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Beverly Hills Weekly

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Issue 641 • January 12 - January 18, 2012

A Walk in the Park

The Weekly's exclusive
interview with
Recreation and Parks
Commission Chair
Susan Gersh



cover story • pages 8-9



briefs

City Council and school board unanimously approve JPA

The City Council and BHUSD Board of Education held simultaneous meetings Tuesday night, during which both elected bodies unanimously approved the \$9.7 million Joint Powers Agreement, which allows the City use of school district facilities for recreational and community programs. In addition, the JPA will provide \$125,000 a year for crossing guard services.

Board of Education Vice President Jake

Manaster, who arrived at City Council Chambers after the conclusion of the school board meeting, announced the school board's unanimous approval of the four-year agreement prior to the City Council's vote.

Manaster and President Brian Goldberg represented the BHUSD and Vice Mayor Willie Brien and Councilmember Lili Bosse represented the City Council in negotiations that took place over several months. The current agreement, which was for \$10.3 million, is set to expire on June 30, 2012. The new agreement will become effective July 1, 2012 and expire on June 30, 2016.

Although the new JPA agreement is a reduction from the last agreement, Goldberg explained under the previous JPA, \$600,000 was set aside each year for field turf replacement.

"A few months ago, we negotiated an

amendment to the current JPA where we would leave \$1.2 million in the field turf reserve fund that would survive this joint powers agreement," Goldberg said. "The district currently has \$1.2 million set aside in the field turf reserve fund for that specific purpose, so actually there's no diminution in the amount the school district is receiving that can be used in the general fund."

Goldberg said he was pleased with the outcome of the JPA negotiations.

"I think that's a real win for our entire community and really demonstrates what can be accomplished when the council and school district are working together," Goldberg said. "I really would like to thank the entire city council, Mayor [Barry] Brucker in particular, and Vice Mayor Willie Brien and Councilmember Bosse for all their hard work and dedication."

Brucker expressed gratitude to the school district for its cooperation.

"The bottom line is a strong school means a strong city and strong city support of schools means strong schools," Brucker said. "We are grateful to the school district as I know they are to the City and this is really a mutually beneficial opportunity."

City Council unanimous in approving historic preservation ordinance

Following the near demolition of master architect Richard Neutra's Kronish House last August, the City Council

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Front cover photo:

Jay Lawrence Goldman Photography

Clarification [Issue #640]

Last week's article "City Council to consider purchase of stainless steel sculpture by Spanish artist" did not include the price. According to the minutes from the Oct. 20 Fine Art Commission meeting, Jaume Plensa's *Endless III* was valued at approximately \$350,000 by a New York City gallery. The City's fine art purchases are funded by the City's public art fund, which is maintained by collecting developer fees earmarked for the acquisition, installation, maintenance and display of art for public enjoyment.

Inside Beverly Hills—BHTV10

Inside Beverly Hills, moderated by columnist Rudy Cole, will next air on Jan. 12 at 9 p.m., Jan. 13 at 10 p.m., and Jan. 17 at 4 p.m. about Roxbury Park; Jan. 13 at 6 p.m. about Beverly Hills Then and Now; Jan. 17 at 6 p.m. and Jan. 18 at 8 p.m. about the Fine Art Commission; Jan. 18 at 4 p.m. about Former Mayors; and Jan. 18 at 9:30 p.m. about the Fire Department.



SNAPSHOT



Photo: Michael Rozman/Warner Bros.

SALUTE TO SHERVIN BURBANK

Reserve Deputy Sheriff Shervin Lalezary (center) receives a Certificate of Appreciation from Los Angeles Mayor Antonio Villaraigosa (left) Monday afternoon on "The Ellen DeGeneres Show," hosted by DeGeneres (right).

For more, see page 4.

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Publisher & CEO
Josh E. Gross

Reporter
Melanie Anderson

Sports Editor
Steven Herbert

Contributing Editor
Rudy Cole

Advertising Representatives
Tiffany Majdipour
Saba Ayinehsazian

Legal Advertising
Mike Saghian
Eiman Matian

140 South Beverly Drive #201
Beverly Hills, CA 90212
310.887.0788 phone
310.887.0789 fax
CNPA Member

editor@bhweekly.com
All staff can be reached at:
first name @bhweekly.com
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OUR DATA SPEAKS VOLUMES



directed the Planning Commission to draft a historic preservation ordinance for the City. Tuesday night, the City Council unanimously approved the ordinance, which was designed to protect the City's historic resources.

Councilmember Lili Bosse called the vote one of her proudest.

"I think what we're doing tonight is the definition of what integrity is," Bosse said. "I think it represents who we are as a community and what we value."

Planning Commissioners Noah Furie and Brian Rosenstein were assigned to the subcommittee that worked with staff to draft the ordinance. The Los Angeles Conservancy supported the commission.

Furie, since retired from the Planning Commission, was appointed Tuesday night to chair the new Cultural Heritage Commission, which will maintain the City's register of historic properties, make recommendations on designation of historic landmarks and Mills Act contracts, review alteration and demolition applications, and oversee any subsequent historic resource surveys.

Mayor Barry Brucker said Wednesday his goal is for the remaining four members of the Commission to be nominated in time for approval at the first city council meeting in March. The ordinance will come back for a second reading on Jan. 24, and if approved, take effect 30 days later, Brucker said.

The next step after a Commission is established, Brucker said, would be to identify properties that may be subject to historic landmark status.

"[The City has already] identified potential landmark properties and landmark properties, and I think they'll start vetting those out," Brucker said. "I don't think there are that many properties that would rise to the level of landmark status, but there certainly are enough of them that it's awfully important to make certain we protect and preserve."

To qualify as a historic landmark, a property must have architectural value, retain integrity from its period of significance, and meet two of the criteria related to history associated with the property. Some properties will be nominated and designated as landmarks by the City, but property owners may also apply for landmark designation.

The ordinance does not apply to school properties, because they are owned by the BHUSD.

Although the ordinance does not necessarily prohibit properties designated as landmarks from being demolished, altered or relocated, property owners would be required to apply for a certificate of appropriateness, which would be reviewed by an urban designer or the Cultural Heritage Commission.

The ordinance will also subject properties that are at least 45 years old and designed by a master architect to a 30-day review period when an application is submitted for demolition or major alteration.

The City Council also approved the appropriation of \$25,810 to fund the part-time services of an urban designer that would help administer the City's historic preservation program. The total estimat-

Christiansen sentenced to more than four years in state prison

Former BHUSD Facilities Director Karen Christiansen was sentenced to four years and four months in state prison Jan. 5 in a Los Angeles Superior Courtroom.

Christiansen was convicted Nov. 21 of four felony counts of conflict of interest. One count was enhanced due to "excessive taking" based on the allegation Christiansen's company Strategic Concepts drew more than \$1.3 million in payments from the BHUSD's Measure E bond fund.

Judge Stephen Marcus applied the three-year enhancement in addition to the 16-month low-term sentence for the count. For the remaining three counts, Marcus ordered Christiansen to serve three two-year sentences concurrently with her 52-month sentence. Those three counts related to Christiansen's participation in the awarding of contracts to Johnson Controls, Inc. for a total of \$7.5 million while she was a paid consultant for them.

Though Christiansen faced a maximum of eight years in prison for her crimes, her attorney Philip Kaufler requested probation, arguing Christiansen was no longer a public threat.

"She cannot get another job in the public sector in any event because she's been convicted of a crime," Kaufler said. "There's no realistic possibility it could ever occur again because she's never going to be placed in that position again."

Marcus said he denied Christiansen probation because of the serious nature of her crimes.

"To me, the Johnson Controls situation is a dramatic example of why we have conflict of interest law," Marcus said. "What happened there is Ms. Christiansen hid the fact from the Beverly Hills school board that she had a side contract with Johnson Controls. At the same time she was advocating to the board to approve three contracts. She was serving two masters."

Deputy District Attorney Max Huntsman, who called for "substantial" prison time, said he thought the sentence fit the crime perfectly.

"The defendant had to go to prison because of the seriousness of her crime," Huntsman said. "On the other hand, she didn't have a long [criminal] history. [Marcus] gave her a stiff sentence that sends a message this is criminal and completely unacceptable."

In his victim impact statement on behalf of the Board of Education, President Brian Goldberg outlined the amount of time and money the district has poured into dealing with Christiansen's misconduct and civil lawsuits, and how the BHUSD's bond construction plans have been delayed. Goldberg called for the maximum sentence.

"The long-term impact for our district cannot be merely measured in dollars and cents but also in the damage that has been done to the district's reputation in the eyes of the community," Goldberg said.

BHUSD parent Tom Hayostek spoke briefly in support of Goldberg's statement. He held up a yearbook, pointing out it contained photos of students and staff members impacted by Christiansen's crimes.

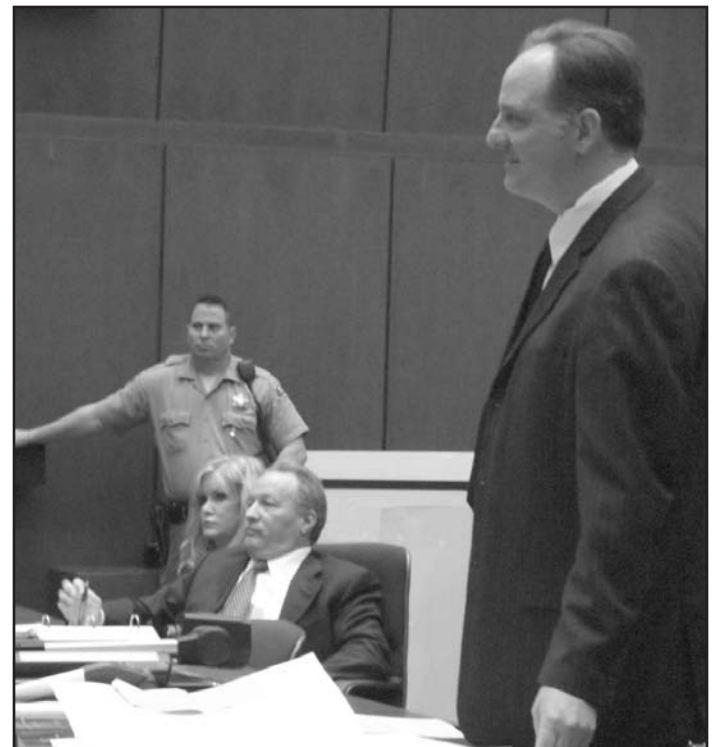
Though Marcus said Christiansen's crimes were serious, he said he did not think the then-Board of Education had done its due diligence in approving the contracts in open session.

"I did read the minutes," Marcus said. "I am familiar with to some degree how this went down and some people did object to what was going on but [the board] didn't unfortunately do [its] due diligence. When it came to actually utilizing due diligence, I'm not sure the BHUSD met that obligation."

ed annual cost to support the Cultural Heritage Commission is \$115,000 for the fiscal year 2012/2013 and beyond.

"The overarching goal is to make certain that treasures are not torn down just to build something big, huge and monstrous," Brucker said. "It would be a shame to have the Beverly Hills Hotel torn down and subdivided into multiple Mediterranean-looking mansions. For the City of Beverly Hills we feel that we are best served preserving our class, charm, and uniqueness. We think that's good for our business and good for our property values and good for our city's wellbeing and direction moving forward."

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Prosecutor Max Huntsman (right) makes his case during Karen Christiansen's sentencing hearing. Christiansen (left) is pictured with her attorney Philip Kaufler

The *Weekly* reported in Issue #634 when the contract for Christiansen's company Strategic Concepts to provide project management services for the Measure E bond program came up for consideration in August 2008, Goldberg voted no and then-Board member Steven Fenton abstained. Then-Board President Myra Demeter, then-Vice President Nooshin Meshkaty and then-Board member Myra Lurie voted in favor, although Meshkaty admitted she had not spent adequate time reviewing the contract.

