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Issue 1270 • February 1 - February 7, 2024



Erica's Expertise

**Health and Safety Commission Chair Erica Felsenthal
On Promoting Mindfulness and Preparedness**

cover story • pages 8-9

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COMMUNITY ASSISTANCE GRANT FUNDING

COMMUNITY ASSISTANCE GRANT FUNDING APPLICATIONS | Due February 29, 2024

The City of Beverly Hills is now accepting applications for Community Assistance Grant Funding (CAGF) for FY 2024-25 through February 29, 2024.

Providers of services that are vital to the health and welfare of the local and regional community are invited to apply. The City will be accepting applications for cultural grants again this year.

***A fully completed application must be received no later than
Thursday, February 29, 2024 at 5:00 p.m.***



To obtain an application and for the complete application criteria,
please visit www.beverlyhills.org/cagf
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OUR DATA SPEAKS VOLUMES



letters & email

“Transportation Safety”

While our surrounding communities seem to be making real progress on designing safer, more pleasant streets, Beverly Hills seems to be at a near standstill, full of distracted drivers in speeding cars.

Did you know that:

- As many people are injured or killed by cars as other forms of violence? In Los Angeles in 2023, traffic fatalities (330) eclipsed murders (327).
- Communities that put in robust, safe bike networks see their property values rise.
- Narrowing car travel lanes slows traffic and saves lives.
- Providing street improvements for pedestrians and cyclists may increase business sales by 30% or more; walkability is a tourist magnet.
- 50% of the Greenhouse gasses produced in Beverly Hills result from motor trips, many of them short trips within the city.
- Children who can walk or cycle safely to school on their own develop confidence and self-esteem and suffer lower rates of depression.

The Complete Streets program was passed by City Council in mid 2021, but Beverly Hills still doesn't have a single “Complete Street”, one with protected bike lanes for cyclists and Bus Only lanes for public transit users. Visit our neighbors in nearby Culver City and Santa Monica to see what streets look like when they are designed to be safe and comfortable for *all users*. Beverly Hills streets continue to encourage driving over all other modes of transportation, to the detriment of our mental and physical health, safety, climate, business community and children.

Much of the problem is that for far too long our city has been run by opinion rather than facts. In medicine we practice by an evidenced based principal. Shouldn't it be standard practice that this same principle be used when managing and designing our city?

Not a single candidate in our upcoming city council race has made transportation safety part of their platform. This is not because they don't care, but rather they are not informed. Not a single member of the current City Council or the current City Council candidate pool is trained in city planning. Wouldn't it be appropriate to shift more decision-making to a strong, qualified, world class city planning team?

The City Council, the community and our excellent police and fire departments absolutely must establish the vision for our city. But please, let's have trained, educated experts tell us how to get there.

...and to all of the city council members and candidates: **Please, please make transportation safety a robust part of your platform!** (And always follow the



Consul General Israel Bachar, Mayor Julian Gold, and Councilmembers John Mirisch, Lili Bosse, and Sharona Nazarian

City Holds Memorial Flag Display

The city and Consulate General of Israel in Los Angeles presented a memorial on Jan. 25 at Beverly Gardens Park where 1,400 international flags were displayed to honor those who lost their lives during the attack by Hamas on Oct. 7. Each flag represents victims from over 30 nations. The flags will be on display for 30 days.

science)

Sharon Ignarro, M.D.
Traffic and Parking Commissioner
Beverly Hills

Wilshire Boulevard

- A 6-story, 102-unit mixed use building at 8833 Wilshire Boulevard
- A 14-story, 99-unit mixed use building at 9229 Wilshire Boulevard

At last Tuesday's meeting 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.

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.

Planning Commission Declines to Update Security Cameras Ordinance

At last Thursday's meeting the Planning Commission discussed private residential security cameras on single-family-zoned properties. However, it was the consensus of the commission that

briefs

20 Story, 199 Unit Mixed-Use Applicant Currently on Development Projects List

According to the city's current development project list, a preliminary housing application was submitted on Dec. 15 to construct a 20-story, 199-unit mixed use building, located at 8844 Burton Way.

Temple Emanuel sold the property to Miami-based developer Crescent Heights in 2019 for \$27.4 million, according to *The Real Deal*. It formerly housed the temple day school, before the building was demolished.

Crescent Heights previously developed the 40-story Ten Thousand apartment tower in Century City, according to *Urbanize LA*. The company also has planned high-rise developments in Koreatown, Downtown, and Hollywood.

This is the largest project application currently on the city's development list.

Similar mixed-use applications on the list include the following:

- A 19-story, mixed use development with 165 dwelling units and a hotel with 73 guestrooms, at 125-129 South Linden Drive
- A six-story, 59-unit mixed use building at 177 South Robertson Blvd.
- A 9-story, 30-unit mixed use building at 8822-8826 Olympic Boulevard.
- A 17-story, 56-unit mixed use building.
- A 12-story, 116-unit mixed use building with a hotel component at 8800 Wilshire Boulevard.
- A 12-story, 112-unit mixed use building with hotel component, at 8820

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such regulations are not necessary at this time.

Specifically, the commission expressed concerns regarding amending the ordinance including privacy, and the potential proliferation of too many cameras and poles. Subsequently, the commission recommended that there is compliance with the regulation.

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.

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.

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 previously expressed a desire to pursue possible changes to allow for these poles to be taller than existing regulations.

Traffic and Parking Commission to Discuss Climate Friendly Business District Program

The Traffic and Parking Commission is expected to discuss the City's proposed Climate Friendly Business District pilot program to provide feedback on potential program components, at its Thursday meeting.

Development of a Bicycle Friendly Business District program is identified as a high priority action item in the Complete Streets Action Plan. The potential program promotes all travel options. The program also implements the draft Climate Action and Adaptation Plan as it is a transportation demand management strategy.

If approved, the program would be situated in a commercial area with a mix of shops and restaurants.

According to a city staff report, the key factors to a successful program are the following:

- Presence of bicycle infrastructure.
- Readily available bicycle parking.
- Available transit options within proximity to district boundaries.
- High density of commercial properties.
- Site located along a congested corridor with limited vehicle parking.
- Nearby public space for potential community events.

City staff has identified three potential locations for the pilot program, including South Santa Monica Boulevard, South Beverly Drive, and Robertson Boulevard. The location would be determined based on business interest.

Potential options for business-offered incentives might include the following:

- Free water or Wi-Fi.
- Discounts.
- Events like a community walk.
- Giveaways.
- Bicycle accommodations.
- Education, such as safety displays.
- Benefits to staff, such as guaranteed rides home.

Potential options for city-offered incentives may include the following:

- Passport and prizes for participating community members.
- Recognition at Traffic and Parking Commission meetings.
- Events like bicycle repair workshops.
- Services like complementary mobile bike repair.
- Promotion of participating businesses.
- Transportation safety and route options.
- Technical assistance for businesses applying for the League of American Bicyclists' "Bicycle Friendly Business" program.

Prior to launching the pilot program, the city would collect prior data so that it can be compared to after the program has ended. This may include: Cyclist and pedestrian counts, boardings and alightings at transit stops, bike parking occupancy, average daily traffic, and sales.

After incorporating feedback from the commission, city staff is expected to conduct outreach to businesses to gauge interest in the potential program.

Chamber Of Commerce Leadership PAC Endorses Corman

The Beverly Hills Chamber of Commerce Leadership Political Action Committee has endorsed Craig Corman for City Council in the upcoming March 5 election.

"Craig Corman has shown good judgment, character, and dedication in his viewpoints during his interviews. His innovative ideas regarding business attraction and



Co-chair and Medical Director Sam Torbati, MD, Walter Wang, Shirley Wang, President and CEO Thomas M. Priselac, Vice President of Development Heather Renshaw Vučetin, and Senior Vice President of Advancement Arthur J. Ochoa

Treatment Area Established in Honor of Longtime Supporters, Walter and Shirley Wang

A new, 14-bed unit in Cedars-Sinai's Department of Emergency Medicine has been established in honor of longtime supporters Walter and Shirley Wang. The Wangs' \$3 million gift created the Walter and Shirley Wang Treatment Area East, where physicians and nurses will provide care to patients experiencing potentially serious—but not acutely life-threatening—traumas or illnesses.

The Walter and Shirley Wang Treatment Area East will feature private rooms with specialized equipment to help patients with medical emergencies ranging from infectious illnesses, gynecological concerns and ophthalmologic disorders to ear, nose and throat-related traumas.

"This treatment area provides the resources and accommodations to care for a significant group of patients in the Emergency Department," said Sam Torbati, MD, co-chair and medical director of the Department of Emergency Medicine and the Levin/Gordon Chair in Emergency Medicine in honor of Joel M. Geiderman, MD. "That significantly widens the breadth of care we're able to provide in one of the most critical patient areas. We are so grateful to the Wangs for their generosity."

development are reassuring. As a planning commissioner, Craig had a strong history of approving the majority of significant and innovative developments after thoughtful consideration of both the business and residential community," according to a statement released by the PAC.

The PAC conducted interviews with each candidate to learn about their vision for the future.

"As such, the PAC is pleased to endorse Craig as a candidate due to his leadership qualities, temperament and skills to continue to tackle the key issues facing the City in the future and the ability to continue to implement reforms to support both the business and residential community in Beverly Hills," according to the statement.

City Drops Lawsuit Against UNITE HERE! Local 11 Over Loud, Early Morning Protests

The City has dropped a lawsuit against UNITE HERE! Local 11 over early morning noise levels associated with the union's recently ended strike over hotel wages after the BHPD began receiving phone calls from residents between the hours of 5:30am and 6:00am.

Last Thursday, the city filed papers and requested that the case be dismissed "with prejudice," due to the fact that the suit was moot given that labor agreements have been reached with the striking workers at the two hotels.

Thousands of hotel workers started walking off the job in intermittent few-day spurts ever since the Fourth of July. The union previously demanded a \$30 minimum wage, which would have been the highest in the nation had it been granted.

Unite Here Local 11 has since reached a tentative agreement with the Beverly Hilton, covering more than 500 unionized workers, according to a joint statement posted on X. They also struck a deal covering workers at the Waldorf Astoria.

"This new contract will allow me to spend more time with my kids, and retire with dignity. I am proud of all my coworkers for sticking together, and we will make sure our sisters and brothers in other Beverly Hills hotels get the same," said Ana Cortez, housekeeper at the Beverly Hilton.

The hotel industry, led by Hilton, Hyatt and Marriott, previously presented an economic proposal that "did not have one penny more for wages, pension or healthcare," according to the union.

The city alleged last July that the protesters had caused a public nuisance in violation of the Beverly Hills Municipal Code, and previously asked a judge to limit noise from protests at the Hilton and Waldorf Astoria hotels between 10pm and 8am, in accordance with the city's ordinance.

Residents had complained of noise that included the banging of drums, whistles being blown, and shouting and

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screaming outside Beverly Hilton and Waldorf Astoria.

On July 24, City Manager Nancy Hunt-Coffey was notified of similar complaints and informed protesters the drums were disturbing local residents across the street, and requested the group to start no earlier than 8:00 a.m. and to cease using drums, according to the complaint.

On July 26, BHPD Police Captain Giovanni Trejo spoke with union representative Lorena Lopez regarding similar noise complaints. Trejo requested Lopez mitigate the noise between the hours of 5:00am and 8:00am. Lopez indicated she would consider the request, but did not commit to complying, according to the complaint.

During one of the protests, police previously received complaints from hotel staff and security of “aggressive confrontations, bullhorns blown in ears, blocked traffic, and screaming in faces.” Police also received a report of battery when protestors broke through a barricade and injured a security guard, according to the complaint.

“It is beyond outrageous that the City of Beverly Hills is using its resources to stifle the first-amendment protected protest activity of low-wage, immigrant workers. These are workers who make its luxury hotels run and who are simply seeking a living wage. The City should be helping to lift them up, not attack them with baseless lawsuits,” UNITE HERE Local 11 Co-President Kurt Petersen said at the time the suit was filed.

10 People Residing in City Funded ‘Supportive Housing’

There are 10 individuals residing in a permanent supportive housing program that is funded through a city approved contract with the nonprofit organization, Step Up on Second, according to a city staff report.

The previously approved contract established 30 units of scattered-site permanent supportive housing units and motel stays for up to 20 individuals annually for an initial 10-year term.

The City has contracted with Step Up on Second since 2015 in order to provide a homeless outreach and permanent supportive housing placement program.

Scattered site means that tenants are placed in apartment units owned by independent landlords. Step Up makes the rent payments directly to the property owner, and ensures the tenant pays 30% of their income.

In the cases of Martin v. City of Boise and Blake v. City of Grants Pass, the 9th Circuit Court of Appeals declared that a city cannot criminally prosecute someone for sleeping in public unless that city offered a place for that homeless person to sleep.

The total cost for the previously approved contract is \$14,177,026 over ten years.

Since 2014, the City has contracted with PATH for five shelter beds.

Another 20 units are currently available. Four of the 10 were previously

housed at the PATH shelter using the five beds the City contracts. Once they were stabilized, they were moved into permanent supportive housing first. Staff have since moved another three individuals into PATH from the street, leaving two available beds.

Arts and Culture Liaisons Approve New Location for Festival Beverly Hills

The Arts and Culture liaison committee approved moving the second annual Festival Beverly Hills from the Beverly Hills Farmers’ Market to Roxbury Park, at its Tuesday meeting.

The inaugural event was held on Sunday, March 12, 2023, at the farmers market, and included performances and family friendly activities from more than 15 artists and organizations.

The event is intended to celebrate the cultural diversity of the community.

In an effort to give the event space a more distinctive footprint, city staff recommended relocating the festival to Roxbury Park in 2024 and beyond.

The inaugural event was scheduled for early spring in 2023 and experienced several scheduling obstacles, which are expected to continue.

Specifically, some of the logistical challenges in the spring include the ongoing need to plan for a date not in conflict with the Los Angeles marathon, the Vanity Fair party, and Easter. The festival is expected to be moved to a summer event, and scheduled to occur either Sunday, July 21 or Sunday, July 28 in 2024.

“Life is Beautiful” Art Display Partnership with Mr. Brainwash Expected in Feb.

The Rodeo Drive Special Events Liaison Committee was expected to discuss the “Life is Beautiful” partnership, between the Rodeo Drive Committee and Mr. Brainwash, at its Wednesday meeting. The partnership is expected to occur in Feb. and last through June.

