

Beverly Hills Weekly

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Issue 1206 • November 10 - November 16, 2022



Manouchehri, Marcus Elected to Board of Education

Some County Races Too Close to Call

Business WITH Bosse MAYOR BEVERLY HILLS

Please join us at the **next** Business with Bosse event! This 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.



Monday, November 14, 2022
10 a.m. - 11 a.m.

Veuve Clicquot Solaire Culture Exhibition POP-UP!

468 North Rodeo Drive
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Special Tour of the Exhibit Before Doors Open to the Public that Day!



Rodeo Drive Holiday Lighting Celebration

Thursday, November 17, 2022
5 p.m. - 8 p.m.

Fireworks Finale to end the night

For more information, visit
BEVERLYHILLS.ORG/HOLIDAYSBH



CH City Hall-
Unwrap the Magic Projection Show

CT Christmas Tree Display

LL Lights on the Lily Pond

GG Glowing Gardens at
Beverly Cañon Gardens

HL Holiday Lights

M Menorah Display

RD Beverly Hills Express
Median Décor

S Santa with Reindeer & Sleigh

S1 Stage 1

S2 Stage 2

S3 Stage 3

VC Visitor Center

W The Wallis

P Parking



WHAT'S ON YOUR MIND?

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#201
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OUR DATA SPEAKS VOLUMES



letters & email

“Air Pollution from Leaf Blowers”

Numerous newspaper and Public Health articles indicate that the pollution from gasoline powered leaf blowers constitute a major health danger to our citizens. The two cycle engines utilize high RPM engines to spew unburned hydrocarbons, carbon monoxide, complex hydrocarbons, as well as dust, dirt, fungi and other particles into the air where they remain suspended for periods of time.

Are we not aware of the noise and air pollution from these devices, which are, according to a review of the State of California and Beverly Hills websites, entirely illegal? The public health dangers to the gardeners and citizens from these devices will result in, as yet, unmeasured health dangers.

My personal contact with City Officials failed to result in any enforcement of these highly polluting and unlawful gasoline leaf blowers.

The lung complications from these devices have been documented in articles in the New York Times and in Public Health Journals.

How long will these illegal devices be permitted?

Sanford Weinstein, MD
Beverly Hills

“Southern California Edison”

[“Clown City”], that was my first thought when listening to the Councilmembers and members of the public who were yelling at a lone Southern California Edison representative at last week’s City Council Study Session.

“We demand the best in Beverly Hills!”
“We are going to withhold our payments!”

“We are going to sue you in a class action!”

Such lame-ass “threats;” that’s the best you can do?

You’re outraged at the way you’re treated!

I’ve never heard such whiners, who offered no solutions, but continued to behave like cheap, pampered fools, who expect the world to be handed to them.

Well, now you know how the rest of us feel, who live south of Santa Monica, when dealing with City Hall. We are treated exactly the same when we need help from the Community Development Department (CDD), which could easily be renamed SCE – Beverly Hills Division.

Normal residents get no results from complaints from City Hall. Elected and appointed officials rely upon bureaucrats, whose agenda in CDD is 100% anti-resident.

Let’s look at the facts: The public utility infrastructure is based on original in-

stallations that are 50 to 100 years old. The utility companies are constantly upgrading, but have limited budgets.

In addition, Southern California Edison is a publicly-traded company, the dividend of which is especially prized by the elderly coupon clippers in Trousdale ... the location of the outages.

So, Trousdale residents, you want to be treated like royalty? The solution is simple, raise the money amongst your 500 homes to hire the SCE contractors to update your underground electrical lines, and the adjoining systems.

And for the young parent in South Trousdale, whose wife called to say the power is out and what do we do with the young kids (“We’re 100% dependent upon electricity”) there is but one question: “You spent \$5-\$10 million to buy in Beverly Hills, and your home is not grid independent for a day or so? How could you jeopardize your family that way?”

And to Councilmember Sharona Nazarian whose answer to a constituent with a ventilator dependent parent was to relocate to a location without an outage: “Why did you not send and install a \$5000 emergency generator for that resident?”

A more fundamental problem for the adult children of the elderly parent who is living in Trousdale on oxygen: “How could you not make certain that home had a two-week generator, much less having a two-week supply of water? Anything less is criminal.”

The fact remains that a Northridge-type earthquake is a constant threat. If it happens, do not be surprised if power is not restored for two to four weeks, especially in the hillside, which includes Trousdale.

As a Beverly Hills homeowner, it is your responsibility to be prepared ... or accept the consequences.

Stop complaining and become proactive. The way Wall Street looks at you is that a Beverly Hills SCE customer is no more important than the customer in Compton?

At next Tuesday’s City Council, stop the brow-beating, and chest-thumping. It does not work; you are not serving your constituency.

Worse, you are trying to bully SCE, which shows your worst traits ... complaining without solutions.

You’ve had these problems with SCE for years, and yet you continue to approve new houses that are not energy independent during emergencies.

Stop being cheap; get to work, starting with: A very realistic goal is for every residence in Beverly Hills to have an emergency generator installed in six months. Then, these complaints about SCE outages become irrelevant.

Steve Mayer
Beverly Hills

Multiple outages have occurred in the City of Beverly Hills so frequently, that the City Council has called SCE to Council meetings on several occasions.

As a public utility, it answers to the ratepayers and the state for reliable service: not to its shareholders and C suite employees; not even to its Board of Directors.

How many outages shall the residents of Los Angeles County have to bear before someone dies when their medical equipment ceases to function during one of these frequent outages?

Will we all get sick from Salmonella over Thanksgiving when our turkey dinners are not fully cooked because of a sudden outage?

I have no faith that my lights will stay on, that my security system will continue to function or that my neighborhood will be safe from traffic collisions and crime because at any moment, the power could go out for the umpteenth time.

While the Chief Executives are out buying yet another yacht or 5th chalet or private jet, we residents are at the mercy of outdated and faulty equipment. There are not enough employees to answer phones, service outages or upgrade the aging system we have because these CEOs and Board of Directors are absorbing all our payments for their own pleasure and disposal.

It is time for the Public Utilities Commission and the State legislature to take a good long look at Southern California Edison, just as it has recently at PG&E, to make sure the proper amount of funding is allocated to the services rate payers are paying for.

A public utility is not like a general commercial entity. Unlike a private business, if a customer is unsatisfied with the services, he or she can turn to a competitor and take their business elsewhere. But SCE has no competitor. Rate payers are captives to the only power company assigned to the territory within which they live.

For that reason, a public utility must be held to a higher standard and failures such as frequent power outages, must be addressed by the California Public Utilities Commission whose mission is to,

“serve the public interest by protecting consumers and ensuring the provision of safe, reliable utility service and infrastructure at reasonable rates with a commitment to environmental enhancement and a healthy California economy.”

Southern California Edison must be taken to task and penalties imposed by the PUC so that customers’ hard earned payments are not squandered on lavish lifestyles of executives and Board members, but are instead invested in backup generators and updated equipment so that no paying customer loses their power again.

Linda Spiegel
Beverly Hills

briefs

City Updates Parking Permit Program

The City is currently in the works of enhancing its parking permit program and residents will now be given the option to register their license plates should they choose not to utilize the current placard system. Residents can also register guest

briefs cont. on page 4

passes online.

The parking permit program will primarily rely on vehicle license plates, also known as Permit by Plate. The police department will utilize license plate recognition technology to further expand consistent coverage and maintain visibility within neighborhoods. There will be no parking permit policy changes or changes to the annual charge for parking permits. There will also be no change in how residents obtain guest parking permits and no charge for them.

The program relaunch will be presented to the City Council. If approved, current permits will be automatically extended until Jan. 31, 2023, and residents will receive permit registration and renewal instructions starting by Jan. 3, 2023. The permit renewal process will continue through Jan. The Preferential Parking Permit Program would officially begin on Feb. 6, 2023.

Public Works Commission to Discuss Proposed Stormwater Ordinance Amendment

At their Thursday meeting the Public Works Commission is expected to discuss proposed amendments on implementing a lower Low Impact Development (LID) criterion for development projects.

Stormwater discharges and Urban runoff are subject to quality standards prescribed in the Municipal Separate Storm Sewer System Permit. This requires permittees to construct stormwater infrastructure to capture and treat urban runoff and adopt local regulations prohibiting polluted discharges from entering the storm drain system.

The City is adopting a Stormwater Ordinance to comply with these requirements to prohibit polluted discharges, require best practices on common activities, including building and sidewalk washing, pool and spa discharges, and construction and development project requirements.

The amendments that are proposed are intended to refine the following sections: prohibited discharges - add certain common city activities and requirements; requirements for existing properties; and lowering the LID criterion on development projects.

If the Commission approves the proposed amendment, staff will present a draft amendment in the first quarter of 2023 for recommendation to the City Council.

Traffic and Parking Commission Approves Neighborhood Traffic Calming Program

At their Thursday meeting the Traffic and Parking Commission approved the draft neighborhood traffic calming program.

Traffic calming is the implementation of physical design elements and other strategies to reduce speeding and cut-through traffic in residential areas. The program consists of procedures and policies for residents to request specific traffic calming tools that can be applied in various situations.

The program consists of two main components, the Traffic Calming Toolbox, and

Policies and Procedures.

The Traffic Calming Toolbox consists of 17 traffic calming tools. The tools are divided into three tiers: Tier 1, Non-physical devices, Tier 2, Speed control devices, and Tier 3, Volume control devices.

The main goals of the program are to manage traffic volumes, reduce excessive vehicle speeds, improve pedestrian and bicyclist safety, educate the community, and enhance neighborhood identity.

The draft program provides step-by-step instructions for the community to request and obtain approval for traffic calming measures on their streets. This includes project initiation, project screening, community support, project approval, and implementation and evaluation.

City staff anticipates presenting the program to the City Council early next year for consideration of adoption.

Public Works Commission to Possibly Join Colorado River MOU

At their Thursday meeting the Public Works Commission is expected to discuss joining Metropolitan Water District's (MWD) Colorado River Municipal Conservation Memorandum of Understanding (MOU) and provide a recommendation to the City Council to consider adopting an ordinance restricting non-functional turf.

