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Laura Leads
Human Relations Commission Chair
Laura Hornwood Margo on Community Togetherness

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letters & email

“Chamber Holds City Council Candidate Forum”

[Issue #1268]

Thanks to the Weekly for covering the Chamber Forum on city council candidates.

I compared the Courier and Weekly articles on the Chamber Forum and found the Courier's to be inaccurate and misleading.

First, the Courier reporter wrote, “As pockets of the city struggle with underdevelopment . . .” What? I wonder who at the pro-over-development, biased Courier and/or the pro-over-development, biased Chamber of Commerce is responsible for the addition of that ridiculous phrase.

If the Courier reporter had actually attended the forum, he would have known that the Chamber's CEO, Todd Johnson, greatly exaggerated attendance at the Chamber's forum. Although credible residents reported that only about 40 people attended in person, Johnson claimed that 85 people attended in person. Or had the Courier simply decided to make an incorrect report?

If the Courier reporter had actually attended the forum, he would have known that two of the candidates indicated that they voted against Cheval Blanc. Instead, the Courier article falsely reflected that each candidate indicated that they voted in favor of the Cheval Blanc. Could that error have been intentional to please the council majority or because the Courier had received over \$140K in advertising revenue from Cheval Blanc and had endorsed the project in return?

The Chamber had unfairly divided the 10 candidates into 2 groups, claiming that the selection was random. Of course the 2 candidates who voted against Cheval Blanc were in the second group. Todd Johnson further claimed that the Chamber is not a political organization “but will make an endorsement, however.” When its endorsement is made, the endorsed candidates will be in the first group of candidates. It will also be surprising if the Chamber's endorsements do not match the Courier's.

As expected, most of the residents left after the first group of candidates were questioned, so the second group of candidates could not have equal exposure, and the ineffective Chamber failed to record the forum, claiming technical difficulties, so the Weekly could not cover the remaining 5 candidates.

The Chamber's questions included whether any candidate would accept any funding from any labor union. So the Chamber of Commerce and our city should be anti-union? Should we also be in favor of sweatshops, not paying people overtime, etc?

Editor's note: See below for part II of the candidate forum.

Darian Bojeaux
Beverly Hills

briefs

Chamber Holds City Council Candidate Forum - Part II

The Chamber of Commerce hosted a City Council Candidate Forum on Jan. 11 in an effort to have the community understand the candidates vision for Beverly Hills as they vie for the two open seats.

The forum was split up into two separate parts, with five candidates each. The first half of candidates were covered last week in Issue #1268.

The first question was asked in two parts in regard to crime in the City. The moderator asked what crime reduction policies the candidate may propose if elected and their stance on Los Angeles County District Attorney George Gascon.

Russell Stuart said that Beverly Hills is specifically targeted by criminals and that crime has increased because Gascon refuses to prosecute criminals, which further emboldens them. He said the most effective way to stop or reduce crime in the city is to have a focus on hiring more police.

“You have criminals coming out of prison, chanting [Gascon's] name, saying his name on phone calls,” Stuart said. But you know what stops crime? Cops, cops stop crime, cops arrest people, they are the biggest deterrent. As a private security company owner, I know exactly what the policies are of private security firms. And that is to observe and report but to not engage. So we're spending millions and millions and millions of dollars on private security firms that make us feel good. And criminals don't care about it, I promise you. But what criminals care about is not being confronted by police.”

Sharon Persovski agreed that a higher police presence would help in deterring crime. She also said that the City needs to be more vigilant with the increase in anti-Semitism, and that more patrols around synagogues and surrounding areas would help.

“When I moved to Beverly Hills 30 years ago, I came from Mexico City, where crime is always very high. So when I moved to Beverly Hills, I was looking for that kind of visa I couldn't have in my country. And I felt that Beverly Hills was great in that regard. I felt safe,” Persovski said. “Now, regardless, [or independent of [Gascon's] policies - I also think that what Governor Gavin Newsom has done recently, that he proposed a new law in order to have to criminalize criminals with more penalties, that before they didn't have it. I think it's something and it's gonna help.”

Hamid Omrani recommended that building an apartment building for police officers could benefit in response time.

“We have 180 [police officers]. Twenty of them work in the offices, the remaining 40 [are in the street]. [It is] very expensive for each of them for the city to pay,” Omrani said. “Everyone talks about the better services by police, whatever, it cannot [be] possible. It we have any extra money we can do but we have not that type of extra money. There is a solution. If we build an apartment so they can live in city of Beverly Hills, they don't drive to their house, they can spend their time here.”

Robin Rowe said that candidates who are in favor of recalling Gascon don't have a solution and that it does not solve the underlying problem of crime. He also said that the city would benefit from better policing rather than more officers.

“The California Supreme Court has said the prison overcrowding in California is so bad, it amounts to a war crime. The district attorney is actually prohibited from putting more people in prison. No one who's a candidate or on the council has said let's build a city jail in Beverly Hills to house them. So when I hear this rhetoric of ‘Let's recall the DA,’ it doesn't actually do anything. It doesn't solve the underlying problem of crime,” Rowe said.

Myra Demeter said that one way to combat crime is through environmental design, which utilizes various intervention methods to control criminal behavior and reduce the fear of crime. She recommended that the police department should be trained in this to help residents understand the approach.

“Criminals will not commit a crime if they know they will be caught. And so that is the perception we have to keep giving. That they will be caught [and] prosecuted. But if there are environmental controls out there, such as lighting, such as noise in the house, such as thorny bushes, these things discourage people from entering and committing crimes, because it makes it difficult, and there is a greater possibility of them being caught,” Demeter said. “I'm a graduate of the Beverly Hills Police Citizens Academy. And we were told that they [repeatedly see] people being released and coming back. There is no bail required, and therefore, there's a repeat offender. We must address that.”

The next question asked candidates their current viewpoint on the business climate in Beverly Hills.

Persovski said it is very important that the City has diversity in its businesses and that the City Council should create new incentives for new businesses. She suggested reducing taxes and that the City should expedite the permit process.

“I think it's important that when new businesses are happening, that we can create new incentives, because it's hard for the businesses to develop in the city first, because the rents are very high. And if your business is not really strong it is really hard to survive in the city,” Persovski said.

Omrani suggested an Uber pickup spot

in the Business Triangle and to add more parking near the new Metro stop.

