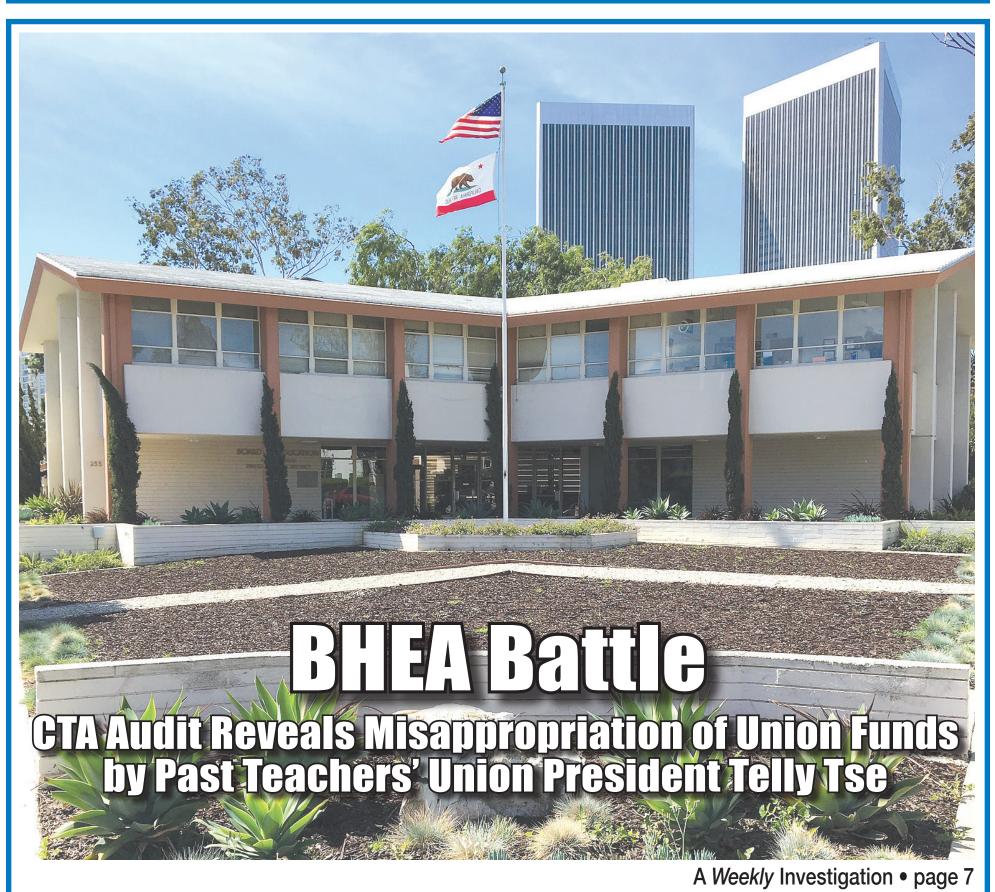
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**briefs** • City Council Expands Additional Dining Areas for Hotels **Page 5**  **Sports** • BHHS Girls' Soccer Team Routs Hawthorne, Inglewood **Page 8** 





# VOTE MYRA DEMETER BY MARCH 5<sup>TH</sup>

Invest in Public Safety Implement Responsible Development Maintain Our <u>Quality</u>

of Life Ensure All Residents Have a Voice at City Hall

all

MYRA DEMETER Beverly Hills City Commissioner

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Myra Demeter for City Council 2024 FPPC ID#1461081





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# WHAT'S ON **YOUR MIND?**

You can write us at: 140 South Beverly Drive #201 Beverly Hills, CA 90212

You can fax us at: 310.887.0789

email us at: editor@bhweekly.com



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# letters email

#### "City Council Election"

It's been nine months since the residents of Beverly Hills took a vote to decide the fate of the Cheval Blanc Hotel and, as everyone knows, thwarted the dreams of the world's richest man (yes Bernard Arnault has surpassed Elon Musk). This historic outcome enraged some but delighted others. In fact, emotions ran so high that the exultation experienced by those who triumphed lives on to this day.

I think it's worth knowing then that only one candidate running for Beverly Hills City Council voted against the Cheval Blanc: SHARON PERSOVSKI.

**Deborah Blum Beverly Hills** 

# briefs

#### **Southwest HOA Holds Candidate Forum**

The Southwest Homeowners Association Candidate Forum took place on Feb. 1 so that candidates had the opportunity to engage in questions and dialog.

The event was moderated by Andrea Grossman and hosted by Ken Goldman. Candidates were asked what two specific things they would like to initiate if elected to the city council and how you would propose to pay for those things.

Sharon Persovski said she would focus on public safety with cameras and technology, as well as a higher presence of police officers in the streets, the alleys, synagogues and around schools. The second thing she would initiate would be to bring in new businesses so the city can create revenue.

"Businesses are exciting and they can attract tourism and other people that we think can contribute to the economy. That is part of my work that we can do together with the Chamber of Commerce in bringing new businesses and trying to find new clients that they can contribute to build retail stores, for instance, in Rodeo Drive," Persovski said.

Alissa Roston said that one priority of hers would be to pass the housing element. She supports bringing back the city auditor to look at risks and opportunities in finances and operations, and that the city needs to take a look at all the vendor contracts with consultants to further review how that money is being spent.

"If we want to continue to maintain control over how we build in our city and where we add new units, it is imperative that we get this passed immediately so that the builders remedy with buildings popping up of 18 to 20 stories throughout the city doesn't happen, and that we can continue to give permits to people that are building that does not include housing," Roston said.

She also said that public safety is extremely important, and that additionally she would focus on speeding.

"We need enforcement in terms of speeding. We need more police officers out there tackling this, as well as looking at ways that we can limit speeding by making our streets safer with [things like] curb extensions. We need to make sure that people can be safe when they walk their kids to school," Roston added.

Tiffany Davis said that the city could put private security on site, which has no fiscal impact, and could be done within 24 hours.

"Private security would put some people at ease seeing more of an authority presence," Davis said.

She also stated that the city should take a look at its upcoming development projects and make sure that the community is behind the projects that are being proposed.

"Some of those projects really would help fund additional police officers. It takes a year to 18 months to get a police officer in and on the street. So that's not an immediate fix and it does take money," Davis added.

Nooshin Meshkaty said she would prioritize passing the housing element and would identify a focus group that can come up with not only the best solutions for the housing, but also that

those solutions do not negatively impact residents. She also said that the focus group could take a look at current upcoming developments in the city. She also agreed that public safety is another great concern.

"For example, Saks is moving forward with [a focus group] to make sure that that doesn't have an impact on our residents," Meshkaty said. "We [also] have to make sure that we expand on our technology and artificial intelligence as we work closely with our police department."

Robin Rowe said that the city should not form a focus group for the housing element because he believes they do not work. He also said that the housing element can be resolved immediately with having a realistic housing plan. His second priority would be in regards to public transportation to resolve the congestion that will happen at Rodeo and that the city should build an overhead transportation system, similar to the concept used at a ski resort.

"Beverly Hills has done many focus groups and committees over the years. They haven't gotten us anywhere. So I think we shouldn't elect more people to create more focus groups. We already have people that focus plenty," Rowe said. "[The housing element has] been rejected five times. It'll be rejected five more times if we keep submitting the same mixed-use plan that the state told us is not going to [work]."

briefs cont. on page 4



# **NOTICE OF COMMISSION VACANCIES**

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The Beverly Hills City Council is seeking qualified residents to fill vacancies on the following Commissions:

**Charitable Solicitations Commission -** One Vacancy (Term begins: July 1, 2024)

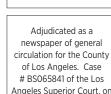
**Community Charitable Foundation -** One Vacancy (Term begins: July 1, 2024)

Cultural Heritage Commission - One Vacancy (Term begins: July 1, 2024)

DEADLINE TO APPLY FOR THE ABOVE COMMISSIONS IS ON FRIDAY, MARCH 1, 2024 AT 5:00 P.M.

For more information on the Commission position and to apply online, please visit the City's website at www.beverlyhills.org/applyforacommission or call the City Clerk's Office at (310) 285-2400 to obtain the application form by mail or e-mail. Selected applicants will be required to complete a background check.





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#### briefs cont. from page 3

Craig Corman said that his number one priority will always be public safety and that he has advocated for making sure that the city's police force remains fully staffed, continue to deploy private security forces, as well as utilizing more technology, such as drones. He also said that he would like to press the new district attorney to let the city have its own local prosecutor. Corman also said that the housing element is the second most important issue.

"We have a problem with our district attorney, George Gascon. He doesn't prosecute all the crimes. So I would press the next district attorney to let us have our own local prosecutor to allow us to prosecute lower level offenses so we can get the message out that if you come to Beverly Hills and you commit a crime, you'll be caught and you will be punished, and then that will hopefully make them go elsewhere," Corman said.

Mary Wells said that the first thing

that she would focus on is safety and security in the city. She said that she thinks the city should hire more police officers, as well as creating a metro unit in the police department and expanding technology.

"It's an overriding concern with everybody. We have an amazing police force and they're doing a great job. But safety and security continues to be an issue, especially with the increase in crime and the rise in anti-Semitism," Wells said.

Russell Stuart said that the housing element is an important thing that the city needs to focus on and that if more Builders Remedy projects come up it's going to destroy the city. He also said that private security is useless and that criminals don't respect them at all.

"I urge every single one of you to look at the new contract that was supposed to be ratified at the City Council meeting last Tuesday that got blocked. There's an entire paragraph in it that says 'Do not engage, only observe and report.' If you want to hire more police, yes, it does take 18 months to hire new police, but you can get laterals from other departments with proper incentives tomorrow," Stuart said. "Criminals don't care about [private security] and we're spending millions of dollars."

Myra Demeter said that her primary concern is Metro opening and how the city will be the terminal station for several years and that a committee consisting of police, residents and the commercial district is necessary to deal with this.

"We know there's documented crime, there's drugs, there's homeless people. They will be taken off the train at our stations for a couple of years. We have to deal with that. We need a committee. It cannot be done by me or anybody alone," Demeter said.

She also said that she would like to restore public comment at the City Council meeting.

"It's very important that the public gets a chance to speak their minds at

city council meetings. Right now, it's limited to 90 seconds for non agenda items and two minutes for agenda items. Written comments [and] letters are not read."

Hamid Omrani said that the city needs to review its funding and that the budget is currently too high.

"The budget for the City of Beverly Hills for 30,000 [people] is too high," Omrani said.

He also said that there needs to be a new system and review to appoint more qualified commission members throughout each department.

"This system that we have, unfortunately, the city council, they are not qualified people. It is a new system to go," Omrani added.

The full replay of the candidate forum will stream on BHTV10 on Thursday, Feb. 15 at 4 pm, Friday, Feb. 23 at 5 pm, and Tuesday, Feb. 27 at 8 pm.

The Beverly Hills Active Adult Club's will also hold a City Council candidate forum on Friday, Feb. 9 from 9 a.m. to

### NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday**, **February 20, 2024, at 7:00 p.m.**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, California, will hold a public hearing to consider adoption of:

AN ORDINANCE OF THE CITY OF BEVERLY HILLS TO MODIFY RATES AND CHARGES FOR WATER AND WASTEWATER SERVICES AND FACILITIES FURNISHED BY THE CITY AND ADDING NEW SECTION 6-1-308 (WASTERWATER SERVICE CHARGES) TO ARTICLE 3 (WASTEWATER SYSTEM) OF CHAPTER 1 (CITY UTILITY SERVICES) OF TITLE 6 (UTILITIES AND FRANCHISES) OF THE BEVERLY HILLS MUNICIPAL CODE AND RENUMBERING THE REMAINING SECTIONS OF ARTICLE 3 ACCORDINGLY

The proposed ordinance will modify the water rates to reflect the current cost of providing water services to Beverly Hills Water Customers and adopt a schedule of adjustments for the next five years, update the water tier structure for single-family customers, update the water shortage revenue stabilization factors, and provide for automatic adjustments that pass through the adopted increases or decreases in the wholesale charges for water by the Metropolitan Water District of Southern California.

The proposed ordinance will also modify the wastewater rates to reflect the current cost of providing wastewater services to Beverly Hills Wastewater Customers (customers inside the City only) and adopt a schedule of adjustments for the next five years. The proposed ordinance also includes a restructure of the residential customer class to include the addition of a flow-based quantity (volumetric) charge, the addition of a third commercial strength category for multi-use and other "medium-strength" properties to reflect low, medium, and high strength categories, and the addition of sewer return factors derived for each customer class and applied to all customers in each class as part of the proposed rates.

#### HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

Please be advised that pre-entry metal detector screening requirements are now in place at City Hall. Members of the public are requested to plan visits accordingly. Members of the public may participate in the meeting by attending in-person or telephonically, and may view the meeting through live webcast or BHTV Channel 10 on Spectrum Cable. City Council meetings are broadcast on local Beverly Hills television and on other media platforms. Anyone who participates at the meeting and/or enters the City Council Chamber is subject to having their image displayed. These recordings will remain publicly accessible in perpetuity.

#### How to Protest:

At the public hearing, the City Council will hear and consider all objections or protests to the Proposed Rate Adjustments. Any owner of a property that receives water service or property tenant who is directly responsible for the payment of the water service charges (each, a "water customer") may submit a written protest against the Proposed Rate Adjustments for the water service charges. Any owner of a property that receives wastewater service or property tenant who is directly responsible for the payment of the water service charges (each, a "water customer") may submit a written protest against the Proposed Rate Adjustments for the water service charges (each, a "wastewater customer") may submit a written protest against the Proposed Rate Adjustments for the wastewater service charges. If a parcel has more than one water customer and/or wastewater customer, only one written protest against the Proposed Rate Adjustments for the water service charges or wastewater service charges, as applicable, will be counted. Written protests may be delivered to the City Clerk at the public hearing, prior to the end of the public hearing. Written protests also may be mailed or personally delivered to the City Clerk at City Hall, 455 N. Rexford Drive, Room 290, Beverly Hills, CA 90210, and must be received by the

City Clerk before 5:00 p.m. on February 20, 2024.

A written protest must include all of the following to be considered in determining whether there is a majority protest:

1. Clearly stated opposition to the Proposed Rate Adjustments for the water service charges, wastewater service charges, or both, as applicable;

2. Name of the record property owner or customer of record who is submitting the protest;

3. Identification by parcel number, street address or utility account number of the property for which the protest is made; and

4. Signature and legibly printed name of the record property owner or customer of record who is submitting the protest.

Oral comments at the public hearing will not be counted in the determination of a majority protest.

Public Comment Participation:

- •Oral Comment/Listen only: (310) 288-2288
- •Email: <u>cityclerk@beverlyhills.org</u>
- •Video (during public comment only): http://beverlyhills.org/comment
- •To Watch Video Live: <u>http://beverlyhills.org/live</u> or
- •On-Demand: <u>http://beverlyhills.org/citycouncilmeetings</u>
- In-Person: Submit a Speaker Card to the City Clerk at the meeting

How to Submit Public Comment (Email/Video):

It is recommended that public written comments be submitted to the City Clerk's office by 12:00 p.m. on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the City Council. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. The City Clerk will read only the first three minutes (approximately 350 words) of a written comment. In the event of a large number of written comments on one item, written comments may be summarized by the City Clerk's Office. The entire written comment shall be archived in full as part of the record.

If a comment is received after the agenda item is heard, it will not be a part of the record. Public comment via video conference will be no longer than three (3) minutes per each individual comment, subject to City Council discretion based on the anticipated length in the meeting. In-person speaker cards may be submitted to the City Clerk directly during the meeting.

Any interested person may participate in the meeting and be heard or present written comments to the City Council. According to Government Code Section 65009, if you challenge the Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

#### In Person Participation:

All interested persons are invited to attend and speak on this matter in person. Please see the above information on the location and time of this meeting.

If there are any questions regarding this notice, please contact **Public Works Customer Service at (310) 285-2467**, or by email at <u>PW-CustomerService@beverlyhills.org</u>. HUMA AHMED

City Clerk

In accordance with the Americans with Disabilities Act, the Council Chamber is wheelchair accessible and is equipped with audio equipment for the hearing impaired. If you need special assistance to attend this meeting, please call the City Clerk's Office at (310) 285-2400 or TTY (310) 285-6881. Please notify the City Clerk's Office at least forty-eight (48) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.

11 a.m. at Roxbury Park Community Center.

#### **City Council Amendment Expands Additional Dining Areas for Hotels**

The City Council approved a zone text amendment that would allow for the expansion of the bar and dining area within existing hotel restaurants, at its Thursday meeting.

The Planning Commission previously approved a conditional use permit, development plan review, and extended hours permit to allow for the continued operation of a hotel restaurant with hotel rooftop uses with extended hours for the L'Ermitage Hotel at 9291 Burton Way.

