

**briefs** • Judge Rules Mark Mead's Defamation Lawsuit Against Romeo Carey to Proceed **Page 3**

**briefs** • District Approves Athletic Facility Sponsorship Agreement **Page 3**

**peter ostroff** • Mirisch Farewell/Major Projects **Page 5**

# Beverly Hills Weekly

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Issue 1396 • July 2 - July 8, 2026



## John's Goodbye

**Councilmember John Mirisch Looks Back on 17 Years on the City Council**

cover story • pages 6-7



The City of Beverly Hills joined by  
 the **Honorable Mayor Craig A. Corman**  
 the **Honorable Vice Mayor Mary N. Wells**  
 the **Honorable Councilmember John A. Mirisch**

Cordially invite you to the installation of  
 City Councilmembers Elect:  
**Sharona R. Nazarian, PsyD**  
**Lester J. Friedman**  
**Rebecca Pynoos**  
 and  
 City Treasurer Elect:  
**Howard S. Fisher**

**TUESDAY, JULY 7, 2026\***

**7:00 P.M.**

**Academy of Motion Picture Arts and Sciences**  
 8949 Wilshire Boulevard  
 Beverly Hills, CA

**WATCH: [beverlyhills.org/LIVE](http://beverlyhills.org/LIVE)**

Reception to follow  
 Doors open at 6:00 P.M.  
 Limited Capacity

*\*Pending final election results*

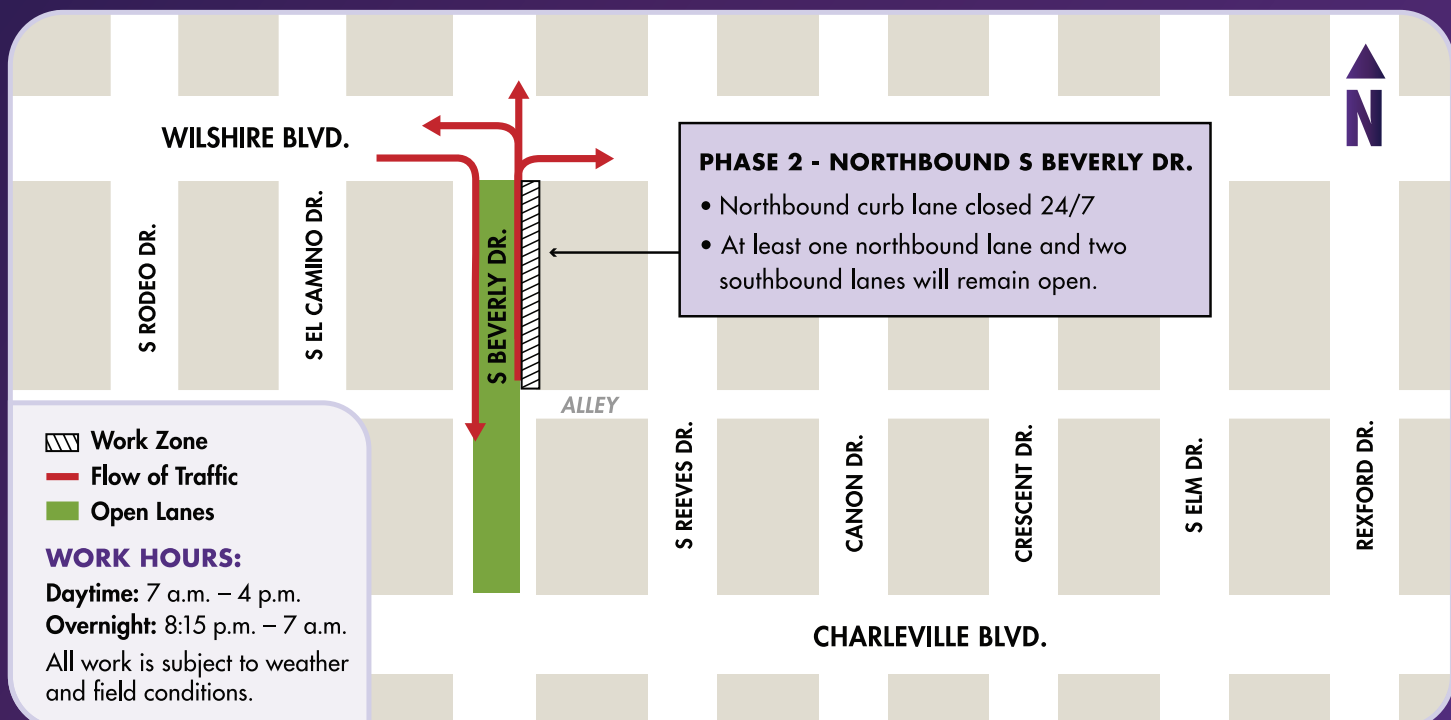


## TRAFFIC ADVISORY

METRO D LINE EXTENSION PROJECT: Sidewalk and Bus Stop Improvements

### S BEVERLY DR. LANE REDUCTIONS – July 6 - July 16, 2026 (Phase 2)

Beginning Monday, July 6 through Thursday, July 16, Metro roadway improvements at the intersection of Wilshire Blvd. and S Beverly Dr. will cause lane reductions and intermittent traffic impacts.



FOR ANY QUESTIONS, please contact the 24/7 Metro Hotline at (213) 922-6934 • FOR MORE INFO, VISIT [beverlyhills.org/purpleline](http://beverlyhills.org/purpleline)



# letters & email

## “America’s 250th Anniversary”

As we approach the 250th anniversary of our nation, our thoughts often turn to the historic significance of cities like Philadelphia and Boston. However, Beverly Hills also holds a unique and iconic place in American history. Since its incorporation in 1914, our city has represented the American dream, providing a home for legendary figures like Jimmy Stewart, Clark Gable, Elvis Presley and Marilyn Monroe.

Despite our rich heritage, Beverly Hills lacks a permanent museum to house the documents, photographs and artifacts that define our past. While we have monuments and famous landmarks, much of our history remains hidden or is only featured in temporary displays.

Visitors come to Beverly Hills in massive numbers to experience our history, yet they are often limited to seeing the city from the outside. A permanent museum would allow both residents and tourists to engage with our legacy more deeply, showcasing items such as Jimmy Stewart’s military uniform or artifacts from the era of Mary Pickford. From our founding to more recent historical events, we have an abundance of stories that deserve a dedicated home.

I am writing to advocate for the establishment of a Beverly Hills museum. Our history demands a permanent space where future generations can appreciate what made this city great.

As we celebrate Independence Day, let’s begin a conversation about honoring our own local history with a museum.

George Vreeland Hill  
Beverly Hills

# briefs

## Judge Rules Mark Mead’s Defamation Lawsuit Against Romeo Carey to Proceed

Former Beverly High media teacher Romeo Carey’s anti-SLAPP motion was denied by a judge, who has allowed former Principal Mark Mead’s defamation lawsuit to move forward after finding Mead had presented sufficient evidence to establish a probability of prevailing on his claim.

The lawsuit stems from a student news report, which was produced by Carey’s students. The students alleged inappropriate and aggressive behavior by Mead, including allegations that he choked a student during election demonstrations at Beverly High.

The ruling states that footage appeared to have been “probably altered” when compared with security footage. The court also found that Carey “prob-

ably had personal involvement” in publishing the story before concluding that Mead is “likely to prevail on the merits” of his claim.

Mead has denied the allegation, and claimed the segment falsely portrayed his actions while attempting to disperse a crowd during a Nov. 2024 political rally at Beverly High.

Mead has since been reassigned to an English position at Beverly Vista.

Attorney Ronald Richards, who is not involved in the case, said anti-SLAPP motions are intended to dismiss lawsuits that target protected speech but “are not meant to prevent legitimate defamation claims.”

“In this case, the party opposing the anti-SLAPP motion presented enough evidence showing there was possible manipulation of the video recordings,” Richards said. “The court is going to let the case proceed.”

Richards emphasized that the judge did not determine anyone altered the video.

“The court didn’t find that he altered the video,” Richards said. “It found there was evidence that this was going to be an issue in the case.”

He said the dispute centers on whether the published video accurately represented what occurred.

“If they altered the video and reported something that was inaccurate or different from the actual footage of the events, then it would be defamation,” Richards said. “It has nothing to do with free speech.”

Richards also said the court found ev-

*briefs cont. on page 4*

## WHAT’S ON YOUR MIND?

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OUR DATA SPEAKS VOLUMES



*Amanda Grossman, Adriana Caras, Dinara Kydyrniyazova, Sandrine Cassidy, Michael Riley, Mayor Craig Corman, Vice Mayor Mary Wells, Amin Abbaszadeh, Councilmember Sharona Nazarian, Samaneh Anahid, Bill Wiley, Sally Lee, Natalia Bogolasky, Gaby Fazio, Shana Epstein, Nicole Fazio, Elle Fraijo, Steve Gratz, Glenn Martin, Nando Benincasa*

## City Holds Green Business Award Event

On June 22, the city recognized 21 businesses that have joined the City of Beverly Hills’ Green Business Program. The businesses demonstrate a commitment to sustainability, environmental stewardship, and community leadership.

The Beverly Hills Green Business Program was created to help local businesses reduce waste, conserve resources, and operate more sustainably while strengthening the local economy. As part of the program, businesses must complete a checklist of measures that address items such as water efficiency, energy conservation, waste reduction, recycling, and pollution prevention.

To be eligible, businesses must be in the City of Beverly Hills and have a current City business license that complies with all City and County ordinances. Interested applicants can apply by visiting [beverlyhills.org/greenbusiness](http://beverlyhills.org/greenbusiness).

idence Carey exercised editorial oversight over the news reports.

"The instructor provided guidance over the news stories and reviewed the content," Richards said. "The court found there may be a dispute over what actually occurred, and that's something the jury has to decide."

"If they can prove the story is not true, and the video appears to have been slowed down without disclosing it, that's a problem," Richards said. "Someone watching it could conclude he's choking someone, but there's a dispute over what really happened."

Although the anti-SLAPP motion was denied, Richards noted Carey can appeal the ruling, which would delay the case while the appeal is considered.

Richards also said the ruling may prompt BHUSD to reconsider its litigation strategy.

"The district should reevaluate the case and consider settlement rather than continuing to spend hundreds of thousands of dollars on private counsel," Richards said.

### District Approves Athletic Facility Sponsorship Agreement With Athletic Alumni Association

The Board of Education approved an agreement authorizing the Beverly Hills Athletic Alumni Association to market and secure sponsorships for pre-approved naming opportunities at designated athletic facilities at Beverly High.

The six-month agreement gives the organization authorization to seek sponsors for approved athletic facility naming opportunities. Any naming-rights agreements secured under the arrangement will remain subject to district oversight and require final approval by the Board of Education before taking effect.

Board President Judy Manouchehri said the association approached the district after expressing a desire to help generate additional support. The organization plans to connect with potential donors interested in supporting athletics through naming-rights contributions.

"We have had an unbelievable 20 year partnership with the district. I have worked with many school board members, many superintendents, many members of BHEF, everyone has been fantastic. And we are going to continue this partnership, and we are going to pilot this, and we will see what happens," Beverly Hills Athletic Alumni Association President Steven Fenton said.

### Tesla Crashes into Beverly Hills Playground

A Tesla crashed into the playground at All Saints' Episcopal Church last Tuesday afternoon.

According to *KTLA*, the car hit the playground after crashing near North Camden Drive and Santa Monica Boulevard.

There were no injuries or children present at the time of the accident, ac-



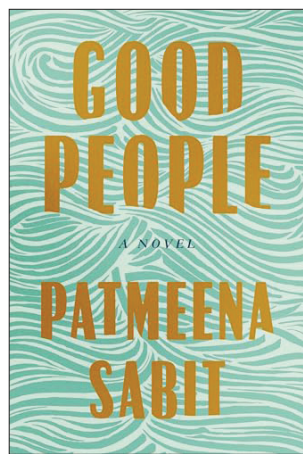
Captain Renato Moreno, Todd Johnson, Vice Mayor Mary Wells, Mayor Craig Corman, Councilmember John Mirisch, Councilmember Sharona Nazarian, Mark Stainbrook and Chief Subin

### Chamber Hosts Summer Garden Party

The Beverly Hills Chamber of Commerce hosted its annual Summer Garden Party, bringing together local businesses, entrepreneurs, and professionals for an outdoor networking event.

cording to the outlet.

### Beverly Hills Reads to Take Place Next Month



Beverly Hills Reads will present an author discussion with Patmeena Sabit, author of *Good People*, on Sunday, August 23 at 11:00 a.m. in the K.L. Peters Auditorium.

Following the public event, Sabit will return on Monday, August 24 to lead discussions and answer questions from Beverly High students in a students-only session designed to encourage dialogue and deeper reflection on the book.

"We extend our sincere gratitude to BHEF for its generous support and partnership. This event would not have been possible without the Foundation's commitment to enriching educational opportunities for our students," Commissioner Rose Kaiserman said.