"We have to look at the future," Omrani said. "So at that time, when we have this situation, we have to have a new system of the design of the city, if we have parking, that maybe reduce a crime, because we have not too much people in the city walking and all this stuff. So I believe that the best way is that next to the metro and others that we have to have more parking"

Rowe said that the city should update its infrastructure, which includes internet and public transportation. He said that Uber is not the solution because the roads are already packed and that something more innovative needs to be done, such as a skyway that goes overhead.

"People also care about the climate. I haven't heard anybody running for city council talk about the air quality of Beverly Hills or things like this, which actually are important considerations to people that are moving here. So I would improve the infrastructure by improving our public transportation," Rowe said. "We can't build underground. All the things that are being proposed are just not realistic. We have to think outside the box."

Demeter said that she supports mixed-use projects that would create a vibrant village feel where apartments are on the top floor and commercial use is on the bottom floor.

I see too many empty storefronts, too many all over the city, and it's very painful," Demeter said. "I think that there are many things that we could do to improve business, but it should serve our residents. I am ready to look out for businesses that will come here to service us, and that I can patronize with my family."

Stuart said that the city needs to do more to incentivize businesses to come to Beverly Hills to attract more people into the city. He also said that because the rent is already very high that there should be more done to assist financially in marketing and do more to drive traffic.

"We don't have a lot to offer," Stuart said. "With an influx of people, we're going to need more services for people to have things to do for younger people, for kids, for young adults, and even for our seniors. People want to do things. And we are really much a one trick pony right now. And unless we incentivize businesses, young businesses, fun businesses, for us to be able to have for the next generation, we're going to see those vacancies for years to come."

The third question asked whether candidates will accept funding from any labor unions.

Rowe said that he is the only candidate who does not accept any donations from anyone.

Demeter said that she has not accepted any money from PACS and her donations have come from residents, friends, and family.

Stuart said he funded himself a little at the start of his candidacy but has received small donations from people in the community. He also said he does not believe much money is needed to run

these sorts of campaigns and is primarily focusing on outreach.

Persovski said she is designing her own campaign and will accept donations up to \$500, but has mostly relied on being self-funded.

All five candidates said they would not accept any funding from any labor union.

Omrani and Persovski were the only two candidates who did not support the Cheval Blanc project.

Suspect in Anti-Semitic Attack Found Incompetent

A man who was arrested in connection with the assault of an elderly man that appears to have been racially motivated has been found incompetent to stand trial.

A placement hearing for Jarris Jay Silagi, 44, was scheduled for Feb. 7.

Silagi, of Los Angeles, was arrested and charged with the following: assault with a deadly weapon, attempted robbery, hate crime, and elder abuse.

"During the commission of the crime, the suspect made anti-Semitic statements to the victim," Beverly Hills police said.

Alan Tzvika Nissel, the victim's son, said that his parents were on their way to Young Israel of North Beverly Hills when they were attacked.

"After being struck from behind on [his] head by [a] belt and called out as Jew, my father recomposed himself and successfully chased down [the] perp with help from nearby," Nissel wrote in an X post, formerly known as Twitter.

On Saturday, Dec. 9 at around 9:00 am, BHPD officers responded to the area of North Rexford Drive and North Santa Monica Blvd regarding a reported assault with a deadly weapon. Officers responded quickly and located the elderly victim who had sustained a laceration on his head after being struck with a belt, police said.

The victim was treated by the Beverly Hills Fire Department at the scene and did not require further medical attention.

There is no relationship between the suspect and the victim.

After the attacker had fled the scene, police were able to quickly identify a man who matched the suspect's description after he was witnessed fleeing by a BHPD Senior Forensic Specialist.

"Our officers quickly apprehended the suspect and he is in custody," said Beverly Hills Police Chief Mark Stainbrook. "This despicable act of hate against a member of our community will not be tolerated."

BHPD informed ABC 7 that Silagi had been apprehended earlier on the same morning of the attack for an unspecified misdemeanor offense. As part of the County's controversial no bail policy, he was issued a citation and released following the initial arrest. Subsequently, he was taken back into custody hours later for the assault.

Silagi has an extensive criminal background, comprising a minimum of four felony convictions by 2014. He has been arrested multiple times in Beverly Hills dating back to at least 2009, and has



Roston Holds Candidate Conversation Campaign Event

City Council candidate Alissa Roston held a "Candidate Conversation" campaign event on Sunday at a Sierra Drive residence. Additionally, she also held a wellness event at Bodyline on Wilshire Blvd.

"This past weekend, we hosted two successful Candidate Conversations that attracted diverse and engaged residents. Experiencing the enthusiasm of our community is truly inspiring, and I am dedicated to nurturing this collaborative environment as your next city council member. Please join me at one of our five upcoming events at RostonforCouncil.com," Roston said.

been listed in *Beverly Hills Weekly's* arrest summary in issues 499, 895, 1016, 1037, 1054, 1065, and 1071.

Silagi is being held on \$100,000 bail and is currently in-custody at the Los Angeles County Jail.

Appeals Court Rules FBI Violated the Constitution when it Seized \$86 Million From Deposit Boxes

A Ninth Circuit appeals panel ruled Tuesday that the FBI violated Fourth and Fifth Amendment rights when it seized \$86 million in cash and jewelry during a raid where agents seized the contents in safe deposit boxes from a Beverly Hills business accused of money laundering, even though many of the box holders were not accused of a crime.

The Institute for Justice filed two lawsuits on behalf of clients who had property seized from their safety deposit boxes in a March 2021, FBI raid on U.S. Private Vaults, a Beverly Hills-based company that was located at 9182 West Olympic Blvd.

According to the Institute for Justice, Don Mellein was never accused of a crime, but his security deposit box was seized in the FBI raid. They alleged that after the government gave up on trying to take his savings, it failed to return 63 precious metal coins worth more than \$100,000.

It was further alleged that the same thing happened to Jeni Pearsons and her husband Michael Storc. The FBI returned some of their property, but not the \$2,000 cash they stored below a liner in



Stuart Hosts City Council Campaign Meet and Greet

Community members gathered at Wally's on Canon Drive to meet with City Council candidate Russell Stuart on Monday.

"As a candidate committed to enhancing public safety, supporting our law enforcement, and ensuring safe schools, I am here to listen to you and work together for a better Beverly Hills," Stuart stated.

their box, according to the suit.

In each instance, the FBI claimed there was no property to return and said it had done nothing wrong by failing to return it, the Institute for Justice alleged.

The plaintiffs filed separate lawsuits demanding that their coins and cash be returned.

Beverly Hills attorney Ronald Richards has also represented four other box holders.