In addition to the aforementioned review, the applicant requested a zone text amendment to expand additional dining areas within the existing restaurant on the ground floor as well as a new restaurant located on the rooftop.

The site is currently developed as an eight-story hotel with 119 guestrooms.

The proposed project included the following amendments:

• Increase the number of tables and chairs within the outdoor dining area along Burton Way, from seventh tables and 20 chairs to 10 tables and 26 chairs.

• To allow for amplified sound in the inside of the restaurant to the outdoor dining area.

• Increase the time that all guests must exit the restaurant's outdoor area, from 10:30 P.M. to 11:00 P.M.

• Remove the requirement to pick-up trash across the street from the hotel on the south side of Burton Way.

• Reduce the cash penalties that are currently imposed for violations of the conditions of approval.

Expansion of restaurants in legally nonconforming hotels is currently prohibited. The proposed zone text amendment allows for the expansion within hotel restaurants and the establishment of dining and bar areas on the rooftop of hotels in the R-4 Zone that had a rooftop pool in existence as of Jan. 1, 2022.

Specifically proposed amended code language would allow the hotel to apply for:

• The expansion of the dining and bar area in the existing ground floor restaurant through the conversion of existing meeting rooms into new private dining rooms and back of house kitchen areas.

• The establishment of a new restaurant on the rooftop. The proposal would include the partial demolition of an existing storage area on the rooftop and construction of a cabana with new seating and the conversion of the remaining portion of the storage area into a kitchen for the planned restaurant.

The new rooftop restaurant would be open to the public.

Key points from the Planning Commission included the following:

• The applicability of the proposed language to other existing legally nonconforming hotels in the R-4 Zone.

• Relationship of existing rooftop dining regulations to the proposed amendment.

• Relationship between private dining rooms and the proposed ground floor restaurant expansion.

#### **One Man Arrested After** Armed Standoff at Waldorf Astoria

A man was taken into custody last Thursday after an armed standoff at the Waldorf Astoria.

The Beverly Hills Police Department responded to 9850 Wilshire Blvd. for a 'keep the peace" call for service regarding a report of an armed man on a hotel balcony.

Hotel security requested a welfare check for a male guest staying at the hotel, as they believed the guest might be armed

Before BHPD arrived, hotel security knocked on the door and heard someone yell, "I'm going to shoot through the door!"

The BHPD drone responded and observed the suspect with a firearm in his hand on the hotel balcony.

As resources began to arrive on the scene and crisis negotiators prepared to establish communication with the suspect, officers requested the suspect exit his room unarmed.

The suspect willingly surrendered to police.

The preliminary investigation conducted by detectives determined the suspect was a convicted felon and had fired several rounds within his hotel room.

Joseph Leonardi, a 41-year-old from Woodland Hills, was booked on the following charges: felon in possession of a firearm and negligent discharge of a firearm.

There were no injuries as a result of the incident.

#### **Stuart Receives LA GOP** Endorsement

City Council candidate Russell Stuart received the endorsement of the Los Angeles County Republican Party.

"[Stuart] understands the challenges of public safety and of running a busi-

inhospita-

who



Russell Stuart

cerns," LAGOP Spokesperson Roxanne Hoge said.

The county central committee of Republicans unanimously endorsed Stuart.

#### **Barton to Receive Giving New Hope Award**

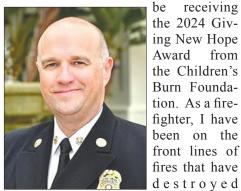
Beverly Hills Fire Chief Chief Greg Barton will receive the 2024 Giving New Hope Award from the Children's Burn Foundation on March 5.

Barton serves on the Children's Burn Foundation Governance and Executive Committee and is Chair of the Prevention and Education Committee.

from

and

"I am truly humbled and honored to receiving



Greg Barton

torn families apart. I have also seen countless devastating accidental burn injuries, often from everyday activities such as taking a bath or cooking a meal. But luckily, most burn injuries are preventable. The work Children's Burn Foundation is doing to help spread life-saving information to parents, expecting parents, caretakers and schools is critical. I am incredibly proud to be a part of their efforts to keep our communities safe," said Barton.

homes

#### Several Homes Damaged by **Debris Flow in BHPO**

Five homes in the 1900 block of North Beverly Drive were significantly damaged due to debris flow from a landslide on Monday, according to the Los Angeles Fire Department.



Car Buried in the 1900 block of North Beverly Drive from Landslide

LAFD says no one was trapped and that the Dept of Building and Safety was notified to assess and red tag any seriously compromised structures.

At least two cars were buried halfway in mud

Firefighters assisted residents with evacuation and approximately 10 people were displaced.

#### **Planning Commission** to Discuss 9229 Wilshire **Boulevard Mixed-Use** Project

The Planning Commission is expected to discuss a proposed project located at 9229 Wilshire Boulevard that would allow for the construction of a new eight-story, mixed-use development with ground floor commercial uses, 56 residential dwelling units, and rooftop restrooms, at its Thursday meeting.

The project site is a 20,665 squarefoot lot currently developed with an existing vacant commercial building. The applicant has proposed to demolish all existing site improvements to facilitate the construction. The project would include 50 dwelling units available for market-rate rental, along with six units that would be reserved for very-low-income households.

Ground level parking with 16 parking spaces is proposed for the ground floor commercial uses, according to a city staff report. Additional parking for both residential and commercial uses within a two-level subterranean parking structure is expected for a total of 103 parking spaces.

The existing commercial building was built in 1947 and the building and site improvements were designed by William Porush, who is not on the City's list of Master Architect.

The proposed project at 9229 Wilshire Boulevard is the second mixed use development under consideration by the Planning Commission.

The project would assist in providing new housing stock with a mix of income types that could be credited toward meeting the city's obligation to provide housing under the Regional Housing Needs Assessment (RHNA), which requires the city to plan for the creation of 3,104 new dwelling units, according to the staff report.

#### **City Council Approves Contract for Water Wells** at La Cienega

Park

The City Council approved a contract with Environmental Construction, Inc., for the drilling of two potable water wells at La Cienega Park, in the amount of \$4,990,479.

The City developed its first well in the Central Basin, La Cienega Well at 1956 Chariton Street in Los Angeles. This construction began in early 2020

and was completed last year. The raw water transmission main from Well 1 to the Foothill Water Treatment Plant was constructed between June 2020 and June 2021.

According to a city staff report, the city has continued to search for other properties that may be suitable for groundwater production wells. To supplement groundwater supply, the Public Works Commission supported pursuing development of La Cienega Wells 2 and 3.

On Dec. 6, 2022, the City Council approved an agreement with consultant Kennedy/Jenks Consultants, Inc. for the design of La Cienega Wells 2 and 3. During the preliminary engineering, six potential sites were identified at La Cienega Park.



#### briefs cont. from page 5

In the process of narrowing the selection to two locations, the distance to potential contaminants, potential conflicts with current and future park operations, and minimum distance between the two future wells were taken into consideration, according to a city staff report. City staff and KJ concluded that the two well sites should be the Le Doux well for La Cienega Wells 2 located on the southwest corner of the park near the intersection of Le Doux Road and Olympic Boulevard, and the Gregory well for La Cienega Well 3, located west of the maintenance yard at the northeast corner of the park near the intersection of Gregory Way and Gale Drive.

City staff previously met with representatives from various recreational programs, including AYSO and Beverly Hills Little League, to explore possible impacts to their seasons. Staff then met with the consultant to review accommodations to the various recreational programs.

Mitigation measures include starting the drilling project at the Le Doux well site first; and concurrently, build a batting cage on the west side of the baseball field at the Gregory Well site.

#### **Events for Jewish American** Heritage Month in the Works

The city is currently working on finalizing educational programs that are expected to occur throughout the month of May to celebrate Jewish American Heritage Month, according to an information item on Tuesday's City Council Study Session.

According to a city staff report, Community Services curated a series of events and educational programming throughout May 2023, celebrating Jewish American Heritage Month. This year's celebrations are expected to incorporate the program elements that comprised last year's celebration, with some additional components to expand the complication of programs.

This compilation of month-long programs from last year included the following:

• Book and audiovisual display at the library.

• E-resources and links on the library webpage.

• Weekly movie screenings celebrating at Roxbury Park Community Center.

• Online Classic Babka Making Master Class

• Song and dance tribute to Jewish heritage at Roxbury Park Community

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• Rugelach baking contest.

• "Shalom Stories" Storytime event. • Critical Conversations speaker series event.

Planning for this year's month-long celebration is currently in the works. New elements for this year include community storytelling, fostering intergenerational connections, and artistic displays, according to a city staff report.

#### **Hearing Date for South** Linden Appeal Set for March 11

The City Council scheduled a public hearing for March 11 to consider an appeal for an application to construct a new 19-story residential and commercial mixed use building at the property located at 125-129 South Linden Drive.

City staff previously determined the application was incomplete.

The proposal currently exceeds zoning limits on density and height but the applicant believes the project "maintains vested rights pursuant to the Housing Crisis Act" and that the "Builder's Remedy provision of the Housing Accountability Act applies to the project."

The commercial portion of the proposed project consists of a 73-room hotel located on the first through fifth floors of the building. The residential portion consists of 165 apartment dwelling units, ranging from studio to two-bedroom units, located on the sixth through the 19th floors of the building. Of the 165 dwelling units proposed, 33 of the units are proposed to be reserved for lower income households.

Parking for the project is proposed within a four-level subterranean parking structure that would be accessed from an alley, providing parking for 126 vehicles

The "Builder's Remedy" relies on the provisions of the Housing Accountability Act, by providing at least 20 percent of the total units in the development to lower income households.

Ottinger Architects is currently designing the complex, according to Urbanize.

If completed, the building would stand among the tallest in the city.

#### **City Council Approves Contract for Burton Way Resurfacing and Copley Place Reconstruction Projects**

The City Council approved a contract to PALP, Inc. for the Burton Way Resurfacing Project in the amount of

		\$1,964,520,
Wilshire Blvd	DONATE YOUR UNWANTED CAR, TRUCK, RV OR BOAT TO HELP HOMELESS PETS.	at its Tuesday meeting.
LL OFFICE SUITES	PETS ALIVE, A	A 2016 city-
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310-273-9201	LAPETSALIVE.ORG	to a city staff
		report A new-

ly constructed street would be considered to be 100.

Construction work associated with the Green Streets Median project has also accelerated damage to the pavement, in addition to normal wear and tear.

The project includes resurfacing of Burton Way between Rexford Drive and the east City limits at Robertson Boulevard, upgrading curb ramps, installation of a concrete bus pad, and restriping travel lanes including buffers on the existing bike lanes.

The City Council also approved a contract to PaveWest, Inc., for the reconstruction of Copley Place and portions of Copley Drive in the amount of \$1,241,317.

This project involves renovating the road and curb along Copley Place and sections of Copley Drive. Copley Place, constructed over 80 years ago, has experienced damage from utility cuts and regular usage, according to the city staff report.

#### **Rent Stabilization Commission Expected** to Adopt Habitability Ordinance

The Rent Stabilization Commission was expected to adopt amendments to the Beverly Hills municipal code regarding proactive habitability inspections, at its Wednesday meeting, which was expected to take place after the Weekly's deadline.

The Rent Stabilization Commission's previously discussed proactive habitability inspections, the establishment of an administrative board to hear appeals regarding rent reductions in connection with unaddressed habitability violations, and to prohibit rent increases for units with unaddressed habitability violations at meetings in Oct. and Dec. Subsequently, the commission unanimously approved a motion to adopt the recommendations, according to a city staff report.

This included the removal of paragraphs which stipulate that the Commission serve as an Administrative Hearing Board for appeals regarding rent reductions in connection with reduction of housing services due to unaddressed habitability violations and that allowable annual rent increases for RSO units with unaddressed habitability violations be prohibited until such violations were addressed, according to a city staff report.

#### **City Council Sends Letter** of Support for Assembly **Bill 817**

The City Council approved a letter of support for Assembly Bill 817, written by Blanca Pacheco, (D-Downey) Open meetings: teleconferencing at the direction of Mayor Julian Gold, at its Tuesday meeting.

On January 22, the League of California Cities sent out an email requesting cities send letters of support for AB 817, which provides a narrow teleconferencing exemption under the Brown Act, according to a city staff report.

The bill was scheduled to be voted on in the State Assembly on Jan. 25. Subsequently, the city sent a letter of support as it has no formal position related to the content of AB 817 in the legislative platform.

The City Council approved the ratification of the action taken at the direction of Mayor Julian Gold.

AB 817 would provide a narrow exemption under the Brown Act for non-decision-making legislative bodies, such as commissions, to participate in two-way virtual teleconferencing.

AB 817 will give local advisory bodies the same teleconferencing flexibilities that state advisory bodies currently have. It will also allow non-decision-making legislative bodies to participate in two-way virtual teleconferencing without posting their location.

#### Help Needed in Identifying **Patients**

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 two male patients who had been hospitalized.

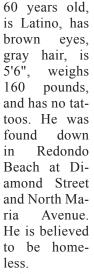
The first patient is approximately 60 Years old, is 5 '7", weighs 129 lbs, has

a slim build, and is bald. The second

50-

patient.





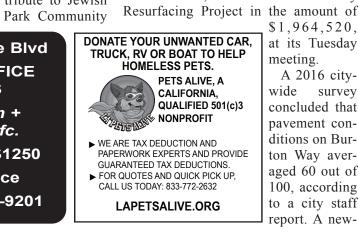
Anyone with information can contact Nicole Crayon,

Clinical Social Worker at Los Angeles General Medical Center Department of Social Work, 323-409-3877.

#### **City Council Approves Appropriation for After School Program**

The City Council approved a one-time appropriation of \$200,000 from the general fund for afterschool program instruction through various vendors, at its Tuesday meeting.

During the 2022-2023 school year the BHUSD implemented universal transitional kindergarten and approved an afterschool grant program, which resulted in 200 students participating. Subsequently, the city contracted with several vendors for additional after-school programming and Community Services



# coverstory **BHEA BATTLE**

### **CTA Audit Reveals Misappropriation of Union** Funds by Past Teachers' Union President Telly Tse

*"Misappropriation* 

of funds is a

#### By Danielle Berjikian

A BHEA audit completed by the California Teachers' Association (CTA) discovered that there were over \$7,000 of misappropriated funds, according to communications from the Beverly Hills Education Association (BHEA) Executive Board that was obtained by the Weekly

On May 2, 2022, Beverly Hills Unified School District (BHUSD) teachers Amy Arebalo and Judith Chan filed a formal complaint with the CTA regarding the

misappropriation of funds by a number of directors in BHEA.

Several BHUSD teachers allege that former BHEA President Telly Tse misappropriated union funds over the course of his tenure and that board hid the problem in order to protect Tse's reputation.

Tse, a candidate

vying for a seat on the Glendale Unified School District Board of Education, was a former union president from 2014-2018. There are currently three candidates running for one open seat for Trustee Area A, which covers the northern part of the school district, including La Crescenta, in the March 5 election.

In September 2022, Arebalo and Chan were told that CTA finished the investigation but would not release any information to them because they were not currently on the BHEA Executive Board.

However, Arebalo and Chan were told that there was a reimbursement of \$7,418 of "unapproved expenses related to business travel" without any details as to how that was calculated.

Tse did not finish his first term as CTA

requested a one-time appropriation of \$75,000 on March 21, 2023.

According to a city staff report, the demand for after-school programming doubled from the 2022-23 to the 2023-24 school year, which resulted in the

**Beverly Hills** 

Director At-Large and it is alleged he was told to resign or face termination as director as a result of the CTA audit. Subsequently, he returned to a full-time position at BHUSD as a special education teacher.

Chan, a music teacher, discovered the alleged misappropriation of funds in Oct. 2020, when she served as treasurer until 2022.

According to Chan, Tse opened a credit card account with Bank of America

and set up automatic payments linked to the union's main account with First Financial Credit Union. Subsequently, even if Tse did not submit any receipt, the expenses were still paid. The treasurer and the president were the only two people who could see the bank statement.

According to the

not disburse funds without proper documentation or issue credit cards without a written policy for usage and a monthly credit limit and approval. Two signatures are also required on every disbursement.

These credit card expenses allegedly included many meals, some of which included alcoholic beverages, and personal child care expenses listed under "other".

Tse also took a trip to attend the Asian Pacific American Institute for Congressional Studies Gala in Washington, D.C. in 2016.

BHEA allegedly spent over \$17,000 to fund conferences in three years for a handful of people, while the union was in deficit spending, according to a BHEA presentation.

need to expand program offerings.