The discussion was expected to take place after the *Weekly’s* deadline.

Previously, the Rodeo Drive Committee has activated the street with art displays that offer photo opportunities.



Proposed Sculpture



Deputy Fire Chief Alfred Poirier, Councilmember Sharona Nazarian, and Fire Chief Gregory Barton

County Conducts Homeless Count

Seventy five volunteers from Beverly Hills assisted in the greater Los Angeles homeless count that occurred from Jan. 23 through 25. Volunteers throughout Los Angeles County tallied the number of homeless individuals, tents, vehicles, and make-shift shelters.

No funding from the City is expected, however, a waiver of permits of \$2,743 is requested.

Public art displays on Rodeo Drive have been featured during many previous summer activities, including photo backdrops.

In 2019 as part of BOLD Summer, Mr. Brainwash art was temporarily displayed before being installed long term on the 200 block of the street, and throughout the city. Last summer, the City Council approved the “IMAGIRO” collaboration with Mr. Brainwash, with the large-scale origami artwork.

Thierry Guetta, best known by Mr. Brainwash, is a French-born street artist whose Beverly Hills art museum opened in Dec. 2022. The proposal for “Life is Beautiful” includes large metal art pieces of heart balloons in bright colors, accompanied by quotes that reference love and life, such as “Follow Your Heart”. He and the Rodeo Drive Committee proposed to have 12 pieces displayed from Feb. 9 through early June.

The heart balloons sculptures are large-scale works of fiberglass, stainless steel, and automotive paint, welded to a heavy white base. The hearts are a mix of large and smaller sizes, and are up to nine feet tall, and four feet wide and deep.

Each piece will be offset from the curb. A minimum five foot pedestrian pathway is expected to be maintained, and no entrances to businesses will be blocked, according to a city staff report.

All merchants that are adjacent to the pieces have approved of the artwork displays.

City Finalizing Nowruz Street Pole Banners

The City is finalizing



Nowruz Banners From 2023; Date will be updated for 2024

the installation of street pole banners to commemorate the Persian New Year, known as Nowruz (New Day), celebrated this year on March 19, to be placed around the city from March to April 1.

Since 2007, the city has commemorated Nowruz in a variety of ways, including proclamations, a public display at City Hall, virtual videos during the pandemic, and with street pole banners.

In previous years, the artwork was provided by the Farhang Foundation. In

btiefs cont. on page 6

briefs cont. from page 5

2023, the date was included with a design provided by the foundation that featured the text “Women, Life, Freedom”, in solidarity with the women of Iran. This year, the same artwork is proposed, with the new date of March 19. The City typically uses banners for a few years.

The number of banners approved last year were a total of about 88 street pole banners that included areas of the Business Triangle, Wilshire Boulevard, La Cienega Boulevard, South Santa Monica and North Santa Monica. Additionally, last year one street span banner at the intersection of Wilshire and Santa Monica Boulevard was displayed.

The banners are expected to be placed for one month. It is expected to include the same artwork provided by the Farhang Foundation in 2023, with an updated year and including the City Shield.

The expected cost is \$9,182. The item is expected to be approved as a consent calendar item at the City Council Feb. 6 meeting.

Vanity Fair Street Closures Expected to Begin Feb. 26

Vanity Fair will hold its awards event in Beverly Hills on Sunday, March 10, and street closures are expected to begin on Feb. 26.

Vanity Fair’s Annual Post-Academy Awards Party has held the last eight occasions on Crescent Drive between City Hall and The Wallis. Using Crescent Drive, the organizers have constructed a tented area that attracts an average of 1,200 attendees over the course of the evening.

The event, street closures, and the use of facilities was approved for a three-year agreement by the City Council, which stated in 2022. The event requires a two-week street closure of the 400 block of North Crescent Drive, use of additional streets such as Civic Center Drive and Foothill Road, Crescent garage, as well as the north parking lot of City Hall for build-out and event preparations.

On the weekend of the event, a complete buyout of the Crescent garage, City Hall’s Crescent courtyard, and Municipal Gallery are requested as well.

The event will require street closure of the 400 block of North Crescent Drive between North Santa Monica and South Santa Monica Boulevards, Monday, Feb. 26 through Thursday, March 14.

Extended lane closures including South Santa Monica Boulevard, North Santa Monica Boulevard, and full lane closures of the 400 block of North Canon Drive only on Sunday, March 10 which will be used for arrivals and departures of guests.

Voting centers open on Feb. 24 and will be open throughout the street closure.

City staff is expected to present this information for final approval by the City Council at its Feb. 6 meeting.

Citizen Police Academy Now Accepting Applications

The Citizen Police Academy (CPA) is

now accepting applications for spring 2024.

The CPA was created with the intention of fostering trust and communication by educating the community in the daily aspects of law enforcement.

Being a member of the Citizen Police Academy is expected to provide knowledge and experiences of police work that citizens typically never have the chance to encounter.

Participants will engage in real hands-on experiences, gain insight into policies, procedures, and training, have experiences with specialized units, such as K9, SWAT, and Detectives, and be invited to participate in a ride-along with an officer.

To become a member of the Citizen Police Academy, applicants must meet the following requirements: Be at least 21 years old, pass a background check, never have been a member of prior Citizen Police Academy classes, commit to attending all scheduled sessions, and if accepted, participants will need to show proof of residency in Beverly Hills.

The Citizen Police Academy is an 8-week program, held in the Spring and another session in the Fall, with one additional optional training day. Each weekly session is approximately three hours long.

Applications are being accepted until Feb. 20 for spring classes. The application for fall classes is July 18 - Aug. 13.

Visit <https://www.beverlyhills.org/departments/policedepartment/getinvolved/citizenpoliceacademy/> to apply.

City to Hold Proposed Water and Wastewater Rate Adjustments Town Hall Meeting

The City will be holding a proposed water and wastewater rate adjustment town hall on Friday, Feb. 1 to discuss rate adjustments for water service and wastewater service charges.

If adopted, the proposed rate adjustments for the Wastewater Charge and the Water Reliability Charge are scheduled to be implemented on July 1. Subsequent adjustments will be enacted on Jan. 1 of the years 2025, 2026, 2027, and 2028. Additionally, if approved, the Pass-through and Water Shortage Revenue Stabilization factors, presently inactive, will be authorized for use for an additional five years if necessary, starting 30 days after the adoption of the ordinance, according to a city staff report.

Adjustments to the water fixed service charges and volumetric charges are set to take effect on Jan. 1, 2025, with subsequent adjustments occurring on Jan. 1 of the years 2026, 2027, and 2028.

Every five years, the City undertakes a cost of service and rate design study to support the water and wastewater systems. The aim is to allocate revenue needs to each customer class based on the cost of the service provided to that class. In 2021, the City conducted a cost-of-service study for the Water and Wastewater Enterprises. The rate study determined that a nominal increase in water revenue is needed over the next

five years to sustain a robust capital improvement program prioritizing reliability and resilience.

The wastewater rate study concluded that no additional revenue from rates is necessary during the next five-year period. However, after evaluating the existing wastewater rate structures, changes to ensure fairness for customers were proposed.

The proposed water rate adjustments include the following:

- Raising the bi-monthly fixed water meter and fire meter service charges;
- Adjusting the bi-monthly quantity charges;
- Changing the tier sizes for residential customers in single-family buildings to align the level of service with the cost of providing that service within each tier.
- Updating the water shortage revenue stabilization factors;
- Maintaining the Water Reliability 30-year rate schedule previously approved by City Council. The Water Reliability Charge for Inside and Outside City customers will increase by \$0.01 per Hundred Cubic Feet each year during the five-year planning period; and
- Retaining the capacity to apply pass-through charges in case wholesale water purchases surpass the budgeted amounts over a five-year period.

The proposed wastewater rate adjustments include the following:

- Decreasing the bi-monthly wastewater service charge for residential customers and increasing the charge for commercial customers;
- Changing the wastewater rate structure to add a quantity charge for the wastewater residential customer class; and
- Changing the commercial wastewater customer classes to include a third class.

BHPD Offering Free Online Course to Adults Interested in Joining Law Enforcement

The Beverly Hills Police Department is offering a free, online course for adults



Jeffrey Newman

interested in joining law enforcement for interview techniques to gain insights into the hiring process.

This course is focused on the dynamics of the law enforcement entry-level oral

interview panels.

Students will be provided with an opportunity to explore the various challenges involved with the hiring process. Participants will engage in topics ranging from common mistakes, creating answers to common questions, and perfecting the introduction and closing statements.

The instructor is BHPD Community Relations Unit Sergeant Jeffrey New-

man. Newman has over ten years of law enforcement experience and ten years of military experience in the Marine Corps. Sgt. Newman spent five years as a Field Training Officer and has participated in hundreds of oral interview panels.

The training dates are as follows: Thursday, Feb. 1, 5pm - 7pm. Friday, March 22, 5pm - 7pm, Thursday, May 23, 5pm - 7pm, Friday, July 26, 5pm - 7pm, and Thursday, Sept. 26, 5pm - 7pm.

No prior experience is necessary. Visit <http://beverlyhills.org/BHPDPrepCourse> to register.

Library to Host Author Talk with Tessa Bailey

The public library is expected to host an author talk with Tessa Bailey about the launch of her new sports romance duology, on Tuesday Feb. 8 at 5 pm.

The rom-com is about a bad boy professional athlete who falls for his biggest fan in her new book *Fangirl Down*.



Tessa Bailey

“Wells Whitaker was once golf’s hottest rising star, but lately, all he has to show for his ‘promising’ career is a killer hangover, a collection of broken clubs, and one remaining sup-

porter. No matter how bad he plays, the beautiful, sunny redhead is always on the sidelines. He curses, she cheers. He scowls, she smiles. But when Wells quits in a blaze of glory, and his fangirl finally goes home, he knows he made the greatest mistake of his life,” according to the library description.

Visit <https://library.org/beverlyhills-publiclibrary/38742> to register.

Next Beverly Hills Committee to Host Clothing Drive

The Next Beverly Hills Committee will be hosting a clothing drive on Feb. 11 from 10am - 12pm at the Beverly Hills Fire Department.

The committee will be collecting gently used jackets and blankets for those in need; as well as any fabric items that are no longer usable, to be recycled instead of being put in landfill.

Help Needed in Identifying Patient

Los Angeles General Medical Center, a public hospital run by the L.A. County Department of Health Services



is seeking the public’s help in identifying the family of a female patient who had been hospitalized for several days.

The patient is a Cauca-

sian female. She was wearing dark gray sweatpants with a black and white knitted long sleeve shirt, and large collars white stripe print.

The patient is approximately 65 Years old, is 5 '1", 112lbs, is thin, has gray and white short hair, and brown/blue eyes.

Anyone with information is asked to contact: Jonathan Evanculla, Clinical Social Worker, LA General Medical Center Department of Social Work, 323-409-3859

Human Relations Commission Kicks off Kindness Week with Donation Drive on Feb. 11

The Human Relations Commission will commemorate National Kindness Week with a kick-off donation drive event at the Beverly Hills Farmers' Market on Sunday, Feb. 11 from 8 a.m.-1

p.m., supporting four local charities: Alexandria House, The Midnight Mission, Sole Brothers and Undies for Everyone.

Donated items needed include laundry detergent, household cleaning supplies, new/gently-used shoes, athletic shoes and clothing, travel-sized toiletries and new underwear for all ages.

"Everyone should be kind. Kindness week lets us take a moment to realize how easy it is to be good to each other. So many of us are fortunate enough to have the means to be generous. It's something I think about on a daily basis," Chair Laura Hornwood Margo said.

Additional activities for Kindness Week include the following:

- Monday, Feb. 12 – 1pm — Senior Valentine's Day Dance sponsored by Beverly Hills Active Adult Club with special guests from the Human Relations Commission at Roxbury Park Community Center.

- Tuesday, Feb. 13 – 10am – Kindness-themed Library Story Time in the Beverly Hills Public Library's Children's Theatre.

- Wednesday, Feb. 14 – "Walk to School" Wednesday & Giving Tree Project for students at Horace Mann and Hawthorne Elementary Schools.

- Thursday, Feb. 15 9am – Kindness Recognition Awards presented at the Human Relations Commission Meeting.

- Friday, Feb. 16 – *Social Media Challenge. What's Your Kindness?* Post an image or words of how you show kindness, tag five friends and @communitylifebh. Use hashtags #BHKindness and #WhatsYourKindness.

- Saturday, Feb 17 – Self-Care Saturday. Find a way to engage in self-care and share on social media; tag us @communitylifebh!

For more information, visit beverlyhills.org/kindnessweek.

BHAAC to Hold City Council Candidate Forum Feb. 9

The Beverly Hills Active Adult Club's will hold a City Council candidate forum on Friday, Feb. 9 from 9 a.m. to 11 a.m. at Roxbury Park Community Center.

All candidates seeking election have been invited to attend. Beverly Hills Active Adult Club President Les Bronte will be the moderator of the event.

Each candidate present will be introduced and given three minutes for opening remarks, followed by questions from the audience, and three minutes for closing remarks.

The event is free and no reservation is needed. Light refreshments will be served.

--Briefs Compiled by Danielle Berjikian

sports & scores



BHHS Boys' Soccer Team Shuts Out Hawthorne, Inglewood

By Steven Herbert

Junior striker-halfback Jonathan Ferd scored three goals and sophomore striker Jesse Painter two as Beverly High defeated Hawthorne, 5-0, in an Ocean League boys' soccer game at Nickoll Field Jan. 24.

Senior goalkeeper Jaxon Tonley made one save for his seventh shutout.

Senior defender-sweeper Raz Cohen and senior midfielder-striker Jonah Sasson each had an assist.

The Normans led 3-0 at halftime.

Beverly Hills 2, Inglewood 0

Ferd and freshman fullback-defender Jacob Zweig scored and Tonley made one save for the shutout in an Ocean League game at Nickoll Field Jan. 19.

Girls' Soccer

Beverly Hills 14, Centennial 0

Senior defender-midfielder Sam Zide scored three goals and junior striker Sarah Lea Dahan and senior striker Gabby Judaken two each in an Ocean League game at Centennial Jan. 17.

Senior defender Kiana Hayles, junior defender Ava Hollander, sophomore striker Honor Maurer, senior midfielder-striker Gabby Mussry, junior midfielder-striker Dani Rabbanian and sophomore defender-striker Molly Westberg also scored.