### BHUSD Students Achieve Highest Test Scores Since 2017

The Beverly Hills Unified School District (BHUSD) presented results from its 2025-26 Strategic Plan and Local Control Accountability Plan (LCAP) during the June 23 Board of Education meeting, revealing the strongest academic outcomes the district has recorded in years. Across the entire district, California Assessment of Student Performance and Progress (CAASPP) assessment scores increased by 4% in English Language Arts, 5% in Mathematics, and 9% in Science, and BHUSD no longer has metrics rated below "Meets Standard" on the California Dashboard, a milestone the district has not reached since the dashboard was first introduced in

2017.

"These results show what happens when a district works together to put kids first," said BHUSD Superintendent Alex Cherniss. "The Board invested in our classrooms, tutoring, curriculum, and college counseling, and our teachers, staff, families, and students turned those investments into real results. More students are achieving at higher levels, and more students are prepared for what comes next," said Superintendent Alex Cherniss.

The Class of 2026 is also heading to college at a rate BHUSD has never seen. Applications to four-year colleges and universities increased by 37% compared to the Class of 2025.

"The record of achievement at BHUSD is here to stay," said Board of Education President Judy Manouchehri. "Our students' scores increased by 4% in English, 5% in mathematics, and 9% in science, while four-year college applications increased by 37%. These results affirm the vision of the Board and the extraordinary work taking place in every classroom, office, and home across our District. Our students, educators, staff, and families have given this work everything they have, and the entire Beverly Hills community should be exceptionally proud."

### Midnight Regret to Perform Tonight

As part of Concerts on Canon, Midnight Regret will perform tonight at 6pm.

This free outdoor concert series will continue every Thursday through August 20 from 6:00 p.m. to 8:00 p.m., with a 15-minute intermission. The season features a variety of summertime, family-friendly entertainment.

The remaining 2026 summer line-up is as follows:

- July 9: Susie Hansen Latin Band (Salsa, Cumbia, Latin Jazz)
- July 16: Tom Nolan Band (Rock & Soul)



Midnight Regret

- July 23: Joyce Partise (Brazilian Bossa Nova)
- July 30: Woodie and the Longboards (Beach Boys Tribute + Vintage Surf Hits)
- August 6: Groovis Maximus (Funk, Rhythm & Blues, Jazz)
- August 13: The Brat Pack (80's Tribute)
- August 20: The Tokens (50's 60's Rock, Pop, Doo-Wop)

### City Celebrating Parks Make Life Better Month

The city is celebrating Parks Make Life Better Month with several activities all throughout the month of July.

Family Bingo will take place on Friday, July 10 from 3pm-5pm.

Festival Beverly Hills will take place on Sunday, July 12. The event is an Arts and Cultural event that showcases communities around the globe through music, dance, art and food.

The Beverly Hills Active Adult Club Senior Luau Dance will take place on Monday, July 20 from 1:00 p.m. - 3:00 p.m. at the Roxbury Park Community Center. The Senior Luau offers seniors



# threestar\*\*\* shorttakes

By Peter Ostroff

## Mirisch Farewell/Major Projects

In a few days, for the first time in 17 years, we will have a City Council that does not include **John Mirisch**.

So it seems appropriate to reflect on what that means.

John has always expressed the importance of putting residents first. He did not run for re-election for a fifth term because four years ago the residents voted for a three term limit for our elected officials. The term limit initiative was supported by a majority of the members of the City Council and some believe that it was aimed directly at John Mirisch. I believed that the initiative could not be applied to count previously served terms but a court disagreed so John was not allowed to run again for re-election.

As a lifetime resident of Beverly Hills, John was educated in our public schools and at Yale University. He has always regarded the City as home and sought to protect it as such. On his return from 20 years working abroad, John started a blog about the City. As a result, he was encouraged to run for Council in 2009 so that he could do something about issues that he identified rather than just write about them. That was good advice and, unlike this observer, he was willing to undertake the effort. As an outsider, he defeated a two-term incumbent by 102 votes.

From the outset, John has been a maverick who often exalts principle over pragmatism. He has expressly refused to “go along to get along.”

He presciently sounded the alarm about Sacramento’s efforts to limit local land use controls long before anyone else realized that this was coming.

While he says that you shouldn’t have to fight city hall, he has never shied away from fighting Sacramento.

To a greater extent than most other members of our City Council, John has engaged with other state and local organizations with a view toward learning best practices. He has been active with the League of California Cities, the Southern California Association of Governments; and the Local Agency Formation Commission. I consider this engagement to be valuable and encourage other members of the City Council to become more involved.

I sought John’s answers to a few other questions:

**Q: What do you regard as the most significant accomplishments of your 17 years of service?**

A: That I survived with my integrity intact; while I certainly made mistakes, but stayed true my core values and tried to do my best for Beverly Hills and our community.

**Q: What is your advice for new members of the City Council?**

A: Stay true to your values; don’t go “native” by accepting staff positions on everything; resist desire to be liked; don’t go along to get along.

**Q: What lessons have you learned?**

A: No good deed goes unpunished.

**Q: What do you mean?**

A: You’ll probably have to wait for my tell-all book for that.

**Q: What’s next for John Mirisch?**

A: We’ll see; I will have more time to work on pro-Israel policies; fight anti-semitism. My 17 years on the City Council is equivalent to getting Ph.D. in government affairs. I shall try to make good use of that education.

My own take is that John will still be around for a long time to come but, for better or for worse, his iconoclastic presence on the Council will be missed.

\*\*\*

As we transition to a new City Council, I thought it would be a good time for an update on the status of some major projects proposed for the City.

**Saks Project** at 9600 Wilshire [a 6 story office building, a 7 story office building, and two six story residential buildings with up to 70 units]; approved by the Planning Commission in August 2025; this has been on hold because of bankruptcy proceedings so any future development is uncertain;

**Millennium Project** at 8300 Wilshire [34 story condominium project with a total of 200 units including 22 “affordable” rental units]. Approved by City Council in June. Development subject to obtaining financing.

**“Konheim” Project** on Lots 12 and 13 at 9200 Santa Monica Blvd [217 residential units of which 28 will be “affordable” in four buildings ranging from 9 to 15 stories] has not yet been found compliant with AB 2011 requirements; likely subject to substantial revisions and negotiations.

**8844 Burton Way (Builder’s Remedy) Project** [26 story, 200 units of which 22 will be “affordable” – recently approved by City Council; actual development status uncertain.

**“Stinking Rose” Project at 55 N. La Cienega** [six story condominium project with 140 residential units with 22 “affordable” rental units] – this was recently approved by the City Council and has just announced that it has secured construction financing. Given the approvals and financing, this one seems to be the farthest along toward actual construction.

I do offer a note of skepticism about the construction of any condominium projects that include 10-15% “affordable” units. The facts on the ground so far foretell that none will be built. There are very few newly constructed or under construction projects that

actually include more than one or two affordable units. My realistic side tells me that the current Sacramento wisdom ain’t working.

Apart from the 8844 Burton Way project, thankfully, none of the builder’s remedy projects seem to be proceeding toward actual construction.

The southeast section of the city may an exception.

The subway station has now opened (with little, if any, of the quality of life issues that concerned many residents). Of all of the developments that have been discussed over recent years, it does appear that some are more likely to happen. These include the sizable Stinking Rose and Millennium projects and a recently proposed 8-story residential tower for 8555-67 Wilshire that will consist of 72 residential units with 12 “affordable.”

Residents of those areas are understandably concerned about adding so many new residents to those areas. On the other hand, there is a growing interest in revitalizing the commercial areas around the Wilshire/LaCienega intersection.

We must recognize that revitalization can not occur without more people. Commercial investment and development won’t happen without more customers. Life is full of trade-offs. And wise advice tells us that when life gives you lemons, it is best to make lemonade. Life has given us the subway and the Sacramento imposed more denser neighborhoods. So let’s make the best of it by encouraging responsible commercial development.

\*\*\*

A personal note. This is by no means a profound observation but I have learned and experienced that everything is more difficult and takes longer when you are older. And the older you are, the more difficult everything is and the longer everything takes. But that’s just the way it is.

Two conclusions:

- 1) Be grateful for what you can do rather than lament what you cannot; and
- 2) Do it while you can!!

an opportunity to come together, dance and enjoy light snacks by socializing.

Shakespeare By The Sea: Macbeth will take place on Wednesday, July 22 from 7pm-9pm at Roxbury Park. The event will consist of an evening under the stars while watching a live performance of a special rendition of Macbeth.

The Miniature Derby Car Race will take place on Sunday, July 26 from 10:00AM-12:30PM at the Farmers’ Market. Participants will race their Derby cars to see which car goes the farthest and the fastest.

The Beverly Hills Community Dog Park is also hosting a Pawsitive Park Etiquette class on July 15 from 6:00 PM - 7:30 PM.

Visit <https://beverlyhills.org/1400/Parks-Make-Life-Better-Month-July->

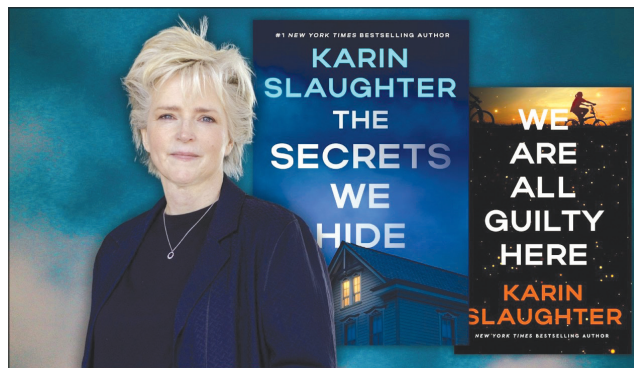
[Activi](#) for more information.

## Public Library to Hold Two Upcoming Author Talks

The Beverly Hills Public Library will be holding a virtual author talk with Karin Slaughter to discuss her North Falls series, consisting of *We Are All Guilty Here*, in which two teenage girls vanish in rural Georgia, and her upcoming sequel, *The Secrets We Hide*.

The event will take place on Tuesday, July 14 at 4:00 PM.

“In *The Secrets We Hide*, Slaughter welcomes readers back to North Falls. A small town with big secrets. 1601 Iris Drive looks like any other house on the quiet, residential street. But rumors are rampant about the Vickery family, and what goes on behind closed



Karin Slaughter

doors. When gunshots ring out, Sheriff Emmy Clifton and her sister, ex-federal agent Jude Archer, discover a devastating crime scene. Allison Vickery has been murdered in her own kitchen, and her teenage daughter is bleeding upstairs, left for dead,” according to the

book description. “Everyone thinks they know what happened. But secrets are buried everywhere in this small town. And it’s up to Emmy Clifton to uncover the truth.”

Visit <https://library.org/beverlyhillspubliclibrary/176751> to register.

The library will also be holding an author talk with Reyna Grande to discuss her new memoir, *Migrant Heart: Essays About Things I Can’t Forget*.

The event will take place on Thursday, July 16th at 11:00 AM.

*briefs cont. on page 7*

# coverstory

## JOHN'S GOODBYE

### Councilmember John Mirisch Looks Back on 17 Years on the City Council

By Danielle Berjikian

**You were first elected in an upset election in 2009, when you had only moved back from Sweden two years before. Did you ever think at that time you'd serve four terms?**

No, I wasn't even thinking that I would run for office. It wasn't something I had been interested in before. In high school, I was involved in journalism, not in ASB, so I never would have thought that I would even run for office, let alone serve in office.

**Politically, how has the city changed in the last 17 years?**

I think maybe the one thing you could say is that the city, at the time I was elected, was traditionally very liberal. But this is not national politics and as we say, a pothole doesn't really care if you're a Democrat or a Republican. When it comes to things like public safety, I don't think it has changed. People want a three-minute response time, they want to feel safe, and they want good schools.

Demographically, from a national perspective, I think the city has, in some ways, become more conservative. You see that in some of the demographics, people who may not have been involved in politics before becoming more involved. I think, in general, a lot of them tend to be more on the conservative side, maybe even Republican.

But that really doesn't play a huge role when it comes to local government because, like I said, I think one thing we're all in agreement on is that we want to have great services, and that's something I don't think is going to change.

**What are some things you're proud of that you accomplished on the council?**

Really, it's for other people to say.

We had no historic preservation before I was on the council. The joke was that historic preservation Beverly Hills style was taking a picture of a building before you tore it down. I think we do a better job now, although there's still a lot more we can do to honor our history and legacy in the city.

We were also the first city in the United States to adopt and implement the International Holocaust Remembrance Alliance Working Definition of Antisemitism when I was mayor. I think that was important. Of course, there's a lot more that needs to be done now to combat antisemitism and anti-Zionism, but I think the city has always taken a leading role.

The integration of technology, not only in public safety and the police department with the Real Time Watch Center, but in general to improve efficiency and improve the lives of our residents, is something I think is important.

We were also the first city in the U.S. to ban the sale of tobacco. Unfortunately, not that many cities followed, but I think it sent an important message and reflected who we are as a city. We want to be a healthy city, and that was something I thought was important.