At the end of the 2022-2023 school year, the unmet demand resulted in many complaints to the City Council, the Board of Education, and the Recreation and Parks Commission requesting

Tse allegedly spent approximately \$12,000 to attend conferences and events. However, over 60 percent of those funds were misappropriated, according to the CTA audit.

The amount was paid back to BHEA, according to the executive board.

"In a small volunteer-driven organization such as BHEA, occasionally inadvertent errors are made. Over the years, there have been a small but vocal number of former BHEA members on opposing (and losing) sides of various decisions made within our organization. Sadly, as a result they have chosen to portray these issues in a negative light because of what I believe to be a personal vendetta." Tse said in an emailed comment to the Weeklv.

Tse held on to the *vears, there have been* account for three additional years even after he finished his presidency, according to an email obtained by the Weekly.

In at least one instance, Tse allegedly wrote himself a check to reimburse expenshave chosen to portray es.

"During the course of the examination it negative light because was discovered that of what I believe to be there was a lack of internal controls in place to provide accurate data to protect the financial resources of

BHEA," according to communications from the executive board.

Chan brought this matter to the BHEA executive board but claims she was dismissed and criticized. When she brought this matter up again in May 2022, with a detailed presentation listing concerns over the alleged expenses on personal meals, child care, and conferences, she claimed that there was an "overall lack

additional programs, according to the staff report.

Community Services increased its offerings for the 2023-24 school year, servicing over 400 students.

This appropriation was requested to

of interest".

"In a small volunteer-

driven organization

such as BHEA,

occasionally

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our organization.

Sadly, as a result they

these issues in a

a personal vendetta"

-Telly Tse

"Misappropriation of funds is a felony crime. I am disheartened and shocked by those BHEA officers who were complicit and did not act ethically to handle this matter. As educators, we teach students to be honest and we hold students ac-

countable when they do something wrong. This sets the worst examples for our children," Chan said.

Denise Jennex, the manager for CTA Region III office, handled the CTA complaint and allegedly told Chan and Arebalo to "read between the lines" when asked whether Tse was fired or if he was made to step down as a CTA Director as a result of the audit.

CTA has since pledged \$100,000 to help elect Tse to the Glendale Unified Board of Education, according to the outlet The 74.

Arebalo and Chan have since left the union

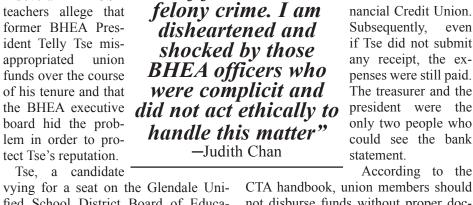
"Any issues that have been identified have always been immediately rectified. I am proud of my service as BHEA President during which our members saw a record increase in their salary and health and welfare benefits. In recent years, I have served as a labor alliance president and a

school foundation treasurer with a budget five times as large as BHEA's with no issues whatsoever. These allegations are without merit and are motivated by personal vendettas and an anti-labor sentiment. It is a distraction from the threats public school districts are facing from extremist groups targeting our teachers, our LGBTQ+ community, and racial and social justice," Tse said.

continue the current level of programming at a level that meets the needs of the community.

--Briefs Compiled by Danielle Berjikian

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# sports & scores



### BHHS Girls' Soccer Team Routs Hawthorne, Inglewood

By Steven Herbert

Sophomore striker Honor Maurer, senior midfielder-striker Gabby Mussry and senior striker Liana Soroudi each scored twice as Beverly High defeated Hawthorne, 12-0, in an Ocean League girls' soccer game at Nickoll Field Jan. 24.

Junior midfielder Adina Eastman had a goal and four assists while junior defender-striker Miki Anavim, junior midfielder Presley Frankel, senior defender Kiana Hayles and junior midfielder-striker Dani Rabbanian each had a goal and an assist.

Sophomore defender-striker Molly Westberg also scored. Junior defender Samantha Nabati had two assists.

Sophomore goalkeeper Emily Wolken made two saves for her seventh shutout of the season.

#### Beverly Hills 11, Inglewood 0

Maurer scored three goals and junior striker Sarah Lea Dahan scored twice in an Ocean League game at Inglewood Jan. 25.

Freshman midfielder-striker-defender Allegra Steele had a goal and an assist. Junior striker Charlize Farahmand, junior defender Ava Hollander, senior striker Gabby Judaken, sophomore defender Isabella Kadz and junior midfielder Alexzandra Suder also scored.

Wolken and senior Ellai Wolf did not need to make a save for the shutout for the Normans (11-5-3, 6-0 in league play).

It was the sixth multiple-goal game of the season for Dahan, who has four two-goal

games, one three-goal game and one fourgoal game. She leads the team with 19 goals.

#### What's Next?

The Normans are scheduled to play host to Crescenta Valley today at 3:30 p.m. in a Southern Section Division 4 first-round playoff game at Nickoll Field.

If Beverly Hills wins, it would face the winner of the Laguna Hills- Louisville playoff game in a second-round game Saturday.

The Normans would play at Laguna Hills because under Southern Section rules, the team with the fewer home playoff games is the home team for the next game. Beverly Hills would play host to Louisville because the Normans won the coin flip.

#### **Boys' Soccer**

#### Beverly Hills 4, Inglewood 0

Senior midfielder-striker Jonah Sasson scored twice and senior striker-midfielder Daniel Spindler had a goal and two assists in an Ocean League game at Inglewood Jan.

25 Junior striker-halfback Jonathan Ferd had a goal and an assist.

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

The Normans led 3-0 at halftime.

#### **Beverly Hills 5, Morningside 0**

Sasson had two goals and an assist, while senior halfback-striker Harrison Isaac had a goal and an assist in an Ocean League game at Morningside Jan. 26.

Sophomore fullback-striker Nah Mussry



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of itself autnorue une vocan-rights of another under federal state, or common law (see occurse-1/11/24, 1/18/24, 1/28/24, 2/1/24 3 FCTTIOUS BUSINESS ANALE STATEMENT: 2024001492 The following person(s) is/are doing business as: THE ORGANISTAS. 18709 Linnet St. Tarzana, CA 91356, VAELU SERVICES LLC. 18709 Linnet St. Tarzana, CA 91356. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictilous business name or names listed here on: 12/2023. Signed: Ellen Maria Jones, CEO. This state-ment is filed with the County Clerk of Los Angeles County on: 1/3/24. NOTCE - 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

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User 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: Ander Arabolaza Shephard TO ALL INTERESTED PERSONS Petitioner: Ander Arabolaza Shephard Proposed name: Ander Arabolaza Shephard Prospeet name: Ander Arabolaza Shephard 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 nadays before the matter is shell 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 chang-se described above must file a written objection that includes the reasons for ob-jection 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 in the following news-paper of general includiation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 1/12/24. Signed: Elaine Lu, Judge of the Superior Court Published: 1/11/24, 1/18/24, 1/25/24, 2/1/24 5 Livyd Bond Rogers 11645 Chenault St #409 Log Annele: CA 00040

Lloyd Bond Rogers 11645 Chenault St #409 Los Angeles, CA 90049 Case Number: 23SMCP00658 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 1725 Main St

1725 Main St Santa Monica, CA 90401 ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Lloyd Bond Roger TO ALL INTERESTED PERSONS

PETITION OF: Lloyd Bond Rogers TO ALL INTERSTED 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 chang-es described above must file a written objection that includes the reasons for ob-jection 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: 930 a Dept: K Rm: A copy of this Order to Show Cause shall be published at least nore each week for four successive weeks prior to the date set for hearing on the petition in the following news-paper of general circulation, printed in this county, Bevery Hills/Bever/WinVood Weekky, Date: 12/26/23. 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: 23MVCP00003 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 12720 Norwalk B1

and Spindler also scored. Sophomore striker Jesse Painter and freshman fullback-defender Jacob Zweig each had an assist.

Tonley made two saves for his ninth shutout

The Normans led 3-0 at halftime.

#### What's Next?

The Normans were scheduled to play host to St. Genevieve Wednesday in a Southern Section Division 6 first-round playoff game at Nickoll Field that began after the Beverly Hills Weekly's deadline.

If Beverly Hills won, it would face the winner of the Gahr-Kaiser game in a second-round game Friday.

The Normans would play on the road in

the second round because Kaiser won the coin flip to determine the site.

#### Girls' Basketball

Beverly Hills is scheduled to play host to Milken in a Southern Section Division 4AA firstround playoff game tonight at 6 p.m. at the Swim-Gym. The game is a re-

match of the Normans' 52-32 victory Jan. 20. Beverly Hills enters the game with a 18-10 record while the Wildcats are 15-10

If the Normans win, they would face the winner of the Coachella Valley-Ramona Convent game Saturday on the road.

**Boys' Basketball** Beverly Hills was

ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Refugio Trevino TO ALL INTERSTED PERSONS Petitioner: Refugio Trevino Proposed names: Refugio Trevino Proposed names: Refugio Trevino Proposed names: Refugio Trevino Proposed names: Refugio 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 chang-es described above must file a written objection that includes the reasons for ob-jection 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. NOTCE OF HEARING Date: 2/26/24 Time: 930 a Dept: C Rm: 312 A copy of this Order to Show Cause why the petition should not be granted. If no written objection is the date stor for hearing on the petition in the following news-paper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 1/1/24, 1/18/24, 1/25/24, 2/1/24 7 Edith Gabriela Gallegos Nunez 3153 Louise St. Lymwood, CA 90262 Case Number: 23CMCP00201 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 200 W Comptor D SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Edith Gabriela Gallegos Nunez/Jose D Jesus Gallegos Nunez TO ALL INTERSTED PERSONS

Compton, CA 90220 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Edith Gabriela Gallegos Nunez/Jose De Jesus Gallegos Nunez TO ALL NITERESTED 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 Nunez/Jose De Jesus Gallegos Luna THÉ 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 chang-es described above must file a written objection that includes the reasons for ob-jection 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 for the appear at demental to 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 news-paper of general circulation, printed in this county, Bevery Hills/Beverywood Weekly, Date: 11/3/23. Signed: Wichael Shultz, Judge of the Superior Court Published: 1/11/24, 1/18/24, 1/25/24, 2/1/24 7 Elizajane Rose Wight 1450 Locust Ave #303 Long Beach, G4 90813 Case Number: 24LBCP00006 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 275 Magnolia #1401 Long Beach, 64 90812

SUPERior Count of Carlos and a 275 Magnolia #1401 ong Beach, CA 90802 DRDER TO SHOW CAUSE FOR CHANGE OF NAME Closed and the second s

Proposed names: Leah Luu THE COURT ORDERS that all persons interested in this matter shall appear this court at the hearing indicated below to show cause, if any, why the petiti change of name should not be granted. Any person objecting to the name change es described above must file a written objection that includes the reasons for obscheduled to play at Marina Wednesday in a Southern Section Division 2A first-round playoff game that began after the Beverly Hills Weekly's deadline.

If the Normans won, they would play host to the Glendora-Temescal Canyon winner in a second-round game Friday.

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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tatement must be filed prior to that data. 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) 171724, 1718724, 1725724, 271724 9 FICTITIOUS BUSINESS NAME STATEMENT: 2023263728. The following person(s) is/ FICTITIOUS BUSINESS NAME STATEMENT: 2023263728. The following person(s) is/ FICTITIOUS BUSINESS NAME STATEMENT: 2023263728. The following person(s) is/ FICTITIOUS BUSINESS NAME STATEMENT: 2023263728. The following person(s) is/ FICTITIOUS BUSINESS NAME STATEMENT: 2023263728. The following person(s) is/ FICTITIOUS BUSINESS NAME STATEMENT: 2023263728. The following person(s) is/ tas begun to transact business winder the fictitious business name or names listed here on: NA. Signed: CLEMENT CID, CEO. This statement is filed with the COUNY Clerk of Los Angeles County on: 12002/2023. NDTICE - This fictitious name statement express 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 fiself 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, CHRISTIAN A MARFIL. 7449 RESEDA BOULEVARD #267 RESEDA CA 91335, CHRISTIAN A MARFIL. 7449 RESEDA BOULEVARD #267 RESEDA CA 91335, CHRISTIAN A MARFIL. 7449 RESEDA BOULEVARD #267 RESEDA CA 91345, UNA SINLEN, UNAFFIL, UNVERT. 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 state

transact business under the fictitious business name or names listed here on: 01/2024. Signed: KEVIN FIZGERALD, MANAGER. This statement is filed with the County Clerk of Los Anglees County on: 01/03/2024. NOTCE - 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 FICITIOUS BUSINESS NAME STATEMENT: 2024001051. The following person(s) is // are doing business as: HONEYBEE COMPANY. 10408 NEWHOME AVE SUNLAND CA 91040-9114. BHASKAR PATEL 10408 NEWHOME AVE SUNLAND CA 91040. This uses is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the ficitious business name on 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 FICITIOUS BUSINESS NAME STATEMENT: 2024002779. The following person(s) is/ are doing business as: GREEME TXX 8 DOKKEEPING SOUZIONE: 2331 S RIDGELEY DA PT 8 US ANGELES CA 90016. This business is conducted by: AN INDIVDUAL. Registrant has begun to transact business under the fictitious business name antemes the oris 12/2023. Signed: MARIA J GREEME, 2331 S RIDGELEY DA PT 8

business name in violation of the rights of another under federal state, or common law (see Section 1441), et sea, B&P) Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,474 FICTITIOUS BUSINESS NAME STATEMENT: 2024000809. The following person(s) is/ are doing business as: CRAFTED BAGELS INC. 5500 LANKERSHIM BLVD NORTH HOL-LYWOOD 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 is does not filed 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, 01/28/224, 02/01/2024 TBS 9,475 HCTITIOUS BUSINESS NAME STATEMENT: 2023265384. The following person(s) is/are doing business as: GUARDUP FEST CONTROL. 910 ½ NCTORY BUD #B BURBANK CA 91502. GUARDUP FEST CONTROL. 910 ½ NCTORY BUD #B BURBANK CA 91502. CUARDUP FEST CONTROL. 910 ½ NCTORY BUD #B BURBANK CA 91502. CUARDUP FEST CONTROL. 910 ½ NCTORY BUD #B BURBANK CA 91502. GUARDUP FEST CONTROL. 910 ½ NCTORY BUD #B BURBANK CA 91502. GUARDUP FEST CONTROL. 910 ½ NCTORY BUD #B BURBANK CA 91502. GUARDUP FEST CONTROL. 910 ½ NCTORY BUD #B BURBANK CA 91502. GUARDUP FEST CONTROL. 910 ½ NCTORY BUD #B BURBANK CA 91502. GUARDUP FEST CONTROL. 910 ½ NCTORY BUD #B BURBANK CA 91502. GUARDUP FEST CONTROL. 910 ½ NCTORY BUD #B BURBANK CA 91502. GUARDUP FEST CONTROL. 910 ½ NCTORY BUD #B BURBANK CA 91502. GUARDUP FEST CONTROL. 910 ½ NCTORY BUD #B BURBANK CA 91502. GUARDUP FEST CONTROL. 910 ½ NCTORY BUD #B BURBANK CA 91502. GUARDUP FEST CONTROL. 910 ½ NCTORY B

The statement explose investment of the statement was been on the other 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, 02/20/12/24 HSS 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. ROMAN GOMEZ. 1703 BOYSENBERRY WAY PALMDALE CA 93550. NOME. No NINDUNAL. Registrant has begun to transact business under the fictitous business name or names listed here on: IVA. Signed: ROMAN GO.MEZ, 00WER. This statement is filed with the County Clerk of Los Ångeles County on: 12/14/2023. NOTICE - This fictitious and statement explores five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement explores five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement explores five years from the date it was filed on, in the office of the county clerk. A new fictitious busines name statement explores are statement explores and on 12/14/2023. QU12/2024 TBS 9.477. FIGUTIOUS BUSINESS NAME STATEMENT: 2023268432. The following person(s) is/are doing business as: SOLDAROMEY. 2231 W 2071H ST LOS ANGELES CA 90018. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious busines statement toges not of itself authorize the use in this state of a fictitious file or on: 12/2023. Signed: DENIS SOLDATENKO, 200418. EDSIS SOLDATENKO, 200