Junior midfielder Adina Eastman had three assists, junior defender-striker Miki Anavim two and Dahan, junior defender Samantha Nabati and junior midfielder Alexandria Suder one each.

Sophomore goalkeeper Emily Wolken

did not need to make a save for her sixth shutout of the season.

It was the sixth multiple-goal game of the season for Dahan, who has four two-goal games, one three-goal game and one four-goal game.

Beverly Hills 15, Inglewood 0

Maurer and Suder both had three goals and an assist in an Ocean League game at Nickoll Field Jan. 19.

Judaken and Mussry each scored twice while Dahan scored her team-leading 17th goal and Anavim, junior midfielder Presley Frankel, Rabbanian and freshman midfielder-striker defender Allegra Steele each also scored once.

Wolken and senior Ellai Wolf did not need to make a save for the shutout.

Rabbanian had two assists, and Anavim, Dahan, Eastman, Frankel, Hayles, senior striker Liana Soroudi, Steele and Wolf one each.

Boys' Basketball

Beverly Hills 48, Artesia 46

Norman sophomore Dilen Patel made a tie-breaking free throw with one minute, 47 seconds to play and Camden Shaw increased Beverly Hills' lead to 47-43 with a 3-point basket with 56.2 seconds left in a nonleague game at the Swim-Gym Jan. 13.

Pioneers junior wing Jovell Tate made three free throws with 41 seconds remaining to cut the deficit to 47-46.

Shaw made a free throw with 6.5 seconds to play to give the Normans a 48-46

lead.

Senior Joshua Martinez missed a potentially game-tying shot as time expired for Artesia (11-8).

Beverly Hills coach Jarvis Turner credited the victory to our younger guys, our bench, ... guys that we've been on about practice habits and competing hard and competing tough."

"Dilen Patel, Camden Shaw and JoJo Marzouk really came in ... at the end of the third (quarter) and start of the fourth quarter and really impacted the game," Turner said. "They gave us a lot of energy, a lot of spirit.

"We've been really harping on those guys to play extremely hard, ... play the game the right way and play with confidence and ... they finally did that today."

The Normans trailed 30-25 with 3:12 left in the third quarter, then scored the final 11 points of the quarter on back-to-back 3-point baskets by Patel, a 3-point basket by Lior Baradaran and a basket by Patel.

Marzouk made two free throws to open the scoring in the fourth quarter, increasing Beverly Hills' lead to 38-30.

The Pioneers tied the score, 41-41, with 3:15 remaining in the fourth quarter on two free throws by Jaylen Reed and a basket by Zion Staples.

The Normans regained the lead on Nike Edi's basket with 2:20 to play. Artesia tied the score, 43-43, seven seconds later on Judd Sajise's two free throws.

Patel led Beverly Hills with 12 points, including three 3-point baskets. Shaw added 10, also making three 3-point baskets, Christian Taylor seven, Baradaran six, including a third-quarter 3-point basket, Evan Ezmaeilzadeh and Nile Edi four each, Jason Arasheben three on a second-quarter 3-point basket and Marzouk two.

Staples led all scorers with 15.

The victory evened the Normans' record at 9-9.

"I think we're underachieving," Turner said. "I think we can be better. It's a new group. A lot of JV guys. We got a couple of transfers who moved into the area."

What's Next?

The Normans are scheduled to conclude regular-season play tonight by playing host to Centennial at the Swim-Gym at 6:30 p.m. in an Ocean League game. Beverly Hills defeated the Apaches, 78-55, Jan. 17 at Centennial.

Girls' Basketball

Beverly Hills 62, Centennial 30

Mandy Kohanim scored 32 points in an Ocean League game at Centennial Jan. 17.

Sophomore guard Tiffany Meshkani added 11, senior guard Kayla Zahabian five, senior forward Leila Abrishami four, sophomore guard Megan Amirianfar and junior guard Madison Farahmand three each and junior guard Hazel Nahouray two.

Kohanim made two 3-point baskets and Farahmand, Meshkani and Zahabian one each.

Beverly Hills 52, Milken 32

Kohanim scored 23 and Zahabian added 15 Jan. 20.

Amirianfar and junior guard Sophia Omidi added five each, and Abrishami and Nahouray two each.

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

What's Next?

The Normans are scheduled to conclude regular-season play tonight by playing host to Centennial at the Swim-Gym at 5 p.m. in an Ocean League game.

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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coverstory

ERICA'S EXPERTISE

Health and Safety Commission Chair Erica Felsenthal On Promoting Mindfulness and Preparedness

By Danielle Berjikian

What made you want to join the Health and Safety Commission?

I went through the Team Beverly Hills program at the urging of my father-in-law, [Jerry Felsenthal]. He really hammered into me how important it is to be involved in the local community and how each person can make a difference. So when I went through that program, I wasn't thinking that I would be on a commission. But when an opening came up on the Health and Safety Commission, somebody reached out to me and said I would be a good fit.

I looked into it [and saw that] this is definitely aligned with what I do and what I want to do in promoting health and safety in the community. I noticed that there weren't any mental health professionals on that commission at the time, and I thought it would be great to bring that [perspective].

You are a clinical and neuropsychologist. Tell us about that.

I went to school to get my Ph.D. in clinical psychology. Neuropsychology studies the interaction between [brain and behavior]. Initially, I was working with kids but then I had the opportunity to do my dissertation with some professors at Stanford University. I didn't [attend] Stanford University; I went to Pacific Graduate School. [However], I couldn't pass up on that opportunity. It was clinical research with Alzheimer's and dementia caregivers, [focusing] on the body's response to stress. I believe this was one of the first studies that really documented the physical effects of stress on the body, and I just thought that was so cool.

We [conducted] interventions where we put together a cognitive behavioral therapy intervention and a mindfulness and meditation intervention, [although those terms weren't used] back then. But that's what we were doing along with teaching people how what

they think affects how they feel. We [also] did research on how you could introduce an intervention like this and then show a difference in the physical outcomes of people and their stress response.

Then I did my internship at the VA hospital in West LA and half of my time was in Geropsychology and the other half was adult clinical [work]. I went on to do neuropsychology for my postdoctoral work, mostly with kids. It was [primarily] working with individuals with ADHD, autism, and other learning differences. This was a clinic that did a lot of assessment and non-medication interventions to treat those disorders. So that's the neuroscience piece.

The clinical side [involves] working with people like that. I'm pretty eclectic and holistic in my approach with people at this point in my practice, coming from a strong background in cognitive behavioral psychology, brain behavior, and mindfulness [techniques]. I've done a lot of trauma training too and that really emphasizes that mind-body connection. So it's all connected.

I stopped doing testing during COVID. I didn't really feel comfortable doing that and I also

fell out of love with [it]. But I did start doing this Brain Boot Camp through UCLA Longevity Center. It's more of a dementia prevention program, although you can do it with people who have mild cognitive impairment as well.

You requested that the commission focus on optimizing mental and physical health and safety in 2024. Can you elaborate on that?

From a mental health perspective, it's been my passion to share tools through my friendships and exposure to so many different people in the community. I see how many people are really struggling with not that full blown anxiety disorders or depressive



Erica, Violet, Zoey, and Leland Felsenthal

disorders, but just low-level. Since the pandemic, so many people are suffering and struggling with their mental health. If people can get into the routine of good habits, learning good mental health hygiene, and easy practices to bring into daily life - [that] can make a huge impact on how people feel in their day to day. The numbers show the increase in anxiety, depression, suicidal ideation, [and] completed suicides. People are struggling, especially kids and teens. There's research that shows that kids pick up on anxiety from their parents. So a lot of it's about education and teaching tools. I wanted to bring in a speaker series where we're bringing in different experts to teach the community how to manage their mental health better.

But it's the same thing with physical health. I'm so lucky that I've been able to explore different aspects of functional medicine and supplementation. Things like infrared sauna use and cold plunge use are available and not very expensive, and it can make a positive impact on physical health as well. I wanted to focus on getting this information to as much [people] as possible so that everybody can live a healthier, happier life and build a stronger community that way as well.

As you mentioned, your father-in-law, Jerry Felsenthal, was on the Public Works Commission for many years. Did he encourage you to serve on a commission?

He really encouraged me to get involved. I think we learn by example and we lead by example. He showed me how you can make an impact on the community by helping. He's so brilliant and hardworking and he's able to put his knowledge and way of thinking into action to help others. He did so much to help the community and he definitely inspired me to get involved and to lead.

What are some things the commis-

sion is currently working on?

I am doing this job because it was built up by the people who led before me. All the no smoking stuff was [led by former Commissioners] Myra Demeter and Cathy Baker. So I am just carrying the torch. All of these people that came before me did such good work and had such great ideas.

So I just want to help see it through.

One thing that we're working on now is emergency water for all the residents, and that was brought in by [past Chair] Dr. Lee Hilborne. We need to be prepared and we want to make sure that all the residents are prepared, especially the people that might be homebound, who might not be able to get around as easily. So if we could find a way to get each resident some emergency water, that would feel really great to be able to accomplish that. [The commission is working on] all of the recommendations from the Climate Action Plan. We want to have a healthier city and with less of a carbon footprint. [We are] continuing to work with the Nurse Practitioner Program and other EMT

support for the community. We are so lucky in Beverly Hills that we have this program and we want to make sure all the residents know about it and know how to access it if they need it. [We are] continuing to educate the community on public health preparedness for future health and safety challenges. We really want to lean on the people that are already in place and doing such amazing work with the city. [Fire] Chief [Greg] Barton has been an incredible source of support, and of course, our police department is incredible [too]. [The commission is] continuing to support these priority agencies, and making sure that the community knows about what's out there.

Expanding education programs [and] collaborating with Norman Aid and Bulldog Aid so that our students feel supported. I don't know if there are programs for elementary school but I think that's a great place to start teaching kids mindfulness. And so I really want to collaborate with the school districts to make sure our kids have all these tools that are available to them.

"I wanted to focus on getting this information to as many people as possible so that everybody can live a healthier, happier life and build a stronger community that way"



"From a mental health perspective, it's been my passion to share tools through my friendships and exposure to so many different people in the community"

cover cont. on page 9

cover cont. from page 8

And on that note, I helped create this mental health toolkit or first aid cabinet, including the promotion of mindfulness and mental health tools. Some of these things that I'm talking about are pretty easy to incorporate into your daily life. And that's in the Just in Case manual. If there's some kind of health or safety emergency [we want to make sure] that things run smoothly and that people are prepared and feel prepared.

Tell us about your family.

I grew up in Leawood, Kansas, [out-

side of Kansas City] and I saw my dad fighting for the rights of people that couldn't fight for themselves and supporting people. So it was ingrained in me that we're helpers. My mom was always really big on helping kids and making sure kids had a voice. She would say, 'Kids are people, too,' and she wanted to make sure that everybody knew that. I was raised with this sense that there's a duty to help other people and protect other people.

When I moved out here, Jerry showed me how to get involved in civic engagement. I met my husband Leland,

when I moved to do my internship at the VA hospital. He was a friend of a friend from college. I went to [Colorado University at] Boulder for college, and when I moved here for my internship, I thought, I'll just live in LA for a year. And within a year we got more serious and moved in together. Leland and I got together in 2005 and married in 2008. We had our first daughter in 2010 and our second daughter in 2012. They are now 11 and 13 and they are the light of my life. I think it's really important that they see what I do work wise and that I set a good example as

a woman who is trying to make a difference. I want them to feel like they have power to affect change.

What do you hope to accomplish as chair?

I want people to understand how their behavior affects how they feel [and] how their choices affect their physical and mental health, and well-being. I [believe] there are some simple things people can do that can make a huge impact on well-being and stress reduction.

detention&arrestsummary

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

SOLOMAN, TAIWAN NICHOLAS, 38, arrested on 1/4/24 for resisting, dealying, or obstructing any public officer, peace officer, or emergency medical technician, and petty theft - shoplifting.

BROWNE, TAMELA LYNNE, 30, arrested on 1/4/24 for having an outside felony warrant, and having an outside misdemeanor warrant.

KAIGLER, MARY BESS, 39, arrested on 1/4/24 for resisting or obstructing a public officer, and petty theft - shoplifting.

ALTA, RAUL, 37, arrested on 1/5/24 for possession of drug paraphernalia, and assault with a deadly weapon other than firearm.

TORRES, RENE DAVID, 58, arrested on 1/5/24 for forge.atlet vehicle registration.

TASALYAN, SARGIS, 36, arrested on 1/5/24 for possession of a controlled substance, possession of drug paraphernalia, possession of meth/etc, possession of a controlled substance, substances without a prescription, forge/alter VEH registration, appropriates lost property for own use without making efforts to locate owner and restore property to them.

SIMONYAN, SARGIS, 33, arrested on 1/5/24 for possession of a controlled substance, possession of drug paraphernalia, possession of meth/etc, appropriating lost property for own use without making efforts to locate the owner and restore property to them.

PORTER, CORTEZ LAMAR, 38, arrested on 1/5/24 for access to city owned parking structures.

VERDUN, DAVID H, 36, arrested on 1/6/24 for residential burglary.

FRANKLIN, YVONNE, 57, arrested on 1/6/24 for theft or driving of vehicle.

OWEN, CANDICE ANDREA, 57, arrested on 1/6/24 for having an outside misdemeanor warrant.

KATS, IRINA, 73, arrested on 1/6/24 for burglary - shoplifting.

MARTINEZ, EMMANUEL IVAN, 39, arrested on 1/6/24 for DUI causing injury: driving under the influence of alcohol, and DUI causing injury: driving with blood alcohol over .08 or more.

JACOBS, JENNIFER, 37, arrested on 1/6/24 for possession of drug paraphernalia, and petty theft - shoplifting.

STELICA, LIVU, 33, arrested on 1/7/24 for petty theft - purse snatching, and having an outside felony warrant.

LIEBIG, ASSAD SALAAM, 40, arrested on 1/8/24 for possession of drug paraphernalia, unlawful possess/use tear gas or tear gas weapon by ex fel/etc, having a BHPD misdemeanor bench warrant, and having an outside felony warrant.

BALYAN, GRIGORI, 34, arrested on 1/7/24 for grand theft auto.

HENDRICKSON, HAAJ, 19, arrested on 1/8/24 for theft or driving of vehicle, willfully and maliciously tampers, molests, injures, or breaks fire protection equipment, etc, and evading a peace officer: reckless driving.