According to the staff report, MWD recognizes worsening conditions on the Colorado River. On Aug. 24, MWD joined six other municipal water providers in the Colorado River Basin and signed an MOU pledging increased conservation actions in an effort to demonstrate that urban water users are committed to reducing their reliance on the Colorado River.

MWD is encouraging all member agencies, including Beverly Hills, to sign on to the MOU, pledging the same commitment.

The MOU highlights five actions the group is committing to implementing: to continue and expand programs to increase indoor and outdoor water use efficiency; to introduce a program to reduce the quantity of non-functional turf grass by 30% through replacement with drought and climate-resilient landscaping; to increase water reuse and recycling programs; to implement best practices; and collaborate with other water users in the Colorado River basin to bring the supply and use of the river into an unspecified balance.

As part of their call to action, the MWD Board of Directors adopted a resolution that strongly recommends that cities and water agencies pass ordinances permanently prohibiting the installation and irrigation of non-functional turf.

The State's emergency regulation defines "Non-functional Turf" as "turf that is solely ornamental and not regularly used for human recreational purposes or for civic



Philippine Delegation Visits Beverly Hills

On Monday Mayor Lili Bosse and Beverly Hills Police Chief Mark Stainbrook welcomed a Delegation from the Philippine National Police who were visiting the City to learn about BHPD's visionary security technology.

or community events and has only been applied to Commercial, Institutional and Industrial."

MWD will be announcing on Nov. 15 those agencies that have signed on to the MOU and those agencies considering signing.

With the approval from the Commission, staff would bring to the City Council the MOU and an ordinance on non-functional turf for consideration of adoption.

Traffic and Parking Commission Receives Subway First/Last Mile Projects Update

At last Thursday's meeting the Traffic and Parking Commission discussed an update on current projects to provide First/Last Mile connections to the future Wilshire/La Cienega and Wilshire/Rodeo stations. The projects are intended to improve biking, walking, and transit access to the subway stations.

In March of 2021, the commission supported upgrading existing bike lanes on Burton Way to buffered bike lanes. This corridor connects with existing and planned bike lanes on San Vicente Boulevard and planned bike lanes on Doheny Drive. This project will be implemented as part of street repaving for the Burton Way Median Green Street project, anticipated to occur sometime next year.

On Jan. 4, the City Council approved the installation of a "minimum grid" bikeway network and the City completed installation of pavement markings in May of 2022. Minimum grid refers to the concept of quickly implementing a basic bikeway network, while also continuing to pursue longer-range efforts to upgrade and expand cycling infrastructure. The minimum grid network consists of Class III Bike Boulevards, which are shared streets between motorists and bicyclists that highlight bicycle travel through pavement markings and signage. Signage to accompany the pavement markings will be installed by early next year.

On Feb. 8 the City Council approved installation of a southbound bike lane on San Vicente Boulevard

from Clifton Way to Wilshire Boulevard, connecting with bikeways on Clifton Way and Burton Way. The project will be installed later this year.

On June 21, the City Council approved the installation of bike lanes on Doheny Drive between Burton Way and Whitworth Drive without any impacts to on-street parking or vehicle travel lanes. The project is anticipated to be installed later this year.

The City is currently identifying locations for new and upgraded pedestrian crossings citywide. A prioritized list of locations will be presented to the commission in early 2023 for review and feedback.

City Council to Discuss Lot Line Ordinance

At their Nov. 15 meeting the City Council is expected to discuss a recommendation of the Planning Commission to approve a draft ordinance to prohibit the creation or expansion of lots that cross the jurisdictional boundaries of the City.

Last Jan. the City Council adopted an urgency ordinance to prohibit the approval of lot line adjustments that would create or expand a lot that crosses City boundaries. The urgency ordinance was created because of the realization that these types of lot line adjustments could result in development that is inconsistent with the general plan related to zoning regulations.

The draft ordinance has permanent regulations to replace those in the urgency ordinance so that it would replace the urgency ordinance before it expires.

At the City Council meeting held last January, an issue arose on an appeal from the Planning Commission's denial of a requested lot line adjustment, which proposed to move a lot line away from the city boundary to create a parcel located both within Beverly Hills and the City of Los

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Angeles in Trousdale. This raised concerns about the relocation of property lines that coexist with the city's boundary line.

Subsequently, the City Council adopted the aforementioned urgency ordinance to prohibit lot line adjustments that would create or expand a lot across the boundaries between Beverly Hills and an adjacent city.

The draft ordinance only applies to single-family properties that are seeking a lot line adjustment, and does not apply to multi-family residences because those developments are automatically reviewed by the Planning Commission.

Single-family residential development does not automatically require review by the Planning Commission, but the draft ordinance would make it so that development crossing city boundaries and requiring a lot line adjustment is reviewed through the discretionary entitlement process.

When a parcel is located within Beverly Hills and another city, a portion of the parcel is subject to the City's regulations and development standards, and a portion of the parcel is subject to the regulations and development standards of the adjacent city. Because the ordinance would not apply to the portion that is located in another city, a lot line adjustment that results in a lot with split jurisdiction, and any development of the split-jurisdiction lot, may not conform to the City's General Plan or zoning and building ordinances.

According to the staff report, this may negatively impact the public health, safety, and welfare because buildings that do not comply with Beverly Hills codes may be built with City services, and buildings can be built under another city's zoning regulations without appropriate development standards.

The Commission also exempted the residence location at 1276 Beverly Greene Drive from the ordinance because the resident brought concerns that the subject property would have to go through a discretionary entitlement process should the property owner or any future property owner choose to re-develop.

If any property owners have similar concerns, they could ask for a variance and state why they would experience hardship due to this ordinance.

City Council to Discuss Spring Place

At their Nov. 15 meeting the City Council is expected to discuss an appeal of the Planning Commission's decision 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.

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.

Arts and Culture Commission to Explore Grant Opportunities

At their Tuesday meeting the Arts and Culture Commission approved a request to explore art grants development and opportunities for the 2023-2024 fiscal year.

Over 20 organizations received \$2.1M in grants through the Community Assistance Grant Fund (CAGF) in FY 2022/23 for services targeting seniors, homelessness, physical and mental health, culture, and more. Of the \$2.1M awarded, \$122,500 went to cultural organizations.

The CAGF has been primarily awarded to social service agencies. In 2016, the City Council instructed Human Services administrators to begin funding arts and culture organizations, and funding was awarded starting in 2017. No City agencies or departments receive funding through the CAGF process.

The commission agreed to begin a phased approach to implement a distinct arts and culture grant program. The first step would consist of forming an Ad Hoc Committee where the commission will sit alongside the Human Relations and Char-



Mayor Lili Bosse and Rodeo Drive Committee President Kathy Gohari (center)

Rally for Iran Takes Place in Beverly Hills

On Saturday, Nov. 5, Mayor Lili Bosse marched in the rally for Solidarity with the Heroic People of Iran that consisted of thousands of people marching through the streets of Beverly Hills. Bosse as well as Vice Mayor Julian Gold, Councilmember John Mirisch, Councilmember Lester Friedman, and Councilmember Sharona Nazarian spoke at the rally.

Current City Grant Funds

Organization	Grant Amount	Funding Occurrence	Discipline
Beverly Hills Theatre Guild	\$10,000	New Grantee	Performing Arts
Miracle Project	\$40,000	Ongoing Grantee	Arts Education
Theatre 40	\$50,000	Ongoing Grantee	Performing Arts
Wallis Annenberg Center for the Performing Arts	\$10,000	Ongoing Grantee	Performing Arts
West Coast Jewish Theatre	\$2,500	New Grantee	Performing Arts
Writers Bloc	\$10,000	New Grantee	Literary Arts
Total	\$122,500		

Source: Nov. 8 Staff Report

itable Solicitation Commissions to evaluate grant applications from arts and culture organizations for this year's in-progress Community Assistance Grant Fund. Next, the commission will create new targeted criteria for arts and culture grant funding. They will then explore the development of an arts and culture grant program. Lastly, after the analysis is completed, Community Services' Arts and Culture Division would work with the Human Services Division, the Human Relations Commission, the Charitable Solicitation Commission, the Arts and Culture Commission, Council Liaisons, and City Council to formally relocate oversight of the CAGF arts and culture grants to the Arts and Culture Commission, to be distributed per the recommendations of the City Council.

Free Guided ArtWalk Nov. 13

The City will be hosting free ArtWalk Guided tours on Nov. 13 and Dec. 11 at 11 a.m. both days.

The tours feature a tailored selection of historic and public art in Beverly Gardens Park. The tours will focus on important works including, Henri Alfred Marie Jacquemart's "Hunter and the Hounds," Ai Weiwei's "Iron Root," and Roxy Paine's

"Erratic," amongst others.

There will also be a guided walking tour down Rodeo Drive to explore the history of the Beverly Hills sign, the equestrian bridle path, the last remaining original building and storefronts, a Frank Loyd Wright commercial design - Anderton Court Shops, the site of the Brown Derby, and the storied history of the Beverly Wilshire Hotel, and more.

These tours are planned in coordination with the Beverly Hills Historical Society.

Registration is required. Visit <https://events.r20.constantcontact.com/register/eventReg?oeidk=a07ejajyh-b351a81240&oseq=&c=&ch=> to sign up.

--Briefs Compiled by Danielle Berjikian



BHHS Girls' Tennis Team Advances to Division 2 Quarterfinals

By Steven Herbert

Nicole Gorbacheva, Anna Shirman and Nina Sidhu all won all three of their sets as Beverly High defeated previously undefeated Whitney, 13-5, in a Southern Section Division 2 second-round girls' tennis playoff match Friday at Beverly High.

The Normans led 4-2 at the end of the first round. Gorbacheva, playing at No. 1 singles, won her set 6-3, Shirman was a 6-1 winner at No. 2 singles and Sidhu was a 6-0 winner at No. 3 singles. Beverly Hills' No. 2 doubles team of Lola Eustace and Sienna Shapiro won its set 6-1.