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 HOL-LVWOOD CA 91605. URLE 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 on rames listed here on: NA. Signed: URLE APREZA GALLEGOS, OWNER. This statement is filed with the County Clerk of Los Ange-les 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 unsess 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, 01/27/2024, 02/20124 TBS 9,464 FICITIOUS BUSINESS NAME STATEMENT: 202327/2659. The following person(s) is/are doing business as: TLS LANDSCAPING SERVICES. A1400 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 on rames listed here on: WA. Signed: GERARDO TOR-RES, OWNER. This statement is filed with the County Clerk A los angeles County on: 12/20/203. NOTCE - This fictitious name statement expires 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 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 STATEMENT OF ABANDONMENT OF USE OF FICITIOUS BUSINESS NAME File No. 2022215704 Date File: 10/03/2022 Name of Business: EBENZZR LABEL 327 E SAN JOSE AVE APT 5 BUBBANK CA 91502 Registered Owner: NOEMI APREZA LARA 327 E SAN JOSE AVE APT 5 BUBBANK CA 91502 Registered Owner: UNEL APREZA GALLEGOS 327 E SAN JOSE AVE APT 5 BUBBANK CA 91502 Registered Owner: UNEL APREZA GALLEGOS 327 E SAN JOSE AVE APT 5 BUBBANK CA 91502 Registered Owner: UNEL APREZA GALLEGOS

SZY E SAN JOSE AVE AFT 5 BURDANN GA 91302 Business was conducted by: A GENERAL PARTNERSHIP Registrant Name: URIEL APREZA GALLEGOS, GENERAL PARTNER Current File #:2023272656

Date: 12/20/2023 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: 23PSCP00548

Case Number, 20, 21, 12/26/2023 XIAOMIN CHEN 3629 SANTA ANITA AVE SUITE 105

3629 SANTA ANTA AVE SUITE 105 EL MONTE CA 91731 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 for change of name TO ALL INTERESTED PERSONS: Petitioner: XIAOMIN CHEN for change of name st follows: Present name: CHELSEA ZHEN Pronosed name: VINCENT ZHEN

Present name: CHELSEA ZHEN Present name: CHELSEA ZHEN 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 without a hearing. NOTICE OF HEAINNG Date: 030/12024 Time: 8:30AM Dept: L 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 nevspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLY-WOOD WEEKLY

WOOD WEEKL

Signed: BYANT Y YANG, Judge of the Superior Court Date: 12/26/2023

Date: 1220/2023 Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,487 FICTITIOUS BUSINESS NAME STATEMENT: 2023/261698 The following person(s) is/zer doing business as: BRITT'S BBO, 408 MAIN ST, EL SE-GUNDO, CA. 90245 LOS ANGELES, CLAUDIA DE LEON CAIL, 408 MAIN ST EL SEGUNDO

Published: 01/11/2024, 01/18/2024, 01/25/2024, 02/01/2024 TBS 9,487 FCITTIOUS BUSINESS NAME STATEMENT: 2022/261698 The following person(s) is/are doing business as: BRITT'S BBQ, 408 MAIN ST, EL SE-GUNDO, CA 90/245 LOS ANGELES, CLAUDIA DE LEON CALL, 408 MAIN ST EL SEGUNDO CA 90/245. 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 An-geles County on: 12/6/2023. NOTCE - This fictitious rame 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 tiself 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 sea, BPC Ode.) Published: 11/1/2024, 11/8/2024, 1/25/2024, 2/1/2024 NIN 49488 FICITIOUS BUSINESS NAME STATEMENT: 2023/261700 The following person(s) is/are doing business as: OUALITY CUSTOM IRON FABRICATION, 1558 W 139 ST ST EF, GADENA, CA. 20240 LOS ANOELES, MARCO TULIO SAN-CHEZ PEREZ, 3388 GALE AVE LONG BEACH CA 90810. The business is conducted by a Corporation. Registrant has begun to transact business under the licitious business name or names listed here in o 03/19. Signe dMARCO TULIO SAN-CHEZ PEREZ. The registrant(s) declared that all information in the statement is true and correct. This state-ment is filed with the County Clerk of Los Angeles County or: 12/6/2023. NOTCE - This fictitious business name in violation of the rights of another under dese Section 14411, et seq., B&P Code.) Published: 1/11/2024, 1/18/2024, 1/25/2024, 2/17/2024 MI 49491 FICTITIOUS BUSINESS NAME STATEMENT: 2023/261702 The following person(s) is/are doing business as: MARCO'S ORNAMENTAL IRON WORKS,

FICTITIOUS BUSINESS NAME STATEMENT: 2023262902 The following person(s) is/are doing business as: LUIS BROTHERS, 1515 N SPRING AVE, COMPTON, CA, 90221 LOS NAGELES, 1002E 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 fictifious business name or names listed here in on 10718. Signed JOSE LUIS RIVERA FRANCO, OWNER. The registrantic(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 127/72023. 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 see., B&P Code.) Published: 1/11/2024, 1/18/2024, 1/25/2024, 2/17/2024 NIN 49493

(see Section 14411, et seq., B&P Code.) Published: 1/11/2U24, 1/10/2U24, 1/10

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 49495. FicTITIOUS BUSINESS NAME STATEMENT: 2023/265/248 The following person(s) is/are doing business as: CONTRERAS WELDING SHOP, 9918 RiO HONDO PKWY #11, EL MONTE; CA. 91733 LOS ANGELES, MAURICIO A. CON-TEERAS AVALOS, 9918 RiO HONDO PKWY #11 EL MONTE CA 91733. The business is conducted by an Individual. Registrant has not yet begun to transact business name or names listed here in. Signed MAURICIO A. CONTRERAS WELDING, WWER. 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: 12/11/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitions 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 and is: JUABEZ SEWING & ALTERACIONS; 32:1 UNION PACIFIC LOS ANGELES CA 90023 LOS ANGELES, ROSALIO JUAREZ LOPEZ, 32:21 UNION PACIFIC LOS ANGELES CA 90023. The business is conducted by an Individual. Registrant has not yet beguns to transact the filtitous business name or names listed here in. Signed ROSALIO JUAREZ LOPEZ, OWNER. The registrant(s) declared that all information in the statement the filtitous business name or names listed here in. Signed ROSALIO JUAREZ LOPEZ, OWNER. The registrant(s) declared that 41 information in the statement date it was filed on, in the office of the county Clerk of Los Angeles County on: 12/11/2023. NOTICE - 11s fictitious name statement expires five years from the date it was filed on, in the office o uning on unis 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 49498 FICTITIOUS BUSINESS NAME STATEMENT: 202326592

FIGTITIOUS BUSINESS NAME STATEMENT: 2023/265929 The following person(s) is/are doing business as: ILUMINA BLINGUAL SPEECH THERAPY, 1418 S. AZUSA AVE #4505, WEST COVINA CA 91791 LDS ANGELES, VALERIE M, VEGA, 1418 S. AZUSA AVE #4505 WEST COVINA CA 91791 The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictilious business name or names listed here in. Signed VALERIE M, VEGA, OWNER. The regis-trant(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: 12/12/2023, NOTICE - This fictitious name statement expense 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 dea. The file of this extramed dage not of ited authorize the use in this testen of of the county clerk. A new inclinous business name statement must be lined prior to that date. The filling 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 com-mon law (see Section 1441), et seq., B&P Code.) Published: 1/11/2024, 1/18/2024, 1/25/2024, 2/1/2024 NIN 49499

Naiying Tang 9400 Corbin Ave #2061 Northridge, CA 91324

Sumple, 04 91324 ase Number: 24CHCP00016 JPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 125 Penfield Ave Case Nu

Chatsworth, CA 91311 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Naiving Tang

ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Naiying Tang TO ALL INTERSTED PERSONS Petitioner: Naiying Tang Proposed names: Chengxin Tang Proposed names: Naiying Iang Proposed names: Chengxin Tang Proposed names: Naiying Iang Propo

Li Yin 1062 Hillcrest Dr Pomona, CA 91768

Pomona, CA 91768 Case Number: 24PSCP00004 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 400 Civic Center Plaza Pomona, CA 91766 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Li Vin and Bin Xie TO ALL INTERESTED PERSONS

esent names: Aurora Xie

Present names: Aurora Xie Proposed names: Aurora Xie 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 granied. Any person objecting to the name chang-es described above must file a written objection that includes the reasons for ob-jection 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 granied. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 3/8/24 Time: 830 a Dept: L 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 news-paper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 1/3/24. Signed: Bryant Y. Yang, Judge of the Superior Court Published: 1/18/24, 1/25/24, 2/1/24, 2/8/24 11 Martha Delores Henriquez Boteo 11938 168th St Artesia, CA 90701 Case Number: 23WWCP00474

Artesia, CA 90701 Case Number: 23NWCP00474 SUPENIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 12720 Norwalk BI Norwalk, CA 90650 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Martha Delores Henriquez Boteo TO AU I MITERATOR SET

ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Martha Delores Henriquez Boteo TO ALL INTERSTED PERSONS Petitioner: Martha Delores Henriquez Boteo Preposed names: Martha Delores Henriquez Boteo Troposed names: Martha Delores Boteo 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 chang-es described above must file a written objection that includes the reasons for ob-jection 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: 930 a Dept: C Rm: 312 A copy of this Order to Show Cause shall be published at least nore each week for four successive weeks prior to the date set for hearing on the petition whood Weekly. Date: 1/9/24. Signed: Olivia Rosales, Judge of the Superior Court Published: 1/18/24, 1/25/24, 2/1/24, 2/8/24 12 Jaquelien Oliver for Chru Ambriz 13708 Crewe St Winittier, CA 90605 Case Number: 23WVCP00474 SUPEDIRO COURT DE CAUSE THE DE TO THE Superior Court

WITTER, CA 90-002 Case Number: 23NWCP00474 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 12720 Norvalk, CA 90650 ORDER TO SHOW CAUSE FOR CHANGE OF NAME OFDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Jaqueline Olivar for Chru Ambriz TO ALL INTERESTED PERSONS Petitioner: Jaqueline Olivar Present names: Chris Ambriz Proposed names: Chris Fonoimpana

Proposed names: Chris Fonolinoana 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 chang-es described above must file a written objection that includes the reasons for ob-jection 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: 21/6/24 Time: 930 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 news-

paper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 12/20/23. Signed: Olivia Rosales, Judge of the Superior Court Published: 1/18/24, 1/25/24, 2/1/24, 2/8/24 13 Christina Downs Esq SBN 255707 925 N La Brea Ave #400 West Hollywood, CA 90038 Case Number: 24STCPP00050

Case Number: 24STCP00059 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: Lourdes Rumbo TO ALL INTERESTED PERSONS

TCINITY OF LEDISTED PERSONS Petitioner: Lourdes Rumbo Present names: Lourdes Rumbo Proposed names: Lourdes Rumbo Proposed names: Lourdes Rumbo Proposed names: Lourdes Rumbo THE COURT ODERS 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 chang-es described above must file a written objection that includes the reasons for ob-jection 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: 10 a Dept & 82 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 news-paper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 1/8/24. Signed: Curtis Kin, Judge of the Superior Court Published: 1/18/24, 1/25/24, 2/1/24, 2/8/24 14 Diara LeNay Brown Jenkins 6637 Zeizah Ave Reseda, CA 91335 Case Number: 23/ECP00664 Curtics Kin County Counter LOS ANCELES

Resea, CA 91335 Case Number: 23VECP00694 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 6230 SUmar Ave

Van Nuys, CA 91401 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Diarra LeNav Brown Jenkins

PETITION Qie: Dara La Hay Brown Jawkins Present names: Diara La Hay Brown Jenkins Present names: Diara La Hay Brown HE COURT OPDERS 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 chang-es described above must like a written objection that includes the reasons for do-pane at the event to show cause shot be published at least once each week for four sourcessive weeks prior to the data set for hearing on the petition in the following persons of the CHARNO DATE. 103.0.4 Time: 80.0. Dept. O Rm: 511 A copy of this Order to Show Cause shot be published at least once each week for four sourcessive weeks prior to the data set for hearing on the petition in the following persons of users paper of general circulation, printel in this county, Beverly Hills/Beverlywood Weekly, Date: 1217224, 12224, 27124, 20274 15 Circulation, 2000 Circulation, printel weekly, Date Shot for law persons of general circulation, printel in this county, Beverly Hills/Beverlywood Weekly, Date: 1217224, 12524, 27124, 20274 15 Circulation, 2000 C

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: 01/18/2024, 01/25/2024, 02/01/2024, 02/08/2024 TES 9,492. FICTITIOUS BUSINESS NAME STATEMENT: 2023277387. The following person(s) is/are doing business as: SOTO IT. 8513 DEVENIR AVE DOWNEY CA 90242. JUAN ANTONIO SOTO SANUDO. 8513 DEVENIR AVE DOWNEY CA 90242. JUAN ANTONIO SOTO SANUDO. 8513 DEVENIR AVE DOWNEY CA 90242. JUAN ANTONIO SOTO SANUDO. 8513 DEVENIR AVE DOWNEY CA 90242. This business is conducted by: AN INDIVIDUAL Registrant has begun to transact business under the fictitious business name or names listed here on: NA. Signed: JUAN ANTONIO SOTO SANUDO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/28/2023. NOTICE - This ficitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictious 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: 01/18/2024, 01/25/2024, 02/01/2024, 02/08/2024 TBS 9,492. FICTITIOUS BUSINESS NAME STATEMENT: 2024005714. The following person(s) is/are doing business as: HEPALD'S GARAGE. 8124 ALONDRA BLVD PARAMOUNT CA 90723. LIKE AUTO BUSINESS NAME STATEMENT: 2024005714. The following person(s) is/are doing business as: HEPALD'S GARAGE. 8124 ALONDRA BLVD PARAMOUNT CA 90723. State of a fictibus business isted here on: 01/2024. Signed: YOHAN KIM, CEO. This statement is filed with the County Clerk of Los Angeles County on: 01/09/2024. 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 mane statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in th

February 8 - February 14, 2024 · Page 9



# **OFFICE HOURS** with Doctor Gold

## Join us for Mayor Dr. Gold's LAST "Office Hours with Doctor Gold!"

Our last event will be IN-PERSON on Wednesday, February 28<sup>™</sup> from 5:30 p.m. – 6:30 p.m. Join the Mayor for a special conversation about what you like and what you don't like about Beverly Hills!

Municipal Gallery | City Hall 455 N Rexford Dr. Beverly Hills, CA 90210

Can't make it? Join virtually! BEVERLYHILLS.ORG/MYCOMMUNITY CALL-IN NUMBER: (310) 285-1020

# TRAFFIC ADVISORY: Begins February 24, 2024



In-Person

Event

### Merv Griffin Way Closure to Thru-Traffic

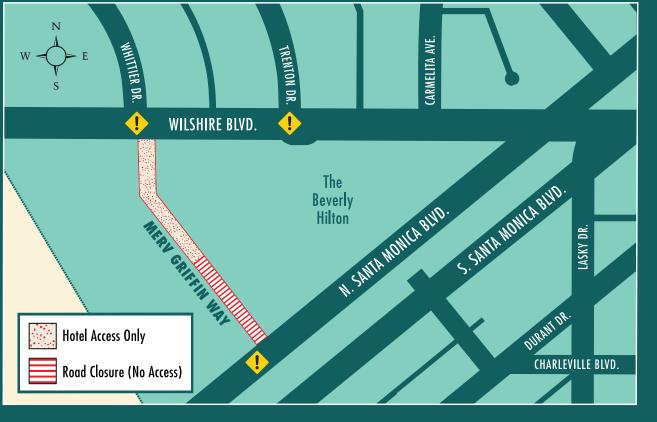
(Access for Hotel Guests Maintained – Entrance Open Off Wilshire Blvd. Only)

Merv Griffin Way will be impacted for the duration of the One Beverly Hills project (through 2028).

Travel lanes on N. Santa Monica Blvd. along the project site will be reconfigured for construction activities. Two vehicle lanes will remain open in each direction; however, bike lanes and sidewalk access may be impacted. This will be in effect for the duration of the project through 2028.

Traffic will continue to be impacted on Wilshire Blvd. Please use alternate routes.

To learn more about the project, visit **BEVERLYHILLS.ORG/MAJORPROJECTS** or call the Public Works Customer Service Line at (310) 285-2467.