BALL, CATRELL, 18, arrested on 1/8/24 for theft or driving of vehicle, resisting, delaying, or obstructing any public officer, peace officer, or emergency medical technician, and evading a peace officer: reckless driving.

MCMAHON, CHRISTIAN LEE, 18, arrested on 1/8/24 for theft or driving of vehicle, resisting, delaying, or obstructing any public officer, peace officer, or emergency medical technician, hit and run injury or fatal, and evading a peace officer: reckless driving.

LIMA-DAVILA, JORGE, 31, arrested on 1/8/24 for carrying a loaded handgun: not registered owner, threats to commit crimes resulting in death or great bodily injury, and amount of defacement, damage, or destruction is \$400 or more.

DUDLEY, GLEN JERMAIN, 30, arrested on 1/8/23 for having an outside felony warrant. NZUBAORTIZ, JUSTIN LEELAND, 31, arrested on 1/8/24 for possession of drug paraphernalia,

and possession of meth/etc.

WATKINS, DAVION, 32, arrested on 1/8/24 for possession of drug paraphernalia, robbery, and battery - use of force or violence upon another.

VARELA, KARIK JAGGER, 23, arrested on 1/8/24 for grand theft - shoplifting.

NIAMI, BRENT, 18, arrested on 1/8/24 for public intoxication.

HIJAZI, YAHYA YOUSEEF, 27, arrested on 1/8/24 for grand theft - shoplifting.

CHAVEZ, ERNESTO CHRISTIAN, 27, arrested on 1/9/24 for resisting, delaying, or obstructing any public officer, peace officer, or emergency medical technician, showing false ID to a police officer, having an outside felony warrant, and having an outside misdemeanor warrant.

HARTRY, STEVEN TODD, 54, arrested on 1/9/24 for trespassing of real property.

SPEARS, ANTONIO DESHAWN, 33, arrested on 1/10/24 for driving under the influence of alcohol.

JACKSON, AHMAD CHRISTOPHER, 42, arrested on 1/10/24 for battery with serious injury inflicted on anyone.

METHWALLY, MOHMMED SALAMA HANY, 25, arrested on 1/10/24 for being under the influence of a controlled substance, and resisting or obstructing a public officer.

HARTRY, STEVEN TODD, 54, arrested on 1/10/24 for drinking in public places.

CALDERSON, EDEN JR, 26, arrested on 1/11/24 for sale of meth/etc, driving while license is suspended, false personation of another, having a misdemeanor warrant, and other misdemeanor charges not listed.

MOTEN, CRYSTAL SHANEY, 41, arrested on 1/11/24 for possession of drug paraphernalia, and petty theft - shoplifting.

GRETHER, COLE WILLIAM, 31, arrested on 1/11/24 for driving while license is suspended.

WILLIAMS, JAMES HENRY, 31, arrested on 1/12/24 for possession of drug paraphernalia.

SOTO, ISAHU ARTURO, 19, arrested on 1/12/24 for driving unlicensed upon

highway, criminal conspiracy, robbery, and contributing to delinquency of minors - encourage any person under 18 years to come within 300, 602, or 601.

HOOMAN, MOSLEH, 30, arrested on 1/12/24 for defacement, damage or destruction is \$400 or more.

PARKER, ARRON, 49, arrested on 1/12/24 for possession of drug paraphernalia, having a BHPD misdemeanor or arrest warrant, and having an outside misdemeanor warrant.

SANTIAGO, ANDY, 32, arrested on 1/12/24 for residential burglary.

EVANGELISTAPRADO, RENE ALFREDO, 22, arrested on 1/13/24 for having a BHPD misdemeanor arrest warrant.

LOMBARDO, MADISON RAE, 33, arrested on 1/12/24 for counterfeit or forge seal or handwriting, making, passing or possessing fictitious bill, note or check, appropriating lost property for own use without making efforts to locate owner and restore property to them, and having a BHPD misdemeanor arrest warrant.

RUBIOLEMUS, ELIAS MISAEEL, 23, arrested on 1/12/24 for criminal conspiracy, burglary from auto, residential burglary, and possession of burglary tools.

WHITE, MARKIS CRALEY, 24, arrested on 1/12/24 for criminal conspiracy, burglary - from auto, residential burglary, and possession of burglary tools.

GONZALEZ, DAMIAN JESSE, 29, arrested on 1/13/24 for public intoxication.

DOBBEL, MATTHEW BRANDON, 33, arrested on 1/13/24 for theft or driving of vehicle, and possession of meth/etc.

BYSTRITSKY, ALEC DAVID, 29, arrested on 1/14/24 for DUI causing injury: driving under the influence of alcohol, DUI causing injury: driving with blood alcohol .08 or more.

CORDO, EVAN ALEXIS, 32, arrested on 1/14/24 for theft or driving of vehicle, possession of burglary tools, and having a BHPD felony arrest warrant.

SHARP, ADAM DEAN, 39, arrested on 1/14/24 for having a BHPD felony arrest warrant.

arrest cont. on page 10

arrests cont. from page 9

CRANE, MARIO ANDRE, 46, arrested on 1/15/24 for having a BHPD misdemeanor arrest warrant, and having an outside misdemeanor warrant.

BAIN, SHAYLENE, RENNE, 26, arrested on 1/15/24 for possession of drug paraphernalia, possession of meth/etc, and having an outside felony warrant.

CHORA, ERICK, 33, arrested on 1/15/24 for theft or driving of vehicle, possession of drug paraphernalia, and having an outside misdemeanor warrant.

PLACE, STEVEN WILLIAM, 53, arrested on 1/14/24 for possession of drug paraphernalia.

ZAVALA, ERIK, 30, arrested on 1/15/24 for commercial burglary.

KING, HALEY MARIE, 34, arrested on 1/15/24 for trespassing of real property.

HOOMAN, MOSLEH, 30, arrested on 1/12/24 for amount of defacement, and damage or destruction is \$400 or more.

BAGHDASARYAN, HRAYR, 36, arrested on 1/10/24 for grand theft - shoplifting.

MOORE, JOSHAWN DUVAL, 35, arrested on 1/16/24 for threats to commit crimes resulting in death or great bodily injury, and having an outside felony warrant.

JEFFERY, PHILLIP RANDOLPH, 44, arrested on 1/16/24 for possession of drug paraphernalia, possession of meth/

etc, showing false ID to a police officer, and battery - use of force or violence upon another.

GREENE, BAILEY MICHAEL, 26, arrested on 1/17/24 for possession for sale, and having an outside felony warrant.

CORNISH, MARCI JILL, 45, arrested on 1/28/24 for having an outside felony warrant.

AREVALO, BRYAN ALEANJDRO, 30, arrested on 1/17/24 for having a BHPD felony arrest warrant, and having an outside felony warrant.

MILLER, RANDY SYEMOUR, 29, arrested on 1/18/24 for fugitive from justice: warrant, robbery, and attempted murder in the second degree.

GARCIA DELON, RAIZA, 35, arrested on 1/18/24 for criminal conspiracy, and burglary - shoplift.

BERRY, JASPER J, 37, arrested on 1/18/24 for appropriating lost property for own use without making efforts to locate the owner and restore property to them, and having an outside misdemeanor warrant.

PORTER, CORTEZ LAMAR, 38, arrested on 1/18/24 for commercial burglary.

FITZPATRICK, SEAN M, 34, arrested on 1/19/24 for battery against a person the defendant had been dating, engagement, marriage, or domestic relationship with.



Next stop: more subway.

PURPLE (D LINE) EXTENSION TRANSIT PROJECT
Section 1 – Beverly Hills Update

WILSHIRE/LA CIENEGA STATION ENTRANCE WORK

Construction continues on the north side of Wilshire between San Vicente Bl and La Cienega Bl. This work is being performed within the westbound curb lane and along the sidewalks.

Station entrance construction is also taking place on Wilshire Bl and La Cienega Bl.

CONTACT US

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Metro

PLEI COBH

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GENERAL MUNICIPAL ELECTION
— 2024 —

Beverly Hills, are you registered to vote?

Make sure you are registered in advance so that you can receive a Vote by Mail ballot.

Every vote counts!

The 2024 General Municipal Election in Beverly Hills for two City Council seats will take place March 5, 2024.

All registered voters in the City will receive a Vote by Mail ballot in the mail. There will be several Vote Centers in Beverly Hills and to learn more, visit BEVERLYHILLS.ORG/ELECTIONS or call (310) 285-2400.

To update or register to vote, visit LAVOTE.GOV

Public Notices

310-887-0788

Forms available at www.onestopdbas.com

FICTITIOUS BUSINESS NAME STATEMENT: 2024000357 The following person(s) is/are doing business as: GRACEFUL FAITH FASHIONS 10746 Francis Pl #309. Culver City, CA 90034. DARICK J. BRELAND. 10746 Francis Pl #309, Culver City, CA 90034. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 1/2024. Signed: Darick J. Breland. This statement is filed with the County Clerk of Los Angeles County on: 1/2/24. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) 1/1/24, 1/18/24, 1/25/24, 2/1/24 1 FICTITIOUS BUSINESS NAME STATEMENT: 2024001959 The following person(s) is/are doing business as: BLOOMS & POETS 1006 Havenhurst Dr #5, West Hollywood, CA 90046. MABEL TAN; NOELAN PAOLO ARBIS. 1006 Havenhurst Dr #5, West Hollywood, CA 90046. This business is conducted by: a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Noelan Paola Arbis, General Partner. This statement is filed with the County Clerk of Los Angeles County on: 1/3/24. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) 1/1/24, 1/18/24, 1/25/24, 2/1/24 2

FICTITIOUS BUSINESS NAME STATEMENT: 2023259269 The following person(s) is/are doing business as: SUNSET AIR CONDITIONING AND HEATING. 14671 Titus St. Panorama City, CA 91402. AMERICAN AIR CONDITIONING AND HEATING. 14671 Titus St. Panorama City, CA 91402. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Eila Tal, President. This statement is filed with the County Clerk of Los Angeles County on: 12/4/23. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) 1/1/24, 1/18/24, 1/25/24, 2/1/24 3

FICTITIOUS BUSINESS NAME STATEMENT: 2024001492 The following person(s) is/are doing business as: THE ORGANISTAS. 18709 Linnet St. Tarzana, CA 91356. VALLI SERVICES LLC. 18709 Linnet St. Tarzana, CA 91356. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2023. Signed: Ellen Maria Jones, CEO. This statement is filed with the County Clerk of Los Angeles County on: 1/3/24. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) 1/1/24, 1/18/24, 1/25/24, 2/1/24 4

Andar Arabolaza Shepherd
1335 N Detroit St #114
Los Angeles, CA 90036
Case Number: 24STCP00005
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
111 N Hill St
Los Angeles, CA 90012

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Andar Arabolaza Shepherd
TO ALL INTERESTED PERSONS
Petitioner: Andar Arabolaza Shepherd
Present name: Andar Arabolaza Shepherd
Proposed name: Andar Arabolaza Errandonea
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 2/26/24 Time: 9:30 a Dept: 26 Rm: 316
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 1/2/24. Signed: Elaine Lu, Judge of the Superior Court
Published: 1/11/24, 1/18/24, 1/25/24, 2/1/24 5

Lloyd Bond Rogers
11645 Chenauff St #409
Los Angeles, CA 90049
Case Number: 23SMCP00658
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
1725 Main St
Santa Monica, CA 90401
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Lloyd Bond Rogers
TO ALL INTERESTED PERSONS
Petitioner: Lloyd Bond Rogers
Present names: Lloyd Bond Rogers; Diego Bond Rogers; Sebastian David Rogers
Proposed names: Lloyd Davis Bond; Diego de Quesada Bond; Sebastian Davis Bond

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 2/23/24 Time: 9:30 a Dept: K Rm: 316
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 12/28/23. Signed: Lawrence K. Cho, Judge of the Superior Court
Published: 1/11/24, 1/18/24, 1/25/24, 2/1/24 6

Refugio Trevino
12922 Hanwell Ave
Downey, CA 90242
Case Number: 23NWCPO0003
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Refugio Trevino
TO ALL INTERESTED PERSONS
Petitioner: Refugio Trevino
Present names: Refugio Trevino
Proposed names: Rufus Trevino
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 2/26/24 Time: 9:30 a Dept: C Rm: 312
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 1/4/24. Signed: Olivia Rosales, Judge of the Superior Court
Published: 1/11/24, 1/18/24, 1/25/24, 2/1/24 7

Edith Gabriela Gallegos Nunez
3153 Louise St
Lynwood, CA 90262
Case Number: 23CMCP00201
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
200 W Compton Bl
Compton, CA 90220
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Edith Gabriela Gallegos Nunez/Jose De Jesus Gallegos Nunez
TO ALL INTERESTED PERSONS
Petitioner: Edith Gabriela Gallegos Nunez/Jose De Jesus Gallegos Nunez
Present names: Edith Gabriela Gallegos Nunez/Jose De Jesus Gallegos Nunez
Proposed names: Edith Gabriela Gallegos Luna/Jose De Jesus Gallegos Luna
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING Date: 1/16/24 Time: 8:30 a Dept: A Rm: 904
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 11/3/23. Signed: Michael Shultz, Judge of the Superior Court
Published: 1/11/24, 1/18/24, 1/25/24, 2/1/24 7

Elizajane Rose Wright
1450 Locust Ave #303
Long Beach, CA 90813
Case Number: 24LBOP00006
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
275 Magnolia #1401
Long Beach, CA 90802
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Elizajane Rose Wright
TO ALL INTERESTED PERSONS
Petitioner: Elizajane Rose Wright
Present names: Elizajane Rose Wright
Proposed names: Leah Lu

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 2/16/24 Time: 8:30 a Dept: S2 Rm: 5400
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 1/4/24. Signed: Mark C. Kim, Judge of the Superior Court
Published: 1/11/24, 1/18/24, 1/25/24, 2/1/24 8

FICTITIOUS BUSINESS NAME STATEMENT: 2024002475 The following person(s) is/are doing business as: POMEGRANATE HEALTH. 150 N Robertson Bl #300. Beverly Hills, CA 90211. PACIFIC OAKS MEDICAL GROUP INC. 150 N Robertson Bl #300. Beverly Hills, CA 90211. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Amy Nasabian, CEO. This statement is filed with the County Clerk of Los Angeles County on: 1/10/24. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) 1/1/24, 1/18/24, 1/25/24, 2/1/24 9