Strategic Concepts had been hired to oversee Measure K and the Board voted that night on a contract amendment to include work for Measure E, three months before the bond measure passed. During the discussion leading up to the vote, Lurie and Demeter praised Christiansen for her previous work for the district.

A hearing has been scheduled for Feb. 23 to determine the amount Christiansen must pay in restitution. That amount will likely cover an approximately \$2 million contract Christiansen negotiated between the BHUSD and Strategic Concepts, and approximately \$15,000 Johnson Controls paid to Christiansen as a consultant. Christiansen may also be responsible for paying BHUSD's legal fees associated with her misconduct.

Christiansen's bail was set at \$400,000, the same amount as her bail following her conviction. Marcus said he granted her bail pending appeal because he did not consider her a flight risk or a danger to the public, and he said there were legal issues that could change the result upon appeal.

"I believe I made the correct ruling, but this is not an everyday case," Marcus said.

Christiansen's expression remained neutral as Marcus read the details of her sentence. The only time Christiansen spoke was to affirm she understood her appellate rights.



NOTICE

NOTICE OF RESIDENT DIRECTOR VACANCIES ON THE BOARD OF THE BEVERLY HILLS COMMUNITY CHARITABLE FOUNDATION – deadline to apply March 2, 2012

The Beverly Hills City Council is seeking qualified residents to fill two Resident Director vacancies on the Board of the Beverly Hills Community Charitable Foundation.

For more information on this position, please visit the City's website at www.beverlyhills.org or call the City Clerk's Office at (310) 285-2400.

BYRON POPE, CMC
City Clerk

Council delays restoring library hours

As the City gears up for construction to begin on the recently approved \$4.5-million library renovations, Councilmember John Mirisch brought up the possibility of restoring and expanding the library's hours of operation Tuesday afternoon at the council study session.

All five councilmembers expressed interest in expanding library hours, but the majority agreed to wait until the next round of budget study sessions for fiscal year 2012/2013 to consider implementing any changes to library hours.

Mayor Barry Brucker recommended assigning the Recreation and Parks Commission the task of studying the implications and practicality of keeping the library open until 9 p.m. Monday through Thursday, and opening the library at 9 a.m., one hour earlier, Monday through Saturday.

"Keeping the library open and accessible is what I feel should be our priority," said Mirisch, who voted against the renovation. "The library is there to be used, and the more options and access we can allow people to actually use it, the better."

The cost of restoring Monday to Thursday night hours to 9 p.m. would be approximately \$89,000 and the cost of opening the library at 9 a.m. Monday to Saturday would be approximately \$82,000. The higher cost for 9 p.m. is attributed to the "shift differential bonus" employees earn for working four hours

after 5 p.m.

"It makes no sense that we can find close to \$5 million for unnecessary renovations of a great facility but not allow the residents access to this facility at the very least during the same hours before the cuts took place," Mirisch said.

In October 2011, Thursday night hours, which had been cut to closing at 6 p.m., were restored to 8 p.m. at no additional cost to the City, due to what Assistant Director of Community Services Nancy Hunt-Coffey called a "restructuring" in the community services department and participation in the early retirement program offered by the City in 2010.

Hunt-Coffey acknowledged she sees people waiting outside the library before 10 on most mornings, and local students have expressed an interest in staying past 8 p.m.

Patron checkout data from April 2008 to March 2009 showed the 8 to 9 p.m. hour had lowest usage, but the data does not account for patrons using the library to read and study.

Councilmember Julian Gold said he was open to looking into restoring hours for the remaining months of the current fiscal year, but the majority supported waiting until the next budget cycle.

Construction, which is scheduled to begin next month, is expected to last between 12 and 18 months. The lobby and children's area will be renovated, and the teen zone will be relocated and expanded.

"I feel like especially in these economic



Left to Right: Carly Stone, Nina Bral, Teeah Pandey, Lucy Licht, Sammy Galen and Waverley Laksman

Beverly High dance show opens next week

Beginning next week, The Company, Beverly High's advanced dance theatre group, will perform nightly at 7:30 p.m. in the K.L. Peters Auditorium at Beverly High from Jan. 18 to Jan. 21. The show will feature student-choreographed pieces and guest artists including Horace Mann Assistant Principal Dana Findley, Holly Johnston, Mallory Russo, Julian Recio and artistic director Frances Goritsas. The Company includes students from grades 9 to 12. Tickets are \$10 for students and \$15 for adults. For more information call (310) 229-3685.

times where people rely on the library more than ever, we should have taken action," Mirisch said. "This may be a case of better late than never, but I'm disappointed that we weren't able to [take] some immediate action."

Lalezary appears on "Ellen" show



Shervin Lalezary

One week after arresting Los Angeles arson suspect Harry Burkhardt, 1999 Beverly High graduate and Reserve Deputy Sheriff Shervin Lalezary appeared on

The *Ellen DeGeneres Show*, where he was praised as a hero and presented with a free trip to Australia for four.

At the end of Lalezary's Monday afternoon appearance on the show, host Ellen DeGeneres invited Los Angeles Mayor Antonio Villaraigosa onstage, who presented Lalezary with a Certificate of Appreciation from the City.

"We couldn't be prouder of the bravery [and] heroism of the Sheriff's Department deputies who were involved, the LAPD officers, a couple hundred investigators worked [on] this case," Villaraigosa said. "Shervin, thank you for the work you did, and you did it for a dollar a year, so we really appreciate it."

DeGeneres mixed humor—she asked Lalezary to whisper information he said he could not share publicly because the case is under investigation—with sincerity.

"I know you don't like to take full credit for it but you should take credit for it," DeGeneres said. "You're a hero and we all think you're a hero and I want you to know that."

DeGeneres, who said her brother-in-law is also a reserve deputy sheriff, pointed out Lalezary was working past his shift, on only his fourth solo shift, when he spotted Burkhardt's van shortly after 3 a.m. on Jan. 2.

"The shift I worked was 4 p.m. to 2 a.m. but everyone was staying over," Lalezary said. "The last several days all the deputies at the station were staying over because everybody had to. That's just the way law enforcement goes."

Lalezary smiled and laughed throughout the interview, and his brother 2005 Beverly High graduate Shawn Lalezary, also a reserve deputy, looked on from the audience with several other members of the sheriff's department.

Kaiserman takes over as Beverly Vista PTA co-president



Rose Kaiserman

When Noah Margo was elected to the Board of Education, Rose Kaiserman stepped in to fill Margo's position as Beverly Vista PTA co-president.

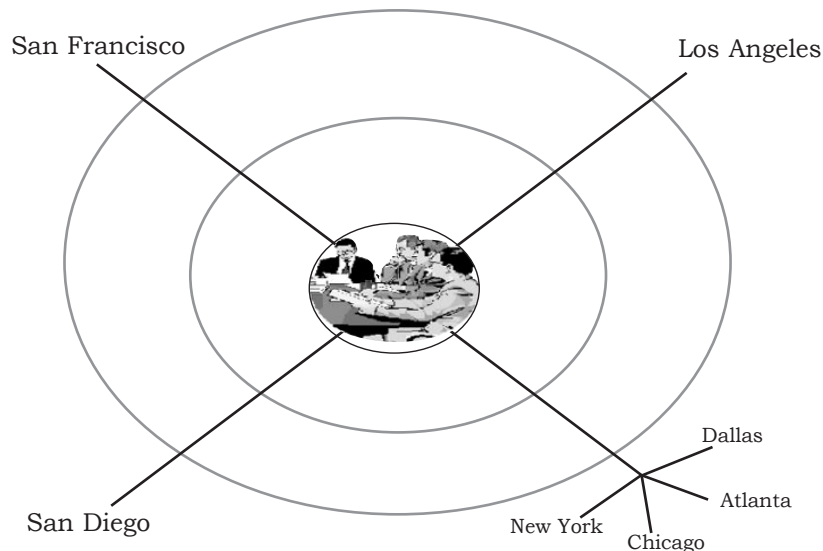
Kaiserman, a 1990 Beverly High graduate, has been involved with the Beverly Vista PTA since her son Noah Kaiserman, now in fourth grade, was in kindergarten. Most recently she was PTA vice president of hospitality, and prior to that she was magazine drive chair.

"[I want to] make our fabulous school even more fabulous by encouraging everyone to get involved," Kaiserman said. "I think the teachers, the PTA members, the parents and the kids [working together] is what makes our school so great. My goal is to continue that and get more younger

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families involved.”

This is happening already, Kaiserman said, as she has seen in her daughter Camille Kaiserman’s kindergarten class.

Kaiserman and PTA Co-President Laurie Okum work well together, Kaiserman said.

Kaiserman—who was cheerleading captain, freshman class president and senior class vice president at Beverly High—said she and her husband had been living in Santa Monica but moved back to Beverly Hills for the schools. Kaiserman is a graduate of UC Riverside.

“I know I got such a great education in Beverly Hills. I really want [my children] to have the same,” Kaiserman said.

BHPD tracks down bank robbery suspect in Long Beach

One week after Walter Lewis Jr. allegedly made off with \$500 from Bank of America at 460 North Beverly Drive, Beverly Hills Police detectives tracked the suspect down and arrested him with the assistance of the Beverly Hills SWAT Team outside a residence in Long Beach on Jan. 5.

Beverly Hills authorities surrounded the home on the 200 block of Burnett Street in Long Beach at 7:45 p.m. Lewis was arrested as he attempted to flee the location in a vehicle, and taken into custody, a BHPD press release said.

During the Dec. 29 bank robbery at 2:40 p.m., Lewis allegedly intimidated he had a handgun, showed a note demanding cash to a bank employee, and fled the

bank with \$500.

BHPD Public Information Officer Lt. Mark Rosen credited the arrest to “good old fashioned detective work.”

“Once [detectives] had made his identification, [BHPD] sent out some investigative teams and they were able to track him down and put him under surveillance,” Rosen said. “Once they established surveillance on the subject, they called in our SWAT team. While our SWAT team was setting up, he left the location, and they stopped him as soon as he started driving away.”

When asked about the frequency of bank robberies in Beverly Hills, Rosen said, “We haven’t been having that many. Bank robberies in general, they’re infrequent in Beverly Hills. We credit that to quick response times by the police and heavy traffic in town.”

Toni and Bruce Corwin and Corinne Verdery to be honored at Temple Emanuel Purim Ball



Toni and Bruce Corwin

The fifth annual Beverly Hills Purim Ball presented by Temple Emanuel will take place Feb. 29 at the Beverly Wilshire Hotel, beginning with cocktails at 6

p.m. followed by dinner and dancing at 7 p.m.



Corinne Verdery

Toni and Bruce Corwin, both past presidents of Temple Emanuel’s Board of Directors, will be honored with the Humanitarian Award. Bruce is current Chair of the board, and Bruce and Toni were major supporters of the recent capital campaign that led to the September 2011 dedication of the Temple’s Corwin Family Sanctuary and Greer Social Hall. Bruce is current chairman of Metropolitan Theatres Corporation and has been involved in organizations including The Los Angeles Fire Commission and the Los Angeles Children’s Museum. Toni was on the founding board of BHEF and has served on the board of the American Jewish Committee in Los Angeles.

Corinne Verdery, Senior Vice President of Oasis West Realty, will be honored with the Community Spirit Award. Verdery is a member of the Beverly Hills Chamber of Commerce Executive Committee, a board member of The Maple Counseling Center, and supporter of Teen BHEF, which Verdery helped launch.

