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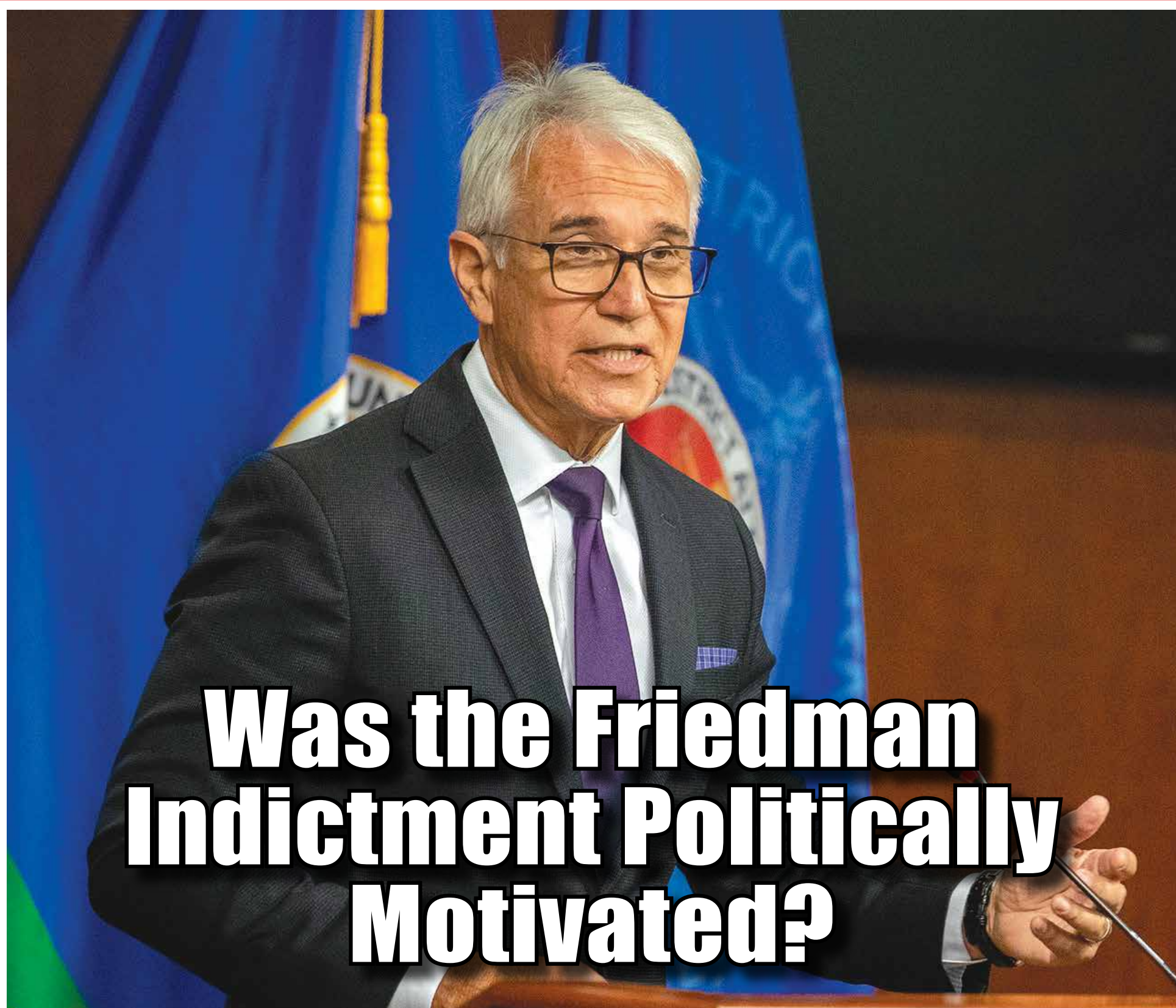
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Issue 1190 • July 21 - July 27, 2022



Was the Friedman Indictment Politically Motivated?

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SNAPSHOT



*MENTAL HEALTH IS WEALTH
NORTH CRESCENT DRIVE*

(L to R): Dr. Edith Eger and Mayor Lili Bosse.

On Friday the Mayor's Mental Wellness Series kicked off with Dr. Edith Eger, a trauma expert, Holocaust survivor, international bestselling author of The Choice: Embrace the Possible and a frequent guest on media outlets across the globe.

Beverly Hills
Weekly

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“New Council Installed”

[Issue #1189]

Congratulation to our City Council, all qualified and good people. Please keep in mind when Metro arrives our fabulous police department will have their hands full protecting our city. Additionally, when voting for new development please take into consideration our residents previously voted for a 45 ft height limit.

Jerry Dobkin
Beverly Hills

briefs

City Council to Send Opposition Letter to Board of Supervisors

At their Tuesday meeting the City Council approved a request from Mayor Lili Bosse and Councilmember John Mirisch requesting the Council consider sending a letter of opposition to the Los Angeles County Board of Supervisors as they have approved a motion calling a special election on Nov. 8 for the purpose of voting on an amendment which would grant the

Board of Supervisors the authority to remove the Los Angeles County Sheriff.

The sheriff is an elected official who does not answer to the governing board of the county nor to the state legislature. Since the constitution defines the sheriff's position as a county official, they cannot be impeached. However, they can be recalled.

Bosse and Mirisch requested the Council consider sending a letter of opposition to the proposed amendment as there are already processes in place for removing a duly elected official, including the Sheriff, from service.

Board Receives Grandparent Permit Update

The Board of Education received an update regarding the applications for grandparent permits following the first July 8 deadline.

Grandparent permits apply to students whose grandparents have lived in Beverly Hills for at least 10 years.

The district has received a total of 116 applications with 52 approved so far. The district is working on the second round of approvals with a July 18 deadline.