I think we also see more of a focus on arts and culture. We used to have the Fine Arts Commission, and really its main, and perhaps only, purpose was to purchase public art. We expanded that

because there are so many forms of art that are important to the fabric of our community—music, theater, dance, film, and not only the visual arts. I think that awareness and the broader focus on art and culture is also important.

Finally, when I was mayor the first time, we created the Sunshine Task Force. The idea was to increase transparency in local government and also increase public participation. There were a number of things we were able to achieve that became part of the city's way of doing business. Lobbyist registration, for example, allows people easy access to see who is being paid to try to influence decision-makers. Those are a few things.

**True or false — in the end, you can't beat Sacramento?**

We know the expression—you can't fight City Hall. And I've always said you should not have to fight City Hall. Sadly, you do have to fight Sacramento, and can



*Yamani Caliwara and John Mirisch*

you win? Well, ultimately, we're electing the people who are there. If we're losing, it's our fault, right?

But absolutely, if we elect the right kind of people who respect local decision-making and respect local communities, and who understand that California is a very diverse state, and that one size hardly ever fits all. I think it goes back to a couple of core problems within our American system in general, within our electoral system.

And I would suggest it goes back to Supreme Court decisions like *Buckley v. Valeo*, which said money is speech and *Citizens United*, that said corporations are people. Of course corporations aren't people and money is not speech. But the original sin of government goes back to those two decisions. We see the role of money in our electoral system, we see it in our political system, we see it in our daily lives as well, and it's very frustrating.

I think in some cases it also leads to populism itself—and that can be very dangerous as well. So I think you can fight Sacramento, and I think you have to fight Sacramento. But the way things are structured now, it's an uphill battle.

**If you had four more years, what would be at the top of your agenda?**

I think at the top of my agenda would be housing. We've seen now that there are a lot of bills that aim to take away any element of local control when it comes to urban planning. I think I have developed over the past few years, strategies on how we can best deal with that. There are so many things to focus on, but that would be one of them.

Something else that I feel I've contributed to at the city level is making sure that, when we negotiate with developers, the city gets a fair deal that does not take advantage of the city. I think we have to be [vigilant] when we're negotiating with developers and businesses to create public benefits that will last for our res-

idents.

I also want to continue focusing on getting the best value for taxpayers' money. Running a city is not cheap, and anyone who's worked in local government can tell you that. We have to work to generate revenue, and that's important. When we're looking to generate revenue, it's important to ensure that we're getting good deals when we're working with developers or other businesses. But it's also about how we spend the money. That's the other side of it. We need to ensure that we do the best job of providing our residents and businesses with the best value for their taxpayer dollars. We've made some progress, but we still have a way to go.

One of the biggest threats right now, not just to our city but to a lot of cities, is that there are efforts in Sacramento to roll back pension reform. A few years ago, there was something called PEPR, which was a mild version of pension reform. It helped, but it wasn't enough, and it didn't go far enough. They're trying to roll that back now.

So cities also need to do a better job of enforcement. There's a constitutional provision—Article XIII B, Section 6—that protects cities from state mandates, and our city and other cities need to do a better job of ensuring that the state itself follows not just the law, but the state's Constitution.

**Do you have any regrets?**

I've had a few, but then again, too few to mention—I love quoting that song.

I'm sure, looking backward, there are votes that I feel I should have taken in a different direction or should have voted against. Everyone makes mistakes.

I can't think of any specific major things. I always tried to stay true to my principles of putting residents first, which isn't just a campaign policy, it's really my philosophy—it's that simple—that we're here for the residents and the community.

As for regrets, I think most people would say there is always more you could have done. In some cases, we have to remember it's not an executive position; you're one of five. So it's important to have at least two council members you can convince or work with to get something done.

Sometimes things take a while. You have to be patient, and sometimes you have to have a thick skin.

But I feel like I've stayed true to both my principles and my core values of put-

ting the residents first, and I don't have regrets about that. Of course, there's always more one could do. Over the past seventeen-plus years, on balance, I feel I've done my best.

#### What is next for John Mirisch?

I feel seventeen-plus years of serving on the Beverly Hills City Council feels like getting a PhD in local government, policy, and management. It will be interesting to see if I can continue, in some ways, to use that experience.

One thing that I am very concerned about is the rise of antisemitism and anti-Zionism, as I mentioned before. I have been working with the Israeli American Civic Action Network as a policy officer, and I think I will probably have more time to engage with that. There is so much to do on that front, so I imagine

that will take up a good portion of my time.

And then maybe there are ways in which I can help other cities as well that aren't as equipped, to ensure that they are doing what they can to get value for their residents' money and that they are doing all they can to improve the lives of their residents.

#### What advice would you give incoming Councilmember Rebecca Pynoos?

We all have our own values and perspectives, and I think we align in many ways. She has been a supporter of mine over a number of past campaigns, and I think that she should stay true to her values.

You want to establish a collegial relationship with your colleagues but this notion of going along to get along is wrong.

She may end up being the lone vote, as I was on a number of issues, and that's okay. Sometimes it takes patience and time to move the needle.

Of course, you listen to the community, but you run that through the filter of the values that you know are important for our community. She served as a commissioner for a number of years and I think she is prepared and will do a good job.

The one thing that I would say is that I really think we have to find ways to allow more people to serve the community on the council. If Rebecca had not gotten elected, we would have probably had five council members from North of Santa Monica Boulevard, which represents less than 25% of the population. We need to ensure that all parts of the city are represented on the council.

I personally feel we should explore

district elections. Other cities have done that for a variety of reasons, and I think that's something we should consider looking at.

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

I am still a part of this community, and I still care about the community. I started my career, if you will, blogging, and as one of my former colleagues said, "Once a blogger, always a blogger."

I will also be available if people are interested in my perspective on any number of subjects. I think that it is going to be a challenging time because of the pre-emption of what we are dealing with, and I have been talking about potential ways to deal with that for a while. I hope that the rest of the council will also focus on that.

#### briefs cont. from page 5

"With her signature blend of sophistication and raw honesty, Grande interrogates how living between two nations, two languages, and two identities has shaped the woman, mother, and writer she has become. Moving from the legacy of violence in her hometown of Iguala, Mexico, to a bittersweet family vacation in Europe spent reconciling her own impoverished past with her children's world of abundance, she uncovers startling truths about the nature of survival," according to the book description. "Whether being racially profiled in the Arizona borderlands or finding unexpected wisdom from the slugs in her garden, Grande unflinchingly asks: How do we bridge the gap between who we were and who we have become? How do we turn pain into power? When memory threatens to define us, how can we use story to heal while still honoring our boundaries?"

Visit <https://libraryc.org/beverlyhills-publiclibrary/177398> to register.

#### City Hosting Blood Drive

The City of Beverly Hills, in partnership with the American Red Cross, is holding a Community Blood Drive and volunteers are needed.

To make an appointment, visit [Redcrossblood.org](http://Redcrossblood.org) and enter the sponsor code: CityBevHills.

The event will take place next Wednesday, July 9 from 8am to 2pm at the City Hall Municipal Gallery.

#### BHPD Arrests Suspect for Series of Burglaries

The Beverly Hills Police Department has announced that a burglary series spanning April, May, and June in Los Angeles and Beverly Hills has led to felony charges.

According to BHPD, during those



Footage of Suspect

months, the suspect was linked to nine commercial burglaries, resulting in total losses exceeding \$20,000.

It is alleged that the suspect forced entry into businesses, stole property, and then sold the stolen items. The District Attorney's Office has filed nine counts of second-degree burglary, and investigators believe the suspect may be responsible for additional burglaries.

#### Fourth Annual Festival Beverly Hills Returns to Beverly Gardens Park on July 12

Festival Beverly Hills is back at Beverly Gardens Park on Sunday, July 12, from 11:00 a.m. to 6:00 p.m. for a day of music, dance, workshops, and cuisine that showcase the tapestry of many cultures from around the world.

The festival is a celebration of artists who have shaped regional and international cultural landscapes. This year's program initial line-up of artists includes, Maruja Limon, Elida Almeida, Afro- Peruvian jazz saxophonist and producer Anibal Seminario, Los Angeles-based Viver Brasil Dance Company, Shivam Arts Dance, who blend tradi-

tional Northern Indian dance with contemporary music and choreography; and Klezmer Juice, representing the Jewish diaspora by way of Argentina.

The Farhang Foundation returns as a Festival partner, sponsoring a performance from Black Cats, a new iteration of the legendary Iranian pop group led by Shahbal Shabpareh. This tribute will feature Iranian pop with fresh,

the American Chinese Cultural Association; dance performances from the Indonesian Consulate; the Carpathian Trio from the Romanian Consulate; and stilt walker Eddie Olive, from the Trinidad and Tobago Consulate; ballet folklorico with Spotlight Award finalist Aleyda Arreola; and Latin jazz and mariachi presented by the Neighborhood Music School, among others.

Visit [beverlyhills.org/csevents](http://beverlyhills.org/csevents) for more information.

#### Yappy Hour Paw-sitive Park Etiquette Class to Take Place July 15

The Beverly Hills Community Dog Park is hosting a Pawsitive Park Etiquette class on July 15 from 6:00 PM - 7:30 PM.

"Bring your furry best friend and learn helpful tips for confident dog park visits — from smooth entrances and polite greetings to respectful playtime with other dogs. Whether your dog is a social butterfly or still learning the ropes, this event is a great way to build positive park habits, meet fellow community pups, and enjoy a paw-some evening together," according to the website description.

Visit <https://www.beverlyhills.org/Calendar.aspx?EID=2857&month=7&year=2026&day=1&calType=0> to register.

--Briefs Compiled by Danielle Berjikian



Edward Olive

modern influences.

Additional partnerships include Horotropzi in collaboration with the Bulgarian Consulate; music, dance, culinary, and hands-on creative arts with the Chinese Consulate in collaboration with

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# detention&arrestsummary

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

NORMAN, JAMES, 32, arrested on 6/8/2026 for resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, resisting or threatening an officer, and other infractions.

NIZAMES, ARSHEL, 18, arrested on 6/9/2026 for trespass of real property.

MOBIN, SHAREENA MOMO, 18, arrested on 6/9/3036 for trespass obstruct/ etc business operation.

SWELMAN, OMAR AHMED, 19, arrested on 6/9/2026 for trespass of real property.

ALI, SYED MUSTAFA, 18, arrested on 6/9/2026 for trespass of real property.

ALI, SYED AREESH, 18, arrested on 6/9/2026 for trespass of real property.

SWALEM, ALI AHMED, 19, arrested on 6/9/2026 for amount of defacement, damage or destruction is less than \$400, and trespass of real property.

RAMIREZ, MANUEL ALEJANDRO, 24, arrested on 6/10/2026 for possession of drug paraphernalia.

RESENDIZ, KEVIN, 19, arrested on 6/9/2026 for appropriating lost property for own use without making efforts to locate the owner and restore property to them.

MANDINA, JOEL DAVID, 43, arrested on 6/9/2026 for public intoxication.

CARTER, DOMNIC JOELL, 39, arrested on 6/11/2026 for possession of drug paraphernalia, amount of damage or destruction is less than \$400, and having an outside misdemeanor warrant.

DORCH, STEVEN WADE, 40, arrested on 6/12/2026 for amount of damage or destruction less than \$400.

BETANCOURT, EDWARD, 29, arrested on 6/11/2026 for having an outside felony warrant.

WILLIAMS, JAMES TERELL, 51,

arrested on 6/11/2026 for commercial burglary, and having an outside felony warrant.

SCLAFANI, JOSEPH, 67, arrested on 6/12/2026 for fugitive from justice: warrant.

STANBERRY, DERICK LAVELL, 31, arrested on 6/13/2026 for having an outside misdemeanor warrant.

WALLACE, RASHEED, 26, arrested on 6/14/2026 for possession of a controlled substance, possession controlled substances, drugs, etc where prisoners are kept, and vandalism: miss/damage.

DESANTIAGO, HUMBERTO JR, 36, arrested on 6/15/2026 for possession of drug paraphernalia, possession of meth/ etc, and possess a controlled substance with two or more priors, and forge/alter vehicle registration.

WOODWARDMURILLO, BLANCA NAYELO, 35, arrested on 6/15/2026 for possession of meth/ etc.

KELLEY, GLEN MICHAEL, 60, arrested on 6/15/2026 for threats to commit crimes resulting in death or great bodily injury.

FITZSIMMONS, AMBER KELLY, 38, arrested on 6/13/2026 for possession of drug paraphernalia, and possession of meth/ etc.

ENCISO, ROBERTO, 40, arrested on 6/15/2026 for possession of drug paraphernalia.

NGUYEN, NGA MNH, 62, arrested on 6/15/2026 for driving under the influence of alcohol.

BUTLER, BENISACA BERNARD, 47, arrested on 6/15/2026 for having an outside felony warrant.

SARENANA, JACOB ALBERT, 34, arrested on 6/16/2026 for having an outside infraction warrant.