The Normans (17-0) also won four of six sets in the second round, including a 6-2 victory by their No. 1 doubles team of Eugena Lee and Bella Shtorch over the Wildcats' No.3 doubles team.

Shirman defeated Whitney's No. 1 singles player, 6-1, in the second round while Gorbacheva was a 6-1 winner over its No. 3 singles player. Sidhu defeated its No. 2 singles player, 7-5.

Beverly Hills won five of six sets in the third round, including 6-0 victories by all three of its singles players and the Lee-Shtorch doubles team. The Eustace-Shapiro doubles team defeated the No. 3 doubles team from the 605 League champions 6-1.

The Wildcats concluded the season 17-1.

Beverly Hills 13, Edison 5

Shirman won all three of her sets 6-0 while Gorbacheva and Sidhu also won all three of their singles sets in a Section Division 2 first-round match Nov. 2.

The Lee-Shtorch doubles team won its sets, 6-2, 6-1, 6-2. Eustace and Skyler Hodes, playing No. 3 doubles, were 7-5 winners over the Chargers' No. 2 team in the second round.

Gorbacheva won her sets 6-0, 6-1, 6-2. Sidhu won her sets 6-1, 6-2, 6-0.

What's Next?

Beverly Hills played host to Valencia of

Huntington Beach in a Division 2 quarter-final Wednesday that began after the Beverly Hills Weekly's deadline.

If the second-seeded Normans won, they would advance to a semifinal at 2 p.m. today against the Los Alamitos-Sunny Hills winner. Beverly Hills would be the road team in either semifinal match-up because of the Southern Section rule giving the team that has played the fewer home matches in the playoffs the next home match.

The Normans are seeded second, Los Alamitos third while Sunny Hills is unseeded.

The final is scheduled for 11:20 a.m. Friday at The Claremont Club.

Girls' Cross-Country Ocean League Finals

Senior Danielle Hollander was the individual champion while freshman Eliana Naydavood was fourth, helping the Normans to the team championship Nov. 1.

Hollander completed the 3-mile course at Columbia Park in Torrance in 17 minutes, 18.1 seconds. Leuzinger junior Maria Herrera was second in 19:32.7.

Naydavood was timed in 22:46.8. Beverly Hills won with 33 points. Leuzinger was second with 37, Hawthorne third with 54 and Morningside fourth with 115.

Boys' Cross-Country Ocean League Finals

Beverly Hills had five of the first sev-

en finishers, topped by runner-up Arian Naim, to win the team championship Nov. 1.

Naim completed the 3-mile course at Columbia Park in Torrance in 17:23.3. Centennial senior Erick Arrington won in 17:01.9.

Norman sophomore Jayden Ibarra was fourth in 17:37.4.

Beverly Hills finished with 24 points. Centennial was second with 62, followed by Leuzinger with 68, Hawthorne with 95 and Morningside with 125.

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



Public Notices

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Forms available at www.onestopdbas.com

Timothy Charles Shoemaker
29439 Gary Dr
Santa Clarita, CA 91387
Case Number: 22CHCP00350
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
9425 Penfield Ave
Chatsworth, CA 91311
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Timothy Charles Shoemaker
TO ALL INTERESTED PERSONS
Petitioner: Timothy Charles Shoemaker
Present name: Timothy Charles Shoemaker
Proposed name: Timothy Charles Rude-Shoemaker
THE COURT ORDERS that all persons interested in this matter shall appear before

this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 12/8/22 Time: 8:30 a Dept: F49 Rm: 600 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 10/6/22 Signed: David B. Gelfound, Judge of the Superior Court
Caroline Kristen Shoemaker
29439 Gary Dr
Santa Clarita, CA 91387
Case Number: 22CHCP00352
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
9425 Penfield Ave
Chatsworth, CA 91311
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Caroline Kristen Shoemaker
TO ALL INTERESTED PERSONS
Petitioner: Caroline Kristen Shoemaker
Present name: Caroline Kristen Shoemaker
Proposed name: Caroline Kristen Rude-Shoemaker
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 12/9/22 Time: 8:30 a Dept: F49 Rm: 600 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 10/6/22 Signed: David B. Gelfound, Judge of the Superior Court
Angelina Shoemaker
29439 Gary Dr
Santa Clarita, CA 91387

Case Number: 22CHCP00353
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
9425 Penfield Ave
Chatsworth, CA 91311
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Angelina Shoemaker
TO ALL INTERESTED PERSONS
Petitioner: Angelina Shoemaker
Present name: Angelina Shoemaker; Calvin Kurtis Shoemaker; Connor Kyle Shoemaker
Proposed name: Angelina Rude-Shoemaker; Calvin Kurtis Rude-Shoemaker; Connor Kyle Rude-Shoemaker
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 12/9/22 Time: 8:30 a Dept: F49 Rm: 600 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 10/6/22 Signed: David B. Gelfound, Judge of the Superior Court
Published: 10/20/22, 10/27/22, 11/3/22, 11/10/22 209
STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME: 2022202479 Original file # 2022107896
The following person(s) has(have) abandoned the use of the fictitious business name: STARRIOR. 11693 San Vicente Bl #205. Los Angeles, CA 90049. The fictitious business name referred to above was filed on: 05/17/22, in the County of Los Angeles. The business was conducted by: A LIMITED LIABILITY COMPANY. The full name and residence of the registrant(s) abandoning the name: BSJK ENTERPRISES LLC. 11693 San Vicente Bl #205. Los Angeles, CA 90049. The registrant declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/14/22. Published: 10/20/22, 10/27/22, 11/3/22, 11/10/22 - BHW- 210 FICTITIOUS BUSINESS NAME STATEMENT: 2022220424 The following person(s) is/are doing business as: LUXCOM. 3030 18th St. Santa Monica, CA 90405. CHRISTOPHER MANGUERRA BRAINARD 3030 18th St. Santa Monica, CA 90405. This business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 9/20/22. Signed: Christopher Manguerra Brainard, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/11/22. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 10/20/22, 11/3/22, 11/10/22 2211 A MAN, A PLAN, A CANAL--- PANAMA! FICTITIOUS BUSINESS NAME STATEMENT: 2022199470 The following person(s) is/are doing business as: M & S ELECTRICAL DRAFTING SERVICES. 11520 Spinning Ave. Hawthorne, CA 90250. GUILLERMINA SOBERANIS 11520 Spinning Ave. Hawthorne, CA 90250. This business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Guillermina Soberanis, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/9/22. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 10/20/22, 10/27/22, 11/3/22, 11/10/22 212 FICTITIOUS BUSINESS NAME STATEMENT: 202220551 The following person(s) is/are doing business as: Y & S INVESTMENTS INC. 11520 Spinning Ave. Hawthorne, CA 90250. GUILLERMINA SOBERANIS 11520 Spinning Ave. Hawthorne, CA 90250. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Guillermina Soberanis, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/11/22. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 10/20/22, 10/27/22, 11/3/22, 11/10/22 213 FICTITIOUS BUSINESS NAME STATEMENT: 2022205342 The following person(s) is/are doing business as: M & S ELECTRICAL SERVICES. 4055 Wilshire Bl #260. Los Angeles, CA 90010. M & S ELECTRICAL ENGINEERING INC. 4055 Wilshire Bl #260. Los Angeles, CA 90010. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Guillermina Soberanis, President. This statement is filed with the County Clerk of Los Angeles County on: 10/11/22. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 10/20/22, 10/27/22, 11/3/22, 11/10/22 214 FICTITIOUS BUSINESS NAME STATEMENT: 202221180 The following person(s) is/are doing business as: RODEO SURGERY CENTER. 150 S Rodeo Dr #200. Beverly Hills,

CA 90212. SURGERY CENTER OF SANTA MONICA LLC. 2001 Santa Monica Bl #890. Santa Monica, CA 90404. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Michael Zarabi, Managing Member. This statement is filed with the County Clerk of Los Angeles County on: 9/27/22. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 10/20/22, 10/27/22, 11/3/22, 11/10/22 215 FICTITIOUS BUSINESS NAME STATEMENT: 2022216718 The following person(s) is/are doing business as: MERCEDES RAMOS SERVICES. 8806 Topanga Canyon Dr #7. West Hills, CA 91304. MERCEDES CANDELARIA RAMOS JIMINEZ. 8806 Topanga Canyon Dr #7. West Hills, CA 91304. This business is conducted by: an individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 1/20/22. Signed: Mercedes Candelaria Ramos Jiminez, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/4/22. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 10/20/22, 10/27/22, 11/3/22, 11/10/22 216 FICTITIOUS BUSINESS NAME STATEMENT: 2022214206 The following person(s) is/are doing business as: BARRERA COMMERCIAL REAL ESTATE INC; MEDINA PROPERTY MANAGEMENT. 1244 WEST 132ND STREET SUITE D GARDENA CA 90247. 5251057. BARRERA COMMERCIAL REAL ESTATE INC. 1244 WEST 132ND STREET SUITE D GARDENA CA 90247. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: STIVE JOSEPH BARRERA ARITA, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/30/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 10/20/22, 10/27/22, 11/3/22, 11/10/22 217 FICTITIOUS BUSINESS NAME STATEMENT: 202222930 The following person(s) is/are doing business as: BP TRADING. 2616 S 10TH AVENUE ARCADIA CA 91006. NAMTHIP RATTITHAM. 2616 S 10TH AVENUE ARCADIA CA 90116. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/21. Signed: NAMTHIP RATTITHAM, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/13/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 10/20/22, 10/27/22, 11/3/22, 11/10/22 218 FICTITIOUS BUSINESS NAME STATEMENT: 2022216159 The following person(s) is/are doing business as: KING OCELOT. 14109 BURBANK BLVD SHERMAN OAKS CA 91401. PHILIP EDWARD BAU. 14109 BURBANK BLVD SHERMAN OAKS CA 91401. BEAU REILLY. 4225 ETHEL AVE APT 5 STUDIO CITY CA 91604. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/20/22. Signed: PHILIP EDWARD BAU, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 10/04/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 10/20/22, 10/27/22, 11/3/22, 11/10/22 219 FICTITIOUS BUSINESS NAME STATEMENT: 202221767 The following person(s) is/are doing business as: EXQUISITE AUTO GROUP. 15222 GERMAIN STREET MISSION HILLS CA 91345. 202252714305. KALA ELITE LLC. 15222 GERMAIN STREET MISSION HILLS CA 91345. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/20/22. Signed: LAURA HARUTYUNYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/12/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 10/20/22, 10/27/22, 11/3/22, 11/10/22 220 FICTITIOUS BUSINESS NAME STATEMENT: 2022222808. The following person(s) is/are doing business as: 3D ASSIST. 11138 AQUA VISTA ST SUITE 37 LOS ANGELES CA 91602. VIP CLAIM SERVICE. 11138 AQUA VISTA ST SUITE 37 LOS ANGELES CA 91602. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/20/22. Signed: JARED BOERGADE, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/12/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 10/20/22, 10/27/22, 11/3/22, 11/10/22 221 FICTITIOUS BUSINESS NAME STATEMENT: 2022210978. The following person(s) is/are

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MANOUCHEHRI, MARCUS ELECTED TO BOARD OF EDUCATION

Some County Races Too Close to Call

By Danielle Berjikian

Preliminary election results as of press time indicate that incumbent Rachele Marcus and Judy Manouchehri have been elected on the Beverly Hills Board of Education. Marcus came in first place with 32.45% of the vote and Manouchehri received 29.62% of the vote.