The district can approve up to 100 permits.

The Board will receive another update after July 18.

Public Works Commission to Discuss Single-Use Plastic and Styrofoam Ban

The Public Works Commission is expected to discuss an ordinance prohibiting the use, sale and distribution of certain single-use plastic and Styrofoam goods, at their Thursday meeting.

In Oct. the City adopted the Disposable Foodware Accessories Upon Request Ordinance in an effort to reduce single-use plastic and other foodware accessories by having them available upon request. The Disposable Foodware Upon Request Ordinance was also intended to serve as a transitional step towards developing an ordinance prohibiting single use plastic and Styrofoam.

The goods and products prohibited for use and sale would include foodware, including utensils, cups, plates, clamshells, straws, and other containers; packing materials including “peanuts” and shipping boxes when packed and sold within the City; styrofoam meat trays, egg cartons and other food types when food is prepared and packaged within the City; plastic and non-reusable takeout, delivery, produce and shopping bags; and coolers, ice chests or similar containers that is not encased by other materials.

According to the staff report, the proposed ordinance will require public outreach, education and planning effort because it encompasses a number of retail businesses, food service and hospitality establishments, and changes in City operations. The proposed ordinance will be developed in two phases. Phase 1 applies to City operations and functions and Phase 2 applies to businesses.

The implementation timeline after the ordinance is adopted is expected to be as follows: six months for local government,

and one year after adoption for groceries and pharmacies, food service establishments, retail stores, and hotels.

If the Commission supports the elements, a proposed ordinance will be drafted. After this, it will be presented to the City Council for consideration by Feb. 2023.

City Council Sets Hearing Date for Spring Place

At their Tuesday meeting the City Council set a hearing date for the Planning Commission's decision on May 26 to adopt a resolution amending a previously approved Development Plan Review that regulates the rooftop uses for Spring Place, a private membership club and co-working office located at 9800 Wilshire Boulevard and 121 Spalding Drive. The hearing is set for the second City Council meeting in Nov.

Spring Place is a shared workplace designed to offer professionals a variety of places for all of the ways they work. Work space options include private offices, dedicated desks, open office coworking spaces, meeting rooms, phone booths, lounges, outdoor terraces, a conservatory and a library. Spring Place also has five-star dining and personalized concierge services.

The commission previously approved a resolution that regulates the use of the rooftop space.

The Planning Commission directed staff at a previous public hearing to present a report due to complaints received regarding the nature of Spring Place's operations in recent months.

The events hosted by Spring Place have been previously described by their representatives as events designed to create memorable experiences for members and to cultivate connections to brands, publications, personalities, and cultural institutions. Spring Place was allowed to host occasional events on the rooftops during the hours of 8:00 a.m. to 10:00 p.m., Monday to Friday, and 9:00 a.m. to 10:00 p.m., Saturday to Sunday. Additionally, occasional events may be held outside of the hours of operation for members and up to three guests per member. Since it began operating, Spring Place has hosted various events on the rooftop facilities and within its interior space. Spring Place was not intended to hold events for the general public.

A few public comments were made at the Planning Commission meeting regarding concerns that Spring Place was hosting events that utilized live music, and that the events appeared to be open to not just members and guests of members.

Additionally, it was also raised at the Planning Commission meeting that some events held in the last few months were more consistent with events that would be held in a banquet facility, and that the rooftop space was being rented out to the general public for these events.

The Commissioners agreed to place much stricter restrictions on Spring Place. The rooftop will be limited to 30 people, hours are limited from 9:00 a.m. to 8:00 p.m., no events, and no amplification will be allowed. Food and beverage sales will also be restricted.

On June 8 Former Mayor Mark Egerman, Attorney for Spring Place, filed a timely appeal of the Commission's decision. Spring Place is currently subject to the Planning Commission's Resolution until the appeal is processed.

Candidates File for Board of Education

Janessa LaVoice and incumbent Rachelle Marcus have officially filed as candidates in the Nov. 8 Board of Education election as of Wednesday.

LaVoice is a former Los Angeles City Council candidate for District 5 and is an



Rachelle Marcus



Janessa LaVoice

applied Behavioral Analysis tutor for children with special needs. She opposes the 1619 project, hopes to investigate school libraries for sexually explicit and pornographic materials, suspend 'equitable math instruction', and incorporate minimal adherence to ethnic studies curriculum guidelines.

“Once a School Board member, I will honor my campaign pledges, and will not

vote for anything that goes against my promises to you. If I default on my word, I will resign voluntarily,” LaVoice said.

Salkin to Run for Board of Education

Dr. Michal Amir Salkin has announced her candidacy for BHUSD Board of Education in the upcoming Nov. 8 election.

“BHUSD is a small school district where people know each other and care about each other. We have the resources and the ability to help our students become the best versions of themselves. But, to do that, the District and the community must work together to make BHUSD into



Michal Amir Salkin

the best version of itself. And I want to help us succeed,” Salkin said.

Salkin attended Hawthorne until 7th grade and graduated from the Westlake School. She practiced obstetrics and gynecology and now teaches at USC's Keck School of Medicine.

She is the mother of twins: her son is in BHUSD and her daughter attends private

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school.

“I can proudly say that our son’s education has been as good as, and in some ways better than, our daughter’s,” Salkin said.

Salkin ran Hawthorne’s annual Book Fair for many years and organized a trip for Hawthorne’s STEM students to Space Camp in Huntsville, Alabama in 2019 and again for Beverly Vista Middle School’s STEM students in 2020, although it was cancelled due to COVID.

Salkin hopes to heal the relationships that she believes has been strained by re-configuration and COVID. She also hopes to figure out how to use the money remaining from Measures E and BH to complete the reconstruction of schools in the most effective way, as well as strengthen academic standing in spite of learning losses due to COVID.