GILL, MONICA LYNN, 47, arrested on

6/16/2026 for having an outside felony warrant.

VIANA, MARIO ROBERT, 39, arrested on 6/16/2026 for battery on person, appropriating lost property for own use without making efforts to locate owners and restore property to them, and having an outside felony warrant.

OPALOMINOESPARZ, MICHAEL ANGELO, 36, arrested on 6/16/2026 for possession of drug paraphernalia, possession of meth/ etc, and dirk/dagger.

WHITE, LANDON DARNELL, 27, arrested on 6/16/2026 for possession of drug paraphernalia.

LOPEZ, MARISOL, 35, arrested on 6/16/2026 for possession of drug paraphernalia.

BLUMBERG, WILLIAM GERALD, 36, arrested on 6/17/2026 for resisting, delaying or obstructing any public officer, peace officer or emergency medical technician.

DRAPER, JACOB MICHAEL, 23, arrested on 6/17/2026 for possession of drug paraphernalia.

GEBREMICAEL, MIRIAN AMANUEL, 55, arrested on 6/17/2026 for having a BHPD misdemeanor arrest warrant.

NAZARI, ANUSH DANIAL SAFARI, 31, arrested on 6/18/2026 for possession of a controlled substance, possession of drug paraphernalia, unlawful possession/use of tear gas or tear gas weapon.

KIPNIS, KIT KRILL, 55, arrested on 6/18/2026 for tamper with vehicle, possession of drug paraphernalia, possession of burglary tools, having an outside misdemeanor warrant, and other felony not listed.

ARROYO, CARLOS ELEAZAR, 33, arrested on 6/19/2026 for driving under the influence of alcohol.

JAMES, IFA KOREDE, 31, arrested on 6/19/2026 for driving under the influence of alcohol.

LEE, AARON MICHAEL, 33, arrested on 6/18/2026 for possession of meth/ etc, possession of a controlled substance with two or more priors, having a BHPD arrest warrant, and having an outside misdemeanor warrant.

ORTIZELYITON, ROBERTO, 34, arrested on 6/19/2026 for possession of meth/ etc, resist, delay or obstruct any public officer or emergency medical technician, petty theft, and having an outside misdemeanor warrant.

BRUNO, BENJAMIN PHILLIP, 36, arrested on 6/20/2026 for having a BHPD felony bench warrant.

REYNOLDS, TIYSON MARZEL JEROME, 45, arrested on 6/20/2026 for human waste.

CHEE, YUN FONG, 33, arrested on 6/20/2026 for grand theft - shoplifting.

HARRISON, JAYLIN CORTEZ, 26, arrested on 6/20/2026 for resisting, delaying or obstructing any public officer, peace officer or emergency medical technician, and burglary - shoplifter.

JONES, ANDRE MALIK, 27, arrested on 6/21/2026 for theft or driving of vehicle.

PEREZ, ASHLEY ANN, 31, arrested on 6/20/2026 for possession of drug paraphernalia, criminal conspiracy, evading a peace officer, reckless driving, evading a peace officer-wrong way driver, grand theft - from building, and having an outside misdemeanor warrant.

SALAS, ANTONIO, 38, arrested on 6/20/2026 for possession of drug paraphernalia, resist, delays or obstructs any public officer, peace officer or emergency medical technician, criminal conspiracy, hit and run - injury or fatal, possession of a switchblade knife in passenger's or driver area of vehicle in public place or open to the public, evading a peace officer: reckless driving, possession of ammo by person prohibited from possessing a firearm, large capacity magazine, sell, possession, etc, grand theft-from building, and having an outside felony warrant.

SALINAS, HANAS CAROL, 26, arrested on 6/21/2026 for grand theft - shoplifting.

TRONTO, JOHN JASON, 58, arrested on 6/21/2026 for possession of drug paraphernalia, possession of a controlled substance with two or more priors, and having a BHPD arrest warrant.

**Public Notices**  
310-887-0788  
Forms available at  
[www.onestopdbas.com](http://www.onestopdbas.com)

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: 9/28/26 Time: 8:30a Dept: 529 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: 6/5/26. Signed: Virginia Keeny, Judge of the Superior Court  
Published: 6/11/26, 6/18/26, 6/25/26, 7/2/26 197  
Dorayda Maria Mejia Mangas  
Case Number: 26CMCP00113  
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: Diana Sofia Hernandez Juarez  
Petitioner: Diana Sofia Hernandez Juarez  
Present name: Diana Sofia Hernandez Juarez  
Proposed name: Diana Sofia Hernandez Mejia  
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: 8/11/26 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: 6/2/26. Signed: Elizabeth L. Bradley, Judge of the Superior Court  
Published: 6/11/26, 6/18/26, 6/25/26, 7/2/26 197  
FICTITIOUS BUSINESS NAME STATEMENT: 2026118845 The following person(s) is/ are doing business as: MOLINA DENTAL CARE; MOLINA DENTAL SERVICES; MOLINA DENTAL. 17756 Saticoy St. Reseda, CA 91335. County of Los Angeles. DR. MOKHTARZADEH DENTAL GROUP INC. 11300 W. Olympic Blvd 875. Los Angeles, CA 90064. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 1/2026. Signed: Mathew Mokhtarzadeh, President. This statement is filed with the County Clerk of Los Angeles County on: 6/1/26. 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) 6/1/26, 6/18/26, 6/25/26, 7/2/26 198  
FICTITIOUS BUSINESS NAME STATEMENT: 2026124395 The following person(s) is/ are doing business as: CALIFORNIA BUSINESS CONSULTING. 9663 Santa Monica Blvd Suite 785. Beverly Hills, CA 90210-4912. County of Los Angeles. MANUCCI MICHAEL KAMALI. 9663 Santa Monica Blvd Suite 785. Beverly Hills, CA 90210-4912. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/2026. Signed: Manucci Michael Kamali, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/8/26. 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) 6/1/26, 6/18/26, 6/25/26, 7/2/26 199  
FICTITIOUS BUSINESS NAME STATEMENT: 202612137 The following person(s) is/ are doing business as: THE BENEFELD GROUP. 6043 Lubao Ave. Woodland Hills, CA 91367. County of Los Angeles. JADEN BENEFELD; TRINITY MCCOURT. 6043 Lubao Ave. Woodland Hills, CA 91367. This business is conducted by: a Joint Venture. Registrant has begun to transact business under the fictitious business name or names listed here on: 5/2026. Signed: Jaden Benefeld, General Partner. This statement is filed with the County Clerk of Los Angeles County on: 6/3/26. 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) 6/1/26, 6/18/26, 6/25/26, 7/2/26 200  
FICTITIOUS BUSINESS NAME STATEMENT: 2026121237 The following person(s) is/ are doing business as: THE BENEFELD GROUP. 6043 Lubao Ave. Woodland Hills, CA 91367. County of Los Angeles. JADEN BENEFELD; TRINITY MCCOURT. 6043 Lubao Ave. Woodland Hills, CA 91367. This business is conducted by: a Joint Venture. Registrant has begun to transact business under the fictitious business name or names listed here on: 5/2026. Signed: Jaden Benefeld, General Partner. This statement is filed with the County Clerk of Los Angeles County on: 6/3/26. 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) 6/1/26, 6/18/26, 6/25/26, 7/2/26 201  
FICTITIOUS BUSINESS NAME STATEMENT: 2026121337 The following person(s) is/ are doing business as: AVALON TRUCK STOP. 11507 Alameda St. Los Angeles, CA

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90059. County of Los Angeles. TEZSAN, INC. 800 Washington Blvd. Montebello, CA 90640. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Miguel Sanchez, President. This statement is filed with the County Clerk of Los Angeles County on: 6/3/26. 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) 6/11/26, 6/18/26, 6/25/26, 7/2/26 2026

FICTITIOUS BUSINESS NAME STATEMENT: 2026120482 The following person(s) is/are doing business as: NEXTHOME LIVING. AON: B20260173913. 1569 S. Crescent Heights. Los Angeles, CA 90059. County of Los Angeles. TEZSAN, INC. 800 Washington Blvd. Montebello, CA 90640. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Robyn Jones, CEO. This statement is filed with the County Clerk of Los Angeles County on: 6/2/26. 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) 6/11/26, 6/18/26, 6/25/26, 7/2/26 2026

FICTITIOUS BUSINESS NAME STATEMENT: 2026119932 The following person(s) is/are doing business as: THE CRESTED SAGUARO. 1543Z Hartland Street, Van Nuys, CA 91406. County of Los Angeles. ANNA MILSTONE CASPI. 1543Z Hartland Street, Van Nuys, CA 91406. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/20/26. Signed: Anna Milstone Caspi, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/2/26. 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) 6/11/26, 6/18/26, 6/25/26, 7/2/26 2026

FICTITIOUS BUSINESS NAME STATEMENT: 2026125020 The following person(s) is/are doing business as: THE TAX TOAD PRIVATE ADVISORY. 149 S. Roxbury Dr 202. Beverly Hills, CA 90212. County of Los Angeles. LEISAN RAKHAN. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/20/26. Signed: Leisan Rakhan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/8/26. 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) 6/11/26, 6/18/26, 6/25/26, 7/2/26 2026

FICTITIOUS BUSINESS NAME STATEMENT: 2026109431. The following person(s) is/are doing business as: MAROLI MEDICAL TRANSPORT LLC. 11111 CUMPSTON ST APT 610 NORTH HOLLYWOOD CA 91601. BA2 610 LOS ANGELES CA 91601. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 04/20/26 Signed: EDUARD OVANESIAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 05/18/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,169

FICTITIOUS BUSINESS NAME STATEMENT: 2026119717. The following person(s) is/are doing business as: ANDY'S PLUMBING AND DRAIN. 8040 VANTAGE AVE NORTH HOLLYWOOD CA 91605. ANDY'S PLUMBING & DRAIN SERVICES INC. 8040 VANTAGE AVE NORTH HOLLYWOOD CA 91605. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/26 Signed: VAHE YERANYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/01/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,169

FICTITIOUS BUSINESS NAME STATEMENT: 2026119851. The following person(s) is/are doing business as: AGAI WALLPAPER & INSTALLATION. 4021 VIA MARINA APT D-211 MARINA DEL REY CA 90292. AGAI ACTIONS LLC. 4021 VIA MARINA APT D-211 MARINA DEL REY CA 90292. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/26 Signed: RAKHMAN AGAIGELDIEV, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 06/02/2026. 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 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,171

FICTITIOUS BUSINESS NAME STATEMENT: 2026100183. The following person(s) is/are doing business as: LUNACI. 1920 HILLHURST AVENUE NO. 1041 LOS ANGELES CA 90027. This business is conducted by: A CORPORATION. This 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,170

FICTITIOUS BUSINESS NAME STATEMENT: 2026118970. The following person(s) is/are doing business as: CHARM POSTPARTUM CARE. 1354 N HARPER AVE SUITE 108 WEST HOLLYWOOD CA 90046. 3757319. CHARM MEDIA FILMS INC. 1354 N HARPER AVE SUITE 108 WEST HOLLYWOOD CA 90046. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/26 Signed: ANASTACIA MCPHERSON, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/01/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,172

FICTITIOUS BUSINESS NAME STATEMENT: 2026121315. The following person(s) is/are doing business as: PROFESSIONAL SEWING PRODUCTS. 3957 S HILL ST 2ND FLOOR LOS ANGELES CA 90037. G KAGAN AND SONS INC. 3957 S HILL ST 2ND FLOOR LOS ANGELES CA 90037. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: JED KAGAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,172

FICTITIOUS BUSINESS NAME STATEMENT: 2026121315. The following person(s) is/are doing business as: PROFESSIONAL SEWING PRODUCTS. 3957 S HILL ST 2ND FLOOR LOS ANGELES CA 90037. G KAGAN AND SONS INC. 3957 S HILL ST 2ND FLOOR LOS ANGELES CA 90037. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: JED KAGAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,172

FICTITIOUS BUSINESS NAME STATEMENT: 2026121661. The following person(s) is/are doing business as: 24SEVEN RENT NOW. 4761 W CENTURY BLVD INGLEWOOD CA 90304. NERI & NIAM ASSOCIATES. 4761 W CENTURY BLVD INGLEWOOD CA 90304. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: DANIELLE DUDLEY, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,174

FICTITIOUS BUSINESS NAME STATEMENT: 2026121305. The following person(s) is/are doing business as: FOURSQUARE PUBLISHING. 235 S GLENORA #184 GLENORA CA 91749. B2026009406. THE THERAPEUTIC BOX LLC. BOX 43 SAN DIMAS CA 91773. 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: MAKENSY CELESTINE, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,175

FICTITIOUS BUSINESS NAME STATEMENT: 2026108121. The following person(s) is/are doing business as: RAT STUDIO; EARLY MODERN HUMANS; EARLY MODERN HUMANS WORLD; DRAWN BY JAKE. 13811 ELDRIDGE AVE SYLMAR CA 91342. JACOB KUYKENDALL. 1711 EWING ST LOS ANGELES CA 90026. BENJAMIN KAUFMAN. 13811 ELDRIDGE AVE SYLMAR CA 91342. This business is conducted by: A GENERAL PARTNERSHIP. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: BENJAMIN KAUFMAN, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 05/15/2026. 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&P) Published: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,176