Page 10 · Beverly Hills Weekly

To learn more or for questions, visit BEVERLYHILLS.ORG/OFFICEHOURS

FICTITIOUS BUSINESS NAME STATEMENT: 2023275570. The following person(s) is/are doing business as: TANYA'S BARBER SHOP & BEAUTY SALON. 13277 (VAI NUYS BUVD UNIT E PACOIMA CA 91331. TANIA B HARO. 11147 PHILLIPPI A/E PACOIMA CA 91331. This business is conducted by AN INDIVIAULA. Registrant has begun to transact busi-ness under the fictitious business name or names listed here on: N/A. Signed: TANIA B HARO, OMNER. 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., BAP) Published: 01/18/2024, 01/25/2024, 02/01/2024, 02/08/2024 TBS 9, 494. FICTITIOUS BUSINESS NAME STATEMENT: 2024004834. The following person(s) is/are doing business as: TRANSFORMATION GENETICSPROCSERVICE. 1201 N LA BREA AVE SUITE 371 INGLEWOOD CA 90302. DONVANT GRANT TRUSTE: 0F THE KENISTON GERMANY TRUST. 1201 N LA BREA AVE SUITE 371 INGLEWOOD CA 90302. This busi-ness is conducted by: A TRUST. Registrant has begun to transact business under the fic-titious business name or names listel here on: V/A. Signed: DONVANT GRANT, TRUST-E. This statement is filed with the County Clerk of Los Angeles County or: 01/08/2024. NOTICE - this fictitious name statement does not of listelf authorize the use in this state of a fictitious business name to violation of the rights of another under federal state, or common key (see Section 14411, et seq., BAP) Publishet: 01/18/2024, 01/25/2024, 02/01/2024, 02/08/2024 TBS 9, 495. FICTITIOUS BUSINESS NAME STATEMENT: 2024007197. The following person(s) is/ are doing business a: GRATTO AQUATIC REHAB. 10350 WLISHIRE BLVD SUITE 703 LOS ANGELES CA 90024. This business i of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/18/2024, 01/25/2024, 02/01/2024, 02/08/2024 TBS 9,496 FICTITIOUS BUSINESS NAME STATEMENT: 2023/275911. The following person(s) is/are doing business as: MB PHYSICAL: THERAPY. 13823 SHERMAN WAY #12 VAN NUYS CA 91405. MKRTICH BARSEGHAWA. 13823 SHERMAN WAY #12 VAN NUYS CA 91405. MKRTICH BARSEGHAWA. 13823 SHERMAN WAY #12 VAN NUYS CA 91405. MKRTICH BARSEGHAWA. 13823 SHERMAN WAY #12 VAN NUYS CA 91405. MKRTICH BARSEGHAWA. 13823 SHERMAN WAY #12 VAN NUYS CA 91405. MKRTICH BARSEGHAWA. 13823 SHERMAN WAY #12 VAN NUYS CA 91405. MKRTICH BARSEGHAWA. 13823 SHERMAN WAY #12 VAN NUYS CA 91405. MKRTICH BARSEGHAWA. 13823 SHERMAN WAY #12 VAN NUYS CA 91405. MKRTICH BARSEGHAWA. 13823 SHERMAN WAY #12 VAN NUYS CA 91405. MKRTICH BARSEGHAWA. 13823 SHERMAN WAY #12 VAN NUYS CA 91405. MKRTICH BARSEGHAWA. 13823 SHERMAN WAY #12 VAN NUYS CA 91405. MKRTICH BARSEGHAWA. 13823 SHERMAN WAY #12 VAN NUYS CA 91405. MKRTICH BARSEGHAWA. 13823 SHERMAN WAY #12 VAN NUYS CA 91404. THE SHERMAN WAY #12 VAN NUYS CA 91404. THE SHERMAWAWAY THE VAN DE SHERMAR THE SHERMENT DE SHERMENT 91404. THE VAN DE SHERMENT 12023/263312. The following Person(s) Is/are doing business as: RUZANY SHE SHE SHERMENT. 1023/263312. The following Person(s) Is/are doing business as: RUZANY SHE SHE SHERMENT. 1023/263312. The following Person(s) Is/are doing business as: RUZANY SHE SHE SHERMENT. 1023/263312. The following Person(s) Is/are doing business as: RUZANY TO SEET BAKERY. 10352. MOUNTAR A VENUE TULUNGA CA 91042. This business is conducted by: AN INDIVIDUAL Registrant has begun to transact business under the fictibus business name or names listed here on: 05/2021. Signed: RUZAN-NA TSARUKYAN, OWRER. This statement to Signed: RUZAN-NA TSARUKYAN, OWRER. This statement to POINCE AN THE VENUE TULUNGA CA 91042. This business is conducted by: AN INDIVIDUAL Registrant has begun to transact business name tataet was field on, in the office of the county Clerk

and ening husiness as: ALL AUTO MECHANIC: 1052; MOUNTAR AVENUE TLUNGKA CA 91042. This business in conducted by: AN INDIVIDUAL Registrant has begun to transact business under the fitticus business and en ramse. Islated here on: 05/2021. Signed: MASS MARGARAM. UNMER. This statement is filed with the County Clerk A new fittibus business name statement entry the date is by east from the date it was filed on; in the office of the county clerk. A new fittibus business name statement entry the date is the state of a fittibus business name involation of the right of an other processory. The statement is fittibus to the statement entry the date of the right of an other without the state of a fittibus business in control. To 25/2024, 2020/2022 TSS 9, 499
 FOTTIOUS BUSINESS MAME STATEMENT: 2024004287. The following person(s) is are doing business as: CLUUE: 905 SOOLAND AVE VALLEY VILLAGE CA 91607. This business is and to 1000 and the VILLAGE CA 91607. This business is and the date is the state of a fittibus business name statement expression the date it was filed on, in the office of the county clerk. A new fittibus business name statement expression of the date it was filed on, in the office of the county clerk. A new fittibus business name statement expression of the date it was filed on, in the office of the county clerk. A new fittibus business name statement expression of the date it was filed on, in the office of the county clerk. A new fittibus business name statement expression of the date it was filed on, in the office of the county clerk. A new fittibus business name statement expression of the fights of another PITZ/2024, 10/12/2024, 00/12/204, 10/2024, 10/12/204, 10/2024, 10/12/204, 10/2024, 10/12/204, 10/2024, 10/12/204, 10/2024, 10/12/204, 10/2024, 10/12/204, 10/2024, 10/12/204, 10/2024, 10/12/204, 10/2024, 10/12/204, 10/2024, 10/12/204, 10/2024, 10/12/204, 10/2024, 10/12/204, 10/2024, 10/12/204, 10/2024, 10/12/204, 10/2024, 10/2024, 10/2024, 10/12/204, 10/2024, 10/2024, 10/2024, 10/

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: 01/18/2024, 01/25/2024, 02/01/2024, 02/08/2024 TBS 9,507 FCTITIOUS BUSINESS NAME STATEMENT: 2023269466. The following person(s) is/are doing business as: COCO BUILDER & REMODELING. 9532 N TOPANGA CANYON BLVD CHATSWORTH CA 91311. SE06020. COASIS CONSTRUCTION & REMODELING (NC. 9532 N TOPANGA CANYON BLVD CHATSWORTH CA 91311. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: NA. Signed: CHANEL RENEE DRAI, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/15/2023. NOTCE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk A new lictitious business name statement must be filed prior to that date. The filing of this statement does not of tisef 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: 01/18/2024, 01/25/2024, 02/08/2024 TBS 9,508 STATEMENT OF ABANDOMNENT OF USE OF FICTITIOUS BUSINESS NAME File No. 2021270719

STATEMENT OF ABANDONMENT OF USE OF FICTITIOL File No. 2021270719 Date Filed: 12/14/2021 Name of Business: ZIGMAN FASHION 17600 BURBANK BLVD STE 105 ENCINO CA 91316 Registered Owner: NAOR SHLOMO 17600 BURBANK BLVD STE 105 ENCINO CA 91316 Business was conducted by: AN INDIVIDUAL Registrant Name: NAOR SHLOMO, OWNER Current File #: 2023259632 Date: 12/04/2023

Line: 12/04/2023 Diblished: 01/18/2024, 01/25/2024, 02/01/2024, 02/08/2024 TBS 9,509 STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME File No. 2021028181 Date Filed: 03/12/2021 Varea of En

Date Filed: 03/12/2021 Name of Business: MOY POWERNET MARKETING 17600 BURBANK BLVD STE 105 ENCINO CA 91316 Registered Owner: MIRIAM OSHRIT YANKLEVIZ 17600 BURBANK BLVD STE 105 ENCINO CA 91316 Business was conducted by: AN INDIVIDUAL Registrant Name: MIRIAM OSHRIT YANKLEVIZ, OWNER Crearet Elia MO20206202

Hegistrant Name: Mirikawi Oshki i YavkLeviz, Owner Qurrent File #2023259633 Date: 12/04/2023 Published: 01/18/2024, 01/25/2024, 02/01/2024, 02/08/2024 TBS 9,510 ORDER 10 SHOW CAUSE FOR CHANGE OF NAME Case Number: 23SMCP00013 01/08/2024

01/08/2024 ERIK CEJA ESQ THE CEJA FIRM 13536 LAKEWOOD BLVD #158 BELLFLOWER CA 90706

EULFLOWER CA 90706 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 1725 MAIN STREET SANTA MONICA CA 90401 SANTA MONICA COURTHOUSE PETITION OF: DWAYNE STEVEN YAMAUCHI for change of name TO ALL INTERESTED PERSONS: Petitioner: DWAYNE STEVEN YAMAUCHI filed a petition with this court for a decree changing names as follows: Present name: DWAYNE STEVEN YAMAUCHI Proposed name: PAUL STEVEN YAMAUCHI

Proposed name: PAUL STEVEN YAMAUCHI 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: 02/23/2024 Time: 8:30AM Dept: K Room: A-203 The address of the court is same as noted above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following nevspaper of general circulation, printed in this county: EVENLY HILLS – BEVERLY-WOOD WEEKLY WOOD WEEKLY

Signed: LAWRENCE CHO, Judge of the Superior Court Date: 01/08/2024 Date: 01/08/2024 Published: 01/18/2024, 01/25/2024, 02/01/2024, 02/08/2024 TBS 9,511 ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case Number: 23STCP00056

017/08/2024 BRITTANY NICOLE RAMOS 1335 FAST GLADWICK STREET CARSON CA 90746 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 111 NORTH HILL STREET LOS ANGELES CA 90012 STANLEY MOSK COURTHOUSE PETTION OF: BRITTAWY NICOLE RAMOS for change of name TO ALL INTERESTED PERSONS: Pettioner: BRITTAWY NICOLE RAMOS filed a petition with this court for a decree chang-ing names as follows:

Peruliate: BHT IANY NICOLE RAINOS lined a perulial with this could for a decree chang-ing names as follows: Present name: BRITTANY NICOLE RAINOS Proposed name: BRITTANY NICOLE WATHERSBY 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: 02/26/2024 Time: 9:30AM Dept: 26 Room: 316 The address of the court is same as noted above.

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

Signet: ELAINE LU, Judge of the Superior Court Date: 01/08/2024 Published: 01/18/2024, 01/25/2024, 02/01/2024, 02/08/2024 TBS 9,512 FICTITIOUS BUSINESS NAME STATEMENT: 2023266280 The following person(s) is/are doing business as: ROAD RUNNER AUTO COLLISION, 7620 COMPTON AVE, LOS ANGELES, CA. 90001 LOS ANGELES, ANTHONY HERNAND-DEZ, 7620 COMPTON AVE, LOS ANGELES, CA. 90001 LOS ANGELES, ANTHONY HERNAND-DEZ, 7620 COMPTON AVE, LOS ANGELES, CA. 90001 HC 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 ANTHONY HERNANDEZ, WINER, The registrant(s) declared that all information in the statement is true and correct. This state-ment is filed with the County Clerk of Los Angeles County on: 12/12/0202, NOTCE - This fictitious hame 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 com-mon law (see Section 14411, et seq., B&P Code.) Published: 1/18/2024, 1/25/2024, 2/1/2024, 2/8/2024 NIN 49502 HCITITIOUS BUSINESS NAME STATEMENT: 2023266293 The following person(s) is/are doing business as: JS. HANDYNAN SERVICES, 2032

Includes business name in Violating 11, et seq., B2P Code). Published: 1/18/2024, 1/25/2024, 2/1/2024, 2/8/2024 NIN 49502 FICTITIOUS BUSINESS NAME STATEMENT: 2023266293 The following person(s) is/are doing business as: JS HANDYMAN SERVICES, 2032 NUNES DR, SAN JOSE, CA 95131 SANTA CLARA, JGL HANDYMAN SERVICES, 2032 NUNES DR, SAN JOSE, CA 95131 SANTA CLARA, JGL HANDYMAN SERVICES, 2032 NUNES DR, SAN JOSE, CA 95131 SANTA CLARA, JGL HANDYMAN SERVICES, 2032 NUNES DR, SAN JOSE, CA 95131 SANTA CLARA, JGL HANDYMAN SERVICES, 2032 NUNES DR, SAN JOSE, CA 95131 SANTA CLARA, JGL HANDYMAN SERVICES, 2032 NUNES DR, SAN JOSE, CA 95131 CAT, The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the ficit-fious business name or names listed here in. Signed SELME HERNANDEZ HERNAN-DEZ, 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: 12/12/2023. 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: 1/18/2024, 1/25/2024, 2/1/2024, 2/8/2024 NIN 49501 FOUTDOUB BUSINESS NAME STATEMENT: 2023266475 The following person(s) is/are doing business as: G.C.C.E.E.C. MUNITY ENRICHMENT FOUNDATION, 14024 ELMCROFT AVE. NORWALK CA 90650 CA 4824059. The busi-ness is conducted by a Compariton. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed LUIS NAVAS, CFO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk A new fictitious busi

2/8/2024 NIN 49506 FICTITIOUS BUSINESS NAME STATEMENT: 2023266892

Virtual Workshop:

# **Regulating Single-Use Plastic** & Expanded Polystyrene





Monday, February



• The City is on track to pass an ordinance

the ordinance on March 11, 2024.

that will reduce plastic waste by requiring food facilities to use compostable and recyclable foodware. Council will review

• This ordinance will prohibit the distribution

grocery stores, hotels, and pharmacies.

of single-use plastic foodware and the sale of expanded polystyrene (e.g. Styrofoam) products, impacting businesses such as restaurants,

Join the Sustainability Team to learn more about the ordinance, compliance, and resources, with

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

**Passcode:** 90210

Call-in: (310) 288-1020

Join via Zoom: beverlyhills-org.zoom.us/my/community

More information here: beverlyhills.org/plasticandfoam

time at the end for Q&A.

The following person(s) is/are doing business as: DR DUCTLESS, 15701 CONDON AVE SUITE B-5, LAWNDALE, CA. 90260 LOS ANGELES 1105 SIXTH ST HERMOSA BEACH, CA 90264 MATT ALBA, INC., 15701 CONDON AVE SUITE B-5 LAWNDALE CA 90260 CA. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 06/16. Signed MAT-THEW ALBA, CEO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 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 is violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/18/2024, 1/25/2024, 2/1/2024, 2/18/2024, NIN 49503 FICTITIOUS BUSINESS NAME STATEMENT: 2023/267/333 The following person(s) Is/are doing business as: SWSS GARNIER LIFE SCIENCES, SUAVRE BUSINESS UCH, 756 BROADWAY AVE LINIT #607, LOS ANGELES, CA. 90014 LOS ANGELES, VANCE RENARD KNOX JR., 756 BROADWAY AVE LUNT #607 LOS ANGELES, CA. 90014 LOS ANGELES, VANCE RENARD KNOX JR., 756 BROADWAY AVE UNT #607 LOS ANGELES, CA. 90014 LOS ANGELES MANCE THE filting business name or names listed here in. Signed MARCE BERMOR MANY.