Public Works Commission Expected to Approve City Complaint

At their Thursday meeting the Public Works Commission is expected to support an Official City Complaint to the California Public Utilities Commission (CPUC) regarding the unreliability of Southern California Edison’s (SCE) Distribution System.

According to the staff report, residents of the City most notably those north of Santa Monica Boulevard continue to experience power outages.

SCE presented to the Public Works Commission on May 13, 2021 and stated their reliability rate is from 52 average minutes of sustained interruptions in 2020 to 105.8 average minutes of sustained interruptions in 2017. Since that presentation the interruptions in service continue; one in Trousdale was not resolved for 16 hours. On July 27th, SCE has agreed to meet with the Trousdale residents to listen to their concerns with the unreliability.

At the last meeting, the Commission recommended to consider asking the City Council to write a letter to the CPUC.

City Council Approves Charity Run Fee Waivers

The City Council approved a request from “Not Today Cancer” for a 5K fun run for pediatric cancer research. Permit, personnel, and facility use fees estimated to be \$15,349.00 was also waived for the 2nd annual event, “Beverly Hills Run of the STARS”, to be held on Sunday, Sept. 25.

The event is in honor of the co-founders’ son, Mason Duncan-Book. The race is intended to raise awareness and funds for the STAR Act, a childhood cancer bill up for renewal in Congress.

Not Today Cancer (NTC) was established in 2021 by Stacey Book and Jennifer (JJ) Duncan who lost their 11-year-old son Mason to T-Cell Acute Lymphoblastic Leukemia in 2020. NTC has developed an annual event to raise money and awareness for pediatric cancer research in Sept., which is both Pediatric Cancer Awareness Month, and Mason’s birthday month.

Last year, the race took place, along

with a bench dedication, in Roxbury Park, where Mason was known as the “Mayor of Roxbury”. It had over 200 participants. This year’s goal for the 5K is to grow the race from a park-only loop, to a larger course with a post-race Expo event, and a larger audience.

No full street closures are requested for the 5K race, or event expo at Roxbury Park.

Public Works Commission to Discuss Status Update for Water and Wastewater Study

At their Thursday meeting the Public Works Commission is expected to review the wastewater expense assumptions and a potential structural change for wastewater.

According to the staff report, the City’s Water and Wastewater Utilities provide services to residential and commercial customers and collects a charge for the service.

“Establishing cost-based rates, fees, and charges is an essential component in a well-managed and operated utility. Cost-based rates provide sufficient funding to allow communities such as Beverly Hills to build, operate, maintain, and reinvest in the water and wastewater systems that provide the community with safe and reliable drinking water, fire protection and wastewater service,” according to the staff report.

Rates are reviewed periodically to ensure revenue requirements are being met. The City is responsible for setting rates in compliance with State law requiring that fees and charges do not exceed the proportional cost of service.

On Dec. 19, 2017, the City Council approved a five-year water rate revenue adjustment through Jan. 1, 2022. On Dec. 5, 2019, the City Council approved restructured water rate adjustments based on a cost-of-service study conducted by HF&H Consultants, LLC (HF&H). The rate adjustments accounted for changes to the existing consumption and fixed service charges, implemented a water reliability charge, and adopted a revenue stabilization rates schedule for use during water shortages.

Present rates have not been updated since FY 2009-10 for Wastewater. HF&H evaluated the current rates in 2017 and found that rates were sufficient to continue without a rate increase through FY 2021-22.

If the Commission approve the rates for noticing at a future meeting, these rates will be presented to the City Council.

UNITE HERE Local 11 Appeals Cheval Blanc

The City Council extended a hearing date to consider an appeal from GK Law, on behalf of UNITE HERE Local 11, for a resolution adopted by the Planning Commission on June 13 regarding the Cheval Blanc Beverly Hills Specific Plan Project.

UNITE HERE Local 11 is a union who represents over 32,000 workers employed in hotels, restaurants, airports, sports arenas, and convention centers throughout Southern California and Arizona.

On June 30 the City received an appeal petition from GK Law appealing four res-



Live with Lili

Mayor Lili Bosse held Live with Lili last Wednesday where community members voiced their concerns and suggestions for the City.

olutions adopted by the Planning Commission regarding Cheval Blanc. Three of the resolutions were recommendations to the City Council regarding proposed entitlements. One resolution is the approval of the subdivision map for the Project. Since the Council has not yet reviewed the Project, and because the City Council cannot review the subdivision map until it has first considered the environmental impact report [EIR], general plan amendment, zoning changes, and Specific Plan, it was recommended that the appeal of the subdivision map approval be heard in conjunction with the City Council’s review of the rest of the Project entitlements.

The City does not believe the Commission’s actions to recommend to the Council regarding the environmental impact report and other entitlements are appealable, and each of those matters will be presented to the Council as a matter of course in processing the Project. Thus, only the Planning Commission’s action on the subdivision map is appealable.

“While only the VTPM [subdivision map] was conditionally approved by Commission, this Appeal challenges all of the above-listed resolutions on the grounds of non-compliance with the California Environmental Quality Act and the Code, as set forth below and contained in the attachments enclosed. In short, the EIR inadequately analyzes the Project’s impact on traffic, vehicle miles traveled, air quality, greenhouse gas, and land use consistency. In doing so, the EIR masks significant impacts and avoids numerous feasible mitigation measures and project alternatives—particularly a project alternative with a meaningful housing component,” attorney Jordan R. Sisson, GK LAW said on behalf of UNITE HERE Local 11.

The City Council will hold the appeal hearing in Sept. 2022 when they review the other required project entitlements.

Bregy Releases Statement Regarding Construction Contract

Superintendent Michael Bregy released a statement on Wednesday regarding the

transition of the new bond manager for the ongoing BHUSD construction program.