FICTITIOUS BUSINESS NAME STATEMENT: 2026122662. The following person(s) is/are doing business as: THINK INVISIBLE. 522 CRANE BLVD LOS ANGELES CA 90065. ALEXANDRE LEGRAND-WITTICH. 522 CRANE BLVD LOS ANGELES CA 90065. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: ALEXANDRE LEGRAND-WITTICH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/04/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,177

FICTITIOUS BUSINESS NAME STATEMENT: 2026122063. The following person(s) is/are doing business as: ISAAC'S TEST ONLY. 3395 ORANGE AVE SIGNAL HILL CA 90755. YIS AUTO SERVICES INC. 6941 ELM AVE CYPRESS CA 90630-4974. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: ABUL QADIR, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 06/04/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,178

FICTITIOUS BUSINESS NAME STATEMENT: 2026122119. The following person(s) is/are doing business as: PURE BOTANIQUE. 245 MAIN ST VENICE CA 90291. STERLING WELLNESS HOLDINGS LLC. 325 S CHAPEL AVE ALHAMBRA CA 91801. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/20/26 Signed: GEN LI, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 06/04/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,181

FICTITIOUS BUSINESS NAME STATEMENT: 2026117879. The following person(s) is/are doing business as: INTERIOR ELEMENTS. 12625 BROOKLAKE ST LOS ANGELES CA 90066. SUSAN PASSARO. 12625 BROOKLAKE ST LOS ANGELES CA 90066. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/20/05 Signed: SUSAN PASSARO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/29/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,180

FICTITIOUS BUSINESS NAME STATEMENT: 2026104719. The following person(s) is/are doing business as: AME'S MINI PANCAKES. 8344 LULLABY LANE PANORAMA CITY CA 91402. FRANCISCO PAVON. 8344 LULLABY LANE PANORAMA CITY CA 91402. AMELIA VAZQUEZ. 8344 LULLABY LANE PANORAMA CITY CA 91402. This business is conducted by: A MARRIED COUPLE. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/26 Signed: FRANCISCO PAVON, HUSBAND. This statement is filed with the County Clerk of Los Angeles County on: 05/12/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,181

FICTITIOUS BUSINESS NAME STATEMENT: 2026123214. The following person(s) is/are doing business as: NALSBYMICHELLE. 1252 E 88TH PLACE LOS ANGELES CA 90002. MITCHELE CABRERA-HERMANDEZ. 1252 E 88TH PLACE LOS ANGELES CA 90002. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/20/26 Signed: MITCHELE CABRERA-HERMANDEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/05/2026. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,183

FICTITIOUS BUSINESS NAME STATEMENT: 2026107888. The following person(s) is/are doing business as: EDGE NODE SOLUTIONS. 1903 E 8TH ST LONG BEACH CA 90813-5108. JOSEPH NARCISO. 1903 E 8TH ST LONG BEACH CA 90813-5108. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 02/20/26 Signed: JOSEPH NARCISO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/11/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,184

FICTITIOUS BUSINESS NAME STATEMENT: 2026124029. The following person(s) is/are doing business as: D'LUXE ESTHETICS SKINCARE & WELLNESS. 18570 SHERMAN WAY SUITE A RESEDA CA 91335. JENIFER TATIANA ARAGON. 18570 SHERMAN WAY SUITE A RESEDA CA 91335. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/26/2026 Signed: JENIFER TATIANA ARAGON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/05/2026. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,186

FICTITIOUS BUSINESS NAME STATEMENT: 2026099870. The following person(s) is/are doing business as: BUZJU. 656 SOUTH BURNSIDE AVE 7 LOS ANGELES CA 90036. BLUEROUND LLC. 656 SOUTH BURNSIDE AVE 7 LOS ANGELES CA 90036. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/20/2020 Signed: VICTOR ADEEB JR, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 05/05/2026. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,187

FICTITIOUS BUSINESS NAME STATEMENT: 2026118927. The following person(s) is/are doing business as: OBSCUR FLOWERS. 3205 LOS FELIZ BLVD 13-125 LOS ANGELES CA 90039. KIRA VIRZHE DESIGN LLC. 3205 LOS FELIZ BLVD 13-125 LOS ANGELES CA 90039. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/26 Signed: KIRA VIRZHE, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 06/01/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,188

FICTITIOUS BUSINESS NAME STATEMENT: 2026111982. The following person(s) is/are doing business as: POLYDOT PRINT. 12155 MORA DR STE 13 SANTA FE SPRINGS CA 90670. ARACELY BALTOADANO. 12155 MORA DR STE 13 SANTA FE

SPRINGS CA 90670. ABRAHAM BALTOADANO. 12155 MORA DR STE 13 SANTA FE SPRINGS CA 90670. This business is conducted by: MARRIED COUPLE. Registrant commenced to transact business under the fictitious business name(s) listed above on: 02/20/201 Signed: ARACELY BALTOADANO, WIFE. This statement is filed with the County Clerk of Los Angeles County on: 05/21/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,189

FICTITIOUS BUSINESS NAME STATEMENT: 2026121443. The following person(s) is/are doing business as: FRUTAS CARMENCITA. 16446 SAN FERNANDO MISSION BLVD GRANADA HILLS CA 91344. MARITZA ZENAIDA MENDIETA. 16446 SAN FERNANDO MISSION BLVD GRANADA HILLS CA 91344. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/26 Signed: MARITZA ZENAIDA MENDIETA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,190

FICTITIOUS BUSINESS NAME STATEMENT: 2026106670. The following person(s) is/are doing business as: FLOUR HOUSE. 10311 CARROLL LN AGUA DULCE CA 91390. B20260163316. LA FINCA AGUA DULCE LLC. 10311 CARROLL LN AGUA DULCE CA 91390. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/26 Signed: SOPHIA CHAVEZ, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 05/07/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,191

FICTITIOUS BUSINESS NAME STATEMENT: 2026120917. The following person(s) is/are doing business as: PRO VINYL & ALUMINUM FENCING. 2070 FLOYD ST BURBANK CA 91504. VINYL FENCE LA INC. 2070 FLOYD ST BURBANK CA 91504. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/26 Signed: ARTURU MNATSKANYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,192

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 26NWCPO0210  
05/29/2026  
KARINA ALONSO BOJORQUEZ  
12006 PATTON RD  
DOWNEY CA 90242  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
12720 NORWALK BLVD ROOM 101  
NORWALK CA 90650  
NORWALK COURTHOUSE  
PETITION OF: KARINA ALONSO BOJORQUEZ for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: KARINA ALONSO BOJORQUEZ filed a petition with this court for a decree changing names as follows:  
Present name: KARINA ALONSO BOJORQUEZ  
Proposed name: KARINA ALONSO  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
NOTICE OF HEARING Date: 07/24/2026 Time: 8:30AM Dept: C Room: 312  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY  
Signed: LEE W TSOA, Judge of the Superior Court  
Date: 05/29/2026  
Published: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,193

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 26SMCP00265  
06/04/2026  
JOSEPH ERNEST LUNA  
11251 PEARL STREET  
LOS ANGELES CA 90064  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
1725 MAIN STREET  
SANTA MONICA CALIFORNIA 90401  
SANTA MONICA  
PETITION OF: JOSEPH ERNEST LUNA for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: JOSEPH ERNEST LUNA filed a petition with this court for a decree changing names as follows:  
Present name: JOSEPH ERNEST LUNA  
Proposed name: ERNIE BERNUM LUNA  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
NOTICE OF HEARING Date: 07/24/2026 Time: 8:30AM Dept: K Room:  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY  
Signed: LAWRENCE H CHO, Judge of the Superior Court  
Date: 06/04/2026  
Published: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,194

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 26STCP01983  
05/28/2026  
LEESHAWN ASHLEY KEYOMI ROBERTSON  
4040 E AVE S  
PALMDALE CA 93552  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
111 N MAIN ST  
LOS ANGELES CA 90012  
STANLEY MOSK COURTHOUSE  
PETITION OF: LEESHAWN ASHLEY KEYOMI ROBERTSON for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: LEESHAWN ASHLEY KEYOMI ROBERTSON filed a petition with this court for a decree changing names as follows:  
Present name: LEESHAWN ASHLEY KEYOMI ROBERTSON  
Proposed name: LEESHAWN ASHLEY KEYOMI TANNER  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
NOTICE OF HEARING Date: 09/14/2026 Time: 8:30AM Dept: 529 Room:  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY  
Signed: VIRGINIA KEENEY, Judge of the Superior Court  
Date: 05/28/2026  
Published: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 TBS 13,195

FICTITIOUS BUSINESS NAME STATEMENT: 2026093658  
The following person(s) is/are doing business as: CARRIE A TUNE. 2337 E. 2ND STREET, LONG BEACH, CA 90803. LOS ANGELES, CATHERINE CARRIE ROTHENBERG-ERVIN. 2337 E. 2ND STREET, LONG BEACH, CA 90803. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on N/A. Signed CATHERINE CARRIE ROTHENBERG-ERVIN, 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: 04/29/2026. 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 NIN 50976

FICTITIOUS BUSINESS NAME STATEMENT: 2026120666  
The following person(s) is/are doing business as: PCH PLANNING & DESIGN. 8504 FIRESTONE BLVD UNIT #240, DOWNEY, CA 90241. LOS ANGELES, APOLINAR CARRILLO. 8504 FIRESTONE BLVD UNIT #240, DOWNEY, CA 90241. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on N/A. Signed APOLINAR CARRILLO, 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: 06/01/2026. 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 Code.) Published: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 NIN 50976

FICTITIOUS BUSINESS NAME STATEMENT: 2026120418  
The following person(s) is/are doing business as: AMPROUTE ELECTRIC, 13405 ARTESIA BLVD #100, CERRITOS, CA 90703, LOS ANGELES, JMX ELECTRICAL INC, 113405 ARTESIA BLVD, CERRITOS, CA 90241, CA. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 11/1982. Signed JOSE SANCHEZ, 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: 06/02/2026. 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 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 NIN 50977

FICTITIOUS BUSINESS NAME STATEMENT: 2026120418  
The following person(s) is/are doing business as: AMPROUTE ELECTRIC, 13405 ARTESIA BLVD #100, CERRITOS, CA 90703, LOS ANGELES, JMX ELECTRICAL INC, 113405 ARTESIA BLVD, CERRITOS, CA 90241, CA. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 11/1982. Signed JOSE SANCHEZ, 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: 06/02/2026. 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 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: 06/11/2026, 06/18/2026, 06/25/2026, 07/02/2026 NIN 50977

Case Number: 26STCP01785  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
1111 N Hill St.  
Los Angeles, CA 90012  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Bradley Lane Whaley  
Petitioner: Bradley Lane Whaley  
Present name: Bradley Lane Whaley  
Proposed name: Bradley Shonder Calhoun  
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: 6/28/26 Time: 8:30a Dept: 529 Rm: 529  
A copy of this Order to Show Cause shall be published at least once



for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY

Signed: LAWRENCE H CHO, Judge of the Superior Court  
Date: 06/12/2026  
Published: 06/18/2026, 06/25/2026, 07/02/2026, 07/09/2026TBS 13,240  
FICTITIOUS BUSINESS NAME STATEMENT: 2026127040  
The following person(s) is/are doing business as: SUPER CLEAN QUIROZ, 11829 ROSETON AVE, NORWALK, CA 90650, LOS ANGELES, HISMANIA J QUIROZ ARANA, 11829 ROSETON AVE, NORWALK, CA 90650. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on N/A. Signed HISMANIA J QUIROZ ARANA, 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: 06/10/2026. 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 Code.) Published: 06/18/2026, 06/25/2026, 07/02/2026, 07/09/2026 NIN 50978  
FICTITIOUS BUSINESS NAME STATEMENT: 2026127837  
The following person(s) is/are doing business as: DANIEL DANNY 8800 BURNET AVE UNIT 16, NORTH HILLS, CA 91343, LOS ANGELES, MARIA GUADALUPE AYALA, 8800 BURNET AVE UNIT 16, NORTH HILLS, CA 91343. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on N/A. Signed MARIA GUADALUPE AYALA, 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: 06/10/2026. 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 Code.) Published: 06/18/2026, 06/25/2026, 07/02/2026, 07/09/2026 NIN 50979

FICTITIOUS BUSINESS NAME STATEMENT: 2026111675 The following person(s) is/are doing business: BART'S CHARCOAL GRILL, 7225 W SUNSET BLVD LOS ANGELES CA 90046-3405. COUNTY OF LOS ANGELES.CONE ZONE INC., CA (6527832), 14207 GAULT ST VAN NUYS CA 91405. This business is conducted by a CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: VARDAN BOGACHADZHANYAN as PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 05/20/2026. 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: 06/18/26, 06/25/26, 07/02/26, 07/09/2026 JH307