Reservations are required. For further

information or to purchase tickets, contact FTA Events at (310) 288-1755 or e-mail fta.kerstin@gmail.com

--Briefs compiled by Melanie Anderson

BHHS Girls’ Soccer Team Routs Camarillo

The Beverly High girls’ soccer team defeated Camarillo 4-0 in a nonleague game at Camarillo Friday, playing what Norman coach Ryan Franks called its “most complete game of the” season.

Ashley Aviram assisted on Kaela Reisfelt’s goal in the 13th minute and freshman Leila Sadeghi’s score 15 minutes later.

Beverly Hills increased its lead to 3-0 in the second half on Tylor Fields’ goal off Sadeghi’s assist. Aviram scored on a 71st-minute penalty kick after Sydney Cohen was tripped in the penalty area.

Goalkeeper Ida Trevino made eight saves over the first 75 minutes. Freshman Amanda Manaster made one save over the final five minutes in her varsity debut to complete the Normans’ second shutout of the season.

“The goalkeeping and the defense were solid and we our attackers did an outstanding job of finishing their chances,” Franks said.

“There’s no doubt that gaining Kaela Reisfelt back from injury has provided the Normans with a huge boost in the midfield. She’s a ball winner and can hit the right pass at the right time.”

Reisfelt had been sidelined by an ankle

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Medical Building Owners Required to Register

Final call for medical building owners to register with the City. An ordinance on medical buildings was passed last year regulating medical use in Beverly Hills. Registering your medical building will allow owners the following:

- Flexibility in moving medical uses within your building
- Permit medical use in and out of your building
- Ability to seek conversion of additional space to medical use*

The deadline to register is Friday, January 13, 2012.

For more information call the Planning Division at 310-285-1129 or visit www.beverlyhills.org/medicaluse.

*Certain conditions may apply

from the hills of beverly



A golden benefit

Notes on selected subjects

By Rudy Cole

Every year some very bright, able people working at City Hall, and in the hospitality industry, and tourist promotion agencies, including the Conference and Visitor's Bureau and Chamber of Commerce, carefully consider how to increase the number of visitors to Beverly Hills.

They need look no further than the annual Golden Globes, the third highest ranking television award show, held again this Sunday at the Beverly Hilton Hotel.

It isn't just the Hilton that is sold out for days before and after the Hollywood Foreign Press Association's gala, almost all our hotels run at capacity, restaurants are packed with event visitors and shoppers head for our retailers, and not just Rodeo Drive.

It is almost impossible to place a dollar value on all of this, but the tax benefits are enormous. However, the residual benefit of the positive exposure to the estimated 20 million likely viewers nationally and the more than 200 million around the world who will watch the NBC program are enormous.

What is remarkable is the continuity of the Globes at the Hilton. This is the 69th annual and it has been held at the Beverly Hilton 41 times. 37 years in a row. The Oscars have traveled from Hollywood, Santa Monica, the Shrine, the Dorothy Chandler and now back to Hollywood.

The Golden Globes has evolved into a well recognized award program, but not during its early years. It began in 1944 at 20th Century Fox and moved to other locations including the Beverly Hills Hotel and Hollywood Roosevelt before landing at the Hilton, but it was not taken seriously by the industry until the late 1960s when the sponsoring organization instituted more stringent membership requirements.

Now, the campaigns to win Golden Globes is almost as intense as the Oscars, and winners spend small fortunes exploiting the recognition. Of course, the Golden Globes goes beyond films and includes television program honors.

The HFPA now has offices in West Hollywood, but for many years it was housed at one of the original Buckeye Construction buildings on South La Cienega.

Because the event showcases the major public assembly venues, including the beautifully decorated ballroom, the Beverly Hilton gives viewers exactly the right message of style and elegance associated with Beverly Hills that enhances our image.

Not all exposure of our brand works as well. Millions of viewers may watch *Housewives of Beverly Hills*, which has

almost nothing to do with our village, but the message of self indulgence and dysfunctional families negates any possible positive images of the city.

Not too incidental, although many promotional events held in Beverly Hills are subsidized by the city—and probably for good reasons, the Golden Globes, arguably our best sales tool, costs us nothing: The Hilton and the HFPA cover all the expenses.

Next week: Some reports on ratings, reports on hotel occupancy throughout the city and a review of the show and parties held at the Beverly Hilton. The hotel worked to make this their best ever in terms of food services and decorations.

Sidebar: Not one of their best moments, but the association once honored **Pia Zadora** as the "Newcomer of the Year" for 1981. That does remind me of a story told at a Broadcast Magazine award show for **Ted Koppel**.

The story was a fable, but it said that Pia was once given the role of the hero in the Diary of Anne Frank. When the Gestapo broke into the house searching for the diarist, demanding to know where she was hidden, the whole audience jumped to their feet and exclaimed: "She's in the attic."

Great philanthropists receives an important honor: The Vista Del Mar campus will be named in honor of **Joyce and Stanley Black** this week.

What began as a Jewish orphanage in 1908, Vista Del Mar has evolved into one of the most successful resources for full social and medical services for young people.

Vista Del Mar long benefited from the involvement and generosity of the late **George Konheim**, now continued by his family.

Retiring Fire Captain **Steve Vance** said it all earlier this week when he was honored by the city council for his 29 years of dedicated service to our community.

"I feel that Beverly Hills is my home," Vance said, echoing what so many other people who work here but live somewhere else feel about Beverly Hills.

Vance was both articulate and incisive when he discussed the very special relationship we have with, not only our first responders, but our city hall staff. We appreciate their work and they, in turn, feel very much a part of our community.

However, that needs constant support and nurturing. Mindless slurs against our staff, although very rare, chip away at the strength of our appreciation and staff's feel-

ing of community support.

We should take exception to those very few who claim it is hard "to do business here." On the contrary, the reception at city hall far exceeds the service received anywhere in any governmental agency.

From over-the-counter service to more complex handling of everything from building permits to business licensing, people who actually do visit city hall or who have experiences with other cities, will comment on how professional our public contact people are.

Yes, it is a continuing work in progress, but our staffers are dedicated, trained and, equally important, totally honest and fair.

One example: I recently asked a professional expediter, one of the people who work in many cities pulling mostly minor permits, about his Beverly Hills experience. He put it somewhat succinctly: "In Beverly Hills, the counter people ask 'how can I help?' and some other places it's 'what do you want?'"

Our appreciation of city staff, and their understanding of how much that means to us, is too strong to be unraveled easily by thoughtless negatives, but we all need not only to be supportive, but responsive to critics that take a shotgun approach to city service.

Thanks to Capt. Vance for best articulating this very special relationship and for his outstanding leadership and service to the people of Beverly Hills. He will be missed.

Musical chairs in Community Development (Planning, Building and Safety.)

Several years back, Los Angeles actually raided our city and lured our director of community development, **Vince Bertoni** for the second top job in Los Angeles Planning. At the time, we learned that he was leaving Beverly Hills because he would be in line for the top planning job in Los Angeles when the head of the agency retired, which was to be reasonably soon.

This set off a chain of events in Beverly Hills. We retained the services of a top planning staff search firm headed by **Anne McIntosh**. She recommended, after considerable search, the top planner in West Hollywood, **Susan Healy Keene**.

Who took the very able Ms. Keene's job: Consultant McIntosh, leaving her consulting job, is now the top planner in West Hollywood.

However, when the Los Angeles mayor's office began a reshuffling of job titles, someone else, other than Vince, became head of planning. Now, Bertoni has left Los Angeles to become head of planning for Pasadena.

There are two other multi-city connections. Bertoni has lured BH principal planner **David Reyes** to Pasadena, he leaves at the end of this month, and West Hollywood will soon appoint Beverly Hills "Limited Term Planner" **Nathan Gapper** to its planning staff.

Gapper is a kind of freelancer. He has had distinguished service in eight different city planning departments and was recently awarded a top title of Certified Planner by the American Institute of Certified Planners. He brings some special skills to his cities: Experience in the private as well as government sector.

What to make of the Republican primary battles? Most troubling is the support **Ron Paul** is supposedly receiving from young people who approve of his supposed anti-war posture and his "libertarian" views on domestic issues.

Paul seems to come across as a hybrid "Occupy Wall Street" protestor and darling of the Tea Party conservatives, as unlikely a combination as one could imagine. But listen to his rhetoric.

The only thing libertarian about Paul is his fight against any kind of government involvement, except of course those issues that resonate with some evangelicals: He would repeal *Roe v. Wade* and how is that even remotely consistent with keeping government away from our private lives?

Legalizing some drugs, refusing to spend money on foreign aid and demanding that no troops be used anywhere without a congressional declaration of war has brought him a strange following in some states, but why his views are not being more forcefully exposed by the other candidates, with the exception of **Newt Gingrich**, is hard to accept.

Returning to isolationism and not dealing effectively with a likely nuclear threat from Iran; refusing to commit to a clear policy of supporting Israel, removing the safety programs for our most vulnerable citizens, reducing environmental protections—the "get government off our backs" special interests demand, would threaten the fabric of our foreign and domestic safeguards and would weaken our nation.

Paul is not a serious threat, this nation is far too sophisticated to buy into his "know nothing" agenda. But the silence of his co-candidates is troubling.

Clearly, New Hampshire is a retail politics state. Twice, coming close in Iowa, being hailed as the major challenger to **Mitt Romney** has fallen flat in New Hampshire. **Mike Huckabee** bombed after Iowa in 2008 and now it was **Rick Santorum's** turn this year. The next time you think the experts can pick winners, consider all the hype Santorum received immediately after his near victory in Iowa.

As a Democrat, I just hate it when all these Republicans try to destroy each other. But, more seriously, I wished President **Barack Obama** and the Republican contenders stopped being silent about Paul. Obama's team keeps attacking Romney—may be right politically, but ignoring Paul by the President is not in our country's best interests or values.

Rudy Cole served for eight years as a member and chair of the city's Recreation & Parks Commission. He was also President of the Greystone Foundation and served on three other city committees. Rudy can be reached at: Rudy@bhweekly.com.

briefs cont. from page 5

injury.

Defenders Ashley Geilem and Elena Rust, and Aviram and Fields, both forwards, drew praise from Franks for their play.

Beverly Hills lost at San Marcos, 2-1, in a nonleague game Jan. 7 in what Franks called a "tough physical battle."

The Royals opened the scoring in the 16th minute and increased their lead to 2-0 in the second half. Reisfelt scored on a 71st-minute penalty kick after Sarah Patterson was pulled down in the penalty area.

Trevino made nine saves for the Normans (5-5-1).

"This was a very successful trip for the girls' soccer program," Franks said. "We took the varsity team and included a few JV players who we felt were deserving. It gave the girls an opportunity to mesh and come together as a team."

"We had an opportunity to play some quality teams but more importantly get us all on the same page before league starts. It also gives the underclassman something to really look forward to in the upcoming years."

BHHS Boys' Soccer Team Ties Brentwood

Matt Davidov made five saves in the first half and Adrian Spitz six in the second half in Beverly Hills' 0-0 tie at Brentwood in a nonleague boys' soccer game Jan. 4.

The shorthanded Normans were outshot, 11-10.

Beverly Hills played without a key forward, Caio Carvalho who was in Brazil with his family which was dealing with a health issue, two key midfielders Elijah Lichtenberg, who was also in Brazil, playing in the Pan American Maccabi Games, and Ben Abebe, who was ill, coach Steve Rappaport said.

The Normans had "too many players out" and "couldn't generate any offense," Rappaport said.

"We really, really didn't do anything," Rappaport said. "It was pretty much a midfield skirmish."