At last Tuesday’s meeting the Board of Education approved a five year contract with Fonder-Salari, Inc. for Bond Management and Construction services. On July 17 the previous agreement with Don Blake’s Team Concept Development Services (TCDS) expired. The Board also approved a contract with Sandy Pringle Associates, Inc. for DSA Inspector of Record services (DSA-IOR)

“It is a true achievement that this transition took less than 72 hours and we thank DSA for their partnership in expediting this matter. Fonder-Salari, Inc. has been on-site daily and we look forward to continued updates from them to our community. Thank you to the entire Beverly Hills community, your continued support is enabling us to grow and modernize our facilities ensuring a state-of-the-art offering for our students,” Bregy said.

Beverly High goes to 2022 SkillsUSA National Championships

KBEV Broadcast Teams competed at the SkillsUSA National Championships in a live broadcast competition in Atlanta, Georgia, with an on-site 3-minute program production recorded in real-time in front of judges as well as written technical tests, and placed sixth in the nation.

Media Advisor/Director Romeo Carey’s Beverly High KBEV broadcast team brought home KBEV’s highest national Broadcast honor in KBEV history. The team won its spot representing the State of Calif. in Atlanta in the Broadcast division, at the SkillsUSA National Championships, having won first place at the Los Angeles Regional and first place at the State of California Competition in Ontario. The rising seniors are planning on returning next year to build on their recent success.

Having placed first place in the SkillsUSA Los Angeles County regionals, and then first place at the SkillsUSA State competition, rising senior Sima Arslan represented the State of California at the SkillsUSA National Championships. The



(L to R): Eden Hatanian, Lila Beroukhim, Akira Carey, and Sarah Hoorfar.

Commercial Baking competition is one of the most challenging experiences. In addition to written knowledge exams, Arslan baked seven items in front of spectators gathered in the Georgia World Congress Center and roving judges who graded technique, taste, safety/hygiene, and production schedule for the seven required items. Arslan placed in the top 15 of the national field of baking students.

City Council Rejects Bids for Outdoor Warning Siren System

The City Council rejected all bids received for the Outdoor Warning Siren System Project and direct staff to rebid the project, at their Tuesday meeting.

The project will install twelve outdoor warning sirens to add an additional layer of notification redundancy in the event of natural and manmade disasters, mainly for those who are outside when something dangerous is approaching. Sirens will be placed around the City in an effort to ensure maximum coverage of audible alert if the sirens are activated.

During the bid analysis, it was discovered that all bidders, including the low bidder, did not correctly follow the bid instructions and made one or more errors.

City staff will rebid and revise the instructions, emphasize the requirements and reduce the likelihood of non-responsive bids. Once the contract is awarded, the construction phase will start and will take approximately nine months to finish and is expected to be completed next summer.

Human Relations Commission Now Accepting Civility Award Nominations

The Human Relations Commission is looking to honor an outstanding individual who demonstrates and promotes positive civil behavior. Community members can nominate someone for the 12th annual Embrace Civility Award, which recognizes local members of the community who contribute to civility and exemplify positive human relations in all aspects of community life.

The award is given to a community member who exemplifies one or more of the following attributes: acts as a role model of positive behavior; takes a stand in support of respect and responsible actions; and promotes positive neighbor-to-neighbor relations.

Nominations are available for download at [www.beverlyhills.org/embrace-](http://www.beverlyhills.org/embrace-civilityaward)

civilityaward and can be submitted by email or mail. All nominations must be received by August 15. Nomination applications are also available at the Community Centers, Farmers' Market and Beverly Hills Public Library.

The honoree will be recognized by the City Council at a future City Council meeting. All nominees will be recognized by the Human Relations Commission.

The Embrace Civility Award is part of the ongoing Embrace Civility program, which promotes positive human relations in all aspects of community life. The program started in 2010, when the Human Relations Commission established the importance of embracing civility and integrated the principles of civility, respect and responsible action into daily business at City Hall and municipal election proceedings.

City to Host National Night Out

The Beverly Hills Police Department will be hosting National Night Out on Tuesday, Aug. 2 from 6:00 p.m. to 9:00 pm. in the 400 Block of North Rexford Drive in front of the library and fire department. There will be food trucks and live entertainment.

National Night Out is an annual community-building campaign that is intended to promote police-community partnerships and neighborhood camaraderie.

BHPD/BHFD to Host Coffee with First Responders Event

The Beverly Hills Police Department and Fire Department will be having a Coffee with First Responders event on Thursday, July 28 from 8:30 am – 10:30 am with Starbucks (Olympic & Doheny). This will be the first of its kind in the City.

Farmers' Market PickleFest Coming in Aug.

The annual Beverly Hills Picklefest will take place on Sunday, Aug. 7 from 9 a.m. to 1 p.m. at the Beverly Hills Farmers' Market.

The Community Services has partnered with Beverly Hills deli, Nate 'n Al's to bring this to the Farmers' Market. Enter the contest online at www.beverlyhills.org/farmersmarket. Application deadline is July 31.

Admission to Picklefest is free. In addition to a curated pickle contest crowning winners in two categories: Best Dill Pickle in Beverly Hills and "I Can Pickle That!," Nate 'n Al's will feature a pickle-making booth for children and families, along with other activities. For the "I Can Pickle That!" category, the City encourages entrants to use their imagination in pickling any kind of fruit or vegetable.

"We've had people pickle everything from the traditional cucumbers to fruit items like watermelon and stone fruit," said Evan Doyle, Farmers' Market Supervisor.

All pickled produce submitted must be



Councilmember Lester Friedman, Vice Mayor Julian Gold, Mayor Lili Bosse, Paolo Scovolo, Adriana Zarza Ruiz, Leonardo Dobner, Councilmembers John Mirisch and Sharona Nazarian.