FICTITIOUS BUSINESS NAME STATEMENT: 2026111731 The following person(s) is/are doing business as: HIS&HER BAIL BONDS, 17631 VENTURA BLVD UNIT 127, ENCINO CA 91316. COUNTY OF LOS ANGELES.NETRAM ENTERPRISES INC, CA(15249155), 17631 VENTURA BLVD UNIT 127 ENCINO CA 91316. This business is conducted by: a CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: SONIA MIKAEILIAN as CEO. This statement is filed with the County Clerk of Los Angeles County on 05/20/2026. 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: 06/18/26, 06/25/26, 07/02/26, 07/09/2026 JH308

FICTITIOUS BUSINESS NAME STATEMENT: 2026111897 The following person(s) is/are doing business as: ESTEFANIA MENDOZA SOLAR BUSINESS, 6230 RESEDA BLVD, APT 209, TARZANA CA 91335. COUNTY OF LOS ANGELES. GREENLIGHT SOLAR ENERGY LLC, CA(B20250301440), 6230 RESEDA BLVD APT 209, TARZANA CA 91335. This business is conducted by a LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ESTEFANIA MENDOZA MORALES as CEO. This statement is filed with the County Clerk of Los Angeles County on 05/20/2026. 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: 06/18/26, 06/25/26, 07/02/26, 07/09/2026 JH309

FICTITIOUS BUSINESS NAME STATEMENT: 2026114861 The following person(s) is/are doing business as: 1. CORONA ADVANCED DENTISTRY 2. CORONA ADVANCED DENTISTRY, DENTAL OFFICE OF DR ISAAC KAHEN KASHANI, 16055 VENTURA BOULEVARD, SUITE 510, ENCINO, CA 91436. COUNTY OF LOS ANGELES. KASHANI CORONA DENTAL GROUP, A PROFESSIONAL DENTAL CORPORATION, CA (B20260213537), 16055 VENTURA BOULEVARD, SUITE 510, ENCINO CA 91436. This business is conducted by: a CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: DR. ISAAC KAHEN KASHANI as PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on 05/26/2026. 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: 06/18/26, 06/25/26, 07/02/26, 07/09/2026 JH310

FICTITIOUS BUSINESS NAME STATEMENT: 2026121558 The following person(s) is/are doing business as: HAYA USA, 5851 SATSUMA AVE, NORTH HOLLYWOOD, CA 91601. COUNTY OF LOS ANGELES.HASMIK MANOYAN, 5851 SATSUMA AVE NORTH HOLLYWOOD, CA 91601. This business is conducted by: an INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: HASMIK MANOYAN as OWNER. This statement is filed with the County Clerk of Los Angeles County on 05/03/2026. 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: 05/14/26, 05/21/26, 05/28/26, 06/04/2026 JH311

FICTITIOUS BUSINESS NAME STATEMENT: 2026121560 The following person(s) is/are doing business as: ART & CO, 370 W WILSON AVE, APT 102, GLENDALE, CA 91203. COUNTY OF LOS ANGELES. ARTAK AGHAJANYAN, 370 W WILSON AVE APT 102, GLENDALE CA 91203. This business is conducted by: an INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ARTAK AGHAJANYAN as OWNER. This statement is filed with the County Clerk of Los Angeles County on 05/03/2026. 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: 05/14/26, 05/21/26, 05/28/26, 06/04/2026 JH312

Patricia Monic Lozano  
Case Number: 26ZMCP00119  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
200 W. Compton Bldg  
Room 2020  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Patricia Monic Lozano  
Petitioner: Patricia Monic Lozano  
Present name: Patricia Monic Lozano  
Proposed name: Patricia Castellanos Cruz  
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: 8/25/26 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: 6/18/26, Signed: Michael B. Wilson, Judge of the Superior Court Published: 6/25/26, 7/2/26, 7/9/26, 7/16/26 213

Terry Easton Aurthy  
Case Number: 26LBCPO0200  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
275 Magnolia Ave  
Long Beach, CA 90802  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Terry Easton Aurthy  
Petitioner: Terry Easton Aurthy  
Present name: Terry Easton Aurthy  
Proposed name: Terry Easton Autrey  
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: 7/28/26 Time: 8:30a Dept: S26 Rm: 5500  
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: 6/18/26, Signed: Michael P. Valencia, Judge of the Superior Court Published: 6/18/26, 6/25/26, 7/2/26, 7/9/26 212

Terry Easton Aurthy  
Case Number: 26LBCPO0200  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
275 Magnolia Ave  
Long Beach, CA 90802  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Terry Easton Aurthy  
Petitioner: Terry Easton Aurthy  
Present name: Terry Easton Aurthy  
Proposed name: Terry Easton Autrey  
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: 7/28/26 Time: 8:30a Dept: S26 Rm: 5500  
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: 6/18/26, Signed: Michael P. Valencia, Judge of the Superior Court Published: 6/18/26, 6/25/26, 7/2/26, 7/9/26 213

Claudia Moreno  
Case Number: 26NWCPO0238  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
12720 Norwalk Bl  
Norwalk, CA 90650  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Claudia Moreno  
Petitioner: Claudia Moreno  
Present name: Claudia Moreno  
Proposed name: Claudia Adelina Moreno  
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: 8/10/26 Time: 8:30a Dept: L Rm: 5th Floor  
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: 6/17/26, Signed: Lee W. Tsao, Judge of the Superior Court Published: 6/18/26, 6/25/26, 7/2/26, 7/9/26 214

Diane Marisol Nario  
Case Number: 26STPC02068  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
111 N Hill St  
Los Angeles, CA 90012  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Diane Marisol Nario  
Petitioner: Diane Marisol Nario  
Present name: Diane Marisol Nario  
Proposed name: Diana Marisol Solis Vale  
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: 8/10/26 Time: 8:30a Dept: L Rm: 5th Floor  
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: 6/17/26, Signed: Virginia Keeny, Judge of the Superior Court Published: 6/18/26, 6/25/26, 7/2/26, 7/9/26 215

FICTITIOUS BUSINESS NAME STATEMENT: 2026117936 The following person(s) is/are doing business as: ACE COMMERCIAL REAL ESTATE, 9255 Sunset Blvd 1000, West Hollywood, CA 90069. County of Los Angeles. ACE REAL ESTATE AGENCY,P.O. Box 18474, Los Angeles, CA 90018. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 5/20/26. Signed: Amador Castellanos, CEO. This statement is filed with the County Clerk of Los Angeles County on: 5/29/26. 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) 6/18/26, 6/25/26, 7/2/26, 7/9/26 216

FICTITIOUS BUSINESS NAME STATEMENT: 2026129934 The following person(s) is/are doing business as: PARIMOSA, 272 S. Rexford Dr Apt. 306, Beverly Hills, CA 90212. County of Los Angeles. DARYOUSH BAGHERIAN, 272 S. Rexford Dr Apt. 306, Beverly Hills, CA 90212. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Daryoush Bagherian, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/15/26. 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) 6/18/26, 6/25/26, 7/2/26, 7/9/26 217

FICTITIOUS BUSINESS NAME STATEMENT: 2026125260 The following person(s) is/are doing business as: ALL CITY WINDOW FILM SOLUTIONS, 10950 Luford Street Suite 24, Sun Valley, CA 91352. County of Los Angeles. ZACHARY BRIGGS, 10950 Luford Street Suite 24, Sun Valley, CA 91352. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Zachary Briggs, Owner. This statement is filed with the County Clerk of Los Angeles County on: 6/8/26. 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) 6/18/26, 6/25/26, 7/2/26, 7/9/26 218

FICTITIOUS BUSINESS NAME STATEMENT: 2026127449 The following person(s) is/are doing business as: CIG ZONE 3, 13760 Foothill Boulevard, Unit A-B, Sylmar, CA 91342. County of Los Angeles. GHADA ELHABI; RAJ ELAAWAR, 13760 Foothill Boulevard, Unit A-B, Sylmar, CA 91342. This business is conducted by: General Partners. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Ghada Elhabi, Partner . This statement is filed with the County Clerk of Los Angeles County on: 6/10/26. 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) 6/18/26, 6/25/26, 7/2/26, 7/9/26 219

Robyn Renee Ramos  
Case Number: 26STPC02246  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
111 N Hill St  
Los Angeles, CA 90012  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Robyn Renee Ramos  
Petitioner: Robyn Renee Ramos  
Present name: Robyn Renee Ramos  
Proposed name: Robyn Renee Ruiz Ramos  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
NOTICE OF HEARING Date: 10/5/26 Time: 8:30a Dept: 529 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: 6/18/26, Signed: Virginia Keeny, Judge of the Superior Court Published: 6/18/26, 6/25/26, 7/2/26, 7/9/26 220

FICTITIOUS BUSINESS NAME STATEMENT: 2026102330. The following person(s) is/are doing business as: AIR RELAX; ORANGE TREE TRADE, 347 SOUTH STIMSON AVE UNIT A09 CITY OF INDUSTRY CA 91744. 3200195. DIODE ART ENGINEERING, 347 SOUTH STIMSON AVE UNIT A09 CITY OF INDUSTRY CA 91744. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 04/2021 Signed: BEOMJMOON LEE, CEO. This statement is filed with the County Clerk of Los Angeles County on: 05/08/2026. 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: 06/18/2026, 06/25/2026, 07/02/2026, 07/09/2026 13,241

FICTITIOUS BUSINESS NAME STATEMENT: 2026129062. The following person(s) is/are doing business as: RANDALL HOLMES CONSTRUCTION, 5344 WEST 118TH STREET INGLEWOOD CA 90304. RANDALL HOLMES, 5344 WEST 118TH STREET INGLEWOOD CA 90304. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: RANDALL HOLMES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/12/2026. NOTICE - This fictitious name state-

ment 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: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,242  
FICTITIOUS BUSINESS NAME STATEMENT: 2026130770. The following person(s) is/are doing business as: NUTRI YOGURT, 15115 PARTHENIA ST 164 NORTH HILLS CA 91343. MARLEN MENDEZ AGUILAR, 15115 PARTHENIA ST 164 NORTH HILLS CA 91343. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/2026 Signed: MARLEN MENDEZ AGUILAR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/15/2026. 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&P) Published: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,243

FICTITIOUS BUSINESS NAME STATEMENT: 2026131133. The following person(s) is/are doing business as: STRIDE THERAPY, 7906 SANTA MONICA BLVD SUITE 214 LOS ANGELES CA 90046. STRIDE CONSUMER, 7906 SANTA MONICA BLVD SUITE 214 LOS ANGELES CA 90046. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/2026 Signed: ALEX BARRAGAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 06/16/2026. 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: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,244

FICTITIOUS BUSINESS NAME STATEMENT: 2026130789. The following person(s) is/are doing business as: LEANI THERAPY, 120 N VICTORY BLVD SUITE 206 BURBANK CA 91502. 55077777. LEANI INC. 120 N VICTORY BLVD SUITE 206 BURBANK CA 91502. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/2026 Signed: ANI SEDRAKYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/15/2026. 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&P) Published: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,245

FICTITIOUS BUSINESS NAME STATEMENT: 2026131674. The following person(s) is/are doing business as: THE TAX SOURCE, 8811 SEPULVEDA BLVD 2341 NORTH HILLS CA 91343. ARIANNA HOWARD, 8811 SEPULVEDA BLVD 2341 NORTH HILLS CA 91343. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/2026 Signed: ARIANNA HOWARD, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/16/2026. 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: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,246

FICTITIOUS BUSINESS NAME STATEMENT: 2026123017. The following person(s) is/are doing business as: PINNACLE RECOVERY, 10760 VENTURA BLVD UNIT 2E STUDIO CITY CA 91604. Pinnacle Wellness Center LLC, 10700 VENTURA BLVD UNIT 2E STUDIO CITY CA 91604. 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: VARDAN TSARUKYAN, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 06/04/2026. 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: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,247

FICTITIOUS BUSINESS NAME STATEMENT: 2026123014. The following person(s) is/are doing business as: SWIFT MEDICAL TRANSPORTATION, 600 W BROADWAY ST STE 220 GLENDALE CA 91204. SWIFT MEDICAL, 600 W BROADWAY ST STE 220 GLENDALE CA 91204. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 12/2021 Signed: VARDAN TSARUKYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 06/04/2026. 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: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,248

FICTITIOUS BUSINESS NAME STATEMENT: 2026129767. The following person(s) is/are doing business as: PIANALAND, 1220 W GLENOAKS BLVD UNIT 103 GLENDALE CA 91201. PIANALAND PIANO STUDIO LLC, 1220 W GLENOAKS BLVD UNIT 103 GLENDALE CA 91201. 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: ARBI HARABERIAN, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 06/12/2026. 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: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,249

FICTITIOUS BUSINESS NAME STATEMENT: 2026133156. The following person(s) is/are doing business as: THAK SHOP, LLC, 7136 OWENSOUTH AVE CANOGA PARK CA 91303. THAK SHOP, LLC, 7136 OWENSOUTH AVE CANOGA PARK CA 91303. 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: JUANA CHAY CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/17/2026. 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: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,250