Davidov and Spitz, forward Nick Marmureanu, who took a team-high four shots, and defender Josh Horowitz drew praise for their play from Rappaport.

Horowitz broke his femur and dislocated the patella in his right leg in a collision with an Eagle player with about five minutes to play, Rappaport said. Horowitz underwent surgery last Thursday and is expected to miss the remainder of the season, Rappaport said.

Beverly Hills lost to Redondo, 2-1, in a nonleague game Friday at Nickoll Field.

The Normans tied the score in the 56th minute as freshman Cole Offer put in a rebound for the first goal on his high school career. The Sea Hawks scored what proved to be the winning goal in the 78th minute of the 80-minute game on a penalty kick.

Redondo opened the scoring in the 50th minute.

Spitz made five saves in the first half and Davidov four in the second.

Beverly Hills was outshot, 11-10.

"The game was a really, really even game," Rappaport said after his team fell to 5-4-4. "We really controlled most of the game."

The Norman "defense played really well," Rappaport said, singling out defender Johnny Levy and sweeper Golan Khorshidi for praise, along with midfielder Roman Zaragoza and Spitz.

Norman Boys' Basketball Team Defeats Arizona Opponent in San Diego Tournament

Beverly High overcame a three-point deficit entering the fourth quarter to defeat Ironwood Ridge, 75-67, in a fifth-place semifinal of the Governors Division of the Holiday Classic boys' basketball tournament at Westview High School in San Diego Dec. 29.

The Normans outscored the Nighthawks 21-10, in the fourth quarter as Mike Lanier scored seven of his 10 points and Austin Mills and Siavash Yektafar both made 3-point baskets.

Beverly Hills led 39-37 at halftime, but was outscored 20-15 in the third quarter as Travis Jefferies scored eight of his 14 points and Kyle Petty seven of his 17 points for Tuscon, Ariz.-based Ironwood Ridge.

The Normans were outscored 24-15 in the first quarter as Mitch Fischer scored 12 of his 17 points for the Nighthawks.

Beverly Hills outscored Ironwood Ridge 24-13 in the second quarter as Mills scored 14 of his game-high 24 points, making two 3-point baskets and all eight of his free throws.

Yektafar added 12 points, making four 3-point baskets. Mills also made four 3-point baskets.

Daniel Dayan, Nick Retskin and Brodrick Smith each scored six points, Tyler Hensley five and Frank Brown, Ben Cohen and Willie Green two each for the Normans.

--Steven Herbert



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COMMUNITY MEETING

Attend a public meeting hosted by the Beverly Hills City Council to discuss the proposed Roxbury Park Community Center project.



**Thursday, January 26, 2012
at 6:30 p.m.**

**City Hall, Council Chambers
455 N. Rexford Drive**

Free parking provided at the Civic Center Parking Structure
(adjacent to the Library)

Visit the City's website at www.beverlyhills.org/roxburypark



coverstory

A WALK IN THE PARK

The Weekly's exclusive interview with Recreation and Parks Commission Chair Susan Gersh
By Melanie Anderson

So, what brought you to Beverly Hills?

I met my husband, David [Gersh], when we were students together at Northwestern University. I was a freshman and he was a sophomore, and we met at a fraternity-sorority mixer. When David graduated, he returned to L.A. to attend UCLA Law School. We were then married upon my graduation, which is when I moved to L.A. I was 21, and viewed this move as a great adventure.

David was born in Beverly Hills and I was fortunate to have the support of his mother and father Bea and Phil, as well as his brother Bob. For me I always thought of L.A. as if I was coming to the City of tomorrow. I felt all the doors were open here and I was really excited because I felt that I could make a difference.

What did you do once you arrived in Los Angeles?

While David was still at law school, I started looking for a job. [I had majored in history and art history and I received my credential to teach either subject at the high school level, but] I didn't find any open [teaching positions]. Instead, I went into retail. In a few years time, I worked my way up at Bullock's from sales to the executive training program. I was then appointed to be an assistant buyer in the junior department overseeing 12 stores.

Once David graduated from law school, I left retail and I went to work for the Ruth Schaffner Gallery. My job entailed curating exhibitions, working with artists, collectors, museum and gallery professionals, as well as functioning as the registrar. From 1976 through 1977, I served as director of the gallery. In 1978, I opened the Susan Gersh Gallery and my focus at my own gallery was on modern and contemporary art. I closed my business in 1985, when I realized I could not do it all. I now had a very, very busy husband and I had two babies. I now keep busy in the art world and I have joined the board of trustees at MOCA [The Museum of Contemporary Art].

Tell us about your involvement at MOCA.

I serve as co-chair of the education committee, I'm a member of the investment committee, and I also am a member of the

executive committee.

How did you become involved?

My mother-in-law, Bea, was one of the founding trustees of MOCA. [After] David and I were married, we became the first junior members of the Modern Contemporary Art Council at Los Angeles County Museum of Art. Then MOCA

came into being. David and I both have a great passion for art and in particular contemporary art, [so we became involved with MOCA].

What do you like about contemporary art?

I feel art is another dimension in the times in which we live. Contemporary



Back, left to right: Laura Gersh, Steven and Christy Gersh; Front: Susan and David Gersh at Will Rogers Memorial Park

art is about my time; it's about your time. If you look at the 1960s and you look at the pop art that was going on, you look at the music of the Beatles, you look at the politics, the literature. If you have a time capsule, someone could look back and really understand what was happening. I find contemporary art is visually and intellectually so stimulating. It keeps me young, it keeps me moving forward, it keeps me thinking and questioning. Some of it is just so beautiful and I can't imagine my life without it. I think it adds tremendously to the community.

It's one of the reasons I'm so proud to be co-chairing the [MOCA] Education Committee. We have an outstanding [summer] program at MOCA [called] the Rebecca Smith [Summer Institute, which is a workshop for teachers]. They're then able to go back to their classrooms and teach their children. They [also] get visits for their students that take place during the year. We have a program of bringing children in from the City [of Los Angeles]. We also [work with] medical students from USC because we feel art expands your mind in a different way.

How did your interest in art originate?

On weekends as a young child, [my parents] would take my brother Peter and I downtown because we lived in the suburbs [in Glencoe, Ill.]. They would take us to the Art Institute Chicago and at a really early age I just loved art. Then in high school, I started taking a course [in art history]. I was never very good at studio art; I just didn't have the talent. On the other hand, I was really good at understanding art history. When I went to college, I applied to a program overseas one summer and I studied with the famous art historian Barbara Rose. She took a small group of us to Paris. After studying with Barbara, I went on with an art historian from Stanford and an archaeologist from Greece. We went through the Greek Islands, to Knossos and saw Minoan art, which just took my breath away. We went to Istanbul, [Turkey]. In 1969, here I was in the bazaar; here I was at the Blue Mosque. I saw things and it was just staggering.

The other great part is my husband had grown up with art. Together we enjoy art, travel, sports, music, movies, family and friends.

Your husband David Gersh is currently president of the Gersh Agency, where your son Steven Gersh is a talent agent. Tell us about that.

David practiced law for three years at Pacht, Ross, Warne, Bernhardt, & Sears. Then he left the firm to work at his family's company, which was the Gersh Agency. My father-in-law Phil was an agent, and both my brother-in-law Bob and David worked with him. Bob and David [who are now co-owners and co-presidents] have grown the company tremendously. Its headquarters are in Beverly Hills, and they also have a very active office in New York.

[Phil's] brother-in-law Sam Jaffe began

the Jaffe Agency, and Phil bought him out. It became the Phil Gersh Agency, which morphed into the Gersh Agency and now we're just called Gersh. [Phil] was really one of the great agents of his particular time.

Tell us about your children.

My son Steven [who is a talent agent at Gersh] just got a wonderful award [*The Hollywood Reporter's* Next Generation 2011: Hollywood's Fastest Rising Stars]. Steven attended Duke University and then he did his graduate work at USC in the [Peter] Stark [Producing] Program.

Our daughter Laura attended the University of Wisconsin and [last week] was a very proud alum when her Badgers played in the Rose Bowl. [Laura] too works at Gersh and is a coordinator in the IT department.

Steven was married this past May to Christy Franklin, but she goes by Christy Gersh now. We couldn't ask for a more wonderful addition [to the family]. Christy attended Princeton and she just finished law school at Loyola. We're happy to say she passed the Bar. She works for an L.A. restaurateur, Caroline Styne, whose restaurants include Lucques, Tavern, and AOC.

[David has] extremely fond memories [of Beverly High]. He's a proud alum and we're very proud residents. My mother-in-law and father-in-law are now regrettably both deceased, but we lived three blocks away from them and two blocks away from my brother-in-law and sister-in-law. It was a real sense of community for us. Our kids had lemonade stands here, rode their bicycles to visit their friends. It's been a wonderful life for us in this city. It's one of the reasons I wanted to get involved in the City. It was my way of giving back.

Prior to serving on Recreation and Parks, you were chair of the Fine Art Commission. How did you get involved?

My friend Judy Henning [who was then on the Fine Art Commission] encouraged me to apply for the position. I am so grateful to her because thanks to her, I got involved in the City. In 2002, I was appointed to be on the Fine Art Commission, and in 2007 I chaired the commission. I was on the commission for a total of six years [until 2008].

How did you become a Recreation and Parks Commissioner?

[Former Mayor] Nancy Krasne had met me when I was on the Fine Art Commission, and when there was an opening on Recreation and Parks, she asked if I would apply. [Krasne had been a city council liaison to the Fine Art Commission]. All of the different things that the commission does are so important. When my children were little, I was always in the parks with them. We lived in Roxbury Park and Coldwater [Canyon] Park. I shop at the farmers market, our parks and trees make the city so beautiful, our programs for youngest to seniors [are] vitally important. The car show, and all the different special events that

are offered, it makes one so proud of our community. I came to the realization these are all the things I'm so passionate about and are so important to the community. I want [them] to be there for my [future] grandchildren. I want [the public] to know these things are there.

The Commission meets at City Hall on the fourth Tuesday of the month at 2 p.m. unless otherwise stated by public notice. Our meetings are open to the public.

I'm serving with outstanding commissioners. Alan Block is the past chair and he's a wonderful role model for me. Robbie Anderson is the newly appointed vice chair. He's a strong and intelligent leader. Howard Rosoff and Simone Friedman have recently joined the commission and they're already making important contributions. We have this great staff that we're working with. We've got [Director of Community Services] Steve Zoet. I find him very open and accessible. There's Nancy Hunt-Coffey, Ken Pfalzgraf, Teri Angel, Brad Meyerowitz [and] many others. I feel there's a harmony, a mutual respect, and I think we're going to accomplish some terrific things.

Tell us about the connection between public art and parks in Beverly Hills.

If you have public art you need a place to put it, and what could be better than having a sculpture collection? We live in this very mild climate and it's ideal for sculpture. I also feel that because we are a world-class city, it's imperative for us to show that we have culture. When I travel, one of the things I like to do if I'm in another city is go to a museum. If there's a sculpture garden, I'm there.

I feel that by having a fine art program, it gives people things to question and to think about. Sometimes art can be extremely challenging. I think people need to be pushed [but] we don't want to offend our community either. There's a new piece of art that went up. It's [*The Unconscious*] by Franz West [the salmon-colored sculpture on the corner of Beverly Drive and Wilshire Boulevard]. It happens to be in [front of] the building my husband [works] in, [but] we had nothing to do with it. It was part of the fee the [building] developer had to pay [for the City's Public Art Fund]. So many people have asked me about that and a lot of people are really struggling. On the other hand, I think it is a homerun. I see people there every day having their picture taken. There are little stools [attached to the piece and] I see people sitting on them. That's what an urban landscape is supposed to be about; it's supposed to be about people interacting with their environment.