FICTITIOUS BUSINESS NAME STATEMENT: 2022363728 The following person(s) is/are doing business as: MITICO; MITICO TECHNOLOGIES; MITICO CORPORATION; MITICO SCIENTIFIC SERVICES; MITICO SOLUTIONS; MITICO TECH. 5649 ALHAMBRA AVE BLDG 2 LOS ANGELES CA 90032. C-QUESTER, INC. 5649 ALHAMBRA AVE BLDG 2 LOS ANGELES CA 90032. This business is conducted by: a CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: CLEMENT CID, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/08/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,467

FICTITIOUS BUSINESS NAME STATEMENT: 2024003617. The following person(s) is/are doing business as: VALLEY MOBILE MECHANICS. 7449 RESEDA BOULEVARD #267 RESEDA CA 91335. CHRISTIAN A MARFIL. 7449 RESEDA BOULEVARD #267 RESEDA CA 91335. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2023. Signed: CHRISTIAN A MARFIL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/05/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,468

FICTITIOUS BUSINESS NAME STATEMENT: 2024003058. The following person(s) is/are doing business as: UMI BEAUTY CENTER. 19239 E COLUMA ROAD ROWLAND HEIGHTS CA 91748. YAN'S NAILS INC. 19239 E COLUMA ROAD ROWLAND HEIGHTS CA 91748. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2024. Signed: NICOLEY QIU, CEO. This statement is filed with the County Clerk of Los Angeles County on: 01/05/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,470

FICTITIOUS BUSINESS NAME STATEMENT: 2024001051. The following person(s) is/are doing business as: HONEYBEE COMPANY. 10408 NEWHOME AVE SUNLAND CA 91040-1914. BHASKAR PATEL. 10408 NEWHOME AVE SUNLAND CA 91040. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2023. Signed: BHASKAR PATEL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/03/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,471

FICTITIOUS BUSINESS NAME STATEMENT: 2024002779. The following person(s) is/are doing business as: GREENE TAX & BOOKKEEPING SOLUTIONS. 2331 S RIDGELEY DR APT 8 LOS ANGELES CA 90016. MARIA J GREENE. 2331 S RIDGELEY DR APT 8 LOS ANGELES CA 90016. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2023. Signed: MARIA J GREENE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/04/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,472

FICTITIOUS BUSINESS NAME STATEMENT: 2023271755. The following person(s) is/are doing business as: EZ TOWING. 15720 VENTURA BLVD SUITE 511 ENCIENO CA 91436. ONHOOK INC. 15720 VENTURA BLVD SUITE 511 ENCIENO CA 91436. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: MORRIS ELAZAR, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 12/28/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,474

FICTITIOUS BUSINESS NAME STATEMENT: 2024000902. The following person(s) is/are doing business as: CRAFTED BAGELS INC. 5500 LANKERSHIM BLVD NORTH HOLLYWOOD CA 91601. CRAFTED BAGELS INC. 5500 LANKERSHIM BLVD NORTH HOLLYWOOD CA 91601. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: SOK LAY LIM, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/02/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,475

FICTITIOUS BUSINESS NAME STATEMENT: 2023268434. The following person(s) is/are doing business as: SOLDADO FRAMING. 1703 BOYSENBERRY WAY PALMDALE CA 93550. ROMAN GOMEZ. 1703 BOYSENBERRY WAY PALMDALE CA 93550. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: MAIS DAVTYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/11/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,477

FICTITIOUS BUSINESS NAME STATEMENT: 2023268434. The following person(s) is/are doing business as: SOLDADO FRAMING. 1703 BOYSENBERRY WAY PALMDALE CA 93550. ROMAN GOMEZ. 1703 BOYSENBERRY WAY PALMDALE CA 93550. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ROMAN GOMEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/14/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,478

FICTITIOUS BUSINESS NAME STATEMENT: 2023268432. The following person(s) is/are doing business as: SOLDADORWAY. 2231 W 20TH ST LOS ANGELES CA 90018. DENIS SOLDATENKO. 2231 W 20TH ST LOS ANGELES CA 90018. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2023. Signed: DENIS SOLDATENKO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/14/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,479

FICTITIOUS BUSINESS NAME STATEMENT: 2023268430. The following person(s) is/are doing business as: DIRECT SOURCE DOG SUPPLY CO. 6945 FULLTON AVE 5 NORTH HOLLYWOOD CA 91605. GEVORK LEVLEYKAN. 6945 FULLTON AVE 5 NORTH HOLLYWOOD CA 91605. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: GEVORK LEVLEYKAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/14/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,480

FICTITIOUS BUSINESS NAME STATEMENT: 2023268428. The following person(s) is/are doing business as: ZEAS; ALICEZINS. 7047 COMANCHE AVE WINNETKA CA 91306. ALICE SARKSIAN. 7047 COMANCHE AVE WINNETKA CA 91306. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ALICE SARKSIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/14/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,481

FICTITIOUS BUSINESS NAME STATEMENT: 2023272650. The following person(s) is/are doing business as: TONIR BBO. 7603 VINELAND AVE SUN VALLEY CA 91352. ARMENIAN TONIR BBO. 7603 VINELAND AVE SUN VALLEY CA 91352. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: HARUTYUN GHARIBYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 12/20/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,482

FICTITIOUS BUSINESS NAME STATEMENT: 2023272653. The following person(s) is/are doing business as: MINIMART. 528 HAWTHORNE ST GLENDALE CA 91204. AVA SMOKE SHOP INC. 528 HAWTHORNE ST GLENDALE CA 91204. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: SAMVEL SIMONYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 12/20/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,483

FICTITIOUS BUSINESS NAME STATEMENT: 2023272657. The following person(s) is/are doing business as: BARONESA 1998. 7355 LANKERSHIM BLVD SPC A1 NORTH HOLLYWOOD CA 91605. URIEL APREZA GALLEGOS. 327 E SAN JOSE AVE 5 BURBANK CA 91502. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: URIEL APREZA GALLEGOS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/20/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,484

FICTITIOUS BUSINESS NAME STATEMENT: 2023272659. The following person(s) is/are doing business as: TLS LANDSCAPING SERVICES. 41400 156TH STREET LANCASTER CA 93535. GERARDO TORRES. 41400 156TH STREET LANCASTER CA 93535. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: GERARDO TORRES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/20/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,485

FICTITIOUS BUSINESS NAME STATEMENT: 2023272661. The following person(s) is/are doing business as: MI CARBONERO #1. 11644 VICTORY BLVD NORTH HOLLYWOOD CA 91606. 3177740. MI CARBONERO RESTAURANT INC. 11644 VICTORY BLVD NORTH HOLLYWOOD CA 91606. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JOSE FLORES, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 12/20/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,486

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 23SPCP00548
12/26/2023
XIAOMIN CHEN
3629 SANTA ANITA AVE SUITE 105
CIVIC CENTER PLAZA #1173
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
400 CIVIC CENTER PLAZA (SOUTH TOWER) ROOM 101
POMONA CA 91766
POMONA COURTHOUSE
PETITION OF: XIAOMIN CHEN for change of name
TO ALL INTERESTED PERSONS:
Petitioner: XIAOMIN CHEN filed a petition with this court for a decree changing names as follows:
Present name: XIAOMIN CHEN
Proposed name: VINCENT ZHEN

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 03/01/2024 Time: 8:30AM Dept: L Room: 316
The address of the court is same as noted above.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following

newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY. Date: 12/26/2023
Signed: BYANTI YANG, Judge of the Superior Court
Date: 12/26/2023
Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,487
FICTITIOUS BUSINESS NAME STATEMENT: 2023261698
The following person(s) is/are doing business as: BRITT'S BBQ. 408 MAIN ST. EL SEGUNDO CA 90245. LOS ANGELES, CLAUDIA DE LEON CALL. 408 MAIN ST. EL SEGUNDO CA 90245. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed CLAUDIA DE LEON CALL, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/6/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/11/2024, 1/18/2024, 1/25/2024, 2/1/2024 NIN 49488

FICTITIOUS BUSINESS NAME STATEMENT: 2023261700
The following person(s) is/are doing business as: QUALITY CUSTOM IRON FABRICATION, 1558 W 139 ST STE F, GARDENA, CA 90249 LOS ANGELES, MARCO TULLIO SANCHEZ PEREZ, 1398 GALE AVE LONG BEACH CA 90810. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 03/19. Signed MARCO TULLIO SANCHEZ PEREZ. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/6/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/11/2024, 1/18/2024, 1/25/2024, 2/1/2024 NIN 49491

FICTITIOUS BUSINESS NAME STATEMENT: 2023261702
The following person(s) is/are doing business as: MARCO'S ORNAMENTAL IRON WORKS, 1558 W. 139TH ST UNIT F, GARDENA, CA. 90249 LOS ANGELES, MARCO TULLIO SANCHEZ PEREZ, 1558 W. 139TH ST UNIT F GARDENA CA 90249. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 03/19. Signed MARCO TULLIO SANCHEZ PEREZ, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/6/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/11/2024, 1/18/2024, 1/25/2024, 2/1/2024 NIN 49490

FICTITIOUS BUSINESS NAME STATEMENT: 2023262900
The following person(s) is/are doing business as: MARCIA'S CONSULTING, 3837 LAS PALMAS AVENUE, PALMDALE, CA. 93550 LOS ANGELES, MARCIA CHERYL-ANN SPENCER, 3837 LAS PALMAS AVENUE PALMDALE CA 93550. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed MARCIA CHERYL-ANN SPENCER, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/7/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/11/2024, 1/18/2024, 1/25/2024, 2/1/2024 NIN 49492

FICTITIOUS BUSINESS NAME STATEMENT: 2023262902
The following person(s) is/are doing business as: LUIS BROTHERS, 1515 N SPRING AVE, COMPTON, CA. 90221 LOS ANGELES, JOSE LUIS RIVERA FRANCO, 1515 N SPRING AVE COMPTON CA 90221. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 10/18. Signed JOSE LUIS RIVERA FRANCO, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/7/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state

Case Number: 24STCP00173
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
111 N Hill St
Los Angeles, CA 90012
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Maria Guadalupe Razo
TO ALL INTERESTED PERSONS
Petitioner: Maria Guadalupe Razo
Present names: Maria Guadalupe Razo
Proposed names: Catalina Espinoza
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
Date: 3/1/24 Time: 10a Dept: 82 Rm: 833
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 1/18/24. Signed: Curtis A. Kim, Judge of the Superior Court
Published: 1/25/24, 2/1/24, 2/8/24, 2/15/24 18
FICTITIOUS BUSINESS NAME STATEMENT: 2023274776 The following person(s) is/are doing business as: LUXURY FERTILITY, LUXURY SURROGACY, IMA ART FERTILITY 468 N. Camden Dr #200 PMB 288A, Beverly Hills, CA 90210. IMAART LLC, 468 N. Camden Dr #200 PMB 288A, Beverly Hills, CA 90210. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2022. Signed: Michelle Tang, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/26/23. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 1/25/24, 2/1/24, 2/8/24, 2/15/24 19
FICTITIOUS BUSINESS NAME STATEMENT: 2024013723 The following person(s) is/are doing business as: SLK SKINCARE, 436 N Roxbury Dr #101A, Beverly Hills, CA 90210. GABRIELA MC CRE: 436 N Roxbury Dr #101A, Beverly Hills, CA 90210. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 9/1996. Signed: Gabrielle Mc Cree, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/22/24. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 1/25/24, 2/1/24, 2/8/24, 2/15/24 20
FICTITIOUS BUSINESS NAME STATEMENT: 2024011187 The following person(s) is/are doing business as: CENTURY CITY CORNELIUS, 10780 Santa Monica Bl #290, Los Angeles, CA 90025. FILIPPO MARIA FORNINI, 3669 Motor Ave #21, Los Angeles, CA 90034. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Filippo Maria Forni, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/18/24. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 1/25/24, 2/1/24, 2/8/24, 2/15/24 21
Brittany Eileen Nabors
14000 Tahiti Way #308
Santa Monica Del Rey, CA 90401
Case Number: 24SMCP00014
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
1725 Main St
Santa Monica, CA 90401
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Brittany Eileen Nabors
TO ALL INTERESTED PERSONS
Petitioner: Brittany Eileen Nabors
Present names: Brittany Eileen Nabors
Proposed names: Brittany Eileen Nabors-Welland
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
Date: 5/10/24 Time: 830a Dept: K Rm:
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 1/11/24. Signed: Lawrence H. Cho, Judge of the Superior Court
Published: 1/25/24, 2/1/24, 2/8/24, 2/15/24 22
Angeles Perez
1624 E 87th St
Los Angeles, CA 90002
Case Number: 24CMCP00221
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
200 W Compton Bl
Compton, CA 90220
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Angeles Perez
TO ALL INTERESTED PERSONS
Petitioner: Angeles Perez
Present names: Angeles Perez
Proposed names: Angeles Perez Lopez
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
Date: 2/27/24 Time: 830a Dept: B Rm: 906
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 12/19/23. Signed: Fumiko H. Wasserman, Judge of the Superior Court
Published: 1/25/24, 2/1/24, 2/8/24, 2/15/24 23
FICTITIOUS BUSINESS NAME STATEMENT: 2024009122 The following person(s) is/are doing business as: RSGG; RSG, 9701 WILSHIRE BLVD 10TH FLOOR BEVERLY HILLS CA 90212. RED STATE GOLD GROUP LLC, 9701 WILSHIRE BLVD 10TH FLOOR BEVERLY HILLS CA 90212. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: DONOVAN STRYDOM, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 01/16/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,514
FICTITIOUS BUSINESS NAME STATEMENT: 2024013333. The following person(s) is/are doing business as: TOMSON TRUCKING, 8649 J. LE BERTON ST SUNLAND CA 91225. TOVMAS OHANYAN, 8649 LE BERTON ST SUNLAND CA 91225. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2024. Signed: TOVMAS OHANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,511
FICTITIOUS BUSINESS NAME STATEMENT: 2024013713 The following person(s) is/are doing business as: SIN DESTINO EMBROIDERY, 1735 S SANTA FE AVE LOS ANGELES CA 90021. CARMELO HERNANDEZ, 1735 S SANTA FE AVE LOS ANGELES CA 90021. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2023. Signed: CARMELO HERNANDEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/22/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,515
FICTITIOUS BUSINESS NAME STATEMENT: 2024013333. The following person(s) is/are doing business as: TOMSON TRUCKING, 8649 J. LE BERTON ST SUNLAND CA 91225. TOVMAS OHANYAN, 8649 LE BERTON ST SUNLAND CA 91225. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2024. Signed: TOVMAS OHANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/17/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,515
FICTITIOUS BUSINESS NAME STATEMENT: 2024011967. The following person(s) is/are doing business as: ANTHEM MUSIC LESSONS, 21031 DEVONSHIRE ST CHATSWORTH CA 91311. PHILLIP A ERNST, 21031 DEVONSHIRE ST CHATSWORTH CA 91311. JARED G CANCHOLA, 21031 DEVONSHIRE ST CHATSWORTH CA 91311. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2010. Signed: JARED G CANCHOLA, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 1441, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,516