FICTITIOUS BUSINESS NAME STATEMENT: 2026132444. The following person(s) is/are doing business as: BYW MEDICAL LOGISTICS, 6128 ENCINITA AVE TEMPLE CITY CA 91780. BUILD YOUR WAY CONSTRUCTION LLC, 6128 ENCINITA AVE TEMPLE CITY CA 91780. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/2026 Signed: KEVIN LIENG, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 06/17/2026. 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: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,252

FICTITIOUS BUSINESS NAME STATEMENT: 2026124242. The following person(s) is/are doing business as: CIRCLE OF PROFESSIONALS, 18700 GILMORE ST RESEDA CA 91335. YASSMINA A FLORES, 18700 GILMORE ST RESEDA CA 91335. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 11/2023 Signed: YASSMINA A FLORES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/05/2026. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,253

FICTITIOUS BUSINESS NAME STATEMENT: 2026133850. The following person(s) is/are doing business as: CG FENCING, 8526 INTERNATIONAL AVE 4 CANOGA PARK CA 91304. CRUZ GUACHIACGUARCHA, 8526 INTERNATIONAL AVE 4 CANOGA PARK CA 91304. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: CRUZ GUACHIACGUARCHA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/18/2026. 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: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,254

FICTITIOUS BUSINESS NAME STATEMENT: 2026121788. The following person(s) is/are doing business as: SIGN & BEYOND, 28 N 3RD ST APT B502 ALHAMBRA CA 91801. JOO YOUNG ROH, 28 N 3RD ST APT B502 ALHAMBRA CA 91801. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: JOO YOUNG ROH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/22/2026. 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: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,255

is/are doing business as: SIGNATURE SUPPLIES LA, 14514 CERRITOS AVE BELLFLOWER CA 90706. MAYRA MARTINEZ, 14514 CERRITOS AVE BELLFLOWER CA 90706. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/2026 Signed: MAYRA MARTINEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/03/2026. 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: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,255

FICTITIOUS BUSINESS NAME STATEMENT: 2026127727. The following person(s) is/are doing business as: ALGORITHMS, P.O BOX 470184 LOS ANGELES CA 90047. PROVINE MCCLORIA III, O BOX 470184 LOS ANGELES CA 90047. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: PROVINE MCCLORIA III, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/10/2026. 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



on: 06/25/2026. 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: 07/02/2026, 07/09/2026, 07/16/2026, 07/23/2026 TBS 13, 296 FICTITIOUS BUSINESS NAME STATEMENT: 2026113727. The following person(s) is/are doing business as: TWENTY PAWDIES, 744 S FIGUEROA ST APT 2312 LOS ANGELES CA 90017. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/2026 Signed: CHUN WAH CHAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/22/2026. 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: 07/02/2026, 07/09/2026, 07/16/2026, 07/23/2026 TBS 13, 297

FICTITIOUS BUSINESS NAME STATEMENT: 2026135141. The following person(s) is/are doing business as: STAR MOTEL, 6300 LONG BEACH BLVD LONG BEACH CA 90805. SHARAD PATEL, 6300 LONG BEACH BLVD LONG BEACH CA 90805. KAPLABEN PATEL, 6300 LONG BEACH BLVD LONG BEACH CA 90805 This business is conducted by: A MARRIED COUPLE. Registrant commenced to transact business under the fictitious business name(s) listed above on: 05/20/2021 Signed: SHARAD PATEL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/22/2026. 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: 07/02/2026, 07/09/2026, 07/16/2026, 07/23/2026 TBS 13,298 FICTITIOUS BUSINESS NAME STATEMENT: 2026140872. The following person(s) is/are doing business as: PROVIDENCE ACUPUNCTURE CLINIC, 7128 PACIFIC BLVD SUITE H HUNTINGTON PARK CA 90255. JONG SOO SUN, 2132 ASSOCIATED RD APT B FULLERTON CA 92831. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: JONG SOO SUN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/26/2026. 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: 07/02/2026, 07/09/2026, 07/16/2026, 07/23/2026 TBS 13,299

FICTITIOUS BUSINESS NAME STATEMENT: 2026133032. The following person(s) is/are doing business as: CRESTPOINT PROPERTY CARE, LIMITLESS PERFORMANCE & REPAIR, 584 MAR VISTA AVE PASADENA CA 91106. NAJERA VENTURES LLC, 584 MAR VISTA AVE PASADENA CA 91106. 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: RAUL NAJERA, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 06/17/2026. 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: 07/02/2026, 07/09/2026, 07/16/2026, 07/23/2026 TBS 13,300 FICTITIOUS BUSINESS NAME STATEMENT: 2026140971. The following person(s) is/are doing business as: BLEU KAI BOOKKEEPING, 2314 MOSS AVENUE LOS ANGELES CA 90065. PATRICIA VILASENOR, 2314 MOSS AVENUE LOS ANGELES CA 90065. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: PATRICIA VILASENOR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/29/2026. 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: 07/02/2026, 07/09/2026, 07/16/2026, 07/23/2026 TBS 13,301

FICTITIOUS BUSINESS NAME STATEMENT: 2026138592. The following person(s) is/are doing business as: SIMS MATH & LEARNING CONSULTING, 3663 KEYSTONE AVENUE #1 LOS ANGELES CA 90034. JACQUELYN M SIMS, 3663 KEYSTONE AVENUE #1 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: 01/20/26 Signed: JACQUELYN M SIMS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/24/2026. 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: 07/02/2026, 07/09/2026, 07/16/2026, 07/23/2026 TBS 13,303 FICTITIOUS BUSINESS NAME STATEMENT: 2026138614. The following person(s) is/are doing business as: MARINA'S CLEANING & DETAILING, 6626 ELMER AVE 2 NORTH HOLLYWOOD CA 91606. MARINA CORNEJO DE URRUTIA, 6626 ELMER AVE 2 NORTH HOLLYWOOD CA 91606. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/20/26 Signed: MARINA CORNEJO DE URRUTIA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/24/2026. 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: 07/02/2026, 07/09/2026, 07/16/2026, 07/23/2026 TBS 13,304

FICTITIOUS BUSINESS NAME STATEMENT: 2026141668. The following person(s) is/are doing business as: VISTA REAL ESTATE MANAGEMENT, 16902 BEDFORD LN HUNTINGTON BEACH CA 92649-4202. ZENOYV JAKYMIW, 16902 BEDFORD LN HUNTINGTON BEACH CA 92649-4202. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: ZENOYV JAKYMIW, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/29/2026. 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: 07/02/2026, 07/09/2026, 07/16/2026, 07/23/2026 TBS 13,306 FICTITIOUS BUSINESS NAME STATEMENT: 2026138153. The following person(s) is/are doing business as: YOE GOLF EQUIPMENT, EVALUATION, AND SALES, 16910 S ORCHARD AVE GARDENA CA 90247. JOSEPH HOWERTON, 16910 S ORCHARD AVE GARDENA CA 90247. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: JOSEPH HOWERTON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/24/2026. 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: 07/02/2026, 07/09/2026, 07/16/2026, 07/23/2026 TBS 13,307

FICTITIOUS BUSINESS NAME STATEMENT: 2026138153. The following person(s) is/are doing business as: YOE GOLF EQUIPMENT, EVALUATION, AND SALES, 16910 S ORCHARD AVE GARDENA CA 90247. JOSEPH HOWERTON, 16910 S ORCHARD AVE GARDENA CA 90247. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A Signed: JOSEPH HOWERTON, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/24/2026. 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: 07/02/2026, 07/09/2026, 07/16/2026, 07/23/2026 TBS 13,308

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case Number: 26TRCPO0217  
06/22/2026  
UCHECHI CHIMA UBA  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
825 MAPLE AVE  
TORRANCE CA 90503  
SOUTHWEST DISTRICT/TORRANCE COURTHOUSE  
PETITION OF: UCHECHI CHIMA UBA for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: UCHECHI CHIMA UBA filed a petition with this court for a decree changing names as follows:  
Present name: UCHECHI CHIMA UBA  
Proposed name: AGWUCHERI AQUAXIGBO QUANTILLION  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 08/14/2026 Time: 8:30AM Dept: E Room: 500  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY  
Signed: ALAN B HONEYCUTT, Judge of the Superior Court  
Date: 06/22/2026  
Published: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,309

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 26CMCP00118  
06/16/2026  
MAKOA TUISALOO MILLER  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
LOS ANGELES SUPERIOR COURT  
SOUTH CENTRAL DISTRICT  
200 W COMPTON BLVD  
COMPTON CA 90220  
PETITION OF: MAKOA TUISALOO MILLER for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: MAKOA TUISALOO MILLER filed a petition with this court for a decree changing names as follows:  
Present name: MAKOA TUISALOO MILLER  
Proposed name: MAKOA MILLER TUISALOO  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 08/25/2026 Time: 8:30AM Dept: A Room: 904  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY  
Signed: ELIZABETH L BRADLEY, Judge of the Superior Court  
Date: 06/16/2026  
Published: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,310

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 26CMCP00117  
06/16/2026  
SELEVE TUISALOO MILLER  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
LOS ANGELES SUPERIOR COURT  
SOUTH CENTRAL DISTRICT  
200 W COMPTON BLVD  
COMPTON CA 90220  
PETITION OF: SELEVE TUISALOO MILLER for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: SELEVE TUISALOO MILLER filed a petition with this court for a decree changing names as follows:  
Present name: SELEVE TUISALOO MILLER  
Proposed name: SELEVE MILLER TUISALOO  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 08/25/2026 Time: 8:30AM Dept: E Room: 1004  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY  
Signed: MICHAEL B WILSON, Judge of the Superior Court  
Date: 06/16/2026  
Published: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,311

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 26STCPO1891  
06/23/2026  
MABUDJON NUROV  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
111 NORTH HILL STREET  
LOS ANGELES CA 90012  
STANLEY MOSK COURTHOUSE  
PETITION OF: MABUDJON NUROV for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: MABUDJON NUROV filed a petition with this court for a decree changing names as follows:  
Present name: MABUDJON NUROV  
Proposed name: JOHN ADAM MILLER  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 07/27/2026 Time: 8:30AM Dept: 529 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 – BEVERLYWOOD WEEKLY  
Signed: VIRGINIA KEENEY, Judge of the Superior Court  
Date: 06/23/2026  
Published: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,312

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 26STCPO2335  
06/23/2026  
NGOZI OLUFEMI OGUNBANWU  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
111 NORTH HILL STREET RM 102  
LOS ANGELES CA 90012  
STANLEY MOSK COURTHOUSE  
PETITION OF: NGOZI OLUFEMI OGUNBANWU for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: NGOZI OLUFEMI OGUNBANWU filed a petition with this court for a decree changing names as follows:  
Present name: NGOZI OLUFEMI OGUNBANWU  
Proposed name: OLUFEMI ADETOKUNBO OGUNNOWO  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 10/09/2026 Time: 8:30AM Dept: 529 Room: 529 5TH FL  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY  
Signed: VIRGINIA KEENEY, Judge of the Superior Court  
Date: 06/23/2026  
Published: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,313

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 26WNCPO0243  
06/18/2026  
CYNTHIA A SEDA FOR DAVID J KELLY  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
NORWALK COURTHOUSE  
12720 NORWALK BLVD  
NORWALK CA 90650  
PETITION OF: CYNTHIA A SEDA FOR DAVID J KELLY for change of name  
TO ALL INTERESTED PERSONS:

Petitioner: CYNTHIA A SEDA filed a petition with this court for a decree changing names as follows:  
Present name: DAVID JOSEPH KELLY

Proposed name: DAVID JOSEPH 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 the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 08/17/2026 Time: 8:30AM Dept: D Room: 3RD FLOOR  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY  
Signed: LEE W TSAO, Judge of the Superior Court  
Date: 06/18/2026  
Published: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,314

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 26PSCPO0250  
06/16/2026  
YAYA OIU  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
POMONA COURTHOUSE SOUTH  
400 CIVIC CENTER PLAZA  
POMONA CA 91766  
PETITION OF: YAYA OIU and TAO SUN for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: YAYA OIU and TAO SUN filed a petition with this court for a decree changing names as follows:  
Present name: ANGSTUN SUN  
Proposed name: ANGSTUN SUN  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 08/21/2026 Time: 8:30AM Dept: G Room: 302  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY  
Signed: SALVATORE SIRNA, Judge of the Superior Court  
Date: 06/23/2026  
Published: 06/25/2026, 07/02/2026, 07/09/2026, 07/16/2026 TBS 13,314