60 Second Shout Out

The City Council honored Ferrarini Cafe as part of the 60 Second Shout Out on Tuesday night.

grown in California.

Nate 'n Al's will award \$200, \$100 and \$50 gift cards to 1st, 2nd and 3rd place winners. A panel of judges, including an expert member of the Nate 'n Al's deli staff, will select the winners based on a list of criteria.

City Council Approves Clifton Way-Le Doux Road Bike Boulevard Feasibility Study

The City Council approved an agreement with Alta Planning + Design, Inc. for a Feasibility Study for Clifton Way-Le Doux Road Bike Boulevard and a purchase order for \$200,000, at their Tuesday meeting.

The project will explore the feasibility of a range of Bike Boulevard design options for consideration by the community to implement. Class III Bike Boulevards are shared streets between bicyclists and drivers and often incorporate traffic calming features. Bike Boulevards are not bike lanes and do not impact the number of existing vehicle travel lanes.

Cultural Heritage Commission to Approve Two Golden Shield Awards

At last Wednesday's meeting the Cultural Heritage Commission approved a motion to bring back a resolution approving two golden shield awards for Former Home of Desi Arnaz and Lucille Ball and Ah Fong's Chinese Restaurant.

The Golden Shield program was established to honor places of cultural or historic merit. The intent of the program is to allow the community to celebrate these places, as marked by a bronze cast plaque with text to serve as an educational and memorial marker.

The former home of television stars Desi Arnaz and Lucille Ball is located at 1000 North Roxbury Drive. Ball purchased the house with her husband Arnaz in 1954. Her next door neighbor was Jack Benny and many other celebrities lived on

this street over the years. Lucy and Desi lived at this residence while producing and starring in "I Love Lucy" until 1957 and "The Lucy-Desi Comedy Hour" until 1960. The couple divorced in 1960 and Lucy retained the house while she continued in television with "The Lucy Show" from 1962 to 1966 and "Here's Lucy" from 1968 to 1974. The residence was designed and built by Master Architect Carleton Burgess in 1935. The house was originally designed in a classic Colonial Revival style but has been remodeled and no longer recognized from its original appearance.

Ah Fong was located at 424 North Beverly Drive and owned by actor Benson Fong. Fong's acting career resulted from a chance meeting with a Hollywood talent scout. In 1943, while having dinner with friends, he was approached by a man from Paramount Pictures, who asked if he would like to be in a movie. Fong ended up with a role in a film called "China" starring Loretta Young and Alan Ladd. Gregory Peck suggested, after appearing together in the movie "The Keys of the Kingdom" that they start a restaurant. Ah Fong was then established in 1946. By 1971 four more restaurants were opened, including the Beverly Hills location.

The Commission also reviewed the Former Home of Jimmy Stewart, Sun Lumber Company, Beverly Hills Nursery, and Rudnick's Men's Clothing, but could not come to a consensus on a third nomination.

Upon final approval by the Cultural Heritage Commission, the final nominees will move forward for review by the City Council.

Half Price Books for "Friends" Book Sale

The Friends of the Beverly Hills Public Library have announced that through Sunday, July 31st, there will be a half-off sale on all cookbooks and art books. Friends Bookstore is inside the library located at

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444 North Rexford Drive.

Beverly Hills Joins Art Muse and Hammer for West LA Outdoor Sculpture Summer Festival

At last Tuesday's meeting the Arts and Culture Commission discussed the new Westside Sculpture Park Festival. This inaugural festival is a collaboration between the City of Beverly Hills – Arts and Culture Division, Hammer Museum and Century City.

The festival is scheduled to take place Saturday, Aug. 6 and Sunday, Aug. 7 from 10 a.m. to 1 p.m. On Aug. 6 the event will occur at Franklin D. Murphy Sculpture Garden at UCLA and on Aug. 7 the event will occur at Beverly Gardens Park in Beverly Hills.

There is also an art walk event on July 30 through Westfield Mall and Century City.

Public tours will depart every 30 minutes from 10:30 a.m to 12:30 p.m. Art activities and a treasure hunt is free and open to all adults and kids.

This festival of events features an art walk and two garden settings that are designed to enjoy outdoor sculpture. Visitors can also experience sculpture on their own using the West LA Outdoor Sculpture (WLAOS) Guide.

Designed by Art Muse Academy, the WLAOS Guide helps participants connect to the city through the parks and sites in West Los Angeles where outdoor sculpture is installed. WLAOS Guide is a self-guided tour, featuring sculptures found at four locations: Franklin D. Murphy Sculpture Garden at UCLA, Beverly Gardens Park in Beverly Hills, Century City, and Westfield Mall. A map for each location helps you find the sculptures featured in the WLAOS Guide. It is suggested that participants look at the sculpture and move around it, before reading the background information in the guide. There are over 100 sculptures to experience.

The WLAOS Guide is developed by the Art Muse Academy, the non-profit branch of Art Muse Los Angeles.

The Kings of 88 to Perform Tonight

Concerts on Canon free concert this Thursday, July 21 at Beverly Canon Gar-

dens features the Kings of 88. The Kings of 88 present an unforgettable concert experience featuring the music of Billy Joel, Elton John, and the Rock & Roll heroes who inspired them - including Jerry Lee Lewis, The Beatles, Billy Preston, Little Richard, Fats Domino, Leon Russell, and Ray Charles.

Concerts on Canon takes place every Thursday, through Aug. 25 from 6 p.m. - 8 p.m. at Beverly Canon Gardens. There is a different band/genre every Thursday. For more information visit www.beverlyhills.org/concertsoncanon.

Theatre 40 to Present "The Metromaniacs"

Theatre 40 has announced that they will be presenting "The Metromaniacs." a comedy written by David Ives, from July 21-Aug. 21. Thursdays through Saturdays at 8:00 p.m., Sunday matinees at 2:00 p.m.