FICTITIOUS BUSINESS NAME STATEMENT: 2024004644. The following person(s) is/are doing business as: MAZENID, 19603 BENSON DRIVE LOS ANGELES CA 91350. MULTIMAVEN MANAGEMENT LLC, 19603 BENSON DRIVE LOS ANGELES CA 91350. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2023. Signed: ZAYDEE A PUANGCO MERCADO, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 01/08/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,517
FICTITIOUS BUSINESS NAME STATEMENT: 2023278043. The following person(s) is/are doing business as: GOTTA HAVE IT, 1516 PACIFIC AVE VENICE CA 90291. 4322 GLENCOE AVE UNIT 9 MARINA DEL REY CA 90262. LEOS AND ARIES LLC, 9029 PACIFIC AVE VENICE CA 90291. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2012. Signed: YANIQUE VENEZIA, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/29/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,518
FICTITIOUS BUSINESS NAME STATEMENT: 2024013151. The following person(s) is/are doing business as: EVISION SOFTWARE; FEDERAL TECH; PSI GROUP. POBOX 570565 TARZANA CA 91357. PENTAGON SOFTWARE INC. POBOX 570565 TARZANA CA 91357. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: HARRY AVAZIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,519
FICTITIOUS BUSINESS NAME STATEMENT: 2024013149. The following person(s) is/are doing business as: J & C TOYS, 7355 LANKERSHIM BOULEVARD NORTH HOLLYWOOD CA 91605. IVER A CANO, 7355 LANKERSHIM BOULEVARD NORTH HOLLYWOOD CA 91605. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2018. Signed: IVER A CANO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,520
FICTITIOUS BUSINESS NAME STATEMENT: 2024012984. The following person(s) is/are doing business as: DOG TRAINING ELITE WEST LA, 3907 BEEHOVEN STREET LOS ANGELES CA 90066. YOURS PETS LLC, 3907 BEEHOVEN STREET LOS ANGELES CA 90066. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2024. Signed: EEFACAN ATILGAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,520
FICTITIOUS BUSINESS NAME STATEMENT: 2024012925. The following person(s) is/are doing business as: PETTIT BOBCAT SERVICE; PETTIT BOBCAT, 1723 262ND STREET HARBOR CITY CA 90710. LEONARD SCOTT PETTIT, 1723 262ND STREET HARBOR CITY CA 90710. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/1986. Signed: LEONARD SCOTT PETTIT, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,522
FICTITIOUS BUSINESS NAME STATEMENT: 2024000605. The following person(s) is/are doing business as: KOBE DISTRO, 913 W 19TH ST LONG BEACH CA 90806. MERLIN KIM, 913 W 19TH ST LONG BEACH CA 90806. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2024. Signed: MERLIN KIM, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/02/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,524
FICTITIOUS BUSINESS NAME STATEMENT: 2024011819. The following person(s) is/are doing business as: CHAMPION LAW FIRM, 16000 VENTURA BLVD PH 1208 ENCINO CA 91436. RENEE SHAMLOO, 16000 VENTURA BLVD PH 1208 ENCINO CA 91436. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2016. Signed: RENEE SHAMLOO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,524
FICTITIOUS BUSINESS NAME STATEMENT: 2024011605. The following person(s) is/are doing business as: HAVANA HOUSE; HAVANA HOUSE CIGARS & LOUNGE, 7020 GREENLEAF AVE WHITTIER CA 90602. 2195600. HAVANA HOUSE INC, 7020 GREENLEAF AVE WHITTIER CA 90602. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/1997. Signed: ALFREDO CAMPANO, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,525
FICTITIOUS BUSINESS NAME STATEMENT: 2024008817. The following person(s) is/are doing business as: SMOG NEAR ME, 565 N VIRGIL AVE LOS ANGELES CA 90004. OSEAS MORALES, 1122 NORTH WILMINGTON BLVD LOS ANGELES CA 90744. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2024. Signed: OSEAS MORALES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/16/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,525
FICTITIOUS BUSINESS NAME STATEMENT: 2024009864. The following person(s) is/are doing business as: DEBZ NATURALS, 6442 PLATT AVE SUITE 614 WEST HILLS CA 91307. MAMA DEBZ INC, 24000 HIGHLANDER ROAD WEST HILLS CA 91307. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: DEBORAH ALFANO, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 01/17/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,527
FICTITIOUS BUSINESS NAME STATEMENT: 2024009828. The following person(s) is/are doing business as: IDENKX SOLUTIONS FIRM, THE SFV CALIFORNIA STUDIOS; HARUTEK CONSULTING GROUP; SWEET INCENSE; HILLCL CONTENT CREATIONS, 6828 VAN NUYS BLVD #406 VAN NUYS CA 91405, 502214011249, HARUTEK HOLDINGS LLC, 6828 VAN NUYS BLVD #406 VAN NUYS CA 91405. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2024. Signed: TRAIJAL CLAUDIO, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 01/17/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,528
FICTITIOUS BUSINESS NAME STATEMENT: 2023271624. The following person(s) is/are doing business as: BRUT REENT A CAR, 8220 FOOTHILL BLVD UNIT 3 SUNLAND CA 91040. BRUT TRANSPORTATION INC, 8220 FOOTHILL BLVD UNIT 3 SUNLAND CA 91040. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: EDGAR BRUT, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/20/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,529
FICTITIOUS BUSINESS NAME STATEMENT: 202309373. The following person(s) is/are doing business as: HEATWAVE, 15308 DITTMAR DR WHITTIER CA 90603. 4282725. N

& E INC, 15308 DITTMAR DR WHITTIER CA 90603. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: MARTIN PETTWAY, CEO. This statement is filed with the County Clerk of Los Angeles County on: 01/12/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,530
FICTITIOUS BUSINESS NAME STATEMENT: 2023008371. The following person(s) is/are doing business as: FIGHT NIGHT CUSTOMS, 2422 W 164TH ST TORRANCE CA 90504. JOSE R RUBIO, 2422 W 164TH ST TORRANCE CA 90504. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JOSE R RUBIO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/12/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,531
STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No: 2021175523
Date Filed: 08/06/2021
Name of Business: ORANGE COUNTY SKYLIGHTS
5724 YORK BLVD LOS ANGELES CA 90042
Registered Owner: SWIFT INSTALLATIONS INCAL
5724 YORK BLVD LOS ANGELES CA 90042
Business was conducted by: A CORPORATION
Registrant Name: MARK GOLDFINGER, PRESIDENT
Current File #:2024009445
Date: 01/16/2024
Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,532
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 24SMCP00032
01/18/2024
MOE SCOTT
1257 DEVON AVE
LOS ANGELES CA 90024
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
1725 MAIN ST
SANTA MONICA CA 90401
SANTA MONICA
PETITION OF: MOE HOWARD SCOTT for change of name
TO ALL INTERESTED PERSONS:
Petitioner: MOE HOWARD SCOTT filed a petition with this court for a decree changing names as follows:
Present name: MOE HOWARD SCOTT
Proposed name: MOE HOWARD
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 03/15/2024 Time: 8:30AM Dept: K Room:
The address of the court is same as noted above.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLY WOOD WEEKLY
Signed: LAWRENCE CHO, Judge of the Superior Court
Date: 01/18/2024
Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,533
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 24STCP00158
01/17/2024
SANDRA SUE SIZER
435 NORTH ALTA VISTA BLVD
LOS ANGELES CA 90036
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
111 NORTH HILL STREET
LOS ANGELES CA 90012
LOS ANGELES COURTHOUSE
PETITION OF: SANDRA SUE SIZER for change of name
TO ALL INTERESTED PERSONS:
Petitioner: SANDRA SUE SIZER filed a petition with this court for a decree changing names as follows:
Present name: SANDRA SUE SIZER
Proposed name: TAMARA FRANKEL
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 03/14/2024 Time: 9:30AM Dept: 26 Room: 316
The address of the court is same as noted above.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLY WOOD WEEKLY
Signed: ELAINE LU, Judge of the Superior Court
Date: 01/17/2024
Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,534
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 24WEP000024
01/17/2024
CIRO OSCAR CRISCI
4905 CEDROS AVE
SHERMAN OAKS CA 91403
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
6230 SYLMAR AVE
VAN NUYS CA 91401
VAN NUYS COURT HOUSE EAST
PETITION OF: CIRO OSCAR CRISCI for change of name
TO ALL INTERESTED PERSONS:
Petitioner: CIRO OSCAR CRISCI filed a petition with this court for a decree changing names as follows:
Present name: CIRO OSCAR CRISCI
Proposed name: DANIEL CIRO CRISCI
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING Date: 03/14/2024 Time: 8:30AM Dept: U Room: 620
The address of the court is same as noted above.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLY WOOD WEEKLY
Signed: VIRGINIA KEENEY, Judge of the Superior Court
Date: 01/17/2024
Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,535
FICTITIOUS BUSINESS NAME STATEMENT: 2023267335
The following person(s) is/are doing business as: MARI & MARI, 5951 IMPERIAL HWY APT B, SOUTH GATE, CA, 90280 LOS ANGELES, ELISA MARIA TORRES, 5951 IMPERIAL HWY APT B SOUTH GATE CA 90280. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ELISA MARIA TORRES, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/13/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49505
FICTITIOUS BUSINESS NAME STATEMENT: 2023207482
The following person(s) is/are doing business as: T&L CATERING, 1438 E 60TH ST, LOS ANGELES, CA, 90001 LOS ANGELES, DAVID MUNGUUA CARPIO, 1438 E 60TH ST LOS ANGELES CA 90001. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed DAVID MUNGUUA CARPIO, OWNER. The registrant(s) declared that all information

in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/18/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49510
FICTITIOUS BUSINESS NAME STATEMENT: 2023272550
The following person(s) is/are doing business as: YUSUKE SHINOZAKI ARCHITECTS, 100 W BROADWAY SUITE 3000, LONG BEACH, CA, 90802 LOS ANGELES, YUSUKE SHINOZAKI, 245 W BROADWAY APT 446 LONG BEACH CA 90802. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/23. Signed YUSUKE SHINOZAKI, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/20/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49514
FICTITIOUS BUSINESS NAME STATEMENT: 2023272578
The following person(s) is/are doing business as: WIENERSCHNITZEL, 715, 1715 PACIFIC COAST HWY LOMITA, CA, 90717 LOS ANGELES, NELSON LOPEZ FLORES, 1715 PACIFIC COAST HWY LOMITA CA 90717. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed NELSON LOPEZ FLORES, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/20/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49514
FICTITIOUS BUSINESS NAME STATEMENT: 2023272580
The following person(s) is/are doing business as: PROSPERA REALTORS, 3150 S, 9TH AVE, ARCADIA, CA, 91006 LOS ANGELES, ADAN BAUTISTA, 3150 S, 9TH AVE ARCADIA CA 91006. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on: 04/19. Signed ADAN BAUTISTA, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/20/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49536
FICTITIOUS BUSINESS NAME STATEMENT: 2023273645
The following person(s) is/are doing business as: ETIWANDA LONGLIST PALLET AND PLASTIC, 2111 E 90TH ST, LOS ANGELES, CA, 90002 LOS ANGELES, YOLANDA MORALES DOMINGUEZ, 2111 E 90TH ST LOS ANGELES CA 90002. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed YOLANDA MORALES DOMINGUEZ, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with

Date: 11/29/23. Signed: Lawrence H. Cho, Judge of the Superior Court
Published: 2/1/24, 2/8/24, 2/15/24, 2/22/24 27
Luis Arturo Rubalcava
14452 Norwalk St

Hacienda Heights, CA 91745
Case Number: 24NWCP00021
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl

Norwalk, CA 90650
ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Luis Arturo Rubalcava
TO ALL INTERESTED PERSONS

Petitioner: Luis Arturo Rubalcava
Present names: Luis Arturo Rubalcava

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

NOTICE OF HEARING Date: 3/15/24 Time: 9:30a Dept: C Rm: 312
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 1/22/24. Signed: Olivia Rosales, Judge of the Superior Court
Published: 2/1/24, 2/8/24, 2/15/24, 2/22/24 28

Ismael Alcazar
3169 Olive St
Huntington park, CA 90255

Case Number: 24NWCP00025
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650
ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Ismael Alcazar
TO ALL INTERESTED PERSONS

Petitioner: Ismael Alcazar
Present names: Ismael Alcazar

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

NOTICE OF HEARING Date: 3/24/24 Time: 9:30a Dept: C Rm: 312
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 1/22/24. Signed: Olivia Rosales, Judge of the Superior Court
Published: 2/1/24, 2/8/24, 2/15/24, 2/22/24 29

Nishrat Nulfa Khan
608 1/2 Hillcrest Bl
Inglewood, CA 90301

Case Number: 24TRCP00037
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
825 Maple Ave
Torrance, CA 90503

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Nishrat Nulfa Khan
TO ALL INTERESTED PERSONS

Petitioner: Nishrat Nulfa Khan
Present names: Nishrat Nulfa Khan

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

NOTICE OF HEARING Date: 3/15/24 Time: 8:30a Dept: M Rm: 350
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 1/24/24. Signed: Gary Y. Tanaka, Judge of the Superior Court
Published: 2/1/24, 2/8/24, 2/15/24, 2/22/24 30

FICTITIOUS BUSINESS NAME STATEMENT: 2024019707 The following person(s) is/are doing business as: SECRET HEADQUARTERS, 3137 Glendale Bl, Los Angeles, CA 90039. THE SHQ, 3137 Glendale Bl, Los Angeles, CA 90039. This business is conducted by: A Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 8/2005. Signed: Dave Pifer, CEO. This statement is filed with the County Clerk of Los Angeles County on: 1/29/24. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/24 31