"The ruling was a victory for the numerous people who legitimately and illegitimately used the boxes. The issue was never whether some criminals also used the boxes to store fruits of their offenses. The issue always was could the government justify the search by what it covered. The answer then and the answer now is clearly no," Richards said.

A federal judge ruled two years ago

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briefs cont. from page 3

that the search and seizure was constitutional.

“The search was a warrantless search as to the nests contents inside the boxes which were legally seized. The government did not have authority to inventory the boxes because they did not use a standardized inventory procedure. They created one for this search. The Court recognized that the procedure employed had a criminal investigatory objective which ran afoul of the Fourth amendment because it was not general but specific to this investigation,” Richards said.

The now-defunct company was fined over \$1 million last year for money laundering after admitting it sought drug traffickers and other criminals as customers who would keep cash that was obtained illegally in their deposit boxes.

“Limitless searches by the British go back to the motivation for the 4th Amendment to begin with to protect citizens from writs of assistance or endless searches. There was never any probable cause to search the contents themselves,” Richards added. “Our office recovered all the contents for its clients long ago but this case deals with the destruction of the inventory logs and photos that were created as a result of the search, which now the Court has deemed illegal.”

Peninsula Hotel Appeals 9884 South Santa Monica Project

The City Council discussed an appeal of the Planning Commission’s decision approving a Historic Incentive Permit and Density Bonus Permit to allow the rehabilitation of an existing building and the construction of a new third story at the property located at 9884 South Santa Monica Boulevard, at its Tuesday meeting.

The Council ultimately denied the appeal and approved the project, but placed several additional restrictions on the project.

On July 26, Michael Tenner, on behalf of The Peninsula Hotel, filed a timely appeal of the Commission’s decision. The Council extended the hearing date so that the applicant and appellant had enough time to hopefully come to a resolution without City involvement.

The existing commercial building, known as the “Darrow Office Building,” was built in 1946 and was designed by John Lautner and Douglas Honnold, architects listed on the List of Master Architects.

The applicant is expected to rehabilitate the building and original architectural features that were designed by Lautner. The applicant also intends to construct a new 1,404 SF third story addition over the existing building to provide additional office space on the property and an outdoor terrace that would face South Santa Monica Boulevard and Charleville Boulevard. The new third floor addition would increase the existing height of the building by approximately 15’-3”, from a height of 23’-9” to a proposed height of 38’-0”.

The property has not yet been designated as a local historic landmark. However, on April 13 the Cultural Heritage Commission previewed the proposed project and determined that the existing building at the project site merits formal consideration as a local landmark. The commission directed staff to provide a recommendation to the City Council for designation of the property as a local landmark.

The appeal petition listed the following reasons for the filing of the appeal:

- Project materials submitted do not accurately convey the realistic impact the project will have on the Appellant’s property.
- The project increases the size of an office building while unlawfully reducing on-site parking.
- The project’s loading area is inadequate and blocks all on-site parking spaces. This will generate new adverse traffic impacts.
- The loading area is inadequate and blocks all on-site parking spaces.
- The project creates a sizable roof deck pushed up against the appellant’s villas.
- The site’s potential city landmark eligibility is not adequately justified.

The Council placed several additional conditions on the project in order to offset any adverse impacts to the neighboring property. This includes a requirement of bringing the project back for review if there are more than three confirmed violations, no amplified sound on the roof, and no rental by a third party on the third floor, among others.

City Clerk's Office Adding 3.5 New Positions

The City Council approved a proposal to reorganize the city clerk's office to add three new full time positions and one part time position, at its Jan. 11 study session. The council also agreed to upgrade the city clerk assistant to executive assistant. This item was approved by a 4-1 vote, with Councilmember John Mirisch voting against.

According to the staff report, the City Clerk’s Office has been short-staffed since the pandemic. Temporary staff support has been provided inter-departmentally on a case-by-case basis or through staffing agencies.

The department currently has five full time positions that consist of city clerk, deputy city clerk, records/archives manager, management analyst, and city clerk assistant.

The reorganization includes the following: city clerk, deputy city clerk, records/archives manager, city clerk specialist, management analyst, public records coordinator, executive assistant, which is an upgrade of a city clerk assistant, and one part-time city clerk assistant.

The total budgeted request includes an appropriation of \$277,400.

BHPD Arrest Robbery Suspect

The Beverly Hills Police Department has arrested a suspect who was wanted

BHUSD Q4 Legal Fees Almost \$200k

Vendor Name	October	November	December	Total
Allen Matkins Leck Gamble Mallory & Natsis LLP			\$20,210	\$20,210
Atkinson, Andelson, Loya, Ruud & Romo	\$135,005			\$135,005
Dora J. Dome Law Offices	\$552			\$552
Harbottle Law Group, A Professional Corporation	\$3,061	\$2,402	\$6,439	\$11,903
McCune & Harber LLP	\$1,875	\$27,245	\$69	\$29,189
Pierce Kavcioglu Espinosa & Cesar LLP	\$2,200			\$2,200
Total:	\$7,136	\$165,205	\$26,718	\$199,060

Construction Fees Exceed \$9 Million

Vendor Name	October	November	December	Total
Prowest Constructors	\$2,122,914	\$3,939,671	\$2,421,419	\$8,484,005
Fonder-Salari, INC	\$161,824	\$188,949	\$152,423	\$503,197
Measure BH Total:	\$2,284,739	\$4,128,621	\$2,573,842	\$8,987,202
Total Fonder-Salari/Prowest Costs Fiscal Year 2023-24 Q2	\$2,284,739	\$4,128,621	\$2,573,842	\$8,987,202
Grand Total	\$2,291,875	\$4,293,826	\$2,600,560	\$9,186,263

Source: Assistant Superintendent, Business Services

in connection with an armed robbery that occurred in June.

On June 6, the BHPD responded to an armed robbery that had just occurred in the 200 block of South Hamilton Drive.

The victim arrived home and was inside the apartment building as the suspect held the elevator door. The victim then turned around and observed the suspect pointing a black semi-automatic handgun at him. The suspect demanded the victim’s necklace and watch. Additionally, during the robbery, the suspect pulled the trigger twice but no rounds were fired. Ultimately, the suspect stole the victim’s property and fled the location.

Through video review from inside the apartment building, the suspect was observed grabbing a package in the lobby area just before the robbery. BHPD Senior Forensic Specialists were able to process the package, where a fingerprint was recovered and verified, and the suspect was identified. A Ramey arrest warrant was issued for Randy Miller, as well as a search warrant for his residence and vehicle.