Metromaniacs aren't people who are crazy about subways. They are people who are nuts about poetry, i.e. verse composed in meter. David Ives' play The Metromaniacs is an English language adaptation of a French farce from 1738, La Metromaie, and it is set in Paris in that year, a moment when there was a particular craze for poetry. The play is performed in English, in rhyming couplets.

Would-be poet Damis has fallen in love with the works of a mysterious Breton poetess, not knowing that she is really Francalou, a middle-aged gentleman. Meanwhile, Damis's non-literary friend Dorante has fallen



Mandy Fason and John Combs

in love with Francalou's daughter, Lucille, who mistakes her new suitor for her favorite poet—Damis! Add to the chaos some scheming servants, pseudonyms, and disguises, and there is much to untangle before love-plots are resolved and a happy ending found.

Playwright David Ives' Broadway credits include Venus in Fur; Dance of the Vampires; David Copperfield: Dreams and Nightmares; and adaptations of classic musicals and plays (Irving Berlin's White Christmas; Wonderful Town; Finian's Ranbow; Is He Dead?). Ives is also an actor.

Admission is \$35. Visit www.theatre40.org to purchase tickets.

--Briefs Compiled by Danielle Berjikian

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coverstory

WAS THE FRIEDMAN INDICTMENT POLITICALLY MOTIVATED?

By Danielle Berjikian

Adam Friedman, one of Councilmember Lester Friedman's sons, has been charged by the Los Angeles County District Attorney's Office for allegedly creating a fake social media account impersonating Sharona Nazarian.

On Monday Adam pleaded not guilty

to commit some sort of electoral fraud," attorney Ronald Richards, who is not affiliated with the case, said.

Adam, is accused of setting up a fake online account in April for Nazarian, when both Nazarian and Lester were running for City Council. The fake ac-



The Instagram caption read: "This man is a hero and doing wonderful things for the City of Beverly Hills and humanity!"

to one felony count of identity theft and one misdemeanor count of internet/electronic impersonation.

"I think the felony is overcharged. I don't think he was trying to commit a fraud with the Instagram. He wasn't asking for money. The only way you're going to show fraud is if he was trying

count was an Instagram page titled "Sharona4Gascon" that included statements in support of Los Angeles County District Attorney George Gascón.

The account was created shortly after controversy arose on whether Nazarian supported the recall of Gascón when she got the LA County Democratic Party (LACDP) endorsement.

"What concerns me is people are allowed to say 'she supported the recall of Gascón.' That's a debate and if someone

misdemeanor arrest warrant.

TACK, BRYAN JACOB, 45, arrested on 7/11/22 for having an outside misdemeanor warrant, and having an outside felony warrant.

CARLSON, JAMES ZACKARY, 40, arrested on 7/11/22 for possession of meth/etc.

ROSS, JOSHUA MARKEL, 27, arrested on 7/11/22 for public intoxication.

NEMCHENKO, MAKSIM, arrested on 7/11/22 for possession of meth/etc, probation revoked, metal knuckles, loaded cane, billy, blackjack, slingshot, sandclub, sap, sandbag, possession, and purchase or use of a stun gun by a felon.

says she did, that's not illegal. People are allowed to say a bunch of things in an election. It's up to the voters to decide what's true and what's not," Richards said.

Richards said the identity theft statute is to prevent people from stealing someone's money or other property using their identity.

"It's hard to argue a vote is a property right," Richards said.

Nazarian filed a police report with the Beverly Hills Police Department shortly after discovery of the account, which ultimately led to the district attorney filing charges, an unusual move.

One of the posts on the Instagram showed

a photo of Gascón with the caption "This man is a hero and doing wonderful things for the City of Beverly Hills and humanity!"

When the *Weekly* asked Nazarian in April if she opposed the recall, she said "I am focusing on my own campaign. I can't be more clear on where I stand. Unlike other candidates, I have posted my entire vision. I posted my entire plan for our community and our City."

Nazarian claimed she never said she did not support the recall.

"What I said was 'we need to work harder in our own community before we blame other elected officials because we need action now.' That was it. That was all I said," Nazarian said.

LACDP Board member Lou Lamont, who asked the candidates the recall question, confirmed Nazarian's statement in April.

"I think the case will resolve in some sort of misdemeanor diversion," Rich-

ards said.

Diversion is where a deal is struck with the court or prosecutor whereby the case is deferred for a year. If the defendant stays out of trouble, it gets dismissed.

"The fact that they filed it as a felony is by far more punishment to a father and to this family than any sentence a judge could give," Richards said.

The City Council previously approved a resolution in support of the recall of Gascón, and prior to that adopted a vote of no confidence. Lester voted in favor of both these resolutions.

"The charges are bogus, and they say more about Gascón than anything else," Councilmember John Mirisch told the *Weekly*.

The case remains under investigation by the District Attorney's Bureau of Investigation and Arraignment will be scheduled at a later date.

"It's interesting that the DA has done absolutely nothing about the vile, anti-Semitic flyers distributed through out our Jewish-majority City, but that he chooses to spend considerable taxpayer dollars and resources to embarrass a councilmember who opposes Gascón's destructive, anti-resident policies. It's possible that the DA would say there's 'nothing he can do' about the anti-Semitic flyers because they're protected by the First Amendment; but then he, of all people, should know that parody is also protected by the First Amendment," Mirisch said.



"[Gascón] chooses to spend considerable taxpayer dollars and resources to embarrass a councilmember who opposes Gascón's destructive, anti-resident policies"

—Councilmember John Mirisch

detention&arrestsummary

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

JEFFERY, PHILLIP RANDOLPH, 42, arrested on 7/10/22 for possession of drug paraphenilia, possession of meth/etc, and having an outside felony warrant.