FICTITIOUS BUSINESS NAME STATEMENT: 2024018492 The following person(s) is/are doing business as: SARA INGRASSIA INTERIORS, 2246 Maiden Ln, Altadena, CA 91001. SARA INGRASSIA, 2246 Maiden Ln, Altadena, CA 91001. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Sara Ingrassia, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/25/24. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/24 32

FICTITIOUS BUSINESS NAME STATEMENT: 2024019366 The following person(s) is/are doing business as: PRESCRIPZ PHARMACEUTICALS; PRESCRIPZ, 11865 ROCHESTER AVE APT 3 LOS ANGELES CA 90025. EDMUND KAPELCAZAK, 11865 ROCHESTER AVE APT 3 LOS ANGELES CA 90025. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: EDMUND KAPELCAZAK, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/29/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,537

FICTITIOUS BUSINESS NAME STATEMENT: 2024018912 The following person(s) is/are doing business as: FUND LOANS FAST, 1577 VALENCIA PL POMONA CA 91768-1358 POMONA. POINT WEST HAVEN HOLDINGS LLC, 1577 VALENCIA PL POMONA CA 91768. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/24. Signed: IRA WEST THOMAS III, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 01/26/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,538

FICTITIOUS BUSINESS NAME STATEMENT: 2024016243 The following person(s) is/are doing business as: NORSTAR MEDICAL, 1660 ARD EVIN AV GLENDALE CA 91202. ADAPTIVE LLC, 1660 ARD EVIN AV GLENDALE CA 91202. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2011. Signed: MARTO ASADOORIAN, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 01/24/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,539

FICTITIOUS BUSINESS NAME STATEMENT: 2024012813. The following person(s) is/are doing business as: JACKSON INTERNATIONAL INVESTMENTS, JIL, 26 COVINA AVE LONG BEACH CA 90803. WILLIAM JACKSON, 26 COVINA AVE LONG BEACH CA 90803. DEBORAH JACKSON, 26 COVINA AVE LONG BEACH CA 90803. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2009. Signed: WILLIAM JACKSON, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,540

FICTITIOUS BUSINESS NAME STATEMENT: 2024013587. The following person(s) is/are doing business as: INNER MYST, 32022 ST ANNE DR INNER MYST LLANO CA 93544. WAYNE LIEBENOW, 32022 ST ANNE DR LLANO CA 93544. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/24. Signed: WAYNE LIEBENOW, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/22/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,542

FICTITIOUS BUSINESS NAME STATEMENT: 2024013677. The following person(s) is/are doing business as: RIDING ENTERPRISES, 843 11TH STREET #1 SANTA MONICA CA 90403. HANA RIDING, 843 11TH STREET #1 SANTA MONICA CA 90403. JAMES M RIDING, 843 11TH STREET #1 SANTA MONICA CA 90403. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: HANA RIDING, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 01/22/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,543

FICTITIOUS BUSINESS NAME STATEMENT: 2024012954. The following person(s) is/are doing business as: BLAKK TRI ACQUISITIONS AND CONTRACTS "BLAKK TRI"; PRIVATE ALTERNATIVE INTERNET SOLUTIONS "P.I.S.O.L"; THE BLAKK MARKET; BLAKK FALLCON ENTERTAINMENT; BLAKK TRADING; BLAKK RESIDENTIAL; BLAKK OPERATIONS; BLAKK 2200 W CENTURY BLVD UNIT #470863 LOS ANGELES CA 90047. YOUNG DAVID BACON, 2200 W CENTURY BLVD UNIT #470863 LOS ANGELES CA 90047. ANGELA CLAUDETTE HOLLIDAY, 2200 W CENTURY BLVD UNIT #470863 LOS ANGELES CA 90047. This business is conducted by: A TRUST. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ANGELA CLAUDETTE HOLLIDAY, TRUSTEE. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,544

FICTITIOUS BUSINESS NAME STATEMENT: 2024012954. The following person(s) is/are doing business as: BLAKK TRI ACQUISITIONS AND CONTRACTS "BLAKK TRI"; PRIVATE ALTERNATIVE INTERNET SOLUTIONS "P.I.S.O.L"; THE BLAKK MARKET; BLAKK FALLCON ENTERTAINMENT; BLAKK TRADING; BLAKK RESIDENTIAL; BLAKK OPERATIONS; BLAKK 2200 W CENTURY BLVD UNIT #470863 LOS ANGELES CA 90047. YOUNG DAVID BACON, 2200 W CENTURY BLVD UNIT #470863 LOS ANGELES CA 90047. ANGELA CLAUDETTE HOLLIDAY, 2200 W CENTURY BLVD UNIT #470863 LOS ANGELES CA 90047. This business is conducted by: A TRUST. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ANGELA CLAUDETTE HOLLIDAY, TRUSTEE. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,545

FICTITIOUS BUSINESS NAME STATEMENT: 2024012322. The following person(s) is/are doing business as: TAX INTERNATIONAL, 600 W MAIN ST STE 209 ALHAMBRA CA 91801. SHUIGEN YAO, 600 W MAIN ST STE 209 ALHAMBRA CA 91801. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/24. Signed: SHUIGEN YAO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,546

FICTITIOUS BUSINESS NAME STATEMENT: 202400807. The following person(s) is/are doing business as: BETTER ACCOUNTING & TAX, 600 W MAIN ST STE 209 ALHAMBRA CA 91801. SHUIGEN YAO, 600 W MAIN ST STE 209 ALHAMBRA CA 91801. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2016. Signed: SHUIGEN YAO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/22/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,547

FICTITIOUS BUSINESS NAME STATEMENT: 2024014392. The following person(s) is/are doing business as: LALEH MAGAZINE, 10051 COMMERCE AVE TUNINGUA CA 91042. LALA SARDAR, 10051 COMMERCE AVE TUNINGUA CA 91042. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: LALA SARDAR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/22/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,548

FICTITIOUS BUSINESS NAME STATEMENT: 2024009668. The following person(s) is/are doing business as: ONE CLICK JEWELRY, 411 W 7TH ST UNIT 511 LOS ANGELES CA 90014. C4857295. DIONE FURNITURE INC, 7306 VARNIA AVE NORTH HOLLYWOOD CA 91605. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2023. Signed: YERWAND HOVSEPYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 01/16/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,550

FICTITIOUS BUSINESS NAME STATEMENT: 20240202771. The following person(s) is/are doing business as: ROYAL FRESH SUPERMARKET, 12811 SHERMAN WAY NORTH HOLLYWOOD CA 91605. ROYAL MARKETPLACE INC, 12811 SHERMAN WAY NORTH HOLLYWOOD CA 91605. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2016. Signed: SAMUEL MADATIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/04/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,551

FICTITIOUS BUSINESS NAME STATEMENT: 2024002777. The following person(s) is/are doing business as: SHADES MUSIC CO, 5632 VAN NUYS BLVD #1492 SHERMAN OAKS CA 91401. CRAIG HUXLEY, 5632 VAN NUYS BLVD #1492 SHERMAN OAKS CA 91401. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/1969. Signed: CRAIG HUXLEY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/04/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,552

FICTITIOUS BUSINESS NAME STATEMENT: 2024016398. The following person(s) is/are doing business as: MIRACLE MILE RECOVERY, 20335 VENTURA BLVD SUITE 201 WOODLAND HILLS CA 91364. 5082823. MIRACLE MILE RECOVERY, 20335 VENTURA BLVD SUITE 201 WOODLAND HILLS CA 91364. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JORDAN JACKELINI, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/24/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,555

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 23VECP00690
12/12/2023

AUGUST PETER COWELL BY AND THROUGH HIS PARENTS JOSEPH ANDREW COWELL AND LARAINÉ DANYELLE COWELL
004 KERPMOOR DR
LOS ANGELES CA 91362

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
NORTHWEST DISTRICT- EAST BUILDING
6230 SYLMAR AVENUE ROOM 107
VAN NUYS CA 91401

PETITION OF: AUGUST PETER COWELL BY AND THROUGH HIS PARENTS JOSEPH ANDREW COWELL AND LARAINÉ DANYELLE COWELL for change of name
TO ALL INTERESTED PERSONS

Petitioner: AUGUST PETER COWELL BY AND THROUGH HIS PARENTS JOSEPH ANDREW COWELL AND LARAINÉ DANYELLE COWELL
Present name: AUGUST PETER COWELL

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

NOTICE OF HEARING Date: 2/8/2024 Time: 6:30AM Dept: W Room: 610
The address of the court is shown as noted above.

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY
Signed: VIRGINIA KEENEY, Judge of the Superior Court
Date: 12/12/2023

Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,556
FICTITIOUS BUSINESS NAME STATEMENT: 2023274483

The following person(s) is/are doing business as: S F TRANSPORTATION COMPANY, 4319 168TH ST, LAWNDALE, CA, 90260 LOS ANGELES, S F TRANSPORTATION COMPANY LLC, 4319 168TH ST LAWNDALE CA 90260 CA. The business is conducted by a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here in on 12/18. Signed SELENE HERNANDEZ HERNANDEZ, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/22/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 2/1/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49521

FICTITIOUS BUSINESS NAME STATEMENT: 2023274492
The following person(s) is/are doing business as: CONTACT BUSINESS CENTER, 8111 FIRESTONE BLVD #4939, DOWNEY, CA, 90241 LOS ANGELES, STONEWELL & BLACKBERRY INC, 8111 FIRESTONE BLVD #4939 DOWNEY CA 90241 CALIFORNIA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANGELICA TAVS, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/22/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 2/1/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49520

FICTITIOUS BUSINESS NAME STATEMENT: 2023275482
The following person(s) is/are doing business as: 562 MOTORING AND PARTS, 20212 BELSHAW AVE, CARSON, CA, 90746 LOS ANGELES, 562 MOTORING AND PARTS, 20212 BELSHAW AVE, CARSON, CA, 90746 LOS ANGELES. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANTHONY MAJOR, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/26/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 2/1/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49523

FICTITIOUS BUSINESS NAME STATEMENT: 2023275488
The following person(s) is/are doing business as: GLASS 4CAR AUTO GLASS, 13580 RANGOON ST, PACOIMA, CA, 91331 LOS ANGELES, GLASS 4 CAR AUTO GLASS LLC, 13580 RANGOON ST PACOIMA CA 91331 CALIFORNIA. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ALEXIS MELGAR, MANAGING MEMBER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/26/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 2/1/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49525

FICTITIOUS BUSINESS NAME STATEMENT: 2023275488
The following person(s) is/are doing business as: HORNET TRUCKING, 13500 FOOTHILL BLVD APT 205, SYLMAR, CA, 91342 LOS ANGELES, HELIO REYNA, 13500 FOOTHILL BLVD APT 205 SYLMAR CA 91342. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed HELIO REYNA, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 12/26/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 2/1/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49525

FICTITIOUS BUSINESS NAME STATEMENT: 2023276984
The following person(s) is/are doing business as: MAKING IT WORK R&D, PICKSRUS, ALL KIND STORAGE, 10975 S VERMONT AVENUE LOS ANGELES, CA 90044 LOS ANGELES, BUSINESS COMMERCE LLC, 10975 S VERMONT AVENUE LOS ANGELES CA 90044 CA

The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,538

FICTITIOUS BUSINESS NAME STATEMENT: 2024016243. The following person(s) is/are doing business as: NORSTAR MEDICAL, 1660 ARD EVIN AV GLENDALE CA 91202. ADAPTIVE LLC, 1660 ARD EVIN AV GLENDALE CA 91202. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2011. Signed: MARTO ASADOORIAN, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 01/24/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,539

FICTITIOUS BUSINESS NAME STATEMENT: 2024012813. The following person(s) is/are doing business as: JACKSON INTERNATIONAL INVESTMENTS, JIL, 26 COVINA AVE LONG BEACH CA 90803. WILLIAM JACKSON, 26 COVINA AVE LONG BEACH CA 90803. DEBORAH JACKSON, 26 COVINA AVE LONG BEACH CA 90803. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2009. Signed: WILLIAM JACKSON, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,540

FICTITIOUS BUSINESS NAME STATEMENT: 2024013587. The following person(s) is/are doing business as: INNER MYST, 32022 ST ANNE DR INNER MYST LLANO CA 93544. WAYNE LIEBENOW, 32022 ST ANNE DR LLANO CA 93544. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/24. Signed: WAYNE LIEBENOW, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/22/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P Code.) Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,542

FICTITIOUS BUSINESS NAME STATEMENT: 2024013677. The following person(s) is/are doing business as: RIDING ENTERPRISES, 843 11TH STREET #1 SANTA MONICA CA 90403. HANA RIDING, 843 11TH STREET #1 SANTA MONICA CA 90403. JAMES M RIDING, 843 11TH STREET #1 SANTA MONICA CA 90403. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under

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 herein-after 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 association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The Property offered for sale excludes all funds held on account by the Property receiver, if applicable. DATE: 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

Title Order No.: 05949757 Trustee Sale No.: 86750 Loan No.: 399363180 APN: 5530-025-023 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/14/2021 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** On 2/21/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/27/2021 as Instrument No. 20211616111 in book N/A, page N/A of official records in the Office of the Recorder of

Los Angeles County, California, executed by: 950 OGDEN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor PROPERTY ADVANCE, LLC (DBA AUREUS FINANCE), A DELAWARE LIMITED LIABILITY COMPANY, 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 315 of McNair Place Tract, in the City of West Hollywood, County of Los Angeles, State of California, as per map recorded in Book 27 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: 950 N. OGDEN DR. 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: \$7,702,591.68 (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 recodation. DATE: 1/22/2024 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 JANINA HOAK, TRUSTEE SALE OFFICER 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.# 86750. 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 infor-

mation 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 86750 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.

Title Order No. : 95528244 Trustee Sale No. : 86748 Loan No. : 399370491 APN : 5531-007-031 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/30/2021 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 2/27/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/3/2021 as Instrument No. 20211791746 in book ////, page //// of official records in the Office of the Recorder of Los Angeles County, California, executed by: 1159 FORMOSA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor AUREUS FINANCE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 108 OF WEST HOLLYWOOD TRACT, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 45 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: 1159 N. FORMOSA AVE., WEST HOLLYWOOD, CA 90046 "VACANT LAND. DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING ADDRESS: BENEFICIARY, C/O CALIFORNIA TD SPECIALISTS, ATTN: PATRICIO S. INCE', 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808". 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: \$7,266,623.67 (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 recodation. DATE: 1/24/2024 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.# 86748. 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 86748 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.