On Jan. 18, the BHPD SWAT Team, with the support of detective personnel, successfully served the warrants, taking the suspect safely into custody. Evidence from the crime was recovered in addition to two stolen vehicles.

Miller, a 29-year-old from Los Angeles, was booked on the following charges: Attempt Murder, Robbery, and Fugitive from Justice. The suspect is also a wanted person out of Colorado for robbery.

City Council Approves Mixed Use Overlay Zone

The City Council approved an ordinance that amends the municipal code to change the maximum density calculation applicable to residential conversion projects in the Mixed Use Overlay Zone, at its Tuesday meeting.

On Nov. 17, 2020, the City Council adopted an ordinance to establish standards to guide future mixed use development proposals along specific commercial corridors within the C-3 Commercial Zone.

At their July 18 meeting, the City Council reviewed the progress of the implementation thus far, and discussed whether the regulations should be modified in the future.

The amendment to the Mixed Use Overlay Zone regulations would allow a residential conversion project to utilize the minimum unit size of 500 square feet to determine the maximum number of units allowed to be created within a conversion project, in which an existing commercial building located within the zone may be converted to a mixed use project.

The existing floor area would be determined after non-residential floor area is defined and the ground floor footprint would not be included, as the regulations generally require that this area is used for commercial uses only.

This differs from the existing maximum density calculation, which allows one dwelling unit per 550 square feet of lot area, according to a City staff report. However, the change would allow a conversion project to maximize the number of units that are able to be created within an existing commercial building.

This adjustment also requires a General Plan Amendment to update the General Plan Land Use map, specifically to set forth the density calculation applicable to conversion projects.

On Sept. 28 the Planning Commission also unanimously voted to recommend the resolution of both the draft ordinance and the General Plan Amendment to the City Council.

Planning Commission to Discuss Security Cameras Ordinance

At its Thursday meeting the Planning Commission is expected to discuss private residential security cameras on single-family-zoned properties.

Currently, the municipal code does not provide explicit standards to govern these cameras, according to the staff report. However, the Planning Commission previously directed staff to explore this topic further.

During an Oct. 12 meeting, the commission reviewed the regulations regarding private residential cameras in single-family residential zones. The commission did not move forward with changes at that time, but recommended that the private camera registration program with the BHPD continues to be monitored, especially as the BHPD rolls out the Fusus program that will enable more easy registration, according to the staff report. Subsequently, at the Oct. 26 meeting, the commission requested staff to facilitate further discussion on the specific topic of pole mounted cameras, which are freestanding or attached to walls, fences, and hedges, in a follow-up session.

Due to an increasing concern for public safety, both the Planning Commission and City Council held several meetings and study sessions the last two years to consider potential adjustments to existing regulations for security on walls, fences, and hedge heights.

The City Council previously approved a recommendation from the commission to amend the municipal code to increase the allowed height of walls, fences, and hedges in the rear yard and alley-facing side yard of single-family residential properties in the central area of the city.

Subsequent to those discussions, the commission did agree to pursue a discussion regarding possible changes to the allowable height for camera poles on residential properties.

Currently, residents are allowed to have a camera pole between 18" to 6' depending on which area of the city the

property is located and where in the front yard the pole is proposed. The commission expressed a desire to pursue possible changes to allow for these poles to be taller than existing regulations.

The meeting is intended only for discussion; no new regulations will be adopted by the Planning Commission.

City to Present Memorial Flag Display on Thursday

The City Council approved an appropriation of \$92,628 for the installation, security, and maintenance of a temporary art display of 1,400 international flags to honor those who lost their lives during the attack by Hamas on Oct. 7, at its Tuesday meeting.

The city and Consulate General of Israel in Los Angeles will present the installation as a memorial on Thursday, Jan. 25 from 2:15 - 2:45 p.m. at Beverly Gardens Park on North Santa Monica Blvd.

Each flag represents victims from over 30 nations whose lives were lost in the attack.

The Consulate General of Israel's Office first presented the concept of a flag display in Oct. The concept involved creating an art installation whereby one flag for each life lost is displayed, with each flag being representative of the nationality of the individual. There would be approximately 1,400 flags installed for over 30 nations.

The cost associated with the production and installation of the flags is \$38,350, which includes a contingency for replacement flags. The total for 24-hour private security for 30 days will be \$36,000. There will be a need to reseed the impacted turf and the estimated cost is approximately \$2,500.

The total cost associated with the previously installed Shabbat Table display each Friday from Nov. 15 through Dec. 15 was \$15,778.

City Council Pulls Agreement with Covered 6 and Nastec

The City Council pulled an agreement for both Covered 6 and Nastec for armed uniformed security services, at its Tuesday meeting.

On Aug. 1, the city released a request for proposals for armed security services for supplemental security patrol; armed security services for City Hall which includes monitoring the metal detector and bag check for visitors to City Hall; and virtual patrol officers for the City's Real Time Watch Center.

In Nov. the City Council approved an amendment to the agreement with Nastec International, Inc. for security specialists to support efforts in regard to homeless people in the City.

At the Nov. 15, 2022 City Council meeting, the Council approved a variety of items in an effort to further assist the homeless population in Beverly Hills. One of the items approved is that agreement was with consultant Abby Arnold to develop strategies to identify gaps in services through the preparation of a homelessness plan.



Rivka Serraf, Rabbi Israel Serraf, and Nova Survivor Roi Assaraf

Bais Chaya Mushka Invites Roi Assaraf

Bais Chaya Mushka hosted Roi Assaraf to speak at an event on Jan. 10. Assaraf and his wife Yonah escaped from the Re'im Supernova Music Festival, in Israel. They made it out alive and back to their two daughters.



Yoel Neman, Nooshin Meshkaty, and Sherry Neman

Nemans Host "Network with Nooshin" Event

City Council candidate Nooshin Meshkaty hosted a campaign event on Monday, which was co-hosted by Devora and John Neman, Firoozeh and Leon Neman, Shirley and Elias Shokrian, and Shirin and Shahrokh Shahery.

The current coverage with Nastec consists of two unarmed security individuals who receive and respond to non-emergency calls to the 2468 Hotline, nightly from 5pm to 8am. Additionally, they provide 24-hour coverage on the weekends.

City Council Approves Ballona Creek MOU

The City Council approved the Memorandum of Agreement (MOA) for the cost sharing and implementation of the Ballona Creek Bacteria Total Maximum Daily Limit (TMDL) project, at its Tuesday meeting.