What do you think will be the challenges of serving as chair in only your second year on the Recreation and Parks Commission?

In terms of challenges, it's a very broad commission, so I think that it's making sure that I have as much knowledge as I possibly can. We have a range of responsibilities that [include] urban forest, which translates to trees and parks,

fine art placement, farmers market, and programs from the youngest through the seniors in our community. We're liaisons for youth organized sports, and we do special events such as summer concerts for Beverly Canon Gardens, the antique car show, the show homes at Greystone, and we even have Woofstock, an event for dogs and their owners that takes place at Roxbury Park. I think for me the big challenge is really just making sure that I'm up to speed on everything. I think that the challenges for me are the same challenges for everyone on the commission. We all want to be knowledgeable, thoughtful, insightful and represent the community as best as we can.

It is a young commission. One member of the commission, Julian Gold, went on to City Council, and there was a turnover in terms of people who had served [their maximum of six years] on the commission. I plan on working very closely with staff. I find staff extremely accessible, I find the other commissioners all very hardworking, and I think everyone pulls their weight and we're all very happy to be working together.

The Roxbury Park renovation has become an extremely controversial issue. Why do you think that is?

There's going to be a special [community] meeting regarding the Roxbury community center. It's going to be Thursday evening, Jan. 26 at 6:30 p.m. in the City Council Chambers of City Hall and the public is invited. We serve as advisors for the City Council and in a way the commissioners are the liaisons between the community and city council. We want to go back to the community now to discuss the citizens' views, to bring their ideas back to the City Council. It's vital for the community to be engaged in this. Speaking for me, I feel that Roxbury does need updating. I feel that as Beverly Hills is a world-class city, [it] should have a first-rate community center. I feel it's important to build a center that will take us into the future. However, I also feel we have to live within our means and I feel the size and scale of the project needs to be reassessed. I also feel it's important to be sensitive to the concerns that those in the neighborhood may have.

How do you think a compromise can be achieved?

I think that dollars and cents are going to have a lot to do with it. I think it's really clear it's not going ahead as planned. It is going to mean, I believe, that the size and scale will have to be reassessed. That really is up to the City Council. We on the commission plan to do reach-outs to the community to really listen and see what it is that the community wants. You're never going to make 100 percent of the people happy 100 percent of the time. The best you can do is really listen and to weigh what's being said and to try and make intelligent, astute decisions.

Immediate past Chair Alan Block, who we interviewed in Issue #579, worked on advancing plans for a dog park and outdoor exercise equipment at Roxbury Park. Do you intend to continue pursuing those goals?

I've got my first meeting [as chair] on Jan. 24 and I'm hoping to work with staff and my fellow Recreation and Parks commissioners. I want to plan a priority exercise to hone in on a few areas where we can really make an impact. The commission has been talking about a dog park. I know Alan was extremely passionate about this. I would like to see this idea brought to fruition. Going back to exercise equipment, it's fabulous. I was out there trying every single item. I think, however, we have it on a backburner until we figure out what's happening with Roxbury [Park], because that's where we thought about for placement [of the equipment].

What else is the Commission working on?

The renovation at the library has been approved by the City Council, and it's going to begin in early February. The children's library is going to be expanded and during construction moved temporarily to the second floor auditorium. The teen zone, too, is going to be enlarged, and a new location is going to be created. Also approved is the lobby area, and checkout is going to be enhanced with new updated [self-checkout] technology. The renovations are expected to take approximately one year and City Librarian Nancy Hunt-Coffey hopes to minimize any inconvenience to the community.

The Gateway project on Wilshire Boulevard across from El Rodeo has been approved by the City Council and is moving ahead. This entails landscaping and Beverly Hills signage. Construction should commence in the spring.

Then you've got the JPA [Joint Powers Agreement]. This is an agreement between the school district and Beverly Hills City Council. It pertains to the community having use of school district grounds and facilities. For example, AYSO soccer is played at all the school district facilities. [The City Council and school board unanimously approved the JPA Tuesday night.]

What is one of your personal priorities for the Commission?

Something I would like to focus on, but this will be a group decision, is Greystone. The house and grounds have great possibility and it would be exciting to see them used more and enjoyed more by the community. Onsite catering at Greystone is about to be finalized, and the Commission has been discussing uses for the greenhouse there. We're talking about different components at Greystone so that the community can really utilize all of them. I think Friends of Greystone have been great leaders in the community bringing this treasure back from disrepair.

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NOTICE OF TRUSTEE'S SALE Trustee Sale No. 247256CA Loan No. 0757710439 Title Order No. 703521 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05-05-2008. 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 01-19-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 05-23-2008, Book NA, Page NA, Instrument 20080915248, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: ENA HARTMAN, AN UNMARRIED WOMAN AND DOUGLAS HENRI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY., as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: A CONDOMINIUM COMPRISED OF: PARCEL 1: UNIT 31, LOT 1 OF TRACT NO. 33213, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 906 PAGES 70 AND 71 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 2: AN UNDIVIDED INTEREST IN THE COMMON AREA AND THE APPURTENANT EASEMENT. Amount of unpaid balance and other charges: \$635,015.76 (estimated) Street address and other common designation of the real property: 1155 N LA CIENEGA BLVD WEST HOLLYWOOD, CA 90069 APN Number: 5555-006-052 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 12-22-2011 CALIFORNIA RECONVEYANCE COMPANY, as Trustee ISAAC PACHECO, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT

COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.ipsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4162859 12/29/2011, 01/05/2012, 01/12/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 250839CA Loan No. 1769122394 Title Order No. 842647 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03-28-2007. 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 01-19-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 04-03-2007, Book N/A, Page N/A, Instrument 20070787443, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: OTGON BUYANT, A SINGLE WOMAN, as Trustor, PACIFIC TRUST GROUP, INC., as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: PARCEL 1: AN UNDIVIDED 1/60 INTEREST IN AND TO ALL THAT PORTION OF LOT 1 OF TRACT NO. 36372, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 937, PAGES 74 AND 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS "COMMON AREA" ON THE CONDOMINIUM PLAN RECORDED FEBRUARY 14, 1980 AS INSTRUMENT NO. 80-157068, OFFICIAL RECORDS OF SAID COUNTY. PARCEL 2: ALL THAT PORTION OF LOT 1 OF SAID TRACT NO. 36372, SHOWN AND DEFINED AS UNIT NO. 19A ON SAID CONDOMINIUM PLAN. PARCEL 3: EXCLUSIVE EASEMENTS FOR THE BENEFIT OF AND APPURTENANT TO PARCELS 1 AND 2 ABOVE, FOR PARKING PURPOSES, OVER THOSE PORTIONS OF LOT 1 OF SAID TRACT NO. 36372, SHOWN AND DEFINED AS AREA PS 23 ON SAID CONDOMINIUM PLAN. PARCEL 4: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF AND APPURTENANT TO PARCELS 1 AND 2 ABOVE, AS SUCH EASEMENTS ARE SET FORTH IN THE SECTIONS ENTITLED "CERTAIN EASEMENTS FOR OWNERS" AND "SUPPORT, SETTLEMENT AND ENCROACHMENT" OF ARTICLE OF THE "DECLARATION" RECORDED FEBRUARY 20, 1980 AS INSTRUMENT NO. 80-172482, OFFICIAL RECORDS, ENTITLED "EASEMENTS". Amount of unpaid balance and other charges: \$513,994.87 (estimated) Street address and other common designation of the real property: 9005 CYNTHIA STREET #119 WEST HOLLYWOOD, CA 90069 APN Number: 4340-023-074 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 12-28-2011 CALIFORNIA RECONVEYANCE COMPANY, as Trustee REGINA CANTRELL, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.ipsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4157000 12/29/2011, 01/05/2012, 01/12/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0107818 Title Order No. 11-0087932 Investor/Insurer No. 1044478669 APN No. 5554-004-10-1 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/13/2005. 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 RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by JENNIFER MICHELLE SHEPPARD, A SINGLE WOMAN, dated 04/13/2005 and recorded 4/29/2005, as Instrument No. 05 1002767, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/23/2012 at 11:00AM, By the fountain located at 400

Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 1411 NORTH HAYWORTH AVENUE, UNIT 15, WEST HOLLYWOOD, CA, 90046. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$352,721.16. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/29/2011 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4150707 12/29/2011, 01/05/2012, 01/12/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 729262CA Loan No. 3013856665 Title Order No. 080166026-CA-MAI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06-08-2007. 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 01-26-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 06-26-2007, Book , Page , Instrument 20071527186, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: GLENN NEIL LEDESMA, A SINGLE MAN, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT 68 OF TRACT NO. 4912 IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE 36 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$893,420.50 (estimated) Street address and other common designation of the real property: 645 HUNTLEY DRIVE WEST HOLLYWOOD, CA 90069 APN Number: 4337-014-050 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 12-29-2011 CALIFORNIA RECONVEYANCE COMPANY, as Trustee RIKKI JACOBS, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.ipsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4167136 01/05/2012, 01/12/2012, 01/19/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0106538 Title Order No. 11-0087092 Investor/Insurer No. 0 APN No. 4342-003-032 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/06/2005. 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 RECONTRUST COMPANY,

THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by MARIE FRANCE LE VOSTRE, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, dated 05/06/2005 and recorded 5/17/2005, as Instrument No. 05 1152295, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/30/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 321 N. OAKHURST DRIVE #303, BEVERLY HILLS, CA, 90210. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$567,658.41. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/04/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4164964 01/05/2012, 01/12/2012, 01/19/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0114405 Title Order No. 11-0095189 Investor/Insurer No. 165568129 APN No. 4340-016-018 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/09/2007. 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 RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by BRAD S NEGRON, A SINGLE MAN, dated 04/09/2007 and recorded 4/16/2007, as Instrument No. 20070902716, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/06/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 8968 LLOYD PLACE, WEST HOLLYWOOD, CA, 900695503. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$854,904.55. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/08/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4173210 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0107269 Title Order No. 11-0086986 Investor/Insurer No. 872584555 APN No. 4344-007-009 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/28/2006. 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 RECONTRUST COMPANY,

N.A., as duly appointed trustee pursuant to the Deed of Trust executed by ATAOLLAH AMINPOUR AND NASIRIN AMINPOUR, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, dated 07/28/2006 and recorded 8/8/2006, as Instrument No. 06 1754629, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/09/2012 at 9:00AM, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, Vineyard Ballroom at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 522 NORTH CANON DRIVE, BEVERLY HILLS, CA, 902103324. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$5,407,750.85. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/12/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4164753 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 249825CA Loan No. 3011377169 Title Order No. 788592 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11-01-2006. 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 02-02-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 11-07-2006, Book , Page , Instrument 06 2471353, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: MARTY TRUGMAN AND, RONNIE TRUGMAN, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: A CONDOMINIUM COMPOSED OF: PARCEL 1: (A) AN UNDIVIDED 1/15 INTEREST IN LOT 1 OF TRACT NO. 41317, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 986 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM UNITS 1 TO 15 INCLUSIVE, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN RECORDED MARCH 29, 1983, AS INSTRUMENT NO. 83-340933, IN OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (B) UNIT 7 AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN REFERRED TO ABOVE. PARCEL 2: AN EXCLUSIVE EASEMENT TO AND THE EXCLUSIVE RIGHT TO USE FOR BALCONY PURPOSES, WITHOUT LIMITATION AS TO TIME THAT AREA BEARING THE LETTER DESIGNATION "B", "B1" AND "B2" AND PRECEDED BY THE SAME NUMBER DESIGNATION AS THE UNIT REFERRED TO HEREINABOVE IN PARCEL 1 (B), ALL AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN REFERRED TO ABOVE. PARCEL 3: AN EXCLUSIVE EASEMENT TO AND THE EXCLUSIVE RIGHT TO USE FOR GARAGE PURPOSES WITHOUT THE LIMITATION AS TO THE GARAGE SPACES NUMBERED 27G AND 28G AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN REFERRED TO ABOVE. Amount of unpaid balance and other charges: \$1,038,777.23 (estimated) Street address and other common designation of the real property: 268 SOUTH LASKY DRIVE #201 BEVERLY HILLS,