Marcus received 3,184 total votes and Manouchehri got 2,906. While an undetermined amount of ballots remain to be counted, the final results are not expected to change the outcome for this race.

Candidates Michal Amir-Salkin came in 3rd place at 18.39% with a total of 1,804 votes; Farrah Dodes followed behind with 15.31% and 1,502 total votes; and Janessa LaVoice came in fifth with 4.24% and 416 total votes.

As of press time, State Senator Bob Hertzberg is narrowly ahead of West Hollywood City Councilmember Lindsey Horvath for the 3rd district County Supervisor seat. Hertzberg holds 50.78% of the vote and Horvath is slightly behind at 49.22%. Hertzberg currently has 133,942 total votes and Horvath has 129,838.

Robert Luna has won Los Angeles County Sheriff with 56.78% of the vote against incumbent Alex Villanueva, who received 43.22% of the vote. Luna re-

ceived a total of 687,127 votes and Villanueva received 522,926.

Katy Young Yaroslavsky has defeated Sam Yebri for a seat on the Los Angeles City Council representing district 5 with 55.53% of the total vote, with Yebri receiving 44.47%. Yaroslavsky received a total of 25,420 votes, while Yebri got 20,357.

The Los Angeles Mayoral race is also too close to call, with Rick Caruso at a narrow lead holding 51.25% of the total vote above Karen Bass with 48.75%. Caruso has so far received 252,476 votes, and Bass has 240,194.

Incumbent Lauren Meister, John Heilman, and John Duran have secured the three open seats for West Hollywood City Council. Meister received 17.54%



Judy Manouchehri



Rachele Marcus



Katy Yaroslavsky



Sam Yebri



Alex Villanueva



Robert Luna



Lauren Meister



John Heilman



Bob Hertzberg



Lindsey Horvath

of the total votes, Heilman received 11.88%, and Duran received 10.80%. Chelsea Byers came in fifth place with 9.30% of the total votes. Byers was profiled in issue #1196 where it was reported that she had come under fire for her previous anti-Semitic statements and anti-Israel stance.

Culver City voters rejected a ballot

measure that would have given 16 year olds the right to vote, with 54.29% of votes against (4,395 votes), and 45.71% for it (3701 votes).

Ballots postmarked by Tuesday can be counted for up to 30 days. The County Registrar will post another update Friday afternoon.

doing business as: KYMBA BRAND CONSULTING; MOD POTTER. 15910 VENTURA BLVD SUITE 1605 ENCINO CA 91436. 202252215034. SKYR GLOBAL LLC. 15910 VENTURA BLVD SUITE 1605 ENCINO CA 91436. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/2022. Signed: STEPHEN RISCHALL, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 09/27/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 10/20/2022, 11/03/2022, 11/10/2022 TBS 7,766

FICTITIOUS BUSINESS NAME STATEMENT: 2022221671. The following person(s) is/are doing business as: PAULINO'S EXHAUST HOOD CLEANING CO. 8760 TOBIAS AVE APT 49 PANORAMA CITY CA 91402. MARIA JULIA PUSHAGUA DE MIRANDA. 8760 TOBIAS AVE APT 49 PANORAMA CITY CA 91402. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/20/2022. Signed: MARIA JULIA PUSHAGUA DE MIRANDA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/12/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 10/20/2022, 11/03/2022, 11/10/2022 TBS 7,767

FICTITIOUS BUSINESS NAME STATEMENT: 2022221944. The following person(s) is/are doing business as: DWAI SAUCE CO. DWAI SAUCE. 249 W 228TH ST CARSON CA 90745. 1028 DSC LLC. 249 W 228TH ST CARSON CA 90745. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JESSE SAMALIA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/12/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 10/20/2022, 11/03/2022, 11/10/2022 TBS 7,758

FICTITIOUS BUSINESS NAME STATEMENT: 2022221845. The following person(s) is/are doing business as: MOORILL NAIL SALON. 19239 E COLIMA RD ROWLAND HEIGHTS CA 91748. 5061551. YAN'S NAIL INC. 19239 E COLIMA RD ROWLAND HEIGHTS CA 91748. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/20/2022. Signed: NICOLE QIU, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/12/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 10/20/2022, 10/27/2022, 11/03/2022, 11/10/2022 TBS 7,759

FICTITIOUS BUSINESS NAME STATEMENT: 2022218886. The following person(s) is/are doing business as: MEDIA RIGHTS EMPIRE. 2308 PENNINGTON DR GLENDALE CA 91206. HUGO MARCOTTE. 3950 LOS FELIZ BLVD 208 LOS ANGELES CA 90027. TIMOTHY HUSOM. 2308 PENNINGTON DR GLENDALE CA 91206. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/20/2022. Signed: HUGO MARCOTTE, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 10/06/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement

must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 10/20/2022, 10/27/2022, 11/03/2022, 11/10/2022 TBS 7,760

FICTITIOUS BUSINESS NAME STATEMENT: 2022206895. The following person(s) is/are doing business as: THE VOICEOVER CONNECTION. 4207 WEST BURBANK BOULEVARD BURBANK CA 91505. THE KINGHAM GROUP INC. 4207 WEST BURBANK BOULEVARD BURBANK CA 91505. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/2022. Signed: RICHARD DASHER, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/21/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 10/20/2022, 10/27/2022, 11/03/2022, 11/10/2022 TBS 7,761

FICTITIOUS BUSINESS NAME STATEMENT: 2022219352. The following person(s) is/are doing business as: TM TABLE. 1201 TRUMAN ST SUITE C #257 SAN FERNANDO CA 91340. RUN IT ENTERPRISES. 1201 TRUMAN ST SUITE C #257 SAN FERNANDO CA 91340. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: TANIA MALDONADO, CEO. This statement is filed with the County Clerk of Los Angeles County on: 10/07/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 10/20/2022, 10/27/2022, 11/03/2022, 11/10/2022 TBS 7,762

FICTITIOUS BUSINESS NAME STATEMENT: 2022225048. The following person(s) is/are doing business as: BIANCA DOG TREATS. 3137 CARTER AVE MARINA DEL REY CA 90232. 202251914054. BIANCA DOG EMPORIUM LLC. 3137 CARTER AVE MARINA DEL REY CA 90232. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ANASTASIA IVANOVA, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 10/17/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 10/20/2022, 10/27/2022, 11/03/2022, 11/10/2022 TBS 7,763

FICTITIOUS BUSINESS NAME STATEMENT: 2022203430. The following person(s) is/are doing business as: WANDERLUST WEDDINGS. 1911 W MAGNOLIA BLVD BURBANK CA 91506. SUSAN CHRISTINA MKHITARIAN. 1911 W MAGNOLIA BLVD BURBANK CA 91506. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: SUSAN CHRISTINA MKHITARIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/16/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 10/20/2022, 10/27/2022, 11/03/2022, 11/10/2022 TBS 7,764

FICTITIOUS BUSINESS NAME STATEMENT: 2022221041. The following person(s) is/are doing business as: ENCORE WEALTH. 330 N BRAND BLVD SUITE 180 GLENDALE CA 91203. ARA KEVORK MEKHITARIAN. 330 N BRAND BLVD SUITE 180 GLENDALE CA 91203. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ARA

KEVORK MEKHITARIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/11/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 10/20/2022, 10/27/2022, 11/03/2022, 11/10/2022 TBS 7,765

FICTITIOUS BUSINESS NAME STATEMENT: 2022221043. The following person(s) is/are doing business as: AGUILAR WEALTH. 330 N BRAND BLVD SUITE 180 GLENDALE CA 91203. LEONARD AGUILAR. 330 N BRAND BLVD SUITE 180 GLENDALE CA 91203. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: LEONARD AGUILAR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/11/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 10/20/2022, 10/27/2022, 11/03/2022, 11/10/2022 TBS 7,766

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 22VCP00568
10/14/2022
DOUGLAS BRYAN MICHAEL
6943 ZELZAH AVE
RESEDA CA 91335
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
6230 SYLMAR AVE
VAN NUYS CA 91401
CIVIL
PETITION OF: DOUGLAS BRYAN MICHAEL for change of name
TO ALL INTERESTED PERSONS:
Petitioner: DOUGLAS BRYAN MICHAEL filed a petition with this court for a decree changing names as follows:
Present name: DOUGLAS BRYAN MICHAEL
Proposed name: DOUGLAS BRYAN WILLIAMSON
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 12/02/2022 Time: 8:30AM Dept: A Room: 510
The address of the court is same as noted above.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS - BEVERLY WOOD WEEKLY
Signed: VIRGINIA KEENEY, Judge of the Superior Court
Date: 10/14/2022
Published: 10/20/2022, 10/27/2022, 11/03/2022, 11/10/2022 TBS 7,767