Beverly Hills is part of the Ballona Creek Watershed Management Group (BCWMG). The BC-WMG comprises the County of Los Angeles, Los Angeles County Flood Control District, and the Cities of Los Angeles, Beverly Hills, Culver City, Inglewood, Santa Monica and West Hollywood. The BC-WMG administers regional stormwater requirements identified with the 2021 Municipal Separate Storm Sewer System Permit issued by the Regional Water Quality Control Board. These projects include

low flow treatment facilities in the City of Los Angeles and the Mesmer Low Flow Diversion project in Culver City.

To meet these requirements, BC-WMG agencies agree to a cost-sharing MOA that provides funding to the lead agency, the City of Los Angeles, to lead the construction of the TMDL Projects. All other BC-WMG agencies have approved the MOA.

The amount of the MOA attributable to Beverly Hills is not to exceed \$3,754,409.

Rodeo Drive Enters Year of the Dragon

Rodeo Drive will enter the year of the dragon with the launch of fresh collections and spring campaigns.

"Rodeo Drive is more vibrant than ever as we start this year – and we're focused on maintaining the street's iconic stature as the most desirable shopping destination in the world," said Rodeo Drive Committee President Kay Monica Rose. "Our more than one hundred leading lux-

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guestcolumn

By Norma Zager

Rating the Campaign Kickoffs

I have long been a proponent of the old adage, "if you feed them, they will vote." Okay I changed it a bit, but this is Beverly Hills and we take food seriously. So, what does this mean to voters and candidates who plan kickoffs as a way to get their message across?

Why should an electorate in Beverly Hills pay attention to the food choices? And will it ultimately affect their votes? I believe in some ways it has and always will. It's my duty to taste everything and yes, it's a dirty job but someone has to do it and choose a winner.

Oh, I'm sure there are those who believe I'm joking, but I never joke about food. How you select the food choices for your voters does matter, after all you

only get one chance at a first impression. I always enjoy a competition for best kick-off food and this go around is no exception.

So how have the recent City Council candidates fared? I shall report from the various campaign kickoffs and you will decide. I went, I stuffed my face (hey I'm trying to be fair here) and I gained five pounds, but we all suffer for our art, so here goes.

Myra Demeter opted for brunch. The usual fare of bagels, an egg burrito and a selection of sweets. The brunch bases were covered and no fights broke out over the cream cheese.

Alissa Roston chose to support a popular local business and turned to Shawn Saeedian from Beverly Hills Market to provide lunch. Shawn offered a selection of Mideastern bites and the home-made caramel and chocolate covered pretzels were a finger-licking hit.

Roston also took pains to ensure Beverly Hills furry citizens weren't left out

of the festivities by providing pet bandanas printed with "Ready for Roston" among the blankets, pins and usual swag items the candidates offered.

Mary Wells selected a brunch for her kickoff and provided mini bagels with a schmear of cream cheese, lox and a sprig of dill. Fruit and cookies rounded out the meal, but it was the barista's "Vote Mary Wells" topping on each cup of coffee that caught voters' attention.

Craig Corman featured a wide selection of sandwiches, Starbucks coffee and a Chinese Chicken salad in individual containers. But it was the beloved SusieCakes mini cupcakes that were a real surprise treat for everyone. So kudos to Corman for serving up that luscious two-bite wonder.

Tiffany Davis passed pizza slices at her kickoff and **Sharon Persovski** opted for decadent croissants and tarts.

Russell Stuart served a variety of dishes from bagels, lox and cream cheese, charcuterie boards with cheeses and meats served with fresh bread slices and pizza.

Although the offerings varied in taste and amounts, and no one walked around

begging for more food, there was a clear winner in the-stuff-your-face sweepstakes. Yes, I know it is incumbent on me to pick a winner in the feed the voters in Beverly Hills Olympics and I take my job seriously.

The clear winner: **Nooshin Meshkaty**. Her kickoff dwarfed most Bar Mitzvahs and weddings some attend. If you had mobility issues you'd be hard pressed to walk all the way to the end of the food table.

People chowed down on Persian dishes, Sushi, Asian offerings and a variety of desserts, nuts and fruits set up in every room. A huge Napoleon Cake, seriously? Was I dreaming? The bowl of pistachio nuts alone was the size of a Buick SUV.

The full bar, coffee with espresso barista and a live band seemed to keep everyone in a blissful food coma. Thank goodness Nooshin had a Rabbi speak because there was imminent danger of me eating myself to death.

I guess we'll have to wait until March to learn if the culinary offerings of our candidates translate into votes. I know for certain they turn into calories. Excuse me, I have to don my elastic waist pants now.

Norma Zager is a former Beverly Hills Courier reporter.

briefs cont. from page 5

ury brands are creating experiences in exceptional boutique environments and across multiple platforms that are captivating audiences and customers around the world. As international travelers are returning and the demand for excellence and durability in personal luxury goods is evident, Rodeo Drive, with its program of sought after events, inventive activations and a concentration of the most alluring brands continues to lead and



Kay Monica Rose

be the place to be for creativity and innovation."

Visit rodeodrive-bh.com for more details.

Los Angeles Marathon to Take Place March 17

Street closures for the 2024 Los An-

geles Marathon event on Sunday, March 17 are expected in the City from 5:00 am - 1:00 pm.

On Jan. 12, 2023, the Los Angeles Marathon was granted full support from the City Council for approval of a three-year commitment to hold this event until at least 2025.

The 39th Annual Los Angeles Marathon "Stadium to the Stars" is scheduled for Sunday, March 17 from 7am - 3pm. The 26.2 mile race route journeys through Downtown Los Angeles, Little Tokyo, West Hollywood, Beverly Hills and ends at Avenue of the Stars. This year's route will continue to include Rodeo Drive.

Race participants will be routed past City Hall, down Rodeo Drive, and through Route 66 (North Santa Monica Blvd).

Traffic detours on South Santa Monica Boulevard at Moreno Drive and North Santa Monica Blvd at the western border will impact the city. streets reopen at 1:00pm, additional traffic control resources, including police officers and public works personnel will be deployed to assist in managing the detour until the roads are allowed to fully open in



Councilmember Lili Bosse, Vice Mayor Les Friedman, Chai Lifeline Regional Director Randi Grossman, Mayor Julian Gold, Councilmember John Mirisch and Councilmember Sharona Nazarian

City Council Honors "Chai Lifeline"

On Tuesday the City Council recognized the organization, Chai Lifeline as part of the People Helping People initiative. Chai Lifeline provides programs and services that meet the unique emotional, social and financial needs of families living with serious illness or loss, according to its website.

neighboring cities at approximately 6:00 pm. All streets will be fully open in Beverly Hills by 1:00 pm, and all residences and businesses will be accessible during the closures.