FICTITIOUS BUSINESS NAME STATEMENT: 2026109478  
The following person(s) is/are doing business as: NATURAL BROWS USA, 14311 CERISE AVE UNIT 202, HAWTHORNE, CA, 90250 LOS ANGELES, NAMASTEEL C. CEDENO, 14311 CERISE AVE UNIT 202 HAWTHORNE CA 90250. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 06/24. Signed NAMASTEEL C. CEDENO, 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: 5/18/2026. 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 Code.) Published: 7/2/2026, 7/9/2026, 7/16/2026, 7/23/2026 NIN 51002 FICTITIOUS BUSINESS NAME STATEMENT: 2026110654  
The following person(s) is/are doing business as: HM CONSTRUCTION ENTERPRISES, 3129 S HACIENDA BLVD STE 316, HACIENDA HEIGHTS, CA, 91745 LOS ANGELES, CENPAC CONSTRUCTION GROUP INC, 3129 S HACIENDA BLVD STE 316 HACIENDA HEIGHTS CA 91745 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 LEIGH CANTAFIO, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/19/2026. 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 Code.) Published: 7/2/2026, 7/9/2026, 7/16/2026, 7/23/2026 NIN 51004

FICTITIOUS BUSINESS NAME STATEMENT: 2026110659  
The following person(s) is/are doing business as: NANA'S, NANAS, 19230 SENECA RD, APPLE VALLEY, CA, 92307 SAN BERNARDINO, BIOLETA GARCIA RIVERA, 19230 SENECA RD APPLE VALLEY CA 92307. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 03/21. Signed BIOLETA GARCIA RIVERA, 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: 5/19/2026. 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 Code.) Published: 7/2/2026, 7/9/2026, 7/16/2026, 7/23/2026 NIN 51005 FICTITIOUS BUSINESS NAME STATEMENT: 2026110670  
The following person(s) is/are doing business as: GOLDEN STATE TOWING, 3025 FAIRMOUNT ST, LOS ANGELES, CA, 99963 LOS ANGELES, OSCAR DE JESUS GONZALEZ, 3025 FAIRMOUNT ST LOS ANGELES CA 99963. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 03/22. Signed OSCAR DE JESUS GONZALEZ, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/19/2026. 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 Code.) Published: 7/2/2026, 7/9/2026, 7/16/2026, 7/23/2026 NIN 51005 FICTITIOUS BUSINESS NAME STATEMENT: 2026112495  
The following person(s) is/are doing business as: YR626 SHIPPING, 330 N PLACER PRIVADO, ONTARIO, CA, 91764 SAN BERNARDINO, YARU WANG, 330 N PLACER PRIVADO ONTARIO CA 91764. 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 YARU WANG, 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: 5/21/2026. 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 Code.) Published: 7/2/2026, 7/9/2026, 7/16/2026, 7/23/2026 NIN 51006

NOTICE OF PETITION FOR AD-MINISTER ESTATE OF:  
LEONID GRINSHUN  
CASE NO. 26STPB05027  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of LEONID GRINSHUN.  
A PETITION FOR PROBATE has been filed by SANDRA SHMUNIS in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that SANDRA SHMUNIS be appointed as personal representative to administer the estate of the decedent.  
THE PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost 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: 09/10/26 at 8:30AM in Dept. 614 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  
AARON BERGER, ESQ. - SBN 285435  
15260 VENTURA BLVD., STE. 1200  
SHERMAN OAKS CA 91403  
Telephone (818) 942-0228  
6/18, 6/25, 7/2/26  
CNS-4052061#

T.S. No. 26-78138 APN: 4343-003-030 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/28/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: KEVIN SUN, A SINGLE MAN, AS TO AN UNDIVIDED 95% INTEREST AND WENDY KEH, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 5% INTEREST, ALL AS TENANTS IN COMMON  
Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 3/29/2016, as Instrument No. 20160339520, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 7/9/2026 at 9:00 AM Place of Sale: Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Estimated amount of unpaid balance and other charges: \$362,355.00 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or

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: 09/10/26 at 8:30AM in Dept. 614 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  
AARON BERGER, ESQ. - SBN 285435  
15260 VENTURA BLVD., STE. 1200  
SHERMAN OAKS CA 91403  
Telephone (818) 942-0228  
6/18, 6/25, 7/2/26  
CNS-4052061#

T.S. No. 26-78138 APN: 4343-003-030 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/28/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: KEVIN SUN, A SINGLE MAN, AS TO AN UNDIVIDED 95% INTEREST AND WENDY KEH, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 5% INTEREST, ALL AS TENANTS IN COMMON  
Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 3/29/2016, as Instrument No. 20160339520, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 7/9/2026 at 9:00 AM Place of Sale: Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Estimated amount of unpaid balance and other charges: \$362,355.00 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or

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: 09/10/26 at 8:30AM in Dept. 614 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  
AARON BERGER, ESQ. - SBN 285435  
15260 VENTURA BLVD., STE. 1200  
SHERMAN OAKS CA 91403  
Telephone (818) 942-0228  
6/18, 6/25, 7/2/26  
CNS-4052061#

T.S. No. 26-78138 APN: 4343-003-030 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/28/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED

other common designation of real property: **262 N CRESCENT DR # 1C BEVERLY HILLS, CALIFORNIA 90210** Described as follows: AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST.A.P.N #: **4343-003-030** 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 on 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. **IMPORTANT NOTICE: Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (<https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320>). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n) (10)-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale.** **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 (855) 976-3916 or visit this internet website [www.auction.com](http://www.auction.com), using the 26-78138. 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 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 (855) 976-3916, or visit this internet website [tracker.auction.com/sb1079](http://tracker.auction.com/sb1079), using the 26-78138 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. Dated: **6/11/2026 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 976-3916 [www.auction.com](http://www.auction.com) Michael Busby, Trustee Sale Officer** This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 48268 Pub Dates 06/18, 06/25, 07/02/2026

#### **NOTICE OF PETITION TO ADMINISTER ESTATE OF MICHAEL G. SMOOKE**

Case No. 26STPB06444

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MICHAEL G. SMOOKE

A PETITION FOR PROBATE has been filed by Ellen J. Shallman in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Ellen J. Shallman 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 July 10, 2026 at 8:30 AM in Dept. No. 629 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:**  
**PAUL N FRIMMER ESQ**  
**SBN 50541**  
**LOEB & LOEB LLP**  
10100 SANTA MONICA BLVD  
STE 2200  
LOS ANGELES CA 90067  
CN128334 SMOOKE Jun 18,25, Jul 2, 2026

#### **NOTICE OF PETITION TO ADMINISTER ESTATE OF SHARON M. INSUL-GEWANT**

Case No. 26STPB03830

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SHARON M. INSUL-GEWANT

A PETITION FOR PROBATE has been filed by Dennis Alfred Gewant in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Dennis Alfred Gewant 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 July 10, 2026 at 8:30 AM in Dept. No. 600 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:**  
**SANFORD M PASSMAN ESQ**  
**SBN77701**  
**SANFORD M PASSMAN**  
A PROFESSIONAL CORPORATION  
10507 W PICO BLVD 2ND FL  
LOS ANGELES CA 90064  
CN128360 INSUL Jun 25, Jul 2,9, 2026

T.S. No: 2025-0100  
Notice Of Trustee's Sale Under Notice Of Delinquent Assessment And Claim Of Lien  
Order No: 2701386CAD APN: 4331-003-052  
You Are In Default Under A Notice Of Delinquent Assessment And Claim Of Lien, Dated May 8, 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. Notice is hereby given that Blackstone Trustee Services, Inc. DBA BTS Trustee Services as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on May 19, 2025 as Instrument #: 20250330174 in the office of the County Recorder of Los Angeles County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on September 24, 2025 as Instrument #: 20250658664 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on October 18, 2018 as Instrument

#20181061568. The purported owner of said property is (are): Hill View LLC, a California Corporation Will Sell At Public Auction To The Highest Bidder for lawful money of the United States payable at the time of sale, on July 23, 2026 at 11:00 AM In The Courtyard Of The Civic Center Plaza, 400 Civic Center Plaza, Pomona, California. All right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The property address and other common designation, if any, of the real property is purported to be: 235 S Reeves Drive Unit 204, Beverly Hills, CA 90212. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the initial publication of this Notice of Sale is: \$56,894.45 The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in the state of California. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. The claimant, VIP - Reeves Condominium Homeowners' Association under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Declaration of Default 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. This Property Is Being Sold In An "As-Is" Condition. 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 And All Other Interested Parties: 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 this sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (623) 434-5560 or visit this Internet Web site: <https://mkconsultantsinc.com/trustees-sales> using the file number assigned to this case: TS#: 2025-0100. 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 a right to purchase this property after the trustee auction if conducted after January 1, 2021, 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 and "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 the right of purchase. First, 48 hours after the date of trustee Sale, you can call FOR SALES INFORMATION, PLEASE CALL (623) 434-5560 or visit this Internet Web site: <https://mkconsultantsinc.com/trustees-sales> using the file number assigned to this case: TS#: 2025- 0100 Important Notice: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non-judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Dated: June 5, 2026 BTS Trustee Services, as said Trustee PO Box 16727 Encino, CA 91416 (818) 475-6750 /s/ Alisher Sabirov, Trustee Dept of BTS Trustee Services, as agent for VIP – Reeves Condominium Homeowners' Association This Notice Is Sent For The Purpose Of Collecting A Debt. This Firm Is Attempting To Collect A Debt On Behalf Of The Holder And Owner Of The Note. Any Information Obtained By Or Provided To This Firm Or The Creditor Will Be Used For That Purpose.

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000010732659

Title Order No.: 260074290

NOTICE OF TRUSTEE'S SALE

FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/14/2013. 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. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP, as duly appointed Trustee under and pursuant to Deed

of Trust Recorded on 08/22/2013 as Instrument No. 20131235566 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA.

EXECUTED BY:

MARKUS MATTHIAS DAUM, AN UNMARRIED MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH

EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States).

DATE OF SALE:

PLACE OF SALE:

08/06/2026

TIME OF SALE:

9:00 AM

Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 960 LARRABEE STREET APT 321, WEST HOLLYWOOD, CALIFORNIA 90069

APN#: 4339-015-165

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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of

the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$33,361.15. 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 to Sell to be recorded in the county where the real property is located.

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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site [WWW.SALES.BDFGROUP.COM](http://WWW.SALES.BDFGROUP.COM) for information regarding the sale of this property, using the file number assigned to this case 00000010732659. 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 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 833-561-0243, or visit this internet website [WWW.SALES.BDFGROUP.COM](http://WWW.SALES.BDFGROUP.COM) using the file number assigned to this case 00000010732659 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 SALE INFORMATION PLEASE CALL:

833-561-0243

[WWW.SALES.BDFGROUP.COM](http://WWW.SALES.BDFGROUP.COM)

BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP as Trustee  
3990 E. Concourse Street, Suite 350  
Ontario, CA 91764  
(866) 795-1852

CA Debt Collection License No. 11709-99  
BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: 06/25/2026 A-FN4878044  
06/25/2026, 07/02/2026, 07/09/2026

APN: 5527-008-022 TS No: CA08000287-22-4 TO No: 260151496-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED November 21, 2017. 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 August 6, 2026 at 10:00 AM, in the Courtyard, located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on November 30, 2017 as Instrument No. 20171376322, of official records in the Office of the Recorder of Los Angeles County, California, executed by MANU ALASDAIR GARGI AND KALPA GARGI, HUSBAND AND WIFE, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for BANK OF AMERICA, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN 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: 751 N SPAULDING AVE, WEST HOLLYWOOD, CA 90046-7421 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 without covenant or warranty, express 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 the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$954,711.43 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. 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 visit the Internet Website address [www.insourcelogic.com](http://www.insourcelogic.com) or call In Source Logic LLC at 702-659-7766 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000287-22-4. 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. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 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 702-659-7766, or visit this internet website [www.insourcelogic.com](http://www.insourcelogic.com), using the file number assigned to this case CA08000287-22-4 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. Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> Date: June 24, 2026 MTC Financial Inc. dba Trustee Corps TS No. CA08000287-22-4 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic LLC AT 702-659-7766 Order Number 126253, Pub Dates: 07/02/2026, 07/09/2026, 07/16/2026, BEVERLY HILLS WEEKLY

#### 501-HELP WANTED

Associate at Matten Law LLP (West Hollywood, CA). Prepare entertainment-based US immigration applic'ns using legal auto. tech. Req. US State Bar License. \$115,690 - \$135,690/yr. Reference job# 0507, resume to [careers@matten-law.com](mailto:careers@matten-law.com)

LOOKING FOR FIREWORKS?  
LOOK NO FURTHER.

Jennifer Okhovat  
& ASSOCIATES

ASK ABOUT OUR POCKET LISTINGS,  
COMPASS EXCLUSIVES  
AND COMING SOON PROPERTIES!



2026 Greenfield Avenue, Westwood



Price Improvement at \$3,249,000

8732 Rangely Avenue, West Hollywood



Just Listed for \$5,750,000

1300 Summitridge Drive, Beverly Hills



Available for \$19,999/mo



**JENNIFER OKHOVAT**  
Residential and Commercial Real Estate  
310.435.7399  
jennyohomes@gmail.com  
DRE 01866951



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(RealTrends)

COMPASS

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