EWBANK, JEREMY TODD, 28, arrested on 7/10/22 for battery - use of force or violence upon another person.

FARIAS, JESUS, 28, arrested on 7/10/22 for possession of meth/etc.

JIMINEZ, ROBERTO EMANUEL, 32, arrested on 7/10/22 for having a BHPD

GOMEZ, RICARDO JIMENEZ, 28, arrested on 7/11/22 for child abuse or endangerment, and commercial burglary.

DENSON, LIONEL RAY, 57, arrested on 7/11/22 for possession of meth/etc.

STALMA, ANDREW JORDAN, 31, arrested on 7/12/22 for possession of meth/etc.

WALTON, TERRY WAYNE, 71, arrested on 7/12/22 for transient failing to register when released from custody.

PHILLIPS, RAHN, 31, arrested on 7/13/22 for possession of drug paraphenilia, and possession of meth/etc.

JOHNSON, JEFFREY LAVON, 31, arrested on 7/12/22 for having an outside misdemeanor warrant.

FINKELSTEIN, JOSEPH ROBERT, 34, arrested on 7/12/22 for possession of drug paraphenilia.

GAXIOLA, MARITZA, 29, arrested on 7/12/22 for public intoxication.

JENKINS, KEITH THERON, 60, arrested on 7/13/22 for loitering, prowling or wandering upon private property without visible or lawful business.

RHYMES, GLENN LEE, 60, arrested on 7/14/22 for theft or driving of vehicle, possession of meth/etc, and driving while license is suspended.

SANDOLVAL, CEASAR N, 27, arrested on 7/14/22 for having an outside felony warrant, and having an outside misdemeanor warrant.

MATEVOSYAN, SARGIS, 41, arrested on 7/14/22 for theft or driving of vehicle, possession of drug paraphenilia, convicted of certain misdemeanor within 10 years/owns/possesses/recives/purchases a firearm, and receiving stolen property.

Business WITH **MAYOR Bosse**

Please join us at the **next** Business with Bosse event! This **new** initiative was created by Beverly Hills Mayor Lili Bosse to put a spotlight on local businesses and **just how special they are!**

The community is invited to meet at each showcased business and enjoy a sampling of what makes our Beverly Hills businesses so special.

For more information and to view upcoming events, visit beverlyhills.org/businesswithbosse

Questions? Email us at businesswithbosse@beverlyhills.org

It's time to
*be together
again &
have fun*

as a
community
while
supporting
our local
businesses.



Wednesday, July 27, 2022

Drop-in between 5:30 p.m. - 7 p.m.

Nerano

**9960 S Santa Monica Blvd.
Beverly Hills, CA 90212**
(sample bites will be available)

DeFi's rising star – Kepler Vault

The blockchain industry is in a period of rapid development. There are many opportunities in the financial technology industry due to the widespread adoption of decentralized financial (DeFi) services. Investors and users new to DeFi face a conundrum on the selection and integration of high-quality reputable projects in the DeFi sphere.

Kepler is a financial technology product designed to provide a transparent and decentralized financial service that will reduce the status quo of financial monopoly and price manipulation that is so prevalent in the current financial world; in order to create a decentralized and free financial world. Kepler is a DeFi technology company with strong fundamentals, keen market insight and has a team that is equipped to cope with and resolve various difficulties that one might encounter in the market in order to provide long-term value to customers.

Kepler Vault is a revolutionary DeFi platform that aims to return the control over funds to users. The financial transaction information on the platform is open and transparent and each and every user will be able to investigate on-chain data to verify if their investment has been deployed in a satisfactory manner.

Kepler supports a variety of different cross-chain DeFi protocols through specially designed smart contracts and a patented detection technology that captures the data of high-yield contracts and high-quality projects on the chain. After a user invest funds, the smart contract in Kepler will automatically execute an optimal investment strategy based on the collected data to achieve stable and high income. The investment strategy utilized by the vault is fluid, when the returns of a particular investments fall to below desirable levels, the smart contract will automatically switch to another strategy that will provide a higher return. Kepler also solves the issue of high GAS fees that is incurred by this continuous switching of investment strategies by combining users' funds into one transaction, thus sharing the cost of GAS fees among many users.

Kepler has obtained the MSB financial supervision license, thus allowing us to legally conduct financial-related activities such as international transactions, foreign exchange exchanges, currency transactions/transfers, and digital assets.

With the vigorous development of the DeFi industry, it is inevitable that there will be projects that fall by the wayside, those that are able to strive onwards and survive the test of time will need sufficient capabilities. It is imperative for investors to choose a team and project that fulfill this criterion before investing.

Everyone can judge and acknowledge the great potential and credibility of Kepler and is looking forward to the future development and outstanding performance that is to come from DeFi's rising star – Kepler. Savvy investors can always find and make the right choices!



ADVERTISEMENT

 **Next stop: more subway.**

PURPLE (D LINE) EXTENSION TRANSIT PROJECT
Section 2 – Beverly Hills Update

CONSTRUCTION UPDATE
Construction activities to build the Wilshire/Rodeo Station continue primarily underground at Wilshire Bl and Rodeo Bl. Material deliveries will continue during day and evening hours.

TRAFFIC ALERT
From 9am–4pm, Wilshire Bl may be reduced to two lanes in each direction between El Camino Dr and Crescent Dr.