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 22AHC00420
10/14/2022
TANG A THONG
11905 FERRIS RD #320
EL MONTE CA 91732
SUPERIOR COURT OF CALIFORNIA, COUNTY OF

ALHAMBRA COURTHOUSE
150 W COMMONWEALTH AVE
ALHAMBRA CA 91801
PETITION OF: TANG A THONG for change of name
TO ALL INTERESTED PERSONS:
Petitioner: filed a petition with this court for a decree changing names as follows:
Present name: TANG A THONG
Proposed name: JOHN TOMMY ROCKEFELLER
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 01/03/2023 Time: 8:30AM Dept: 3 Room:
The address of the court is same as noted above.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS - BEVERLY WOOD WEEKLY
Signed: ROBIN MILLER SLOAN, Judge of the Superior Court
Date: 10/14/2022
Published: 10/20/2022, 10/27/2022, 11/03/2022, 11/10/2022 TBS 7,768

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 22AHC00407
10/07/2022
IBANEZ GUTIERREZ
2241 BRODERICK AVENUE
DUARTE CA 91010
SUPERIOR COURT OF CALIFORNIA, COUNTY OF
150 W COMMONWEALTH AVE
ALHAMBRA CA 91801
ALHAMBRA COURTHOUSE
PETITION OF: IBANEZ GUTIERREZ for change of name
TO ALL INTERESTED PERSONS:
Petitioner: IBANEZ GUTIERREZ filed a petition with this court for a decree changing names as follows:
Present name: IBANEZ GUTIERREZ
Proposed name: EVERETT LEE EVERGARDEN
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 01/06/2023 Time: 8:30AM Dept: X Room: 405
The address of the court is same as noted above.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS - BEVERLY WOOD WEEKLY
Signed: ROBIN MILLER SLOAN, Judge of the Superior Court
Date: 10/17/2022
Published: 10/20/2022, 10/27/2022, 11/03/2022, 11/10/2022 TBS 7,769

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 22TRCP00271
10/14/2022

RAYANA DENESE LEWIS
5900 CENTER DRIVE APT 457
LOS ANGELES CA 90045
SUPERIOR COURT OF CALIFORNIA, COUNTY OF
ONE REGENT STREET
INGLEWOOD 90301
INGLEWOOD COURTHOUSE
PETITION OF: RAYANA DENESE LEWIS for change of name
TO ALL INTERESTED PERSONS:
Petitioner: RAYANA DENESE LEWIS filed a petition with this court for a decree changing names as follows: Present name: RAYANA DENESE LEWIS
Proposed name: RAYANA DENESE SIMS
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 12/23/2022 Time: 8:30AM Dept: M Room:
The address of the court is TORRANCE COURTHOUSE 825 MAPLE AVENUE TORRANCE CA 90503.

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLY WOOD WEEKLY

Signed: DEIRDRE HILL, Judge of the Superior Court
Date: 10/14/2022

Published: 10/20/2022, 10/27/2022, 11/03/2022, 11/10/2022 TBS 7,770
ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case Number: 22TRCP00369
10/14/2022

MYLES SIMS GRISSOM
5900 CENTER DRIVE APT 457
LOS ANGELES CA 90045
SUPERIOR COURT OF CALIFORNIA, COUNTY OF
ONE REGENT STREET
INGLEWOOD 90301
INGLEWOOD COURTHOUSE

PETITION OF: MYLES SIMS GRISSOM for change of name
TO ALL INTERESTED PERSONS:

Petitioner: MYLES SIMS GRISSOM filed a petition with this court for a decree changing names as follows:

Present name: MYLES SIMS GRISSOM
Proposed name: MYLES SIMS

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 12/23/2022 Time: 8:30AM Dept: B Room:
The address of the court is TORRANCE COURTHOUSE 825 MAPLE AVENUE TORRANCE CA 90503.

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLY WOOD WEEKLY

Signed: GARY Y TANAKA, Judge of the Superior Court
Date: 10/14/2022

Published: 10/20/2022, 10/27/2022, 11/03/2022, 11/10/2022 TBS 7,771
FICTITIOUS BUSINESS NAME STATEMENT: 2022206190

The following person(s) is/are doing business as: WARRIORS LANDSCAPING, 3057 ADRIATIC AVE, LONG BEACH, CA, 90810 LOS ANGELES, BRAIAN E GUERRERO SANCHEZ ALDANA, 3057 ADRIATIC AVE LONG BEACH CA 90810. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed BRAIAN E GUERRERO SANCHEZ ALDANA, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/20/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/20/2022, 10/27/2022, 11/3/2022, 11/10/2022 NIN 48600

FICTITIOUS BUSINESS NAME STATEMENT: 2022207482

The following person(s) is/are doing business as: HECTOR'S CARWASH, HECTOR'S HAND CAR WASH AND AUTO DETAIL CENTER, MONOS CAR WASH, 3356 E FLORENCE AVE, HUNTINGTON PARK, CA, 90255 LOS ANGELES, ROCKY OCEAN INC., 3356 E FLORENCE AVE HUNTINGTON PARK CA 90255 CA 4573853. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business

name or names listed here in. Signed ELIZABETH LOMELI, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/21/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/20/2022, 10/27/2022, 11/3/2022, 11/10/2022 NIN 48601

FICTITIOUS BUSINESS NAME STATEMENT: 2022208657

The following person(s) is/are doing business as: NAVA'S HAULING, 5908 GAGE AVE #12, BELL GARDENS, CA, 90201 LOS ANGELES, ROBERTO NAVA, 5908 GAGE AVE #12 BELL GARDENS CA 90201. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ROBERTO NAVA, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/22/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/20/2022, 10/27/2022, 11/3/2022, 11/10/2022 NIN 48602

FICTITIOUS BUSINESS NAME STATEMENT: 2022210130

The following person(s) is/are doing business as: CALILOVE PIE DISTRIBUTION SERVICES, CLG LOGISTICS, CALILOVE OFFICE, 2427 W. 101ST STREET, INGLEWOOD, CA, 90303 LOS ANGELES, CALILOVE GLOBAL LOGISTICS LLC, 2427 W. 101ST STREET INGLEWOOD CA 90303 CA 20225218610. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed AMILI C. WILLIAMS, CEO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/25/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/20/2022, 10/27/2022, 11/3/2022, 11/10/2022 NIN 48631

FICTITIOUS BUSINESS NAME STATEMENT: 2022210644

The following person(s) is/are doing business as: WHITE WOLF, 7139 NEWELL ST #B, HUNTINGTON PARK, CA, 90255 LOS ANGELES, EFREN B VARGAS, 7139 NEWELL ST #B HUNTINGTON PARK CA 90255. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed EFREN B VARGAS, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/25/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/20/2022, 10/27/2022, 11/3/2022, 11/10/2022 NIN 48604

FICTITIOUS BUSINESS NAME STATEMENT: 2022210646

The following person(s) is/are doing business as: AT AUTO WHOLESALE, 22018 GAULT ST #101, CANOGA PARK, CA, 91303 LOS ANGELES, AJMAL AHMAD TOKHI, 22018 GAULT ST #101 CANOGA PARK CA 91303. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed AJMAL AHMAD TOKHI, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/26/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/20/2022, 10/27/2022, 11/3/2022, 11/10/2022 NIN 48603

FICTITIOUS BUSINESS NAME STATEMENT: 2022211815

The following person(s) is/are doing business as: ONE21TEACH, 16931 MAURICE AVE, CERRITOS, CA, 90703 LOS ANGELES, NEHA JAIN, 16931 MAURICE AVE CERRITOS CA 90703. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed NEHA JAIN, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/27/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 10/20/2022, 10/27/2022, 11/3/2022, 11/10/2022 NIN 48605

FICTITIOUS BUSINESS NAME STATEMENT: 2022212833

The following person(s) is/are doing business as: SANDOVAL CONSTRUCTION SERVICES, 844 N AVENUE 50, LOS ANGELES, CA, 90042 LOS ANGELES, JOSE DAVID SANDOVAL MONTOYA, 844 N AVENUE 50 LOS ANGELES CA 90042. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name



Virtual Workshop:

Single-Use Plastics

- The City is considering a proposed ordinance that could prohibit single-use plastic and styrofoam items, as well as mylar balloons, in Beverly Hills.
- The proposed ordinance could impact food service businesses, hotels and retail stores.
- What items could be prohibited?
 - Styrofoam coolers
 - Plastic or styrofoam egg cartons
 - Styrofoam produce trays
 - Styrofoam meat and fish trays
 - Plastic straws
 - Plastic stirrers
 - Plastic utensils
 - Plastic bags
 - Mylar balloons

Monday, November

14

2022 | 10:00 am - 11:00 am

Questions? Feedback? Email us at AskPW@Beverlyhills.org



Join via Zoom: beverlyhills-org.zoom.us/j/90210
Meeting ID: 410 081 2952 | Passcode: 90210

More information here: www.beverlyhills.org/plasticandfoam

IDEAS!

I WANT TO HEAR FROM YOU!

WHAT'S ON YOUR MIND?



Let's come together as a community!

LIVE!
WITH MAYOR Lili

Come join us in-person for our next LIVE WITH LILI on
Tuesday, November 22, 2022

From 7p.m.-8 p.m. at City Hall

This is an opportunity for Beverly Hills Mayor Lili Bosse to listen to **YOUR** ideas and what you have on your mind!

IN-PERSON:

City Hall
Municipal Gallery

455 N Rexford Dr.
Beverly Hills, CA
90210

VIRTUAL:

To participate:
beverlyhills.org/LiveWithLili

To watch:
beverlyhills.org/live

WHEN:

No RSVP necessary;

for more information, visit
beverlyhills.org/LiveWithLili

is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2/2022. Signed: ALEKSANDR KOSE-MYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/01/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/10/2022, 11/17/2022, 11/24/2022, 12/01/2022 TBS 7,862

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 22NWC00437
11/03/2022
JOYCE RENEE BLAND
18613 KAMSTRA AVE
CERRITOS CA 90703
12720 NORWALK BLVD
NORWALK CA 90650
NORWALK
PETITION OF: JOYCE RENEE BLAND for change of name
TO ALL INTERESTED PERSONS:
Petitioner: filed a petition with this court for a decree changing names as follows:
Present name: JOYCE RENEE BLAND
Proposed name: RENEE BLAND

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 12/21/2022 Time: 10:30AM Dept: C Room: 312
The address of the court is same as noted above.