The street closures will include por-

tions of Doheny Drive, Burton Way, South Santa Monica Boulevard, Rodeo Drive, Wilshire Boulevard, and North Santa Monica Boulevard.

--Briefs Compiled by Danielle Berjikian

sports & scores



BHHS Girls' Basketball Team Edges Morningside

By Steven Herbert

Mandy Kohanim scored 30 points, including the go-ahead 3-point play with one minute to play, as Beverly High defeated Morningside, 47-46, in an Ocean League girls' basketball game at the Swim-Gym Jan. 10.

Monarchs senior guard Serenity Richardson made a free throw with three seconds to play to cut the deficit to one, but missed the second and the Normans grabbed the rebound to secure the victory.

Junior guard Madison Farahmand added five, sophomore guard Tiffany Meshkani and senior guard Natasha Tishbi four each, junior guard Sophia Omidi three and senior forward Leila Abrishami one.

Kohanim made two 3-point baskets and Farahmand and Omidi one each.

Beverly Hills 45, Hawthorne 9
Kohanim scored 14 points and senior

sports cont. on page 8

coverstory

LAURA LEADS

Human Relations Commission Chair Laura Hornwood Margo on Community Togetherness

By Danielle Berjikian

What made you want to join the Human Relations Commission?

Back when everything was going on with COVID, I started a program called "Meals to Heal" [where people in the community would buy meals from] local restaurants [to] donate food for lunch to Cedars-Sinai staff. [At first, it was mostly] COVID staff, but then the program grew and grew. My goal originally was to help some of the restaurants stay in business and to help those that were working in a very vulnerable position at Cedars-Sinai.

It started off with 25 pizzas from Mulberry to Cedars-Sinai. I put it on social media and I started calling friends. I [gave out] the number for Mulberry so the money did not go through me during this program. I [spoke with Councilmember Lili Bosse], who was in a meeting [all that day], and by the time she checked in, we already had 75 pizzas and she wanted to add 25 to make it 100. But Mulberry didn't even have the staff capacity to do that. So it was exciting to see how that grew. Friends then started calling me and asking what I was going to do next because they wanted to help. [That is how] I started doing this every day for 10 weeks.

Everybody ended up getting involved and certain people really helped in a variety of ways. Michael Lushing [suggested that we put the program on the] Rotary website where people were [able to] buy [the meals] a week in advance and buy from different restaurants. There were a lot of restaurants that said that they were only able to stay in business during that time because of the influx of money from this program. And certain restaurants like the Lazy Daisy, which

is down on Robertson, made videos and they took all their tables, pushed them together, and you could see them making 200 meals all in one day.

Gourmando was [also] one of the restaurants. They happened to do Easter, and they put Easter Eggs with candy in all of the lunches that they provided. And then in five of the lunches, they put a \$100 gift card to the restaurant. Porta Via also put it on

their website and our goal was to get to 100 meals a day, but in one day they got to 600 meals. At first it was hard to get to 100 meals a day, but Avra [on Beverly Drive] came in and did 10 days of three course meals on their dime. Everyone just started helping in so many ways.

With that success, Bosse was the one that said, 'You need to try out for the Human Relations Commission.' So I applied, interviewed and got selected.

You are a psychologist by trade. Tell us about that.

I was mostly working with kids with high end problems that were in residential homes. I was doing that until I was nine-and-a-half months pregnant and a lot of things happened. My dad had passed away that same week, I was starting to get frustrated with psychology, and so I went into property management with my family.

Your husband, Noah, has been on the Board of Education for many years. Did that influence you to join the commission?

It was really [Bosse]. It wasn't on my radar to apply for the commission, but as all of this was going on and we were getting some publicity on television, we were on the news a few times, and she



"Three years ago, the commission did about three programs a year, and we now do more than 10. So I would love to continue adding to this and make sure that each event is successful so that there's community building and partnerships"



Solomon, Jax, Laura, Reese, and Noah Margo

brought it up to me. When Lili is passionate about something, you're doing it. But even though this wasn't on my radar, this has been something that's been pure joy for me.

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

I am hoping we will do another Beverly Hills Reads, hopefully two. I love the community involvement and I was really surprised because we had 300 sign ups for that event, and it was nice to bring people together.

We are scheduled to do Kindness Week on Feb. 11 at the Farmers' Market and we have something scheduled every single day that week. We're going to collect [donations] for four different charities and that's something that we added to what used to go on for Kindness Week. Last year we were [collecting] brand new toys and a lot of things for cancer charities. This year we're collecting for the Alexandria House and the Midnight Mission. It used to be more of a step and repeat and people would come and make a card about what kindness means. We kind of added to it and it has become a really lovely event.

I would [also] love to do a mental health/suicide prevention walk and partner with a walk that's already existing and possibly with the high school. We are going to continue with our Beverly Hills Outreach Team and I'm going to try and push for more beds. Currently we hear a lot of stories about people that are in precarious positions [and I want to continue] increasing help for the homeless and [for] mental health.

Tell us about the homeless initiative.

The Beverly Hills Outreach Team (BHOT) comes to [commission] meetings and tells us a story almost every single month. [Recently we were told] a story about a young man who was hanging out in the business triangle area, and they had approached him a couple of times and he did not want any services. The third time they approached him, he was telling them this story about how his family did not want him and he was now on the streets. [They asked him if he wanted to call his] family [and it turned out they] had been looking for him for months.

The outreach team organized a bus trip, gave him clean clothes and packed enough food for the three day trip. There was a reunion with his family. They took a picture and sent it back to the BHOT. So stories like that really warm my heart and I want to be able to

make sure that those programs continue.

Tell us about your family.

My parents [Steve and Roberta Hornwood] lived in Beverly Hills and I live in the house I grew up in. I have been happily married to Noah since 1997. We have three kids [who graduated from or are attending Beverly High]. Solomon is 23 years old. He graduated from college, moved back here and he's pursuing a music career. My second son is Jax and he is currently in college and working in retail. My third child is Reese, a senior at Beverly High. She is waiting to get into college.

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

I would love to add events to our community work plan. Three years ago, the commission did about three programs a year, and we now do more than 10. So I would love to continue adding to this and make sure that each event is successful so that there's community building and partnerships.