CONTACT US

-  213.922.6934
-  purplelineext@metro.net
-  metro.net/purple
-  [@purplelineext](https://twitter.com/purplelineext)
-  [purplelineext](https://www.facebook.com/purplelineext)

 **Metro**

21-2532P5 © 2022 LACMTA

OF DELINQUENT ASSESSMENT LIEN DATED 2/1/2021. 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 7/28/2022 at 10:30 AM, **Best Alliance Foreclosure and Lien Services Corp.** as the duly appointed Trustee under and pursuant to Delinquent Assessment Lien, recorded on 2/3/2021 as Document No. **20210193933**, of Official Records in the Office of the Recorder of Los Angeles County, California, property owned by: **Robert West**, 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 federal bank, 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: **THE FRONT STEPS OF BUILDING LOCATED AT 17305 GILMORE STREET, LAKE BALBOA, CA 91406**, all right, title and interest under said Delinquent Assessment Lien in the property situated in said County, describing the land therein: **As more fully described on the above-mentioned Notice of Delinquent Assessment.** The street address and other common designation, if any, of the real property described above is purported to be: **9005 Cynthia Street No. 209, 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, "AS-IS" and "WITH ALL FAULTS" and that no representations or warranties are made as to the legal title, possession, legal condition, location, or encumbrances existing or regarding the physical condition of the property, to pay the remaining principal sum due under said Notice of Delinquent Assessment Lien, with interest thereon, as provided in said notice, assessments, interest, late charges, estimated fees, charges, costs of collection, and expenses of the Trustee, to-wit: **:\$22,421.14** Estimated. Accrued interest, assessments, late charges, costs of collection and charges, if any, will increase this figure prior to 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. This sale shall be subject to a right of redemption. The redemption period within which this property interest may be redeemed ends 90 days after the date the sale is final.** NOTICE TO POTENTIAL BIDDERS:

If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property or necessarily a 100% ownership interest in the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off or resolving ownership interest issues, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens as well as the ownership interest(s) and salability of the property that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust or lien on the property. **Please Note, the sale may not be final until either 15 or 45 days after the sale date – see Notice to Tenant.** Further, no Certificate of Sale or Trustee's Deed may be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successful bidder. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, lien holder, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale

postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **(866) 266-7512** or visit this Internet Web site www.elitepostandpub.com using the T.S. number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify sale or postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. **Step one**, 48 hours after the date of the trustee sale, you can call **(866) 266-7512**, or visit this internet website www.elitepostandpub.com using the file number assigned to this case TS# **20-20344** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. **Step two**, you must send a written notice of intent to place a bid ("NOI") accompanied by an affidavit or declaration in accordance with Civil Code Section 2924m(c)(2)(A)(B)(C)(D) so that the trustee receives it no later than 5 p.m. on the 15th day after the trustee's sale. **Step three**, you must submit a written bid along with the funds constituting the bid payable in lawful money of the United States, in the form of cash, a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state so that the trustee receives the bid and the funds no later than 5 p.m. on the 45th day after the trustee's sale. **Bids will only be accepted from an eligible tenant buyer or eligible bidder who has submitted a timely NOI in accordance with Step two above.** If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The claimant under said Delinquent Assessment Lien 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: 6/27/2022**

WE ARE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Debt Collector Lic. No.:

Best Alliance Foreclosure and Lien Services Corp., as Trustee
16133 Ventura Blvd., Suite 700
Encino, California 91436
For Payoff/Reinstatement: (888) 785-9721
Sales Line: (866) 266-7512 or
www.elitepostandpub.com
Cindy Sandoval for Best Alliance Foreclosure and Lien Services Corp.
EPP 34861 Pub Dates 07/07, 07/14, 07/21/2022

NOTICE OF TRUSTEE'S SALE TS No. CA-22-913994-BF Order No.: DEF2250251CA YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/19/2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 to 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): **Scott Lee, a single man** Recorded: **8/24/2015** as Instrument No. **20151035722** of Official Records in the office of the Recorder of **LOS ANGELES** County, California; Date of Sale: **8/11/2022 at 10:00 AM** Place of Sale: **Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766** Amount of unpaid balance and other charges: **\$778,802.95** The purported property address is: **1040 N SPAULDING AVE, #4, WEST HOLLYWOOD, CA 90046-6206** Assessor's Parcel No.: **5530-016-030** **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **916-939-0772** for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-22-913994-BF**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **916-939-0772**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-22-913994-BF** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 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 sale is set aside for any reason, including if the Trustee is unable to

convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. 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 right's against the real property only. Date: **Quality Loan Service Corporation 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318** Quality Loan Service Corp. TS No.: **CA-22-913994-BF** IDSPub #0179552 7/21/2022 7/28/2022 8/4/2022

T.S. No. 102144-CA APN: 5554-025-046 **NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 4/10/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER** On 8/17/2022 at 10:30 AM, **CLEAR RECON CORP.**, as duly appointed trustee under and pursuant to Deed of Trust recorded 4/17/2018 as Instrument No. 20180369873 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: **ROLAND C MARTIN, JR., A SINGLE MAN** WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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 FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: **MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST.** The street address and other common designation, if any, of the real property described above is purported to be: **1226 NORTH KINGS ROAD #1, WEST HOLLYWOOD, CA 90069-2857** 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: **\$142,901.52** 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. 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 or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information.

If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 102144-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the

property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 102144-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR SALES INFORMATION:** (844) 477-7869 CLEAR RECON CORP 4375 Jutland Drive San Diego, California 92117

NOTICE OF PETITION TO ADMINISTER ESTATE OF MICHAEL AMRON

Case No. 22STPB06667
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MICHAEL AMRON

A PETITION FOR PROBATE has been filed by David M. Amron in the Superior

Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that David M. Amron be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on August 29, 2022 at 8:30 AM in Dept. No. 2D located at 111 N. Hill St., Los Angeles, CA 90012.

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

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

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

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

Attorney for petitioner:

DAWN M BACA ESQ
SBN 288808
PRIMIANI STEVENS & PUNIM PC
11100 SANTA MONICA BLVD
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