CA 90212 APN Number: 4328-006-055 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-06-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee FRED RESTREPO, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4172935 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0110882 Title Order No. 11-0091777 Investor/Insurer No. 4000764409 APN No. 5529-011-005 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/14/2006. 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 RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by CAROLE AYAMIN, A SINGLEWOMAN, dated 04/14/2006 and recorded 4/26/2006, as Instrument No. 06 0913064, in Book , Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/06/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 934 N SWEETZER AVE, WEST HOLLYWOOD, CA, 90069. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$1,534,300.93. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/06/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4170452 01/12/2012, 01/19/2012, 01/26/2012

Trustee Sale No. 450563CA Loan No. 1022508850 Title Order No. 837726 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07-22-2004. 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 02-02-2012 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 08-09-2004, Book N/A, Page N/A, Instrument 04 2037398, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: HAGAY BATZRI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA Legal Description: As more fully described in said Deed of Trust Amount of unpaid balance and other charges: \$745,031.26 (estimated) Street address and other common designation of the real property: 143 NORTH ARNAZ DRIVE #101 BEVERLY HILLS, CA 90211 APN Number: 4334-008-038 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-04-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee DEREK WEAR-RENEE, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com P912674 1/12, 1/19, 01/26/2012

Trustee Sale No. 452812CA Loan No. 3012522250 Title Order No. 913369 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03-12-2007. 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 02-02-2012 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 03-27-2007, Book N/A, Page N/A, Instrument 20070705878, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: DIANA ELLIS, AN UNMARRIED WOMAN, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA Legal Description: As more fully described in said Deed of Trust Amount of unpaid balance and other charges: \$1,393,446.61 (estimated) Street address and other common designation of the real property: 1648 NORTH BEVERLY DRIVE BEVERLY HILLS, CA 90210 APN Number: 4355-013-027 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-04-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee CASIMIR NUNEZ, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com P912609 1/12, 1/19, 01/26/2012

Trustee Sale No. 735143CA Loan No. 5304174765 Title Order No. 3206-231587 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01-26-2007. 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 02-02-2012 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 02-02-2007, Book , Page , Instrument 20070231593, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: REBEKA SHADPOUR, A MARRIED WOMAN, as Trustor, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS), SOLELY AS NOMINEE FOR LENDER, AMERICAN MORTGAGE NETWORK, INC.,

IT'S SUCCESSORS AND ASSIGNS, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA Legal Description: As more fully described in said Deed of Trust Amount of unpaid balance and other charges: \$1,666,162.79 (estimated) Street address and other common designation of the real property: 138 NORTH HAMEL DRIVE BEVERLY HILLS, CA 90211 APN Number: 4334-012-048 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-05-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee DEREK WEAR-RENEE, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com P913142 1/12, 1/19, 01/26/2012

Trustee Sale No. 429391CA Loan No. 3010747826 Title Order No. 602115611 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10-10-2006. 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 02-02-2012 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 10-27-2006, Book , Page , Instrument 06 2386569, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: TANIA DIANA BENAT-MONLA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustor, WASHINGTON MUTUAL BANK, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA Legal Description: As more fully described in said Deed of Trust Amount of unpaid balance and other charges: \$1,590,537.67 (estimated) Street address and other common designation of the real property: 200 SOUTH LA PEER DRIVE BEVERLY HILLS, CA 90211 APN Number: 4333-002-038 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-05-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee DEREK WEAR-RENEE, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com P913300 1/12, 1/19, 01/26/2012

NOTICE OF TRUSTEE'S SALE TS # CA-08-225148-TC Order #: 080150917-CA-DCI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/3/2005. 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 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 duly appointed trustee. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): BAHMAN SAGHIAN, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY Recorded: 10/11/2005 as Instrument No. 05 2442800 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 2/6/2012 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$887,458.98 The purported property address is: 268 S LASKY DR 204 BEVERLY HILLS, CA 90212 Assessor's Parcel No. 4328-006-057 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: -- Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.ipsasap.com Reinstatement Line: (877) 908-4357 Ext. 3704 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders rights against the real property only. 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. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 4170211 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE APN: 4340-019-111 TS No: CA05001642-11-1 TO No: 5901312 PROPERTY ADDRESS: 838 NORTH DOHENY DRIVE APT. 1406, WEST HOLLYWOOD, CA 90069 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED May 19, 2008. 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 February 6, 2012 at 11:00 AM, by the fountain located at 400 Civic Center Plaza, in the city of Pomona, County of Los Angeles, 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 October 16, 2008 as Instrument No. 20081841419 of official records in the Office of the Recorder of Los Angeles County, California, executed by GLORIA SHUM-FRIEDENBERG AND JEFFREY FRIEDENBERG, WIFE AND HUSBAND, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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: 838 NORTH DOHENY DRIVE APT. 1406, WEST HOLLYWOOD, CA 90069 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. 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 \$387,176.74

(Estimated), provided, 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. DATE: January 6, 2012 TRUSTEE CORPS TS No. CA05001642-11-1 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 Camale Smith, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ON LINE AT www.ipsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714-730-2727 TRUSTEE CORPS IS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ASAP# FNMA4174090 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 432621CA Loan No. 30136220954 Title Order No. 602124200 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04-20-2007. 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 02-02-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 04-30-2007, Book , Page , Instrument 20071030981, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: JASMIN DANESCH, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT 26 IN BLOCK 8 OF TRACT NO. 5939, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$1,956,514.50 (estimated) Street address and other common designation of the real property: 8741 ROSEWOOD AVENUE WEST HOLLYWOOD, CA 90048 APN Number: 4336-003-025 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-05-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee RIKKI JACOBS, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.ipsasap.com (714) 573-1965 or www.prioritposting.com ASAP# 4171647 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 20100015008241 Title Order No.: 100499364 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/10/2007. 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. NDEX WEST, LLC, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/31/2007 as Instrument No. 20072864126 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: FARRAH DIANI, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT

or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 02/01/2012 TIME OF SALE: 11:00 AM PLACE OF SALE: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 339 N PALM DR APT 202, BEVERLY HILLS, CALIFORNIA 90210 APN#: 4342-005-023 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 \$1,421,438.93. 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. FOR TRUSTEE SALE INFORMATION PLEASE CALL: AGENCY SALES & POSTING 2 3210 EL CAMINO REAL, SUITE 200 IRVINE, CA 92602 714-730-2727 NDEX West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NDEX West, L.L.C. as Trustee Dated: 01/09/2012 NDEX West, L.L.C. 15000 Surveyor Boulevard, Suite 500 Addison, Texas 75001-9013 Telephone: (866) 795-1852 Telecopier: (972) 661-7800 ASAP# 4173494 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 247822CA Loan No. 0692248883 Title Order No. 723558 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03-17-2005. 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 02-02-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 03-25-2005, Book , Page , Instrument 05 0690710, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: BAHMAN NAVABIAN AND MALKA N. HASHEM, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT 512 OF TRACT 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE(S) 11 TO 20, INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$1,532,840.31 (estimated) Street address and other common designation of the real property: 268 SOUTH ALMONT DRIVE BEVERLY HILLS, CA 90211 APN Number: 4333-003-021 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-09-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee RIKKI JACOBS, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.ipsasap.com (714) 573-1965 or www.prioritposting.com ASAP# 4174029 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 444638CA Loan No. 3015568599 Title Order No. 563523 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02-21-2008. 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 02-02-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 02-28-2008, Book , Page , Instrument 20080343618, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: LAWRENCE LAZAR TRUSTEE OF THE LAWRENCE LAZAR LIVING TRUST UDT MARCH 5, 2003, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT 33 OF TRACT NO. 8401, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 117 PAGES 94 TO 98 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$1,713,672.93 (estimated) Street address and other common designation of the real property: 8833 HOLLYWOOD BOULEVARD WEST HOLLYWOOD, CA 90069 APN Number: 5558-017-005 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-05-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee REGINA CANTRELL, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.ipsasap.com (714) 573-1965 or www.prioritposting.com ASAP# 4172325 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 239991CA Loan No. 0676467764 Title Order No. 295374 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06-16-2004. 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 02-02-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 06-24-2004, Book , Page , Instrument 04 1615355 of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: BI YOUNG BAEK, AN UNMARRIED WOMAN, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: PARCEL 1: AN UNDIVIDED 1/32ND INTEREST IN LOT 1 OF TRACT 31602, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 844 PAGES 87 AND 88 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT UNITS 101 TO 108, 201 TO 208, 301 TO 308, AND 401 TO 408 INCLUSIVE AS SHOWN AND DEFINED UPON THE CONDOMINIUM PLAN RECORDED ON AUGUST 22, 1974 AS INSTRUMENT NO. 3262 ALL EXCEPT THEREFROM ALL OF THE OIL, GAS, MINERALS, HYDROCARBONS AND KINDRED SUBSTANCES LYING AND BEING BELOW THE DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND AS GRANTED TO REA CHESLER IN DEED

RECORDED AUGUST 8, 1970 IN BOOK D4795 PAGE 174, OF OFFICIAL RECORDS. PARCEL 2: UNIT 203 AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN ABOVE REFERRED TO. Amount of unpaid balance and other charges: \$369,781.75(estimated) Street address and other common designation of the real property: 221 S GALE DR # 203 BEVERLY HILLS, CA 90211 APN Number: 4333-029-043 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-05-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee RIKKI JACOBS, ASSISTANT SECRETARY California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4172534 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 448129CA Loan No. 3061353359 Title Order No. 723563 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01-03-2006. 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 02-02-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 01-12-2006, Book N/A, Page N/A, Instrument 06 0079357, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: JOSEPH KHANIAN AND NAZI EBRAHIMZADEH, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT 21 OF TRACT NO. 20002, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 597 PAGES 23 TO 25 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND AS GRANTED TO 2025 NORTH ANGLE AVENUE, A CORPORATION, BY DEED RECORDED MAY 12, 1958 IN BOOK D97 PAGE 465 OFFICIAL RECORDS, WITHOUT RIGHT OF SURFACE ENTRY. Amount of unpaid balance and other charges: \$978,899.23 (estimated) Street address and other common designation of the real property: 9816 MILLBORO PLAGE BEVERLY HILLS, CA 90210 APN Number: 4384-025-010 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-05-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee CASEY KEALOHA, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4172157 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 11-25377 Loan No. CARRADINE Title Order No. 1102497 APN 5554-017-012 TRA No. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/13/2008. 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 02/02/2012 at 11:00AM. RELIABLE TRUST DEED SERVICES as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 06/19/08 AS INSTRUMENT NUMBER 20081091844 of official records in the Office of the Recorder of Los Angeles County, California, executed by: SANDRA W. CARRADINE AN UNMARRIED WOMAN, as Trustor, SCHAEFER FUNDS LLC, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: IN THE MAIN LOBBY AT 19510 VENTURA BLVD, TARZANA, CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1330 NORTH HARPER AVENUE, WEST HOLLYWOOD, CA 90046. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$3,600,371.37 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 1/9/12 RELIABLE TRUST DEED SERVICES, AS TRUSTEE 19510 VENTURA BLVD., SUITE 214 TARZANA, CA 91356 (818)708-7272 Lynn Wolcott, President ASAP# 4175597 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE APN: 5559-001-170 TS No: CA05002252-11-1 TO No: 5926319 PROPERTY ADDRESS: 1131 ALTA LOMA ROAD UNIT 524, WEST HOLLYWOOD, CA 90069 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 4, 2007. 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 February 6, 2012 at 11:00 AM, by the fountain located at 400 Civic Center Plaza, in the city of Pomona, County of Los Angeles, 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 January 22, 2007 as Instrument No. 20070124335 of official records in the Office of the Recorder of Los Angeles County, California, executed by HOVSEP MERDKHANIAN A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRSTION SYSTEMS, INC 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: 1131 ALTA LOMA ROAD UNIT 524, WEST HOLLYWOOD, CA 90069 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. 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 \$285,800.42 (Estimated), provided, 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 fur-

ther recourse. DATE: January 9, 2012 TRUSTEE CORPS TS No. CA05002252-11-1 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 Camale Smith, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714-730-2727 TRUSTEE CORPS IS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ASAP# FNMA4175166 01/12/2012, 01/19/2012, 01/26/2012