Title Order No. : 95528236 Trustee Sale No. : 86752 Loan No. : 399363183 APN : 5530-025-022 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/13/2021 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 2/27/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/21/2021 as Instrument No. 20211587493 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 7760 ROMAINE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor PROPERTY ADVANCE, LLC (DBA AUREUS FINANCE), A DELAWARE LIMITED LIABILITY COMPANY, 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 336 OF MCNAIR PLACE TRACT, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE(S) 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD. 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: 7760 ROMAINE ST., WEST HOLLYWOOD, CA 90046, "VACANT LAND. DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING ADDRESS: BENEFICIARY, C/O CALIFORNIA TD SPECIALISTS, ATTN: PATRICIO S. INCE', 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808". 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: \$7,569,175.47 (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 recodation. DATE: 1/24/2024 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.# 86752. 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 86752 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.

Title Order No. : 2385126cad Trustee Sale No. : 86754 Loan No. : 399363174 APN : 5530-018-020 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/12/2021 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 2/27/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/14/2021 as Instrument No. 20211551389 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 1017 SIERRA BONITA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor PROPERTY ADVANCE, LLC (DBA AUREUS FINANCE), A DELAWARE LIMITED LIABILITY COMPANY , 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 230, Mc Nair Place Tract, in the City of West Hollywood, in the County of Los Angeles, State of California, 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: 1017 N. SIERRA BONITA AVE. WEST HOLLYWOOD, CA 90046 "VACANT

LAND. DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING ADDRESS: BENEFICIARY, C/O CALIFORNIA TD SPECIALISTS, ATTN: PATRICIO S. INCE', 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808." 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: \$2,745,310.41 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 1/24/2024 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.# 86754. 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 86754 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.

Title Order No. : 2385733cad Trustee Sale No. : 86757 Loan No. : 399370503 APN : 5530-014-020 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/2/2021 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 2/27/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/8/2021 as Instrument No. 20211823303 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 1013 GENESEE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor AUREUS FINANCE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY , 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 141 of Mc Nair Place Tract, in the City of West Hollywood, County of Los Angeles, State of California, as per Map recorded 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: 1013 N. GENESEE AVE., WEST HOLLYWOOD, CA 90046 "VACANT LAND. DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING ADDRESS: BENEFICIARY, C/O CALIFORNIA. 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: \$7,383,890.94 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 1/24/2024 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.# 86757. 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 86757 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.

Title Order No. : 95528245 Trustee Sale No. : 86756 Loan No. : 399370494 APN : 4352-001-014 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/30/2021 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 2/27/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/6/2021 as Instrument No. 20211802878 in book III, page IIII of official records in the Office of the Recorder of Los Angeles County, California, executed by: 1866 HEATHER WAY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor AUREUS FINANCE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY , 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 13 OF TRACT NO. 10926, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 206, PAGE(S) 37 TO 41 INCLUSIVE 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: 1866 HEATHER WAY BEVERLY HILLS, CA 90210 "VACANT LAND. DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING ADDRESS: BENEFICIARY, C/O CALIFORNIA TD SPECIALISTS, ATTN: PATRICIO S. INCE', 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808. 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: \$724,158.05 (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: 1/25/2024 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.# 86756. 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 86756 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 TRUSTEE'S SALE Trustee Sale No. 23-00329-2FNT Loan No: ****3084/9212 EHI BH, LLC APN 4332-001-001 and 4332-001-002 YOU ARE IN DEFAULT UNDER A CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING DATED DECEMBER 14, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 21, 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 Construction Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing recorded on December 17, 2021, as Instrument No. 20211878315 of official records in the office of the Recorder of Los Angeles County, CA, executed by: 9212 EHI BH, LLC, a Delaware limited liability company, as Trustor (the "Trustor"), in favor of BUCHANAN MORTGAGE HOLDINGS, LLC, a Delaware limited liability company, 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: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (THE "LAND"). EXHIBIT "A" LOTS 1163 AND 1164 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 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 23-00329-2FNT. 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. Beneficiary has elected and hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a) (1)(B) and to include in the nonjudicial foreclosure of the estate described in this Notice of Trustee's Sale all of the personal property and fixtures described in the Deed of Trust and in any other instruments in favor of Beneficiary, which property is more particularly described in Exhibit "B" hereto. EXHIBIT "B" "Mortgaged Property" means all estate, right, title, interest, claim and demand whatsoever which Trustor now has or hereafter acquires, either in law or in equity, in possession or expectancy, of, in and to (1) the real property located in the County of Los Angeles, State of California, and described in Exhibit "A" attached hereto and made a part hereof (the "Land"), (2) all buildings, structures and other improvements, now or at any time situated, placed or constructed upon the Land (the "Improvements"), (3) all materials, supplies, appliances, equipment (as such term is defined in the UCC), apparatus and other items of personal property now or hereafter attached to, installed in or used in connection with any of the Improvements or the Land, and water, gas, electrical, storm and sanitary sewer facilities and all other utilities whether or not situated in easements (the "Fixtures"), (4) all goods, inventory, accounts, general intangibles, software, investment property, instruments, letters of credit, letter-of-credit rights, deposit accounts, documents, chattel paper and supporting obligations, as each such term is presently or hereafter defined in the UCC, and all other personal property of any kind or character, now or hereafter affixed to, placed upon, used in connection with, arising from or otherwise related to the Land and Improvements or which may be used in or relating to the planning, development, construction, financing or operation of the Mortgaged Property, including furniture, furnishings, equipment, machinery, money, insurance proceeds, accounts, contract rights, software, trademarks, goodwill, promissory notes, electronic and tangible chattel paper, payment intangibles, documents, trade names, licenses and/or franchise agreements, rights of Trustor under leases of Fixtures or other personal property or equipment, inventory, all building materials, equipment, work in process or other personal property of any kind, whether stored on the Land or elsewhere, which have been or later will be acquired for the purpose of being delivered to, incorporated into or installed in or about the Land or Improvements, all refundable, returnable or reimbursable fees, deposits or other funds or evidences of credit or indebtedness deposited by or on behalf of Trustor with any governmental authorities, boards, corporations, providers of utility services, public or private, including all refundable, returnable or reimbursable tap fees, utility deposits, commitment fees and development costs, and commercial tort claims arising from the development, construction, use, occupancy, operation, maintenance, enjoyment, acquisition or ownership of the Mortgaged Property (the "Personalty"), (5) all reserves, escrows or impounds required under the Loan Agreement and all deposit accounts (including accounts holding security deposits subject to tenant's rights thereto) maintained by Trustor with respect to the Mortgaged Property, (6) all plans, specifications, shop drawings and other technical descriptions prepared for construction, repair or alteration of the Improvements, and all amendments and modifications thereof (the "Plans"), (7) all leases, subleases, licenses, concessions, occupancy agreements or other agreements (written or oral, now or at any time in effect) which grant a possessory interest in, or the right to use, all or any part of the Mortgaged Property together with all related security and other deposits, and any and all lease guaranties, letters of credit and any other credit support given by any guarantor in connection with any of the Leases (collectively, the "Leases"), (8) all of the rents, revenues, income, proceeds, profits, security and other types of deposits, lease cancellation payments and other benefits paid or payable by parties to the Leases other than Trustor for using, leasing, licensing, possessing, operating from, residing in, selling, terminating the occupancy of or otherwise enjoying the Mortgaged Property (the "Rents"), (9) all Material Agreements, all Project Contracts and other agreements, such as construction contracts, architects' agree-

ments, engineers' contracts, utility contracts, maintenance agreements, management agreements, service contracts, permits, licenses, certificates and entitlements in any way relating to the development, construction, use, occupancy, operation, maintenance, enjoyment, acquisition or ownership of the Mortgaged Property (collectively, the "Property Agreements"), (10) all rights, privileges, tenements, hereditaments, rights-of-way, easements, appendages and appurtenances appertaining to the foregoing, and all right, title and interest, if any, of Trustor in and to any streets, ways, alleys, strips or gores of land adjoining the Land or any part thereof, (11) all present and future accessories, additions, attachments, replacements and substitutions of, for or to any of the foregoing and all proceeds and products thereof, (12) all insurance policies (regardless of whether required by Beneficiary), unearned premiums therefor and proceeds from such policies covering any of the above property now or hereafter acquired by Trustor, (13) all mineral, water, oil and gas rights relating to all or any part of the Mortgaged Property, and (14) any awards, remunerations, reimbursements, settlements or compensation heretofore made or hereafter to be made by any governmental authority pertaining to the Land, Improvements, Fixtures or Personalty. As used in the Deed of Trust, the term "Mortgaged Property" shall mean all or, where the context permits or requires, any portion of the above or any interest therein, wherever located. CAPITALIZED TERMS NOT DEFINED HEREIN SHALL HAVE THE SAME MEANING AS THOSE IN THE NOTE, SECURED OBLIGATIONS, THE DEED OF TRUST AND ANY/OR ANY OTHER LOAN DOCUMENTS. Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. No warranty is made that any or all of the personal property still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property, which shall be sold "as is", "where is". 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: **9212 W Olympic 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 \$21,666,590.12 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The Property offered for sale excludes all funds held on account by the Property receiver, if applicable. DATE: January 24, 2024 FIDELITY NATIONAL TITLE COMPANY, TRUSTEE 23-00329-2FNT 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-4808001 02/01/2024, 02/08/2024, 02/15/2024

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER (Número del Caso):

30-2023-01334704-CU-CL-CJC
 NOTICE TO DEFENDANT (AVISO AL DEMANDADO): HOOMAN NISSANI, an individual; SEAN LEONI, an individual; JALIL RASHTI, an individual; BABAK SARRAF, an individual; NBA AUTOMOTIVE, INC., a California corporation; RHC AUTOMOTIVE, INC., a California corporation; R&H AUTOMOTIVE, INC., a California corporation; RHH AUTOMOTIVE, INC., a California corporation; RHN, INC., a Delaware corporation; H.S.K. INVESTMENTS, LLC, a California limited liability company; and DOES 1 through 10, inclusive

YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): WOODFOREST NATIONAL BANK, a national banking association

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more informa-

tion at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de

que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org),

en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): Superior Court of California, County of Orange Central Justice Center, 700 Civic Center Dr.; Santa Ana, CA 92701

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Christopher O. Rivasas, Reed Smith LLP; 355 S. Grand Ave., Suite 2900, Los Angeles, CA 90071 Phone: 213-457-8000

DATE (Fecha): 07/05/2023
 DAVID H. YAMASAKI, EXECUTIVE OFFICER/CLERK OF COURT, Clerk (Secretario), by K. CLIMMER, Deputy (Adjunto)

2/1, 2/8, 2/15, 2/22/24
 CNS-3778489#

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

100- ANNOUNCEMENTS

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 End of Lease
 Everything Must Go!
 UP TO 80% OFF
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 424-278-1034
goldhawkclothing.com
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NO DOC 2nd Mortgage or HELOC.
 Loans from \$30,000 to \$2M. No Tax Returns and No W2s. Good for SFRs, 1-4 units.
 Contact (310) 737-8420.
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Sports and non sports card Collections WANTED!! Excellent cash prices paid! Serving all of California. Purchasing large and small accumulations alike! Collections purchased daily.
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Sportscardliquidator@yahoo.com

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

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

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

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

Become a Published Author. We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920 Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution. Call for Your Free Author's Guide 1-877-538-9554 or visit <http://dorranceinfo.com/Cal> (Cal-SCAN)

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

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

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

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

Attention: Oxygen Users! Gain freedom with a Portable Oxygen Concentrator! No more heavy tanks and refills! Guaranteed Lowest Prices! Call the Oxygen Concentrator Store:

1-844-653-7402 (Cal-SCAN)

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

SAVE BIG on HOME INSURANCE!
 Compare 20 A-rated insurances companies. Get a quote within minutes. Average savings of \$444/year! Call 1-844-410-9609! (M-F 8am-8pm Central) (Cal-SCAN)

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

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

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

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

115-CEMETERY
 Pacific View Memorial Park,

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

140-HEALTH/MEDICAL

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

205-ADOPTIONS

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

263-PETS

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

Fabulous Furry Bundles of Joy Maltese Puppies For Sale Call Lesly - 310-702-8060

310-HOUSESITTING

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

400-REAL ESTATE

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

REAL ESTATE/LAND FOR SALE

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

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

NO DOC 2nd Mortgage or HELOC.
 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)

420-OUT OF STATE PROPERTY

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

501-HELP WANTED

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

TRANSLATOR (Beverly Hills, CA), Translate legal, civil, & medical docs. Brazilian Port req'd. Sal: \$43,202/yr. Send res to: RC Business, 8484 Wilshire Bl Ste #430, Beverly Hills, CA 90211

800-LOANS

BELLGRAPH COMMERCIAL LOANS
 No bank loan?
 Commercial and 2-4 SFR properties
 Interest 7.125%

310-508-9758 - Direct

809-INSURANCE/HEALTH

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

901-AUTOMOTIVE

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

955-AUTOS WANTED

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

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

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

VOTE

NOOSHIN MESHKATY

BEVERLY HILLS CITY COUNCIL



QUALIFICATIONS:

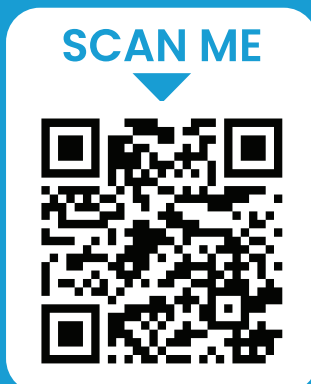
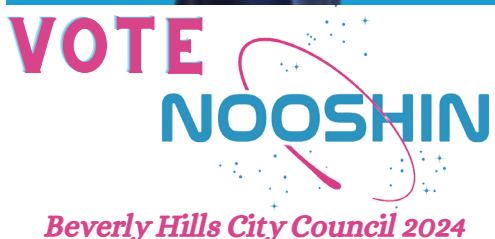
- Former President & Member, BHUSD, Board of Education
- Instrument Electronics Engineering Manager at NASA's Jet Propulsion Laboratory (JPL)
- BH Traffic and Parking Commission
- BH Technology Committee
- Board of Directors of GIRL Inc., Los Angeles Chapter
- Member of the Education Council Nowruz Committee, Farhang Foundation
- Member of the Visionary Women Circle
- Advisory Board Member, WIZO
- BHPD Citizen Police Academy
- Alumni member, Team Beverly Hills

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