LDS ANGELES, VANCE RENARD KNOX JR., 756 BROADWAY AVE UNIT #607 LDS ANGE-LES CA 90014. 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 VANCE RENARD KNOX JR., 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 Ange-les 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 e.g., B&P Code.) Published: 1/18/2024, 1/25/2024, 2/1/2024, 2/8/2024 NIN 49504

Ites a failable. Development of the action o

Ublisheds hains of the seq., B&P Code.) Published: 1/18/2024, 1/25/2024, 2/1/2024, 2/8/2024 NIN 49511 FICTITIOUS BUSINESS NAME STATEMENT: 2023270294 The following person(s) is/are doing business as: AJS TIRES, 2430 TYLER AVE, EL MONTE E. CA. 91733 LOS ANGELES, JAIME AL CALA CISNEROS, 2430 TYLER AVE, EL MONTE CA 91733. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 12/23. Signed JAIME ALCALA CISNEROS, WNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Ange-les 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 use the lidel prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 1/18/2024, 1/25/2024, 2/1/2024, 2/8/2024 NIN 49509

Maria Guadalupe Razo 905 S Ardmore #302 Los Angeles, CA 90006 Case Number: 245TCP00173 SUPENIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 111 N Hills Los Angeles, CA 90012 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Maria Guadalupe Razo Present names: Maria Guadalupe Razo Present names: Maria Guadalupe Razo Proposed names: Catalina Espinoza

Pre Inton Ver Maria Guadaluge Razo
 Present names: Maria Guadalupe Razo
 Present names: Maria Guadalupe Razo
 Proposed names: Catalina Espinoza
 THE COURT OPDERS 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 lied, the court may grant the petition without a hearing.
 NOTICE OF HEARING
 Date: 3/1/24 Time: 10a Dept: 82 Rm: 833
 A coyo 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 news-paper of general circulation, printed in this court). Severity Hills/Revertywood Weekly. Date: 1/18/24. Signed: Cartis A. Kin, Judge of the Superior Court
 Published: 1/26/24. 2/1/24. 2/8/24. 2/15/24 18
 FIGTITIOUS BUSINESS NAME STATEMENT: 20232/4776 The following person(s) is/are doing business as: LUXURY FERTILITY. LUXURY SURROGACY, IMAART FERTILITY. 468 N. Camden Dr #200 PMB 288A. Beverly Hills, CA 90210. This business is conducted by: a Limited Li-ability Company, Registrant has begun to transact business much file fictibus business name or names listed here on: 12/2022. Signed: Michelle Tang, CEO. This statement is filed with the County Clerk A Los Angeles County on: 12/27.43. NOTCE - This fictibus business name in violation business mates atternent must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictibus business name in violation of the rights of Nockury Dr #101A. Beverly Hills

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

ÖRDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Brittany Elieen Nabors TO ALL INTERESTED PERSONS Petitioner: Brittany Elieen Nabors Present names: Brittany Elieen Nabors Proposed names: Brittany Elieen Nabors-Weiland 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 news-paper 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, 2/15/24 22 Publishea: 772 Angeles Perez 1624 E 87th St 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

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: 830. Dent: B Rm: 906

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 0rder 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 news-paper of general circulation, printed in this county, Beverly Hills/Beverlywood Weeky. Date: 12/19/23. Signet: Furmiko H. Wasserman, Judge of the Superior Court Published: 1/25/24, 2/17/24, 2/8/24, 2/15/24 23 FICTITIOUS BUSINESS NAME STATEMENT: 2024009122. The following person(s) is/are ding business as: RSG6; RSG. 9/01 WILSHIRE BLVD 10TH FLOOR BEVERLY HILLS CA 90212. TRED STATE GOLD GROUP LLC. 9701 WILSHIRE BLVD 10TH FLOOR BEVERLY FELY HILLS CA 90212. This business is conducted by: A LIMTED LABILITY COMPANY. Registrant has begun to transact business and conducted by: A LIMTED LABILITY COMPANY. Registrant has begun to transact business since on the fictitious business nare or names statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business insere statement thrus be filed thing of this statement does not of itself authorize the use in this state of a fictitious usiness 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 9,513 FICTITIOUS BUSINESS NAME STATEMENT: 2024013713, The following person(s) is/are

(see Section 1441), et seq, ber/ Prolisined: 01/29/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/2024, 02/01/

County on: 01/22/2024. NOTICE - This ficitious name statement expires five years from the date it was filed on; into eoffice of the county clerk. A new fictitous 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 fictitous business name in violation of the rights of an-other 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 LE BERTON ST SUNLAND CA 91225. TOWAS OHANYAN, 864 UE BERTON ST SUNLAND CA 91225. This business is con-ducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business mame or names listed here on: 01/2024. Signed: TOWAS OHANYAN, 0WNER. 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 vas 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 liself authorize the use in this state of a fictitious business came 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, 02/01/5/2024 HS 9,515 FICITITIOUS BUSINESS NAME STATEMENT: 2024011967. The following person(s) is/are doing business as: ANTHEM MUSIC LESSONS. 21031 DEVONSHIFE ST CHATSWORTH CA 91311. J.AR-ED G CANCHOLA. 21031 DEVONSHIFE ST CHATSWORTH CA 91311. J.AR-ED G CANCHOLA. 21031 DEVONSHIFE ST CHATSWORTH CA 91311. J.AR-ED G CANCHOLA. 21031 DEVONSHIFE ST CHATSWORTH CA 91311. J.AR-ED G CANCHOLA. 21031 DEVONSHIFE ST CHATSWORTH CA 91311. J.AR-ED G CANCHOLA. 21031 DEVONSHIFE ST CHATSWORTH CA 91311. J.AR-ED G CANCHOLA. 21031 DEVONSHIFE ST CHATSWORTH CA 91311. J.AR-ED G CANCHOLA. 21031 DEVONSHIFE ST CHATSWORTH CA 913

In ching of this statement does not it isel attautorize the use in this state of a fictitious present of the integrated attack of a fictitious present of the integrate attack of a fictitious present of a fictitious

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VIDUAL. 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 9.523

Interning of this statement does not of itself authorize the use in this state of a inctituous 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 9.523 FICTITIOUS BUSINESS NAME STATEMENT: 2024011819. The following person(s) is/are doing business as: CHAMPION LAW FIRM. 16000 VENTURA BUXD PH 1208 BNCINO CA 91436. RENEE SHAMLOO. 16000 VENTURA BUXD PH 1208 BNCINO CA 91436. RENEE SHAMLOO. 16000 VENTURA BUXD PH 1208 BNCINO CA 91436. RENEE SHAMLOO. 16000 VENTURA BUXD PH 1208 BNCINO CA 91436. RENEE SHAMLOO. 16000 VENTURA BUXD PH 1208 BNCINO CA 91436. RENEE SHAMLOO, 01600 VENTURA BUXD PH 1208 BNCINO CA 91436. RENEE SHAMLOO, 01000 This follows mame statement expires five years from the date it was filed on, in the office of the county clerk. A new fictificus 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 an other under federal state, or common law (see Section 14411, et seq., B&P) Published: 01/12/2024, 20/201/2024, 20/208/2024, 20/215/2024 TBS 9, 524 FICTITIOUS BUSINESS NAME STATEMENT: 2024011805. The following person(s) is/are doing business as: HAVANA HOUSE; (HAVANA HOUSE; HCANA HOUSE;

(see Section 14411, et seq., B&P) Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 HTS 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 90744. This business is conducted by: AN INDIVDUAL. Registrant has begun to transact business under the fictibus business name or names listed here on: 01/2024, Signed: OSEAS MORALES, 0122 NOTIFH WILLMINGTON BLVD LOS ANGELES CA 90744. This business is conducted by: AN INDIVDUAL. Registrant has begun to transact business under the fictibus 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 fictibus name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictibus 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 fictibus business name in violation of the rights of an-other 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 9.526 FICTITIOUS BUSINESS NAME STATEMENT: 2024009864. The following person(s) is/ are doing business as: DEEZ NATIORALS. 6442 PLATT AVE SUITE 674 WEST HILLS CA 91307. MANA DEEZ MC. 24000 HIGHLANDER ROAD WEST HILLS CA 91307. This

authorize the use in this state of a fictibus business name in violation of the rights of an-other 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 9,526 FICITIOUS BUSINESS NAME STATEMENT: 2024009864. The following person(s) is/ and doing business as: DEEZ NATURALS, 6442 PLATT AVE SUITE 674 WEST HILLS CA 91307. MMAD DEEZ INC. 24000 HIGHLANDER ROAD WEST HILLS CA 91307. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the ficitious business name or names listed here on: NA. Signed: DEBORAH AL-FANO, SECFLARY. This statement is filed with the County Clerk of Ls Angeles County on: 0117/2024. NOTCE - This ficitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new ficitious business name statement must be filed prior to that date. The filing of this statement does not of tiself authorize the use in this state of a fictibus business name in violation of the rights of an-other under federal state, or common law (see Section 14411, et seq., B&P) Published: 01725/2024, 02011/2024, 02008/2024, 02015/2024 TBS 9,527 FICITIOUS BUSINESS NAME STATEMENT: 2024009828. The following person(s) is/are doin business as: DENNEK SULUTIONS FIRM THE SFV CALFORMA STUDINS, HAPUTEK CONSULTING GROUP; SWEET INCENES; HHLLC CONTENT CREATIONS, 6828 VAN NUYS BUD #406 VAN NUYS CA 91405. 202114011249, HARUTEK HOLDINGS LLC 6828 VAN NUYS BLVD #406 VAN NUYS CA 91405. 202114011249, HARUTEK HOLDINGS LLC 6828 VAN NUYS BLVD #406 VAN NUYS CA 91405. 202114011249, HARUTEK HOLDINGS LLC 6828 VAN NUYS BLVD #406 VAN NUYS CA 91402. 3, Signet KETUBAH CLABORNE, MANAGE FI. This statement is filed with the County Clerk of Los Angeles County on: 1017/2024. NOTCE - This fictitious name statement expires frow years from the date weak in this state of a fictitious business name is violation of the rights of another under federal state, or commol kives Section 14411, et seq., B&P) Publishe



Current File #:2/24/09/43 Date: 011/6/2024 Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,532 ORDER TO 5HOW CAUSE FOR CHANGE OF NAME Case Number: 24SMCP00032 01/18/2024 MOE SCOTT

MUE SCOTT 1257 DEVON AVE LOS ANGELES CA 90024 SUPERIOR COURT OF CALIFORNIA, COUNTY OF 1725 MAIN ST UNIT 102 SANTA MONICA CA 90401 SANTA MONICA PETITION OF: MOE HOWARI

ONICA OF: MOE HOWARD SCOTT for change of name

PETITION OF: MOL HOWARD SOUTH IN GRANGE STILL TO ALL INTERESTED PERSONS: Petitioner: MOE HOWARD SCOTT filed a petition with this court for a decree changing

Present name: MOE HOWARD SCOTT

Present name: MOE HOWARD SCUTI 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 writhout a hearing. NOTICE OF HEARING Date: 03/15/2024 Time: 8:30AM Dept: K Room: The address of the court is save as ported above.

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 ber: 24STCP00158

01/17/2024 SANDRA SUE SIZER 435 NORTH ALTA VIS AI TA VISTA BI VD 435 NORTH ALLA VISI A BLVU 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

Portitioner: SANDRA SUE SIZER filed a petition with this court for a decree or energy names as follows: Present name: SANDRA SUE SIZER Proposed name: TAMAR FRANKIEL 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.

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 WEELV

I: ELAINE LU, Judge of the Superior Court

Super: 24/4/C 10/2004/97 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: 24VECP00024

01/17/2024 CIRO OSCAR CRISCI

IRO OSCAR UNIO 1905 CEDROS AVE

4905 Ceurus Ave Sherman Oaks CA 91403 Superior Court of California, County of Los Angeles

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 6230 SYLMAR AVE VAN NUYS COURT HOUSE EAST PETITION OF CIRO USCAR 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

Present name: CIRO OSCAR CAISCI Proposed name: DANIEL CRO 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 prant the petition writhout a hearing. NOTICE OF HEARING Date: 03/04/2024 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

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 WEELV Signed, VIRGINIA KEENY, Judge of the Superior Court

WOOD WEEKLY Signed: VR6INIA KEENY, 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, 50PE, 5951 IMPERIAL HWY APT B, SOUTH GATE, CA. 90280. LOS ANGELES, ELISA MARIA TORRES, 5951 IMPERIAL HWY APT B, SOUTH GATE, CA. 90280. LOS ANGELES, ELISA MARIA TORRES, 5951 IMPERIAL HWY APT B, SOUTH GATE, CA. 90280. LOS ANGELES, ELISA MARIA TORRES, 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 inder the fictitious business name statement is true and correct. This statement is bled with the County Clerk of Los Angeles County on: 12/13/2023. NOTCE - 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: 2023270148 The following person(s) is/are doing business as: SEVEN STREET PROPERTIES, 17800

(see Section 14411, et seq, B&P Code.) Publishei: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 MIN 49505 FIGTITIOUS BUSINESS NAME STATEMENT: 2023270148 The following person(s) is/are doing business as: SEVEN STREET PROPERTIES, 17900 CASTLETON ST. SUITE 316, CITY OF INDUSTRY, CA. 91748 LOS ANGELES, HONG YOU PROFERTIES LLC, 17800 CASTLETON ST. SUITE 316 CITY OF INDUSTRY CA OLAJTONIST. SUITE 316, CITY OF INDUSTRY, CA. 91748 LOS ANGELES, HONG YOU PROFERTIES LLC, 17800 CASTLETON ST. SUITE 316 CITY OF INDUSTRY CA OLAJTONIST. 201709510457. The business is conducted by a Limited Liability Compa-ny. Registrant has not yet begun to transact business under the ficitious business name or names listed here in. Signed YAWING LIN, MANAGER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the Coun-ty Clerk of Los Angeles County on: 12/18/2023. NOTICE - This fictitious mest statement statement does not of fiself authorize the use lifted prior to that date. The filing of this statement does not of the authorize the use in this state of a fictitous business name in violation of the rights of another under federal, state or common law (see Section 14411, et see, B&P Code): Publishet: 1/25/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/202

100 W BR0ADWAY SUITE 3000, L0NG BEACH, CA. 90802 L0S ANGELES, YUSUKE SHINOZAKI, 245 W BR0ADWAY APT 446 L0NG BEACH CA. 90802. The business is con-ducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in 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 1411, et seq., B&P Code.) Published: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49515 FICTITIOUS BUSINESS NAME STATEMENT: 2023272578 The following person(s) Is/are doing business as: WIENERSCHNITZEL 715, 1715 PA-CIFIC COAST HWY. LOMITA CA 90717. I De SANGELES, NELSON LOPEZ FLORES, 1715 PACIFIC COAST HWY. LOMITA CA 90717. I 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, OWIER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Loe Angeles County on: 12/20/2023. NOTICE - This filtious business name in violation of the rights of another under federal, state or common law (see Section 1411, et seq., B&P Code.) Published: 1725/2024, 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 as PROSPERA REALTORS, 3150 S. 9TH VE ARCAND, and SANE STATEMENT: 2023272580

(see Section 14411, et seq., B&P Gode.) Published: 1/25/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/1/2024, 2/8/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/2/2024, 2/1/2024, 2/1/2024, 2/1/2024, 2/1/

1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49517 FICTITIOUS BUSINESS NAME STATEMENT: 2023273647 The following person(s) is/are doing business as: CHILAKING MARKET, 508 S ROW-AN AVE, LOS ANGELES, CA. 90063. LOS ANGELES, JAVIER VAZQUEZ ZAMORA, 508 S ROWAN AVE LOS ANGELES CA. 90063. 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 JAVIER VAZOUEZ ZAMORA, OWRE. 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: 12/21/2023. NOTICE - This fictitious business name in violation of the rights of another under federal, state or common law ges Section 14/11, et sea, B&P Code.) Published: 1/25/2024, 2/8/2024, 2/15/2024 NIN 49516 FICTITIOUS BUSINESS NAME STATEMENT: 2023273649 The following person(s) is/are doing business as: BIONIC. GRAPPICS, 10000 PIONEER

Dusiness name in violation of the rights of another lunder federal, state of common law (see Section 1441), et seq. B&P Code.) Published: 125/2024, 2/15/2024, 2/8/2024, 2/15/2024 NIN 49516 FICTITIOUS BUSINESS NAME STATEMENT: 2023273649 The following person(s) is/are doing business as: BIONIC GRAPHICS, 10600 PIONEER BUYO STE D, SANTA FE SPRINGS, CA 900670 LOS ANGELS, S5 ENTERPRISES, NC, 10600 PIONEER BLYD STE D SANTA FE SPRINGS CA 900670 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 FLZABETH MEJA-SAN-CHEZ, 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: 12/21/2023. 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 liself 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: 1725/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49518 FICITIOUS BUSINESS NAME STATEMENT: 2024017964 The following person(s) is/are doing business as: RE-DISCOVERING YOU. 1923 <sup>1</sup>4 Westwood BH #2. Los Angeles, CA 90025. RE-DISCOVERING YOU, J. MARRIAGE AND FAMILY THERAPY COPPORATION. 1923 <sup>1</sup>5 Westwood BH #2. Los Angeles, CA 90025. This business is conducted by: A Corporation. Registrant has begun to transact business under the foltious business name or names listed here on: 9/2023. Signed: Lia Galustian, President. This statement is filed with the County Clerk of Los Angeles County on: 1/25/24. NOTICE - This fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) / 1/124, 2/2024, 2/22242 / 2/22/24 FICITITIOUS B

MD, President. This statement is filed with the County Clerk of Los Angeles County on: 1/26/24. NOTCE - 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 fielderal state, or common law (see Section 14411, et seq., B&P) 2/1/24, 2/8/24, 2/15/24, 2/22/24 26 Minoo Ghalchi 163 N Willaman Dr Beverly Hills, CA 90211 Case Number: 235MCP00614

Case Number: 23SMCP00614 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 1725 Main St

SUPERIOR CUCHT CALIFORNIA, CUCHT OF LUS ANGELES 1725 Main Monica, CA 90401 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Minoo Ghalchi Proposed names: Minoo Ghalchi Proposed names: Minoo Ghalchi Proposed names: Minoo Ghalchi Forouzan THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing to show causes, if any, why the petition for change of name should not be granted. Any person objecting to the name chang-es described above must file a written objection that includes the reasons for ob-jection 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 includes the reasons for ob-vortice OF HEARING Date: 3/8/2/4 Time: 830a Dept: K Rm: A-203 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 news-paper of general circulation, printed in this county. Bevery Hills/BeveryWood Weekly. paper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly Date: 11/29/23. Signed: Lawrence H. Cho, Judge of the Superior Cour Published: 2/1/24, 2/8/24, 2/15/24, 2/22/24 27 Luis Arturo Rubalcava 14452 Novak St Hagianda Hajabta CA

1+1902, NUVIEK ST Hacienda Heights, CA 91745 Case Number: 24NWCP00021 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 12720 Norwalk BI

, CA 90650

12720 Norvaik B Norwaik, CA 90650 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Luis Arturo Rubalcava TO ALL INTERSTED PERSONS Petitioner: 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 chang-es described above must file a written objection that includes the reasons for ob-jection 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: 930a 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 news-paper of general circulation, printed in this county, Bevery Hills/Bever/WindWeekV, Date: 1/22/24. Signed: Olivia Rosales, Judge of the Superior Court Fublished: 2/1/24, J8/24, 2/15/24, 2/22/24 28 nael Alcazar

Present names: Ismael Alcazar Jr. 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 chang-es described above must file a written objection that includes the reasons for ob-jection 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 written 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 news-paper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 11/24/24. Signed: Olivia Rosales, Judge of the Superior Curt Published: 2/1/24, 2/15/24, 2/12/24, 2/22/24 29

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 Niulfa Khan TO ALL INTERESTED PERSONS Petitioner: Nishrat Niulfa Khan Present names: Nishrat Niulfa 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 chang-sed secribed above must file a written objection that includes the reasons for ob-jection 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.