Trustee Sale No. 438996CA Loan No. 3013192350 Title Order No. 217852 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03-19-2007. 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 02-02-2012 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 03-29-2007, Book , Page , Instrument 20070736523, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: MARC EVAN HECKER A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA CA Legal Description: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST Amount of unpaid balance and other charges: \$1,499,675.79 (estimated) Street address and other common designation of the real property: 1643 CLEAR VIEW DRIVE BEVERLY HILLS, CA 90210 APN Number: 4356-007-044 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-03-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee CASIMIR NUNEZ, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com P912557 1/12, 1/19, 01/26/2012

BID PACKAGE NO. 12-17

CITY OF BEVERLY HILLS PUBLIC WORKS & TRANSPORTATION - PROJECT ADMINISTRATION 345 FOOTHILL ROAD BEVERLY HILLS, CALIFORNIA 90210

LEGAL NOTICE - BIDS WANTED

221 N. CRESCENT BRICK FAÇADE REPLACEMENT PROJECT RE-BID

1. Notice Inviting Bids

a. **Date of Request:** January 6, 2012

b. **Bid Number:** 12-17

c. **Item Description:** Removal and disposal of existing exterior brick façade and installation of new brick and backing system at the 221 N. Crescent parking/retail/housing facility, located at 221 N. Crescent Drive, Beverly Hills, California 90210.

d. **Obtaining Bid Documents:** A copy of the Bid Package may be obtained by mail or in person from the Department of Public Works & Transportation - Project Administration, 345 Foothill Road, Beverly Hills, CA 90210, telephone number 310-288-2823. The bid package including plans and specifications may also be viewed on, and downloaded from the City's web site: www.beverlyhills.org: shortcuts: bid information: bid

number 12-17.

e. **Bid Opening: Wednesday – February 1, 2012 at 2:00 p.m.**

f. **Due Date and Location for Submittals:** Sealed bids will be received at all times during normal business hours prior to the Bid Opening, at the City Clerk's Office, 455 North Rexford Drive, Room 290, Beverly Hills, CA 90210. All bids must be in writing and must contain an original signature by an authorized officer of the firm. Electronic bids (i.e., telephonic, FAX, etc.) are **NOT** acceptable. All bids shall clearly contain on the outside of the sealed envelope in which they are submitted: BID PACKAGE 12-17: 221 N. CRESCENT BRICK FAÇADE REPLACEMENT PROJECT RE-BID.

g. **Contractor's License:** In accordance with provisions of Section 3300 of the California Public Contract Code, the City has determined that the Contractor shall possess a valid California Contractor's License Class C-39 or other appropriate license classification under the State Contracting Code at the time the contract is bid. Failure to possess such license may render the bid non responsive and bar the award of the contract to that non responsive Bidder.

h. **Liquidated Damages:** There shall be a \$500.00 assessment for each and every calendar day work remains undone after date fixed for completion.

i. **Prevailing Wages:** In accordance with the provisions of Sections 1770 et seq., of the Labor Code, the Director of the Industrial Relations of the State of California has determined the general prevailing rate of wages applicable to the work to be done. The Contractor will be required to pay to all persons employed on the project by the Contractor sums not less than the sums set forth in the documents entitled "General Prevailing Wage Determination made by the Director of Industrial Relations pursuant to California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773, 1773.1." These documents can be reviewed in the office of the City Clerk or may be obtained from the State.

j. **Prebid Conference Date and Location:** A mandatory pre-bid conference will be held on Tuesday, January 18, 2012 at 10:00 a.m. at the project site, located at 221 N. Crescent Drive, Beverly Hills 90210.

k. **Bid Security:** Each bid shall be accompanied by bid security in the form of a cashier's check, certified check or bid bond in the amount of 10% of the total bid amount. All cashier's checks or certified checks must be drawn on a responsible bank doing business in the United States and shall be made payable to THE CITY OF BEVERLY HILLS. Bid bonds must be issued by a bonding company licensed to do business in the State of California. Bids not accompanied by the required bid security shall be rejected. Cash and personal or company checks are **NOT** acceptable. The City shall return the bid security checks of unsuccessful bidders to them when the successful bidder ("Contractor") enters into the Contract with the City.

l. **Payment Bond and Performance Bond:** A Payment Bond and a Performance Bond, each in the amount of 100% of the contract amount, will be required of the Contractor.

m. **Insurance:** Upon award of contract, contractor will be obligated to file certificates of insurance evidencing coverage as specified in the bid documents and in a form acceptable to the City. The certificates shall be on the City's standard proof of insurance form.

n. **Time of Completion:** The contractual completion time shall be 60 calendar days from the date of Notice To Proceed.

o. **Retention:** In accordance with the contract, five percent (5%) of any progress payment will be withheld as retention. Pursuant to Section 22300 of the Public Contract Code, at the request and expense of the Contractor, securities equivalent to the amount withheld may be deposited with the City or with a state or federally chartered bank as the escrow agent, and City shall then pay such moneys to the Contractor. Refer to the contract for further clarification.

p. **Contact Person:** A bidder or potential bidder who has a procedural question may call Julio Guerrero at telephone number 310-288-

2823. A substantive question must be submitted in writing and a copy of that question plus a written response to it will be emailed or mailed to all parties who have obtained a bid package.

THE RIGHT TO REJECT ANY BID OR ALL BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID. ANY CONTRACT AWARDED WILL BE LET TO THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER.

THE CITY OF BEVERLY HILLS RESERVES

NOTICE TO BIDDERS

**for the
T-ALLEY RECONSTRUCTION
within the City of
BEVERLY HILLS, CALIFORNIA**

BIDS - Sealed proposals for the T-ALLEY RECONSTRUCTION within the City of Beverly Hills, California, will be received up to the hour of **2:00 p.m., on Wednesday February 15, 2012** at the office of the City Clerk of said City, located in Room 290 at 455 North Rexford Drive, Beverly Hills, California. Bids will be publicly opened at 2:00 p.m. on the above-mentioned date in the office of the City Clerk of said City Hall and award of the contract will be made during a subsequent meeting of the City Council.

GENERAL INSTRUCTIONS - Bids must be submitted on the Proposal Form prepared for this project and shall be delivered at the office of the City Clerk within a sealed envelope and marked on the outside as follows: **T-ALLEY RECONSTRUCTION BID # 12-21**

Copies of the Specifications and Proposal Form may be inspected and obtained at the office of the City Engineer, 345 Foothill Road, Beverly Hills, CA 90210. There is no charge or deposit required for this material; therefore, they are not to be returned to the City for refund. Each bidder shall furnish the City, the name, address, and telephone number of the firm requesting Specifications.

SCOPE OF THE WORK - The work to be done shall consist of furnishing all the required labor, materials, equipment, parts, implements and supplies necessary for, or appurtenant to, the construction and completion of the project indicated above in accordance with Standard Drawings and the Specifications prepared for this project.

References in the project specifications to specific sections of the Standard Specifications refer to the book of "Standard Specifications for Public Works Construction", latest edition and supplements, written by a Joint Cooperative Committee of the Southern California Chapter of the American Public Works Association and Southern California district of the Associated General Contractors of California. Contractors wishing to obtain this book may purchase copies directly from the publisher, Building News, Inc., 1612 South Clementine Street, Anaheim, CA, 92802. There is no charge or deposit for the other items listed above.

TIME FOR COMPLETION - The work on this project shall start within 7 calendar days from the date of receipt of written notice to proceed from the City Engineer and the Contractor agrees to complete the entire work within **35 working days** from Notice to Proceed. In case all the work called for is not completed in all parts and requirements within the time specified, the City shall have the right to grant or deny an extension of time for completion, as may best serve the interest of the City. The Contractor shall not be assessed with penalties during the delay in the completion of the work caused by acts of God or of the Public Enemy, acts of the State, fire not due to acts of contractors or subcontractors, floods, epidemics, quarantine, restrictions, strikes, freight embargo or unusually severe weather, or delays of subcontractors due to such causes provided that the Contractor shall, within ten (10) calendar days from the beginning of such delay, notify the City, in writing of the cause of the delay. The City will ascertain the facts and the extent of the delay, and the findings thereon shall be final and conclusive.

In general terms, the contract work for this project shall consist of the following items of work:

ITEM NO.	ITEM DESCRIPTION	UNITS	QUANTITY
1	Mobilization	LS	1
2	Traffic Management Plan and Traffic Control	LS	1
3	AC Pavement Removal and General Site Demolition	SF	15,620
4	Concrete Curb, Curb & Gutter, and Gutter Removal	LF	370
5	Concrete Walk Removal	SF	430
6	Storm Drain Pipe Demolition and Filling	LF	540
7	Concrete Barricade Removal/Reconstruction	LF	10
8	Asphalt Concrete Pavement	TONS	355
9	Aggregate Base	TONS	444
10	PCC Curb w/ 24" Gutter	LF	350
11	PCC Curb, Modified 0" to 12"	LF	940
12	Longitudinal Concrete Gutter in Alleyways and Cross Gutter	LF	890
13	12" Concrete Gutter in Alleyways	LF	60
14	PCC Sidewalk	SF	350
15	PCC Parkway Drain S=36"	LF	30
16	Curb Opening Concrete Catch Basin, W=7'	EA	1
17	4" PVC, Schedule 80 Drain Pipe	LF	50
18	Adjust Manhole Frame and Cover to Grade	EA	2
19	2" Cold Plane & Overlay Asphalt Concrete Pavement	SF	12,100

AMENDMENTS - The second paragraph of Section 3-2.2.1 "Contract Unit Prices", of the Standard Specifications for Public Works Construction is deleted.

The fourth paragraph of Section 3-2.2.1 "Contract Unit Prices", of the Standard Specifications for Public Works Construction is deleted and replaced by the following: "Should any Contract item be deleted in its entirety, no payment will be made to Contractor for that Bid Item."

The following is in addition to the provisions of Section 2-9.1 of the Greenbook:

The Contractor is required to locate and tie out survey monuments in the project area prior to construction involving street and highways, and to file with the County Surveyor a Corner Record of any such work. Prior to the issuance of a completion certificate, the Contractor is required to file a Corner Record for survey monumentation that is replaced. All such survey work shall be performed under the supervision of a California licensed Land Surveyor or a Civil Engineer authorized to perform such work.

The Contractor shall provide the City a copy of the office calculations and documents submitted to the County for filing in connection with the aforementioned work.

The payment for surveying, related professional services, office calculation, and furnishing all labor, materials, equipment, tools and incidentals, and for doing work involved shall be considered as included in the various items of work, and no additional compensation will be allowed therefore.