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY

Signed: JUDGE MARGARET M BERNAL, Judge of the Superior Court
Date: 11/03/2022
Published: 11/10/2022, 11/17/2022, 11/24/2022, 12/01/2022 TBS 7,863
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 22NWC00439
11/01/2022

JIN HONG KIM
10640 COLUMA ROAD #329
WHITTIER CA 90604
12720 NORWALK BLVD
NORWALK CA 90650
NORWALK COURTHOUSE
PETITION OF: JIN HONG KIM for change of name
TO ALL INTERESTED PERSONS:
Petitioner: JIN HONG KIM filed a petition with this court for a decree changing names as follows:
Present name: JIN HONG KIM
Proposed name: JASON KIM

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 12/20/2022 Time: 10:30AM Dept: C Room: 312
The address of the court is same as noted above.

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY

Signed: JUDGE MARGARET M BERNAL, Judge of the Superior Court
Date: 11/01/2022
Published: 11/10/2022, 11/17/2022, 11/24/2022, 12/01/2022 TBS 7,864
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 22NWC00445
11/03/2022

SALVADOR ALCARAZ
12540 PERSING DR
WHITTIER CA 90606
NORWALK COURTHOUSE
12720 NORWALK BLVD
NORWALK CA 90650
PETITION OF: SALVADOR ALCARAZ FOR LILU GARCIA for change of name
TO ALL INTERESTED PERSONS:
Petitioner: filed a petition with this court for a decree changing names as follows: Present name: LILU GARCIA
Proposed name: LILU ALCARAZ

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 1/6/2023 Time: 10:30AM Dept: C Room: 312
The address of the court is same as noted above.

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY

Signed: JUDGE MARGARET M BERNAL, Judge of the Superior Court
Date: 11/03/2022
Published: 11/10/2022, 11/17/2022, 11/24/2022, 12/01/2022 TBS 7,865
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 22STCP03459
09/26/2022

UMBERTO NUNEZ
14816 DEVLIN AVE
NORWALK CA 90650
1111 N HILL STREET
111 N HILL STREET
LOS ANGELES CA 90012
PETITION OF: UMBERTO NUNEZ for change of name
TO ALL INTERESTED PERSONS:
Petitioner: UMBERTO NUNEZ filed a petition with this court for a decree changing names as follows: Present name: UMBERTO NUNEZ
Proposed name: HUMBERTO NUNEZ

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 12/19/2022 Time: 9:30AM Dept: 26 Room:
The address of the court is same as noted above.

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY

Signed: HON. ELAINE LU, Judge of the Superior Court
Date: 09/26/2022
Published: 11/10/2022, 11/17/2022, 11/24/2022, 12/01/2022 TBS 7,866
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 22STCP03459
09/26/2022

UMBERTO NUNEZ
14816 DEVLIN AVE
NORWALK CA 90650
1111 N HILL STREET
111 N HILL STREET
LOS ANGELES CA 90012
PETITION OF: UMBERTO NUNEZ for change of name
TO ALL INTERESTED PERSONS:
Petitioner: UMBERTO NUNEZ filed a petition with this court for a decree changing names as follows: Present name: UMBERTO NUNEZ
Proposed name: HUMBERTO NUNEZ

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 12/19/2022 Time: 9:30AM Dept: 26 Room:
The address of the court is same as noted above.

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY

Signed: HON. ELAINE LU, Judge of the Superior Court
Date: 09/26/2022
Published: 11/10/2022, 11/17/2022, 11/24/2022, 12/01/2022 TBS 7,866
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 22MCP00509
10/28/2022

MASON CLAY COGGINS
322 OLIVER BLVD
PLAYA DEL RAY CA 90293
11705 MAIN STREET
322 OLIVER BLVD #176
SANTA MONICA CA 90401
PETITION OF: MASON CLAY COGGINS for change of name
TO ALL INTERESTED PERSONS:
Petitioner: MASON CLAY COGGINS filed a petition with this court for a decree changing names as follows: Present name: MASON CLAY COGGINS
Proposed name: MASON CLAY
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 01/06/2023 Time: 8:30AM Dept: K Room: 203
The address of the court is same as noted above.

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY

Signed: HON. LAWRENCE CHO, Judge of the Superior Court
Date: 09/28/2022
Published: 11/10/2022, 11/17/2022, 11/24/2022, 12/01/2022 TBS 7,867
FICTITIOUS BUSINESS NAME STATEMENT: 2022220881

The following person(s) is/are doing business as: S. SANTAMARIA TRUCKING, 21207 SOUTH AVALON BL SPC 127, CARSON, CA. 90745 LOS ANGELES, SAUL OLIBERO SANTAMARIA, 21207 SOUTH AVLON BL SPC 127 CARSON CA 90745 CA. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 10/22. Signed SAUL OLIBERO SANTAMARIA, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 10/11/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 11/10/2022, 11/17/2022, 11/24/2022, 12/1/2022 NIN 48629

FICTITIOUS BUSINESS NAME STATEMENT: 2022221249

The following person(s) is/are doing business as: 410 MKTG, 11150 PENN ST, LYWOOD, CA. 90262 LOS ANGELES, CONRAD PARTIDA, 11150 PENN ST LYWOOD CA 90262. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed CONRAD PARTIDA, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 10/11/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 11/10/2022, 11/17/2022, 11/24/2022, 12/1/2022 NIN 48629

FICTITIOUS BUSINESS NAME STATEMENT: 2022221249

The following person(s) is/are doing business as: CUSTOM CANDLES LA, 17121 S. CENTRAL AVE STE 2E, CARSON, CA. 90746 LOS ANGELES, BATH PETALS, INC, 1721 S. CENTRAL AVE STE 2E CARSON CA 90746 CA 2307455. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ELIZABETH FAJARDO LOMELI, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 10/11/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 11/10/2022, 11/17/2022, 11/24/2022, 12/1/2022 NIN 48633

FICTITIOUS BUSINESS NAME STATEMENT: 2022221272

The following person(s) is/are doing business as: SHE DEVILS ME, 14241 BORA DRIVE, LA MIRADA, CA. 90638 LOS ANGELES, JENNIFER PENSAMIENTO, 14241 BORA DRIVE LA MIRADA CA 90638. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed JENNIFER PENSAMIENTO, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 10/11/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 11/10/2022, 11/17/2022, 11/24/2022, 12/1/2022 NIN 48635

FICTITIOUS BUSINESS NAME STATEMENT: 2022222419

The following person(s) is/are doing business as: DONE RIGHT CLANNING & MAINTENANCE SERVICES, 6229 E SEA BREEZE DR, LONG BEACH, CA. 90803 LOS ANGELES, VICTOR PENA, 6229 E SEA BREEZE DR LONG BEACH CA 90803. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed VICTOR PENA, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 10/12/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 11/10/2022, 11/17/2022, 11/24/2022, 12/1/2022 NIN 48634

FICTITIOUS BUSINESS NAME STATEMENT: 2022222421

The following person(s) is/are doing business as: MILLIONAIRE BOOKSTORE, 2753 GREENMEADOW RD, LAKEWOOD, CA. 90712 LOS ANGELES, CHAZ E VESGA, 2753 GREENMEADOW RD LAKEWOOD CA 90712. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed CHAZ E VESGA, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 10/12/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 11/10/2022, 11/17/2022, 11/24/2022, 12/1/2022 NIN 48673

FICTITIOUS BUSINESS NAME STATEMENT: 2022224372

The following person(s) is/are doing business as: LAX HANDYMAN & CLEANING SERVICES, 14628 S LONESS AVE, COMPTON, CA. 90220 LOS ANGELES, GRANT URATA, 3303 W 189TH ST TORRANCE CA 90504. The business is conducted by a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here in on 10/22. Signed STEVEN SARABIA, GENERAL PARTNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 10/14/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 11/10/2022, 11/17/2022, 11/24/2022, 12/1/2022 NIN 48645

FICTITIOUS BUSINESS NAME STATEMENT: 2022224478

doing business as: BEVERLY HILLS INDIA SWEETS AND SPICES, 567 SOUTH FAIRFAX AVE, LOS ANGELES, CA 90036. COUNTY OF LOS ANGELES/RAJ JAWA, 567 SOUTH FAIRFAX AVE, LOS ANGELES, CA 90036. This business is conducted by: an INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: RAJ JAWA as OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/17/2022. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/10/22, 11/17/22, 11/24/22, 12/01/22 JH80

FICTITIOUS BUSINESS NAME STATEMENT: 2022242290

The following person(s) is/are doing business as: ARBOR ONE ESC, 4259 NAVAJO AVE, NORTH HOLLYWOOD, CA 91602. COUNTY OF LOS ANGELES. JARRETT LARON WASHINGTON, 4259 NAVAJO AVE, NORTH HOLLYWOOD, CA 91602. This business is conducted by: an INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JARRETT LARON WASHINGTON as INDIVIDUAL. This statement is filed with the County Clerk of Los Angeles County on: N/A. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/10/22, 11/17/22, 11/24/22, 12/01/22 JH61

T.S. No.: F2-22057Title No.: 05945838 Reference: I-LFSG-2011APN: 4342-010-050NOTICE OF TRUSTEE’S SALE UNDER DELINQUENT ASSESSMENT LIEN YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT LIEN DATED 5/26/2022. 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 11/29/2022 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 6/1/2022 as Document No. 20220582892, of Official Records in the Office of the Recorder of Los Angeles County, California, property owned by: Farid Hanassab, Trustee of the FFFNASSIR Irrevocable Living Trust dated 12-17-2015, 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: 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: **9249 Burton Way Unit 201, Beverly Hills, CA 90210** The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, “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: **:\$34,637.96** 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# 22-22057 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: 10/26/2022 WE ARE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** Debt Collector Lic. No.: Approval Pending 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 OFFICE VISITS ARE BY APPOINTMENT ONLY, NO WALK INS CAN BE ACCOMMODATED. PLEASE CALL FIRST. EPP 35716 Pub Dates 11/03, 11/10, 11/17/2022

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
AUSTEENE GEORGE COOPER
CASE NO. 20STPB07802**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of AUSTEENE GEORGE COOPER.