3169 Olive St

esent names: Ismael Alcaza

Nishrat Niulfa Khan 608 ½ Hillcrest Bl Inglewood, CA 903 Case Number: 24T

3169 Olive St Huntington park, CA 90255 Case Number: 24NWCP00025 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 12720 Norwalk, CA 90650 Norwalk, CA 90650 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PTTTION OF: Ismael Alargar

Case Number: 24TRCP00037 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

PETITION OF: Ismael Alcazar TO ALL INTERESTED PERSONS Petitioner: Ismael Alcazar

NOTICE OF HEARING Date: 3/15/24 Time: 830a 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 puttion in the following news-paper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 1/24/24. Signed: Gary V. Tanaka, Judge of the Superior Court Published: 21/24, 2/8/24, 2/15/24, 2/22/24 30 FICTITIOUS BUSINESS NAME STATEMENT: 2024019707 The following person(s) is/ are doing business as: SCRET HEADQUARTERS. 3137 Glendale BL Los Angeles, CA 90039, THE SH0, 3137 Glendale BL Los Angeles, CA 90039, THE SH0, 3137 Glendale BL Los Angeles, CA 9039, THE SH0, 3137 Glendale BL Los Angeles, CA 90039, This business is conduct-ed by A Corporation. Registrant has begun to transact business under the fittitous busi-ness name or names listed here on: 8/2005. Signed: Dave Pifer, CEO. This statement is filed with the County Clerk A for SA pales County on: 1/29/24. NOTICE - This fittitous name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitous business name statement thrus 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 ans: SARA NIGRASSIA INTERIORS. 2240 Maiden Ln. Altadena, CA 91001. SARA NIGRASSIA. 2246 Maiden Ln. Altadena, CA 91001. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitous business name or names listed here on: NA. Signed: Sara Ingrassia, Owner. This statement is filed with the County Clerk A Los Angeles County on: 1/22/24. NOTICE - This fictitious usane 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 fe

See Section 14411, et seq., Bor / CHET, DOLL, Jazmine Annette Flores 11854 Excelsion Dr Norwalk, CA 90650 Case Number: 24NWCP00034 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 12720 Norwalk RI

12720 Norwalk BI Norwalk, CA 90650 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Jazmine Annette Flores TO ALL INTERESTED PERSONS

PETITION OF: Jazmine Annette Flores TO ALL INTERSTED PERSONS Petitioner: Jazmine Annette Flores Present names: Jazmine Annette Flores Proposed Network (Jazmine Annette Flores) es described above must flie a written objection that includes the reasons for ob-jection 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: 4/12/24 Time; 930 Dept: C Rm: 312 A copy of this Order to Show Cause shall be published at least once ach week for four successive weeks prior to the date set for hearing on the petition in the following news-paper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 1/29/24, Signed: Olifz/42, 2/12/24 33 FICTITIOUS BUSINESS NAME STATEMENT: 2024019638. The following person(s) is/are doing business as: PRESORIP 2 HARIMACUTICALS; PRESORIP2. 11865 ROCHESTER AVE APT 3 LOS ANGELES CA 90025. This business is conducted by: AN INDIVIDUL. Re-patirat has begun to transact business under the fictitious business name or names etch down or 30/06. Simot EDMIND (APC) C776. (JMURE) The JAMESTER AVE API 3 LOS ANGELES CA 90025. This business is ond content of isflat with

Dale: 1/28/24. Signed: Olivia Rosales, Judge of the Superior Coult Published: 21/24/2, 2072/43
 FICTIDUS BUSINESS NAME STATEMENT: 20/24/19836. The following person(s) is/are doing business ap PESCRIP. 21065 RIOCHESTER AF. Faith Statement Is into a superior the carbon county on: 01/22/24. NOTE: Filter NAME. Statement Is into the county Cell Law Apple County on: 01/22/24. 2017. CTIL: The county Cell Law Apple County on: 01/22/24. 2017. CTIL: The county Cell Law Apple County on: 01/22/24. 2017. CTIL: The county Cell Law Apple County on: 01/22/24. 2017. CTIL: The county Cell Law Apple County on: 01/22/24. 2017. CTIL: The county Cell Law Apple County on: 01/22/24. 2017. CTIL: The County Cell Law Apple County on: 01/22/24. 2017. CTIL: The County Cell Law Apple County on: 01/22/24. 2017. CTIL: The County Cell Law Apple County on: 01/22/24. 2017. CTIL: The County Cell Law Apple County County Apple The Isolawing personsing isore doing business and: HOL WOOD MARKETING 2004. PHO1 The Isolawing personsing isore doing business and: HOL WOOD MARKETING 2004. WOIL: The Isolawing personsing isore doing business and: HOL WOOD MARKETING 2004. WOIL: The Isolawing personsing isore doing business and: HOL WOOD MARKETING 2004. WOIL: The Isolawing personsing isore doing business and: HOL WOOD MARKETING 2004. WOIL: The Isolawing personsing isore doing business and the Isolawing the isolawing personsing isore and the Isolawing personsing isolawing personsing isolawing business and the Isolawing personsing isolawing personsing isolawing business and the Isolawing personsing isolaw

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: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9.543 FICTITIOUS BUSINESS NAME STATEMENT: 202401 3233. The following person(s) is/are doing business as: COMARKETERA, GOLDEN STATE VACTION RENTALS. 835 MALT-MAN AVE LOS ANGELES CA 90026. DAR SADIQ LLC. 835 MALTMAN AVE LOS ANGELES CA 90026. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listel here on: VA. Signed: BSAIL SADID, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. NOTCE - This fictitious names fatement 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 fictibus business name in violation of the rights of another under federal state, or common law (see Section 1441), et set, B&P) Published: 02017/204, 02/08/2024, 02/08/2024, 02/22/024, 02/22/024, 02/22/024, 02/08/204, 02/22/024, 02/08/204, 02/22/024, 02/08/204, 02/22/024, 02/08/204, 02/22/024, 02/08/204, 02/22/024, 02/08/204, 02/22/024, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 02/08/204, 0 http://www.action.com/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/action/actio

(See Section 144 IT, et seq., Ber) "robinstiet: 02/01/2024, 02/007/024, 02/13/2024, 02/22/2024 ITS 9,550 FICTITIOUS BUSINESS NAME STATEMENT: 2024002771. The following person(s) is/ are doing business as: ROYAL FRESH SUPERMARKET. 12811 SHERMAN WAY NORTH HOLLWOOD CA 91605. This business is conducted by X- 0C0PROATION. 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: 10/42/024. NOTCE – 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

County Clerk of Los Angeles County on: 01/04/2024, NOTICE - This fictitious name statement exprises 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: 02/01/2024, 02/03/2024, 02/15/2024, 02/15/2024, 02/21/2024 (DSTRS) SNAME STATEMENT; 2024002775. The following person(s) is/are doing business as: QUICK SMOKES. 14103 VICTORY BLVD STE 4 VAN NUYS CA 91401. This business under the fictitious business name or names listed here on: NA. Signed: TENI AVANES GIVORGAUM, MANGAINO MEMERT This statement is filed with the County Clerk of Los Angeles County on: 01/04/2024, NOTCE - This fictitious name statement expires five years from the date it was filed on; in the office of the county clerk. A new fictitious for another under federal state, or common law (see Section 14411, et seq., B&P) Publishet: 02/01/2024, 02/03/2024, 02/15/2024, 02/22/2024 TBS 9,552 FICTIDIOUS BUSINESS NAME STATEMENT: 202400277. The following person(s) is/are doing business is conducted by: AN INVISE DLVD #1492 SHERMAN 0AKS CA 91401. This business is conducted by: AN INVISE DLVD #1492 SHERMAN 0AKS CA 91401. This business is conducted by: AN INVISE DLVD #1492 SHERMAN 0AKS CA 91401. This business is conducted by: AN INVISE DLVD #1492 SHERMAN 0AKS CA 91401. This business is conducted by: AN INVISE DLVD #1492 SHERMAN 0AKS CA 91401. This business is conducted to field author the even fitting of this statement des not of itself authorize the difficient of a fictitious business name statement must be filed prior to that date. The filing of this statement des not of 10/24/2024. NOTICE - This fictitious name statement must be seen on a mass listed here on 01/04/2025 AUVICE - This fictitious name statement must be avaited on the county cler

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

Case Number: 23VECP00690 21/2/2/2023 AUGUST PETER COWELL BY AND THROUGH HIS PARENTS JOSEPH ANDREW COWELL AND LARAINE DANYELLE COWELL 004 KERRINOOR DR WEFTU ANT WAS DO COMEL

AND LAPANIC DAVIELLE COWELL OVA KERRINORA DR WESTLAKE VILLAGE CA 91362 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES NORTHWEST DISTRICT- EAST BUILDING 6230 SYLMAR AVENUE ROOM 107 VAN NUYS CA 91401 PETTION OF: AUGUST PETER COWELL BY AND THROUGH HIS PARENTS JOSEPH AN-DREW COWELL AND LARAINE DANYELLE COWELL for change of name TO ALL INTERSSTED PERSONS: Petitioner: AUGUST PETER COWELL BY AND THROUGH HIS PARENTS JOSEPH AND PREVICES PERSONS: Petitioner: AUGUST PETER COWELL BY AND THROUGH HIS PARENTS JOSEPH AND Petitioner: AUGUST PETER COWELL BY AND THROUGH HIS PARENTS JOSEPH ANDREW COWELL AND LARAINE DANYELLE COWELL filed a petition with this court for a decree changing names as follows:

changing names as follows: 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 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 bate: 01/26/2024 Time: 8:30AM Dept: W Room: 610 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 WOOD WEEKLY MGINIA KEENY, Judge of the Superior Court

newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLY WOOD WEEKLY Signed: VIRGINIA KEENY, Judge of the Superior Court Date: 12/12/2024 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 COM-PANY LLC, 4319 168TH ST, LAWNDALE OV 90260 CL 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 HER-NANDEZ, SECRETARY. The registrant(s) declared that all information in the statement is rue and correct. This statement is filed with the County Clerk of Los Angeles County or: 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 des 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:

The bill of prior to that date. The filling of this statement does not of itself authorize the use in this state of a fictitious business neare 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 RIPESTONE BUDD #4939, DOWNEY, CA, 90241 LOS ANGELES, STONEWALL & BLACKBERRY INC, 8111 RIPESTONE BUDD #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 TXXS, 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 or: 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 fictitions business tame statement muse the filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a common law (see Section 14411, et seq., B&P Code.). Published: 2/1/2024, 2/8/2024, 2/22/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/2024, 2/12/202

20212 BELSHAW AVE CARSON CA 90746 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 ANTHOW MAUOR, SECRETARY. The registrant(s) declared that all information in the statement is tirde uncorrect. This state-ment 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

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: 2023275485 The following person(s) i/2re doing business as: GLASS 4CAR AUTO GLASS, 13580 RANGOON ST, PACOIMA, CA. 91331 LOS ANGELES, GLASS 4 CAR AUTO GLASS, 13580 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, MANAG-ING MEMBER. The registrant hs and yet begun to transact business under the fictitious business name or names listed here in. Signed ALEXIS MELGAR, MANAG-ING MEMBER. The registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ALEXIS MELGAR, MANAG-ING MEMBER. The registrant has atterement expires five years from the date it vas filed on, in the office of the county clerk. A new fictitious business name statement the use in this state of a fictitious business name in violation of the rights of another under federal, state or common kees Oscion 14411, et seq., B&P Code.) Published: 2/1/2024, 2/12/2024, 2/12/2024, 2/18/2024 HCITITIOUS BUSINESS NAME STATEMENT: 2023275488 The following person(s) is/are doing business as: HORNET TRUCKING, 13500 FOOTHILL BUD APT 205, SYLMAR, CA. 91342. LOS ANGELES, HELIO REYNA, 13500 FOOTHILL BUD APT 205, SYLMAR, CA. 91342. LOS ANGELES, HELIO REYNA, 13500 FOOTHILL BUD APT 205 SYLMAR CA 91342. The business is conducted by an Individual. Reg-istrant has not yet begun to transact business under the fictitious business mame or names listed here in. Signed PLIO REYNA, 00WER. The registrant(s) decared that at information in the statement is true and correct. This statement is filed with the County Check of the registrant(s) decared that at information in the statement is true and correct. This is statement is filed with the County Check of the registrant(s) decared that at information in the statement is true and correct. This statement is the down there hor

BLVD APT 205 SYLMAR CA 91342. The business is conducted by an Individual. Reg-sitrant 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 fittifuots mame 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 fiself 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: 21/12/24, 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 SVERMONT AVENUE, LOS ANGELES CA 90044 CA 202001010692. The business is conducted by a Limited Liability Company. Registrant has begun to transact business under the flictitious business name or names listed here in on 12/23. Signed DUANE\_JACKSON, MEMBEH. The registrant(s) declared that all information in the statement us the field 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 1681 atthorize 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: 21/12024, 24/2024, 21/2/2024, NIM 45527 FICITIOUS BUSINESS NAME STATEMENT: 2023276969 The following person(s) is/are doing business as: FMWO ACADEMY, CAREERS 4 CAUSE, A C. TRANSFORTATION, 10975. VERMONT AVENUE, LOS ANGELES, CA, 90044 LOS 20201705. The business under the fictitious business name or names statement appreson to its statement is file

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 NN 49526 FICTITIOUS BUSINESS NAME STATEMENT: 2023277407 The following person(s) is/are doing business as: MV AGUSTA LOS ANGELES, 2013 LIN-COLN BLVD, SANTA MONICA, CA. 90405 LOS ANGELES, WP PERFORMANCE, INC, 2013 LINCOLN BLVD SANTA MONICA CA. 90405 CA. The business is conducted by a Corpo-retice. Direlated here net were the businest business to conducted the field in business.