Beverly Hills Weekly

Receive Beverly Hills Weekly in your e-mail inbox every week!

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sports cont. from page 6

guard Kayla Zahabian added 11, including making two 3-point baskets, as the Normans opened Ocean League play with a victory at Hawthorne Jan. 8.

Omidi added six on two 3-point baskets, Abrishami four, Farahmand and Meshkani three each and junior guard Hazel Nahouray and Tishbi two each for Beverly Hills.

Abrishami, Farahmand and Meshkani each made one 3-point basket.

What's Next?

The Normans are scheduled to play at Morningside Friday at 3:30 p.m. and at Leuzinger Tuesday at 5 p.m. in Ocean League games and Holy Martyrs Armenian Saturday at 3 p.m. at Palisades Charter High School in a nonleague game.

Boys' Basketball

Leuzinger 59, Beverly Hills 57

Lior Baradarian scored 10 of his 20 points in the second quarter for the Normans in an Ocean League game at the

Swim-Gym Jan. 12.

Nile Edi and Christian Taylor each added 14 for Beverly Hills (9-9, 2-1 in league play).

Jason Arasheben added three on a second-quarter 3-point basket and Tayten Jones, Jad Nizam and Camden Shaw two each for the Normans.

Beverly Hills trailed 30-29 at halftime and 45-44 entering the fourth quarter. Both teams scored 13 points in the first quarter.

Baradarian made three 3-point baskets and Edi one.

"I think we shot about 47% from the free throw line and I want to say we missed 12 layups," Normans coach Jarvis Turner said. "If we make half of those points, it is a different game.

"I thought our energy was good. I thought we competed good. Just offensively we really just couldn't finish plays and we also had a lot of careless turnovers That's been our Achilles' heel, turnovers."

What's Next?

The Normans are scheduled to play at Morningside Friday at 5 p.m. and at Leuzinger Tuesday at 6:30 p.m. in Ocean League games.

Girls' Soccer

Beverly Hills 6, Leuzinger 0

Junior striker Sarah Lea Dahan scored three goals for her fifth multiple-goal game of the season and sophomore goalkeeper Emily Wolken made six saves for her fifth shutout in an Ocean League game at Leuzinger Jan. 12.

Senior midfielder-striker Gabby Mussry, junior defender Samantha Nabati and sophomore defender-striker Molly Westburg also scored.

Junior midfielder Alexzandra Suder had two assists and junior midfielder Presley Frankel, senior defender Kiana Hayles and senior defender-midfielder Sam Zide one each.

Dahan has three two-goal games, one three-goal game and one four-goal game. She leads the team with 14 goals.

Beverly Hills 2, Animo Leadership 2

Dahan scored for the Normans and assisted on Hayles' goal in a nonleague game Jan. 10 at Nickoll Field.

Zide also had an assist for Beverly Hills.

Wolken made eight saves.

What's Next?

The Normans are scheduled to play at Leuzinger Monday at 4 p.m. and play host to Centennial Wednesday at 3:30 p.m. at Nickoll Field to conclude Ocean League play.

Boys' Soccer

Beverly Hills 3, Centennial 1

Senior midfielder Alex Halimi had a goal and an assist and sophomore striker Jesse Painter and sophomore midfielder Nicholas Vallejo also scored for the

Normans in an Ocean League game at Centennial Jan. 17.

Beverly Hills goalkeeper Jason Tonley made four saves.

What's Next?


The Normans are scheduled to play at Morningside Friday at 3:30 p.m., at Leuzinger Monday at 6:30 p.m. and play host to Centennial Wednesday at 6:30 p.m. at Nickoll Field to conclude Ocean League play.

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.

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WATER AND WASTEWATER RATE ADJUSTMENT TOWN HALL MEETING

On February 20, 2024, the Beverly Hills City Council will hold a public hearing to consider the Proposed Rate Adjustments. **To further educate the community there will be a town hall meeting that you can attend in person or via zoom:**

WHEN
Thursday, February 1, 2024 6 p.m. - 7 p.m.

WHERE
In Person: City Hall, Municipal Gallery
Online: beverlyhills.org.zoom.us/my/community
 Passcode: 90210

For any questions or comments, please visit BEVERLYHILLS.ORG/WATERRATES or contact askpw@beverlyhills.org or call (310) 285-2467.



Next stop: more subway.

METRO D LINE SUBWAY EXTENSION PROJECT
 Section 2 - Beverly Hills Update

WILSHIRE/RODEO STATION WORK
 Appendage excavation work has resumed on S Beverly Dr at night.

S Cañon Dr work is utilizing a full closure at Wilshire Bl for appendage decking and excavation.

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for DMITRY VOLODINSKY , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 269 OF MC NAIR TRACT, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 22 PAGE 40 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1008 NORTH GARDNER STREET WEST HOLLYWOOD, CA 90046. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$485,234.38 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 12/28/2023 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these 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 T.S.# 86795. Information about postponements that are very short in duration or that

occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 86795 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

NOTICE OF PETITION TO ADMINISTER ESTATE OF CHARLES GUMBINER

Case No. SP006614

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

A PETITION FOR PROBATE has been filed by Jill Lee Gumbiner and Tracy Ann Gumbiner in the Superior Court of California, County of LOS ANGELES.

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

THE Decedent's Will dated 8/26/93 and Codicil dated 7/15/02 were previously admitted to probate by Minute Order entered on 12/09/05. The will and any codicils are available for examination in the file kept by the court.

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

A HEARING on the petition will be held on Feb. 13, 2024 at 8:30 AM in Dept. No. 29 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 as-

sets 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:
STEFANIE S CUTLER ESQ
SBN 254364
MARIE B MONDIA ESQ
SBN 297284

RUTTENBERG CUTLER
BROOMER LLP
11111 SANTA MONICA BLVD
STE 1840
LOS ANGELES CA 90025-3352
CN103284 GUMBINER Jan 11,18,25, 2024

