 1/2 E 77TH PLACE LOS ANGELES CA 90001. 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 FRANCISCO J. CORTEZ DUARTE, 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: 12/22/2025. 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 Code). Published: 1/22/2026, 1/29/2026, 2/5/2026, 2/12/2026 NIN 50831

T.S. No.: 2025-00140 Loan No.: 1102 APN: 4392-014-029 Property Address: 9231 Doheny Road, West Hollywood, CA 90069 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/23/2025. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: DOHENY SUNSET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY Duly Appointed Trustee: Imperial Processing Recorded 6/25/2025 as Instrument No. 20250422724 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 1/27/2026 at 10:30 AM Place of Sale: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$1,191,973.21 Street Address or other common designation of real property: 9231 Doheny Road West Hollywood, CA 90069 A.P.N.: 4392-014-029 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The

sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844)477-7869 or visit this Internet Web site [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case 2025-00140. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have the right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844)477-7869, or visit this internet website [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case 2025-00140 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR TRUSTEE'S SALES INFORMATION, PLEASE CALL (844)477-7869 OR VISIT WEBSITE: [www.stoxposting.com](http://www.stoxposting.com) Date: 12/23/2025 Imperial Processing 10940 Wilshire Blvd, Suite 1600 Los Angeles, California 90024 Sale Line: (844)477-7869 Dmitry Merrit, Processor**

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 **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://prestigeponstandpub.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](http://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 re-

sources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case 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](http://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 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.

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

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#**

#### NOTICE OF PETITION TO ADMINISTER ESTATE OF LILIANE Q. MCCAIN

Case No. 24STPB03836

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of LILIANE Q. MCCAIN

A PETITION FOR PROBATE has been filed by Cheryl J. Carter and James W. Sullivan in the Superior Court of California,

County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Cheryl J. Carter and James W. Sullivan 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 Feb. 13, 2026 at 8:30 AM in Dept. No. 11 located at 111 N. Hill St., Los Angeles, CA 90012.

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

attorney.

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

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

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

Attorney for petitioner:

STEFAN O'GRADY ESQ

SBN224615

KEYSTONE LAW GROUP

11300 W OLYMPIC BLVD

STE 910

LOS ANGELES CA 90064

CN123517 MCCAIN Jan 22,29, Feb 5, 2026

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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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