A PETITION FOR PROBATE has been filed by KRISTI COURTOIS in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that KRISTI COURTOIS be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held in this court as follows: 12/05/22 at 8:30AM in Dept. 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.

In Pro Per Petitioner
KRISTI COURTOIS
2360 HOSP WAY #230
CARLSBAD CA 92008
11/3, 11/10, 11/17/22
CNS-3640378#

T.S. No. 22001539-1 CA APN: 4334-022-090
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/10/2012. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth be-

low. The amount may be greater on the day of sale. Trustor: **SOLEIMAN GAD AND PARVIN GAD, HUSBAND AND WIFE, AS JOINT TENANTS** Duly Appointed Trustee: **ZBS Law, LLP** Deed of Trust Recorded on **08/16/2012**, as Instrument No. **20121223690** of Official Records of **Los Angeles County, California**; Date of Sale: **12/01/2022** at **09:00 AM** Place of Sale: **Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650** Estimated amount of unpaid balance and other charges: **\$57,455.96** Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: **125 NORTH GALE DRIVE #201 BEVERLY HILLS, CA 90211** Described as follows: As more fully described on said Deed of Trust. A.P.N.#.: **4334-022-090** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **(855) 976-3916** or visit this Internet Web site **www.auction.com** using the file number assigned to this case **22001539-1 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: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **(855) 976-3916** or visit this Internet Web site **https://tracker.auction.com/sb1079** using the file number assigned to this case **22001539-1 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. Dated: **11/01/2022 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450, Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 976-3916 or www.auction.com Michael Busby, Trustee Sale Officer**

This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation EPP 35758 Pub Dates 11/10, 11/17, 11/24/2022

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
CAROLE CAMBON
CASE NO. 22STPB10760**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Carole Cambon

A PETITION FOR PROBATE has been filed by Cynthia Waldman in the Superior Court of California, County of Los Angeles.

THE PETITION FOR PROBATE requests that Cynthia Waldman 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 with full authority. (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 12/05/2022 at 8:30 a.m. in Dept. 2D located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURTHOUSE.

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 (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: Scott Antoine (SBN 267601)
Wolf Wallenstein, PC
11400 W. Olympic Blvd., Suite 700
Los Angeles, CA 90064, Telephone: (310) 622-1000
11/10, 11/17, 11/24/22
CNS-3641415#

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 1/4/2023 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: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: A CONDOMINIUM COMPOSED OF: (A) AN UNDIVIDED 1/5TH INTEREST IN AND TO LOT 1 OF TRACT NO. 34263, IN THE CITY OF WEST HOLLYWOOD, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 901, PAGE(S) 70 AND 71 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM UNITS 1 TO 5 INCLUSIVE, AS DEFINED AND DELINEATED ON THE CONDOMINIUM PLAN RECORDED ON MARCH 28, 1979 AS INSTRUMENT NO. 79-335681, OFFICIAL RECORDS. (B) UNIT 1 AS DEFINED AND DELINEATED ON THE ABOVE MENTIONED CONDOMINIUM PLAN. APN: 5554-025-046 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: \$146,493.54 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 informa-



SUMMARY NOTICE

NOTICE OF PROPOSED ADOPTION OF AN ORDINANCE OF THE CITY OF BEVERLY HILLS APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND 468 N RODEO DRIVE LLC, 456 N RODEO DRIVE LLC, 461 N BEVERLY DRIVE LLC, 449 N BEVERLY DRIVE LLC AND LVMH MOET HENNESSY LOUIS VUITTON INC. FOR DEVELOPMENT AND USE OF THE PROPERTIES AT 456 NORTH RODEO DRIVE, 468 NORTH RODEO DRIVE, 461 THROUGH 465 NORTH BEVERLY DRIVE, AND 449, 451 AND 453 NORTH BEVERLY DRIVE FOR THE CHEVAL BLANC BEVERLY HILLS SPECIFIC PLAN PROJECT WHICH INCLUDES HOTEL, CLUB, RETAIL, AND DINING USES

Please take notice that on **Tuesday, November 15, 2022, at 7:00 p.m.**, or as soon thereafter as the matter may be heard, in the Council Chamber of City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, the Council of the City of Beverly Hills will consider adopting an ordinance entitled "AN ORDINANCE OF THE CITY OF BEVERLY HILLS APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BEVERLY HILLS AND 468 N RODEO DRIVE LLC, A DELAWARE LIMITED LIABILITY COMPANY, 456 N RODEO DRIVE LLC, A DELAWARE LIMITED LIABILITY COMPANY, 461 N BEVERLY DRIVE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND 449 N BEVERLY DRIVE LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR DEVELOPMENT IN ACCORDANCE WITH THE CHEVAL BLANC BEVERLY HILLS SPECIFIC PLAN FOR PROPERTY AT 456 AND 468 NORTH RODEO DRIVE; 449, 451 AND 453 NORTH BEVERLY DRIVE; AND 461 THROUGH 465 NORTH BEVERLY DRIVE." A summary of that Ordinance, prepared in accordance with the requirements of Government Code Section 36933, is as follows:

This Ordinance approving a development agreement is associated with the construction of a single multiple-use building containing a luxury hotel; a private club; public and hotel/club dining and appurtenant uses (operated as Cheval Blanc Beverly Hills); and street level retail spaces accessible from Rodeo Drive ("the Project"). The Project requires the approval of various City entitlements, including: a Final EIR for the Project; a resolution approving General Plan and Master Plan of Streets Amendments; an ordinance approving a Zone Text and Zoning Map Amendment; and a resolution approving a Vesting Tentative Parcel Map for the Project.

The Development Agreement eliminates uncertainty in planning and provides for the orderly development of the Project in a manner consistent with the City's Official Zoning Regulations and the City's General Plan. The agreement provides assurance to the Developer that the Project can proceed with the uses, density and other land use characteristics specified in the Project approvals. The City has determined that substantial benefit to the Public will accrue as a result of the development of the Project, including without limitation: the creation of a world-class architectural landmark with a visual presence in the business triangle, augmentation of the City's economic base, attraction of visitors to the City, increased tax revenues, and development of the site as an anchor location.

The Development Agreement includes the following terms:

- The Developer is required to pay the City a Public Benefit Contribution Fee of \$26 million.
- The Developer is required to pay the City an Additional Arts and Cultural Contribution of \$2 million. The contribution is in addition to the standard fine arts obligation required by Section 3-1-802 of the Beverly Hills Municipal Code.
- A 5% Municipal Surcharge on revenue from hotel rooms is required to be paid to the City. The 5% charge is in addition to the City's 14% transient occupancy tax. For hotel stays longer than 30 days the municipal surcharge increases to 19%.
- The Development Agreement has a 5-year term. The Developer has the option of exercising up to 4 one-year extensions upon payment of a \$1 million dollar extension fee per extension.
- The Developer is required to construct, open and initially operate the hotel for a minimum of 180 days and the hotel must meet a minimum luxury standard defined in the development agreement.
- The Developer is required to commence construction within 12 months of the final approval date and complete construction within 5 years of the final approval date.
- The Developer must pay the City \$52 million dollars if it fails to open and operate the Hotel within 5 years of the final approval date, subject to allowable extensions. The \$52 million includes forfeiture of the \$26 million Public Benefit Contribution, the \$2 million Arts and Culture Contribution, and payment of an additional \$24 million in liquidated damages.
- An Environmental Mitigation and Sustainability (EMS) Fee of 3% of the sale price is imposed in perpetuity on any future sale of the property.

The Project, including the Development Agreement, has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. A Final Environmental Impact Report (Final EIR) was prepared to analyze the potential environmental impacts of the Project. On September 20, 2022 and November 1, 2022, the City Council reviewed the Final EIR and, by resolution, certified the EIR and adopted a Mitigation Monitoring and Reporting Program on November 1, 2022.

A certified copy of the entirety of the text of Ordinance is available for public inspection in the office of the City Clerk, City Hall, 455 N. Rexford Drive, Beverly Hills, California 90210.

Further information may be obtained by contacting the **Community Development Department** at **310.285.1141**.

HUMA AHMED
City Clerk

tion 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 TRUSTEE'S SALE Trustee Sale No. 22-00199-2FNT APN 4350-006-029 Loan No: "039/BHABC, LLC (The above

statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will not be recorded pursuant to CA Civil Code Section 2923.3(a). It will be mailed to the Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2). YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED OCTOBER 23, 2020. 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 November 30, 2022, at 11:00 AM, by the fountain located at 400 Civic Center Plaza, Pomona, CA 91766, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain Deed of Trust recorded on November 4, 2020, as Instrument No. 20201395389 of official records in the office of the Recorder of Los Angeles County, CA, executed by: BHABC, LLC, a California Limited Liability Company, as Trustor (the "Trustor"), in favor of Preferred Bank, as Beneficiary, and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust", 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: LOT 2 OF TRACT NO. 16572, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP



SUMMARY NOTICE

NOTICE OF PROPOSED ADOPTION OF AN ORDINANCE OF THE CITY OF BEVERLY HILLS ADDING ARTICLE 16.6 TO CHAPTER 3 OF TITLE 10 TO THE CITY OF BEVERLY HILLS MUNICIPAL CODE AND APPLYING THE CHEVAL BLANC BEVERLY HILLS SPECIFIC PLAN ZONING TO THE PROPERTIES LOCATED AT 456 AND 468 NORTH RODEO DRIVE; 449, 451, AND 453 NORTH BEVERLY DRIVE; AND 461 THROUGH 465 NORTH BEVERLY DRIVE

Please take notice that on **Tuesday, November 15, 2022, at 7:00 p.m.**, or as soon thereafter as the matter may be heard, in the Council Chamber of City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, the Council of the City of Beverly Hills will consider adopting an ordinance entitled "AN ORDINANCE OF THE CITY OF BEVERLY HILLS ADDING ARTICLE 16.6 TO CHAPTER 3 OF TITLE 10 TO THE CITY OF BEVERLY HILLS MUNICIPAL CODE AND APPLYING THE CHEVAL BLANC BEVERLY HILLS SPECIFIC PLAN ZONING TO THE PROPERTIES LOCATED AT 456 AND 468 NORTH RODEO DRIVE; 449, 451, AND 453 NORTH BEVERLY DRIVE; AND 461 THROUGH 465 NORTH BEVERLY DRIVE." A summary of that Ordinance, prepared in accordance with the requirements of Government Code Section 36933, is as follows:

This Ordinance amending the City's Zoning Code and Zoning Map is associated with the construction of a single multiple-use building containing a luxury hotel; a private club; public and hotel/club dining and appurtenant uses (operated as Cheval Blanc Beverly Hills); and street level retail spaces accessible from Rodeo Drive. The Project requires the approval of various City entitlements, including: a Final EIR for the Project; a resolution approving a General Plan Amendment and Master Plan of Streets Amendment; an ordinance approving a Development Agreement; this ordinance approving a Zone Text Amendment and Zone Change; and a resolution approving a Vesting Tentative Parcel Map for the Project.