NOTICE OF TRUSTEE'S SALE T.S. #2664
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JUNE 22, 2023 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 JANUARY 30, 2024, at 11:00 A.M., Imperial Mortgage Corporation, a California corporation, as duly appointed Trustee under and pursuant to Deed of Trust recorded July 3, 2023 as Instrument No. 20230432646 of Official Records in the office of the County Recorder of Los Angeles County, California, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH OR CASHIER'S CHECK OR OTHER INSTITUTIONAL CHECK ACCEPTABLE TO THE TRUSTEE, (payable at time of sale in lawful money of the United States) in the lobby of Imperial Mortgage Corporation, 4751 Wilshire Blvd., Suite 203, Los Angeles, California 90010. 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: LOT 1864 OF TRACT NO. 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGES 11 TO 20 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Parcel Number: 4331-002-007 Property Address: **225 South Canon Drive, Beverly Hills, California 90212** Trustor: ABRAHAM BENELYAHU AND ROYA NEJATHAYM, husband and wife as community property with rights of survivorship The street addresses or other common designation, if any, of the real property described above are purported to be 225 South Canon Drive, Beverly Hills, California 90212. The undersigned Trustee disclaims any liability for any incorrectness of the street addresses or other common designation, if any, shown herein. Please see attached EXHIBIT "A" for additional information regarding potential bidding. EXHIBIT "A" TO NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved with bidding at a trustee auction. You will be bidding on a lien, not 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. 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, you may call 323-651-2107 for information regarding the sale of this property, using the TS number shown on the sale notice. Information about postponements that are very short in duration or that occur close in time to the scheduled sale date may not immediately be reflected on the telephone information. The best way

to verify any postponement information is to attend the scheduled sale. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the unpaid balance of the note(s) secured by said Deed of Trust, to-wit: \$3,700,000.00, not including as provided in said note(s), advances, if any, under the terms of said Memorandum of Agreement Regarding Loan Modification, Assumption and Release, Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Accrued and Default interest, Escrow Account Shortages, Late Charges, Maturity Late Charges, Forbearance Fees and additional advances, if any, will increase this figure prior to sale. All personal property as stated in the Deed of Trust, Security Agreement and Fixture Filing with Assignment of Rents and any other Loan Documents shall be part of this breach and shall be included in any sale as this shall be a unified sale under Section 726 of the Code of Civil Procedure to any such unified sale, the personal property or fixtures included in the unified sale shall be deemed to be included in the real property or other interest sold. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real properties are located on September 29, 2023 as Instrument No. 20230658431. The Beneficiary, or its designated agent, declares that it has contacted the Borrower, tried with due diligence to contact the Borrower as required by California Civil Code 2923.5, or it otherwise exempt from the requirements of 2935.5. Trustee or party conducting sale IMPERIAL MORTGAGE CORPORATION, a California Corporation IMPERIAL MORTGAGE CORPORATION Dated: January 4, 2024 JOHN SHAIKIN, President 4751 Wilshire Blvd., #203, Los Angeles, California 90010 (323) 651-2107 A-4806343 01/11/2024, 01/18/2024, 01/25/2024

NOTICE OF PETITION TO ADMINISTER ESTATE OF Jaime R. Robertson

CASE NO. 23STPB14127

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Jaime R. Robertson

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

THE PETITION FOR PROBATE requests that David Jackel 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 01/26/2024 at 8:30am in Dept. 79 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: Arnold Kassoy, Esq. #43843 & Jonathan Weiss #292423
Manatt, Phelps & Phillips, LLP
2049 Century Park East, Suite 1700
Los Angeles, CA 90067, Telephone: (310) 312-4314
1/11, 1/18, 1/25/24
CNS-3771735#

NOTICE OF TRUSTEE'S SALE TS No. CA-22-943915-CL Order No.: 2194753CAD YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/21/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **NASSIR MOHABER, A SINGLE MAN** Recorded: **11/9/2006** as Instrument No. **06 2487131** of Official Records in the office of the Recorder of **LOS ANGELES** County, California; Date of Sale: **2/22/2024** at **9:00 AM** Place of Sale: **At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, in the Vineyard Ballroom** Amount of unpaid balance and other charges: **\$963,415.92** The purported property address is: **217 N OAKHURST DR, BEVERLY HILLS, CA 90210-4911** Assessor's Parcel No.: **4342-024-012** **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 **800-280-2832** for information regarding the trustee's

sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-22-943915-CL**. 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 **800-280-2832**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-22-943915-CL** 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. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION** . TS No.: **CA-22-943915-CL** IDSPub #0190305 1/18/2024 1/25/2024 2/1/2024

NOTICE OF TRUSTEE'S SALE T.S. No. 23-02225-CE-CA Title No. 230475504-CA-VOI A.P.N. 4339-009-158 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/04/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), 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; 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 in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Paul A. Dreher, Jr., a single man Duly Appointed Trustee: National Default Servicing Corporation Recorded 02/12/2008 as Instrument No. 20080253139 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 02/21/2024 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$461,601.57 Street Address or other common designation of real property: **970 Palm Ave, 304, West Hollywood, CA 90069-4085 A.P.N.: 4339-009-158** 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. 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 requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. **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 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 23-02225-CE-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 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet

website www.ndscorp.com, using the file number assigned to this case 23-02225-CE-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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 01/11/2024 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4806941 01/18/2024, 01/25/2024, 02/01/2024

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 23-00194-2FNT Loan No: *****7001/Encino Towers(9996 Sunset Blvd) APN 4345-033-001 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MARCH 9,2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 7, 2024, 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 March 16, 2023, as Instrument No. 20230169741 of official records in the office of the Recorder of Los Angeles County, CA, executed by: K3B Enterprises LLC, a California limited liability company, as Trustor (the "Trustor"), in favor of Sunwest 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 1 OF TRACT 8792, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 163, PAGES 14 AND 15 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 23-00194-

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 23-00194-

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: **9996 Sunset Blvd, 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 \$5,879,982.70 (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 asso-

ciation 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: January 9, 2024 FIDELITY NATIONAL TITLE COMPANY, TRUSTEE 23-00194-2FNT 5170 Golden Foothill Parkway, Suite 130 El Dorado Hills, CA 95762 916-636-0114 Sara Berens, Authorized Signor SALE INFORMATION CAN BE OBTAINED ON LINE AT www.servicelinkasap.com AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727 A-4806982 01/18/2024, 01/25/2024, 02/01/2024

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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)

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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
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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.

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263-PETS

Adorable Male AKC Yorkie puppy 8 weeks old. Shots ready to go will make a great gift \$3500. 972-693-1070

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Loans from \$30,000 to \$2M. No Tax Returns and No W2s. Good for SFRs, 1-4 units. Contact (310) 737-8420. NMLS#469849 DRE#01105429 (Cal-SCAN)

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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: porscherestoration@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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430 Doheny Rd, Beverly Hills



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 jennyohomes@gmail.com
 DRE 01866951



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 TOP 1.5% of Realtors Nationwide
 (RealTrends)



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