Section 3-3.2.2 shall be changed as follows:

(a) Labor. The costs of labor will be the actual cost for wages of workers performing the extra work at the time the extra work is done, plus the employer payments of payroll taxes, health and welfare, pension, vacation, apprenticeship funds, and other direct costs, resulting from Federal, State, or local laws, as well as assessments or benefits required by collective bargaining agreements.

The following will revise Section 3-3.2.3 of the Greenbook:

(a) Work by Contractor. An allowance for overhead and profit shall be added to the Contractor's cost as determined under 3-3.2.2 and shall constitute the full and complete markup for all overhead and profit on extra work performed by the Contractor. The Contractor shall be compensated for the actual increase in the Contractor's bond premium caused by the extra work. For costs determined under each subsection in 3-3.2.2, the markup shall be:

- a) Labor 20%
- b) Materials 15%
- c) Tools & Equipment Rental 15%
- d) Other Items 15%

(b) Work by Subcontractor. When any of the extra work is performed by a Subcontractor, the markup established in 3-3.2.3(a) shall be applied to the Subcontractor's costs as determined under 3-3.2.2. An allowance for the Contractor's overhead and profit shall be added to the sum of the Subcontractor's costs and markup and shall constitute the full and complete markup for all overhead and profit for the Contractor on work by the Subcontractor. For Contractor markup of Subcontractor's costs, the allowance shall be 10% on the first \$2,000 or portion thereof, and 5% on costs in excess of \$2,000.

LIQUIDATED DAMAGES - There will be a Five Hundred Dollar (\$500.00) assessment for each calendar day that work remains incomplete.

PREVAILING WAGES - In accordance with the provisions of Section 1770 et seq., of the Labor Code, the Director of the Industrial Relations of the State of California has determined the general prevailing rate of wages applicable to the work to be done. The Contractor will be required to pay to all workers employed on the project sums not less than the sums set forth in the documents entitled "General Prevailing Wage Determination made by the Director of Industrial Relations pursuant to California Labor Code Part 7, Chapter 1, Article 2, Sections 1770, 1773, 1773.1".

A copy of said documents is on file and may be inspected in the office of the City Engineer, located in 345 Foothill Road, Beverly Hills, California 90210.

Attention is directed to the provisions of Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by the Contractor or any subcontractor under him. The Contractor and any subcontractor under him shall comply with the requirements of said sections in the employment of apprentices.

Information relative to apprenticeship standards and administration of the apprenticeship program may be obtained from the Director of Industrial Relations, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

PAYROLL RECORDS - The Contractor's attention is directed to Section 1776 of the Labor Code, relating to accurate payroll records, which imposes responsibility upon the Contractor for the maintenance, certification, and availability for inspection of such records for all persons employed by the Contractor or by the Subcontractors in connection with the project. The Contractor shall agree through the Contract to comply with this section and the remaining provisions of the Labor Code.

INSURANCE AND BOND REQUIREMENTS - The Contractor shall provide insurance in accordance with Section 3-13 of the City of Beverly Hills, Public Works Department, Standard Contractual Requirements, included as part of these Specifications. In addition, the Contractor shall guarantee all work against defective workmanship and materials furnished by the Contractor for a period of one (1) year from the date the work was accepted in accordance with Section 2-11 of the Standard Contractual Requirements. The Contractor's sureties for the "Performance Bond" shall be liable for any work that the Contractor fails to replace within a specified time.

THE CITY RESERVES THE RIGHT TO REJECT ANY BID OR ALL THE BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID, BUT IF THE BIDS ARE ACCEPTED, THE CONTRACT FOR THE IMPROVEMENT WILL BE LET TO THE LOWEST RESPONSIBLE BIDDER FOR THE PROJECT AS A WHOLE.

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236-Electrical
237-Entertainment
238-Exterminators
240-Fencing
242-Garage Doors
244-Handyman
246-Hauling
248-Internet Services
250-Iron Work
252-Janitorial
254-Landscaping
255-Legal Services
256-Locksmith
258-Moving/Storage

LEGEND

260-Music Instruction
262-Painting
264-Pet Sitting
265-Photography
266-Plumbing
267-Piano Tuning
268-Roofing
270-Sandblasting
272-Security Services
274-Stained Glass
276-Tile
278-Tree Service
280-Tutoring
282-TV/VCR/DVD Repair
284-Video Systems
286-Windows
288-Word Processing
289-Lessons
290-Trainer

400-499 Real Estate
400-Homes For Sale
401-Real Estate
402-Condominiums
404-Commercial/Industrial
406-Mobile Homes
408-Income Property
410-Lots For Sale
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414-Resort Property
416-Lakeshore Property
418-Oceanfront Property

420-Out-of-State Property
422-Real Estate Exchange
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500-599 Employment

500-Employment Opportunities
501-Help Wanted
505-Work at Home
510-Employment Agencies
515-Business Services
516-Business Opportunities
520-Jobs Wanted
521-Personal Shopper
522-Drivers

600-799 Merchandise

600-Garage Sales
610-For Sale
615-Business For Sale
700-Antiques
705-Appliances
710-Medical Supplies
715-Coins & Stamps
720-Computers
725-Furniture
726-Miscellaneous

730-Musical Instruments
735-Office Furniture
740-Television/Radio

800-899 Financial

800-Real Estate Loans
801-Financial Services
802-Money to Loan
804-Money Wanted
806-Mortgage & Trust
808-Escrows

900-999 Transportation

900-Autos For Sale
905-Trucks & Vans
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I am a caregiver seeking work. Live-in. 15 Years experience. I also do facials, massages, and natural healing. (213)281-8443. I am a certified nursing assistant/caregiver. Experienced, Great References. (323)-812-4230

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LABRADOR RETRIEVER AKC, Chocolate, blockheads, 9 1/2 weeks, shots, declawed, vet checked, \$600. Gorgeous. Call (951) 306-4177, (951) 809-9639

Newborn Pugs For Sale! AKC, Dewormed. Very friendly, healthy, and loving. Would make a great addition to any family. Going at a great price. \$700. Contact (951) 722-2262

Rose Hills- One plot in beautiful area that has been sold out for many years. Suncrest Lawn, Lot 1954, Space 2. Selling prices of new plots are ranging \$9,500. Selling this plot for \$3,500. I will pay transfer fee. About a block and a half below the Rose Hills sign, which is on the top of the hill. Wayne (909)910-2948

Rose Hills, Whittier, 2 plots in Acacia section, value 3,000/each. Make offer (951) 791-0870 pp.

4 burial spaces at Rose Hills Memorial Park, located in Garden of Peace. Lot 819, Spaces 1,2,3,4. The cemetery list price is \$5800 each space and owner is asking \$9600 for 2 spaces of \$19,200 for all 4 spaces. (928)758-7220

Cemetery grave sites in today's world generally go for about \$6,000 to \$7,000 per plot. Here is an opportunity to obtain choice sites at \$3,500 per site. ROSE HILLS Sequoia Lawn: Grave 4, Lot 7311 and Graves 1 & 2 Lot 7312. These are across from the Garden of Prayer. Please contact Dick Hilleary @ (714)970-2452 or (951)582-9818

Westwood Memorial Park. Couch Crypt. Must sell. (307) 690- 0391

130-LEGAL NOTICES

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115- CEMETERY

EDEN MEMORIAL PARK Mission Hills Mt Eilat Section (sold-out section)

Two family owned plots (not side by side but close to each other)
Plot 36, Space C
Plot 19, Space D
Valued at \$9733. each
Sell for \$6000.ea/negotiable
Will sell separately or as a package

Call or e-mail Aubrey (206) 367-4245 Rprovisor9@aol.com

Eden Memorial park Mission Hills, CA. 1 plot in Mount of Olive Center. Plot # 1622H Beautiful location. Valued @ \$11,500k selling for \$8,500k (818) 700-1204

Forest Lawn Cypress Single plot. Area: Constant Love. \$3500. (714) 761- 1957.

One burial space at Forest Lawn Cypress. Located in Memories Section, Lot 338, Space 2. The cemetery list price for space is about \$4000+ and owner is asking \$2900 or best offer for space. (714) 546-8724 or (714) 883-7203

FOREST LAWN CYPRESS- 1 double plot in Everlasting Hope. Endowment & transfer fees included \$6,500/obo (925)683-4345

FOREST LAWN GLENDALE Prime interment spaces close to entrance and fountain. 3 spaces in Kindly Light. Sold together or separate. Forest Lawn's Retail Price-\$11,500 EACH. Discount-\$9,775 EACH. Call Charlie (760) 696-6730

Cemetery property in Forest Lawn Hollywood Hills. Court of Valor. \$4,500. Call Elizabeth at (951) 231-8542

Forest Lawn Hollywood Hills. 2 plots, Enduring Faith, Lot 4404 Spaces 1 and 4 \$5K Each. (702) 202- 2427 or (213) 999- 6977

Forest Lawn Hollywood Hills Ascending Dawn. Block 5417. Companion Lawn Crypt 1 AB for \$10,500 OBO. If interested call Maria at (909) 376-1759.

Forest Lawn Hollywood Hills, 6 garden plots, Loving Kindness Section. Lot 9968 Spaces 1, 2, 3, and 4 & Lot 9969 Spaces 3 and 4. Spaces near Old North Church. Each space \$4,900, preferable to be sold in pairs, but individually acceptable as well. Daytime: (818)-456-6815 and Evening: (818) 399-0833

Hollywood Hills Forest Lawn, 8 Cemetery Plots, All Fees Paid, Title Transfer Fee, Lot J55 Peaceful Memory, Plots 6068 & 6069, valued at \$7,200, selling for \$6,000 each. George (818) 426-9496 Gavak@charter.net

Forest Lawn, Cypress. 2 available plots going for \$4,900 each. Richard (949) 395-4225

Forest Lawn Hollywood Hills Companion Plot in Lincoln Terrace in the Tudor Family section 80 (520) 578-6399 pp

Forest Lawn Hollywood Hills Companion Lawn Crypt in Ascending Dawn Lot 5716 #3A-B Value \$12,650 Reduced to \$10,500 (435) 216- 2569

Forest lawn Glendale 1 plot on the north slope of the great mausoleum. Plot 2-16 \$6000. (928) 636- 1921

Forest Lawn, Long Beach. 1 Cemetery Plot, Lot 1349, Located in the Garden of Devotion, originally valued at \$4500, reduced to \$3500. Emery (712) 328-1907

Green Hills Memorial Park, Rancho Palos Verdes. Beautiful Harbor view area. 4 adjacent plots. \$7k each. (310) 548-4147

Single wall crypt at Mount Sinai Memorial Park at Heart Level in Court of Psalms #43139. Beautiful Location. Will see for \$3,500 and seller will pay transfer document fees. (949) 588-8669.

Montecito Cemetery Plot for sale. Great location, selling well below retail price. Worth \$8,500, selling for \$5,000. (909) 824-2959

Mount Sinai Memorial Park. Hollywood Hills, CA. For sale 2 side-by-side spaces at Gardens of Ramah lot 1543. Beautiful Sold out section. \$17, 500. (323) 428-6697.

One month old blue mastiffs pups. 2 Boys and 2 Girls looking for a great family and a home.

Easy to train, very intelligent and most of all great with other kids and pets. Only serious and responsible inquiries please. These dogs are my family. Marvin (310) 560-8735

Tea Cup CHIHUAHUA Puppies. 2 Female & 1 Male super small, like a soda can! Must see! 9 weeks with shots. Please call or text \$250. (213) 905-0586

English Bulldogs for sale. 4 females, 3 males. AKC registered. 1300 each. 4 male Frenchies. \$1000 each. Please call (323) 704-5290.

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