The Ordinance would establish the Cheval Blanc Beverly Hills Specific Plan zoning designation and apply of that zoning designation to the property is necessary and appropriate for the adoption and implementation of the Cheval Blanc Beverly Hills Specific Plan. The Zone Text and Zoning Map Amendments include changes to the Zoning Code text and Zoning Map consistent with the amendments in the General Plan Land Use Designation Map of the Land Use Element of the General Plan adopted by the City Council to ensure that the zoning is consistent with the Cheval Blanc Beverly Hills Specific Plan General Plan land use designation.

The Project, including the Zone Text and Zoning Map Amendments, has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. A Final Environmental Impact Report (Final EIR) was prepared to analyze the potential environmental impacts of the Project. On September 20, 2022 and November 1, 2022, the City Council reviewed the Final EIR and, by resolution, certified the EIR and adopted a Mitigation Monitoring and Reporting Program on November 1, 2022.

A certified copy of the entirety of the text of Ordinance is available for public inspection in the office of the City Clerk, City Hall, 455 N. Rexford Drive, Beverly Hills, California 90210.

Further information may be obtained by contacting the **Community Development Department** at **310.285.1141**.

HUMA AHMED
City Clerk



Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber Room and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.



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

RECORDED IN BOOK 379, PAGES 36 AND 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 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 1.866.684.2727 or visit this Internet Website www.servicelinkasap.com, using the file number assigned to this case 22-00199-2FNT. 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 1.866.684.2727, or visit this internet website www.servicelinkasap.com, using the file number assigned to this case 22-00199-2FNT 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 real 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: 1119 Schuyler Road, Beverly Hills, CA 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 unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). 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 \$5,582,384.10 (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. DATE: November 1, 2022 FIDELITY NATIONAL TITLE COMPANY, TRUSTEE 22-00199-2FNT 5170 Golden Foothill Parkway, Suite 130 El Dorado Hills, CA 95762916-636-0114 SALE INFORMATION CAN BE OBTAINED ON LINE AT www.servicelinkasap.com AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727 A-4764388 11/10/2022, 11/17/2022, 11/24/2022

CLASSIFIEDS To place your ad, call 310-887-0788

100- ANNOUNCEMENTS

Use Happy Jack® Kennel Dip as an area spray to control lyme disease ticks, fleas, stable flies, & mosquitoes where they breed. At Tractor Supply® (www.fleabeacon.com).

Sports and non sports card Collections WANTED!! Excellent cash prices paid! Serving all of California. Purchasing large and small accumulations alike! Collections purchased daily. 1-209-204-1404 Sportscardliquidator@yahoo.com

Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off and 0% financing for those who qualify. PLUS Senior & Military Discounts. Call 1-888-654-1784 (Cal-SCAN)

HARRIS DIATOMACEOUS EARTH FOOD GRADE 100%. OMRI Listed. Available: Hardware Stores, The Home Depot, homedepot.com (Cal-SCAN)

Orlando + Daytona Beach Florida Vacation! Enjoy 7 Days and 6 Nights with Hertz, Enterprise or Alamo Car Rental Included - Only \$298.00. 12 months to use 1-866-903-7520. (24/7) (Cal-SCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

Become a Published Author. We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920 Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Produc-

tion, Promotion and Distribution. Call for Your Free Author's Guide 1-877-538-9554 or visit <http://dorranceinfo.com/Cal> (Cal-SCAN)

ATTENTION DIABETICS! Save money on your diabetic supplies! Convenient home shipping for monitors, test strips, insulin pumps, catheters and more! To learn more, call now! 1-855-702-3408. (Cal-SCAN)

Lowest Prices on Health Insurance. We have the best rates from top companies! Call Now! 1-888-989-4807. (Cal-SCAN)

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

ATTENTION: OXYGEN USERS! The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and Lightweight. Get a Free Info kit today: 1-844-359-3976 (Cal-SCAN)

Attention: Oxygen Users! Gain freedom with a Portable Oxygen Concentrator! No more heavy tanks and refills! Guaranteed Lowest Prices! Call the Oxygen Concentrator Store: 1-844-653-7402 (Cal-SCAN)

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)

SAVE BIG ON HOME INSURANCE! Compare 20 A-rated insurances

companies. Get a quote within minutes. Average savings of \$444/year! Call 1-844-410-9609! (M-F 8am-8pm Central) (Cal-SCAN)

ARE YOU BEHIND \$10k OR MORE ON YOUR TAXES? Stop wage & bank levies, liens & audits, unfiled tax returns, payroll issues, & resolve tax debt FAST. Call 1-855-970-2032 (CalSCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE.ORG 1-833-772-2632 (Cal-SCAN)

FREON WANTED: We pay \$\$\$ for cylinders and cans. R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call 312-291-9169 or visit RefrigerantFinders.com (Cal-SCAN)

115-CEMETERY

Pacific View Memorial Park, Corona del Mar Meadowlawn South, Plot 179-F (eligible to convert to double depth). Plot is adjacent to friend and veteran captain of John Wayne's yacht. \$16,000, (907) 903-5497 or 1bigdoggie@gmail.com.

140-HEALTH/MEDICAL

ATTENTION: OXYGEN USERS! The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and Lightweight. Get

a Free Info kit today: 1-844-359-3976 (CalSCAN)

205-ADOPTIONS

ADOPTION: You are not alone. For immediate counseling, help choosing a loving family, and financial assistance, call 24/7 (800) 658-8284 / Text (646) 988-6281. Expenses Paid. Confidential. www.adoptionsfirst.com (Cal-SCAN) 1-844-653-7402 (Cal-SCAN)

310-HOUSESITTING

Looking for HOUSESITTING Opportunities - Architect/Landscape Architect, love Pets and Gardening. Contact: spbeyer@gmail.com. 818-219-6830. References available.

400-REAL ESTATE

KC BUYS HOUSES Fastest Cash- Any Condition! Residential and Commercial Cash in 72 hours! Family owned and operated 25 years. 1-909-536-2060 (Cal-SCAN)

REAL ESTATE/LAND FOR SALE Wooded New Mexico high country getaway. 3-7 acre parcels with underground utilities surrounded by public lands. Low down owner financing from \$24,995 total. Hitching Post Land 1-575-773-4200 (CalSCAN)

RETIRED COUPLE \$\$\$\$ for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company www.vjloan.com Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

420-OUT OF STATE PROPERTY

Up to 100,000 sf available in beautiful Northern Minnesota. 25 cents per sf. Creative office space, storage, many uses. Call/text 310-800-1595.

36 ACRE SELF SUFFICIENCY HOMESTEAD - \$145 MONTH

Outstanding buy on quiet - secluded off grid northern Arizona homestead at cool clear 6,000' elev. Entirely useable grassy meadowland with sweeping views of surrounding red rock ridges. Situated within a secluded valley location surrounded by thousands of acres

of uninhabited wilderness. Free well water access, rich loam garden soil, and ideal year-round climate. No urban noise and dark sky nights. Zoned for livestock. Camping and RV use ok. Maintained road access. On special at \$15,900, \$1,590 dn. with no qualifying seller financing. Free brochure with similar property descriptions, photos/terrain maps/ weather data/ nearby pioneer town info. 1st United Realty 1-800-966-6690. (Cal-SCAN)

501-HELP WANTED

Dentist (Los Angeles, CA) Examine teeth, gums & related tissues, using dental instruments, x-rays, or other diagnostic equipment, to evaluate dental health, diagnose diseases or abnormalities & plan appropriate treatments. Formulate plan of treatment for patient's teeth & mouth tissue. 40hrs/wk, Doctor of Dental Medicine in Dentistry or related & Dentist license in California required. Resume to Seonho Ha, DDS, Inc. Attn: Seonho Ha, 2970 W Olympic Blvd, #202, Los Angeles, CA 90006

Marketing Director Jobsite: Beverly Hills, CA Email resumes to sg@luxuryline.com

800-LOANS

BELLGRAPH COMMERCIAL LOANS No bank loan? Commercial and 2-4 SFR properties

Interest 7.125% 310-508-9758 - Direct

809-INSURANCE/HEALTH

Lowest Prices on Health Insurance. We have the best rates from top companies! Call Now! 1-888-989-4807. (Cal-SCAN)

901-AUTOMOTIVE

Brake Special. 15% off brake parts Lifetime warranty on brakes, shocks & struts 8537 Wilshire Blvd. 310-652-3040

955-AUTOS WANTED

DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE.ORG 1-833-772-2632 (Cal-SCAN)

DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of. Call 1-844-491-2884 (Cal-SCAN)

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

955-FINANCIAL SERVICES

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

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)

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506 N Crescent



9125 Charville



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2360 Camden Ave



356 N Harper



321 S Elm



9019 Elevado



2356 Camden Ave

Jennifer Okhovat

Residential and Commercial Real Estate and BHHS Alumna

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