The following person(s) twize doing business as: MV AGUSTA LOS ANGELES, 2013 LIN-COLN BLVD, SANTA MONICA, CA. 90405 LOS ANGELES, VR PERFORMANCE, INC, 2013 LINCOLN BLVD SANTA MONICA CA. 90405 CA. The business is conducted by a Corpo-ration. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed SELEN 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 AL too SAngeles 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 AL too SAngeles 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 AL too SAngeles 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 AL to seq. B&P Code.) Published: 21/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49528. FICITIOUS BUSINESS NAME STATEMENT: 2023/78/276 HERNANDE SUSINESS NAME STATEMENT: 2023/78/277 HERNANDE SUSINESS NAME

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) 2/8/24, 2/15/24, 2/22/2, 2/29/24 34 Diarra LeNay Brown Jenkins 6637 Zetzah Ave Reseda, CA 91335 Care Alvember 02/07/C02004

Case Number: 23VECP00694 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

Case Munico. CURT OF CALIFORNIA, COUNTY OF LOS ANGELES 6230 Sylmar Ave Van Nuys, CA 91401 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF Diarra LeNay Brown Jenkins TO ALL INTERESTED PERSONS Petitioner: Diarra LeNay Brown Jenkins Proposed names: Diarra LeNay Brown THE COURT ONDERS 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 chang-es described above must file a written objection that includes the reasons for ob-jection 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: 4/10/24 Time: 830a Dept: O Rm: 511 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 news-paper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekky. Date: 12/13/23. Signed: Virginia Keeny, Judge of the Superior Court Published: 2/8/24, 2/15/24, 2/22/24, 2/29/24 35 Richard Lamar David Sims

Richard Lamar David Sirr 20600 Ventura Bl #2338

20000 Yolinita by A20206 Woodland Hills, (#20206 Case Number: 24VE2P00046 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 6230 Sylmar Ave #107 Van Nuys, CA 91401 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETTION OF Sinchard Lamar David Sims

Val ruys, CA 91401 ORDER TO SNHOW CAUSE FOR CHANGE OF NAME PETITION OF: Richard Lamar David Sims TO ALL INTERSTED PERSONS Petitioner: Richard Lamar David Sims Proposed names: Richard Lamar David Money THE COURT ONDERS 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 chang-es described above must file a written objection that includes the reasons for ob-jection 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: 3/22/24 Time: 830a Dept: W Rm: 610 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 news-pate: 2/2/24, 2/15/24, 2/22/24, 2/29/24 36 Brenda King 13218 Rutgers Ave

Brenda King 13218 Rutgers Ave Downey, CA 90242 Case Number: 24NWCP00034 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 12720 Norwalk BI Norwalk, CA 90550 OPDER TO SHOW CAUSE FOR CHANGE OF NAME DTUTUION OF Dwards King

PETITION OF: Brenda King TO ALL INTERESTED PERSONS Petitioner: Brenda King

Petitioner: Krenda King Present names: Brenda King Proposed names: Brenda King Machado THE COURT ORDERS that all persons interested in this matter shall app

Present names: Brenda King Proposed names: Burla King Proposed names should not be granted. Any person objecting to the name chang-es described above must file a written objection that includes the reasons for ob-jection at least two court days before the matter is scheduled to be heard and must appear at the hearing indicated below to show cause, if any, why the petition of written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 3/22/24 Time: 930a Dept: C Rn: 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 news-paper of general circulation, printed in this county, Beverly Hills/Reverlywood Weekly, Date: 2/5/24. Signet: Olivia Rosales, Judge of the Superior Court Published: 2/8/24, 2/15/24, 2/22/24, 2/29/24 37 HCITIOUS BUSINESS NAME STATEMENT: 2024007688. The following person(s) Is/are doing business as: SAVVY SURFACE DESIGN. 71.47 E PREMIUM STREET LONG BEACH CA 90808. DEVA DESIGN INC, 71.47 E PREMIUM STREET LONG BEACH CA 90808. This business is conducted by: A CORPORATION. Registrant has begun to transact 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 flictitious 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 flictitious business name in violation of the ropited danober under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/08/2024, 02/15/2024, 02/22/2024, 02/22/2024 TBS 9,557 HCITIOUS BUSINESS NAME STATEMENT: 2024020546. The following person(s) Is/are doing business as: A CLEANING SANTIAGO. Habo RINALD IS TAPT 9 MISSION HILLS CA 91435. This business is conducted by: AN INDIV

THEN THE Set, ben / THURINGL, GENORUZEY, DZ 192024, DZ 22/024, DZ 22/024, DZ 26/024, DZ

TES 9,562 TES 9,562 FICTITIOUS BUSINESS NAME STATEMENT: 2024022133. The following person(s) is/ are doing business as: VENTANA. 28316 CONSTELLATION RD SANTA CLARITA CA 91355. H2VR HOLDCO INC. 440 N BARRANCA AVE COVINA CA 91723. 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: JEREMY HOCH-MAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 01/31/2024. NOTCE - This fictitious name statement does not of listed autorize the use in this state of a fictitious business name in violation of the rights of another under detrait state. y common law (see Section 1441, 1et sea, J&BP) Published: 02/08/2024, 02/15/2024, 02/22/2024, 02/23/2024 TBS 9,563 CTITIOUS BUNESS NAME STATEMENT: 20/24/22/366. The tollowing person(s) is/are doing business as: FLND LOANS FAST.INFO. 15/77 VALENCAP, PL PONONA CA 91768. This business is the other on 10/22/24. Signed: TRAW SET THOMAS II. 15/36. RA WEST THOMAS III. 15/77 VALENCAP, PL PONONA CA 91768. This business is conducted by: AN IND/DUAL, Registrant has begun to transact business under the fictious business name on mains listed here on 10/22/24. Signed: TRAW SET THOMAS III, OWNER, This statement is filed with the County Clerk of Los Angeles County on 10/12/22/4. NOTCC: This fictious name statement togens they easi from the data it was in this state of a fictitobus business name in violation of the rights of another under detrai late, or common law (see Section 1441.1 et sea, B&P) Published: 02/08/2024, 20/15/2024 (O2/22/2024 02/29/2024 1ES 9,564. CTITIOUS BUSINESS NAME STATEMENT: 20/24/02/155. The following person(s) is for a doing business as: a 14 v. JANITORIAL SEPWOLES. 2019 at 71 M-4E LOS ANGELES CA 90018. MILDA VILLITA. 2918 dTH AVE LOS ANGELES CA 90018. This business is onducted by AN INDIVIDAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2024. Signed: MELIDA VILLI, 4. WWERT. This statement to Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2024. Signed: 01/10. AULLITA. 2019 AT MALENCAPP. 20/27/2024 (O2/22/2024 02/29/2024 12/59/204) 20/27/2024. Signed: Signed: ANGELES CA 90018. This business is conducted by AV INDIVIDAL. Registrant has begun t

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or names listed here on: IVA. Signed: SUSANNA S PAPP, ESO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/19/2023. 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 volation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/01/2024, 2/08/2024, 02/15/2024, 02/22/2024 TISS 9.576 FICTITIOUS BUSINESS NAME STATEMENT: 2024014041. The following person(s) is/are doing business as: LA COMPUTER DOCTORS; NISALTEC; KUMA TRAVELS; COMPUTER CARE CLUB; YOUR WEB IT; NISALA; LOVE AND CARE FLAC LESTATE; FORMULLA BY DE-SIGN; CREATION SPACE; LOVE AND CARE CENTERS; LOVE AND CARE HOMES; BLOUM ASSETS; RAWANA X; CREATION LAND; 16300 CRENSHAW BLVD SUITE #204 TORRANCE CA 90504. Z01402910048, NISALTEC LLC. 16300 CRENSHAW BLVD SUITE #204 TORRANCE CA 90504. This business is conduced by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2005. Signed: NISAL DAKSTITA PHEMARATINA, CEO. 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 the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9.577 FICITIDUS BUSINESS NAME STATEMENT: 2024007847. The following person(s) is/ are doing business as: INSPIRE COMPASSION, ANCENT DHAMMA; STUDENTS OF SUCCESS, GUARDIANS OF SRI LANKA; HELA WEDA, 16300 CRENSHAW BLVD SUITE #204 TORRANCE CA 90504, JINSPIRE COMPASSIO

that date. The fuling of this statement does not of tiself authorize the use in this state of a fictitious business and in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 02/08/2024, 02/15/2024, 02/22/2024 02/29/2024 TBS 9,578 FICITIOUS BUSINESS NAME STATEMENT: 2024011478. The following person(s) is/are doing business as: PEACOC EXPERSS: SPARKLE GENS; CEVION SPICE ARXX: METTA FACTORY; METTA WATER; AYUNEX; AYUKAMA, 16300 CRENSHAW BLVD SUITE #204 TORRANCE CA 90504. 1105 business is conducted by: A UNITED LIABILITY COMPA-NT, Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2023. Signet: UNSALA DAKSTINA PREMARATINA, MANAE-IORRANCE, ANOTEC - This foctitious and statement expines 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: 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,579 FICITIOUS BUSINESS NAME STATEMENT: 2024020819. The following person(s) is/ are doing business as: GRATTO AQUATIC REHAB. 10350 WILSHIRE BUJO SUITE 7/30 LOS ANGELES CA 90024. Tis business is conducted by: AN INDIVULA. Registrant has begun to transact business under the fictitious business name or names listed here on: WAA Signed: ESTHER SHAPOW, OWNER THE REHAB. 10350 WILSHIRE BUJO SUITE 7/30 LOS ANGELES CA 90024. NOTICE - This statement tailed with the county Clerk of Los Angeles County on: 01/30/2024, NOTICE - This fictitious business name in violation of the rights of another under federal state, or common law (see Secton 14411, et seq., B&P) Published: 02/08/2024, 02/15/2024, 02/22/2024 1BS 9,580 FICITIOUS BUSINESS MAME STATEMENT: 2024000045. The following person(is) is are doing business as:: OC CRIL

Date Filed: 03/07/2019 Name of Business: GEMS AND JEWELS ONLINE, BEEO, ANCIENT DHAMMA, STUDENTS OF SUCCESS

UF SUCCESS 16300 CRENSHAW BL/D SUITE #204 TORRANCE CA 90504 Registered Owner: NISALTEC LLC 16300 CRENSHAW BL/D SUITE #204 TORRANCE CA 90504 Business was conducted by: A LIMITED LIABILITY COMPANY Registrant Name: NISALA DAKSITHA PREMARATNA, CEO Current FI.el #: 2024011527 Date: 01/18/2024

Date: 01/18/2024 Published: 02/08/2024, 02/15/2024, 02/22/2024,02/29/2024 TBS 9,582 ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case Number: 24VECP00041

Case Number: 24VECF 000 . . 01/31/2024 NOEM TABOADA-SANTAMARIA 13060 VICTORY BLVD APT #8 VAN NUYS CA 91401 SUPERIOR COURT OF CALIFORNIA, COUNTY OF 6230 SYLMAR VERNUE ROOM 107

N NUYS CA 91401 TITION OF: NOEMI TABOADA-SANTAMARIA for change of name JALL INTERESTED PERSONS: titlioner: NOEMI TABOADA-SANTAMARIA filed a petition with this court for a decree

TO ALL INTERSTED PERSONS: Petitioner: NOEMI TABOADA-SANTAMARIA filed a petition with this court for a decree changing names as follows: Present name: NOEMI TABOADA-SANTAMARIA Proposed name: NOEMI TABOADA-SANTAMARIA Proposed name: NOEMI TABOADA-SANTAMARIA 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 writhout a hearing. NOTICE OF HEARING Date: 03/22/2024 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 WOOD WEEKLY

VIERLY

Date: 01/31/2024 Published: 02/08/2024, 02/15/2024, 02/22/2024,02/29/2024 TBS 9,583 ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case Number: 24BBCP00032 01/31/2024

NS Kabilovs. A minor by and through his parents timur kabilov and ADDIS AGELOVA, A MINUO DI AND TINDUGI INS PARENTS MONTA KABILOVA 1555 SCOTT RD APT 111 BURBANK CA 91504 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

SOFENION COUNT OF CALIFORNIA, COUNT OF LOS ANGELES 300 EAST OLIVE BURBANK CA 91504 PETTITION OF: ARONS KABILOVS, A MINOR BY AND THROUGH HIS PARENTS TIMUR KABILOV AND MONTA KABILOVA for change of name TO ALL INTERESTED PERSONS: Pettioner: RANON KABILOVS, A MINOR BY AND THROUGH HIS PARENTS TIMUR KABI-LOV AND MONTA KABILOVA filed a petition with this court for a decree changing names as follows:

LOV AND MONTA KABILOVA filed a petition with this court for a decree changing names as follows: Present name: ARON KABILOVS Proposed name: AARON KABILOVS 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: 03/28/2024 Time: 8:30AM Dept: B 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 wory of general circulation, printed in this county: EEVENLY HILLS – BEVENLY WOOD WEEKLY WOOD WEEKLY A COBIN MULLER SLOAN, Judge of the Superior Court

Signed: ROBIN MILLER SLOAN, Judge of the Superior Court Date: 01/31/2024 Uate: 01/31/2024 Published: 02/08/2024, 02/15/2024, 02/22/2024,02/29/2024 TBS 9,584 ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case Number: 24PSCP00038 01/20/2004

01/23/2024 LORAINE DENISE LANG 421 S MEADOW RD WEST COVING CA 91791 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES WEST COVING COURTURIES WEST COVINA COURTHOUSE 1427 WEST COVINA PARKWAY

WEST COVINA CA 91790 PETITION OF: LORAINE DENISE LANG for change of name TO ALL INTERESTED PERSONS: Petitioner: LORAINE DENISE LANG filed a petition with this court for a decree changing names as follows: Present name: LORAINE DENISE LANG Proposed name: LORAINE DENISE LANG Proposed name: LORAINE DENISE LANG Proposed name: LORAINE DENISE SCARBERRY 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 at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause of the court is same as noted above. NOTICE OF HEARING Date: G3/22/2024 Time: 8:304M Dept: 6 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 mewspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLY WOOD WEERLY

Tour successor of general circulation, printed in uns county. Eac. WOOD WEEKLY Signed: LIVNNETTE GRIDIRON WINSTON, Judge of the Superior Court Date: 01/22/024 Published: 02/08/2024, 02/15/2024, 02/22/2024,02/29/2024 TBS 9,585 ORDER T 0 SHOW CAUSE FOR CHANGE OF NAME Case Number: 23STCP04363 12/01/2023

RICHARD HENRY PIERCE 4411 11TH AVE APT 1012

.0S ANGELES CA 90043 JUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES .0S ANGELES SUPERIOR COURT

IS ANGELES SUPERIOR COURT 1 NORTH HILL STREET IS ANGELES CA 90012 ITTION OF: RICHARD HENRY PIERCE for change of name ALL INTERESTED PERSONS: titioner: RICHARD HENRY PIERCE filed a petition with this court for a decree changing mes as follows: sent name: RICHARD HENRY PIERCE

names as tollows: Present name: RICHARD HENRY PIERCE Proposed name: EJEROME NELISEN 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 with the petition without a hearing. NOTICE OF HEAINING Date: 03/22/2024 Time: 10:00AM Dept: 82 Room: 833 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 WERLY Signed: CURTIS A KIN, Judge of the Superior Court Date: 12/01/2023 Published: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,586 ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case Number: 24PSOP00039 01/23/2024

017/32/3024 LORENA LANG 421 S MEADOW RD WEST COVINA CA 91791 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 400 CIVIC CENTER PLAZA POMONA CA 91766 POMONA COURTHOUSE SOUTH PETITION OF: LORENA LANG for change of name TO ALL INTERSTED PERSONS: Petitioner: LORENA LANG filed a petition with this court for a decree changing names as follows:

Petitioner: LORENA LANG filed a petition with this court for a decree changing names as follows: Present name: LORENA LANG Proposed name: LORENA AUXILADORA LANG 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: 03/22/2024 Time: 9:00AM Dept: 0 Room: 5TH FLOOR

LUOR HLUOR 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: CHRISTIAN R GULLON, Judge of the Superior Court Date: 01/24/2024 Published: 02/08/2024, 02/15/2024, 02/29/0901 5011 ECTIONER PROFESSION

newspaper of general circulation, printed in this county: BEVENLY HILLS – BEVENLY Signed: CHRSTIAN R GULLON, Judge of the Superior Court Date: 01/24/2024 Published: 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,587 FICITIOUS BUSINESS NAME STATEMENT: 2024000811 The following person(s) is/are doing business as: MANUKAN COMPANY, 7625 OWENS ST., TUJUNGA, CA. 91042. DS ANGELES, NARINE MANUKAN, 7625 OWENS ST. TU-JUNAA CA. 91042. The business is conducted by an Individual. Registrant has not yet begun to transact business under the ficitious business name or names listed here in. Signed NARIME MANUKAN, WONER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los An-geles County on: 1/2/2024, NOTEC - This fictious 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 piro to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious husiness name in violation of the rights of another under tederal, state or common law (see Section 14411, et seq., B&P Code.) Published: 2/8/2024, 2/15/2024, 2/22/2024, 2/24/2024 DN 49530 FICTITIOUS BUSINESS NAME STATEMENT: 2024000813 The following person(s) Is/are doing business as: NSH STYLIST, 10747 WILSHIRE BLVD. NO.1102, LOS ANGELES, CA. 90024 LOS ANGELES, LIANA GEVJANYAN, OWNER. The regis-trant(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: 1/2/2024. N10747 WILSHIRE BLVD. NO.1102 LOS ANGELES CA 90024. LOS ANGELES, ELSANCANYAN, OWNER. The regis-trant(s) declared that all information in the statement to is to all dubits devolutives the statement does not of itself authorize the use in this state of a fictitious business name or name siteled here in. Signed LIANA GEVOLANYAN, OWNER. The regis-trant(s) declared that all information in the st

The filling of this Statement to the soft autonize the use in this state of a incluscus business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 2/8/2024, 2/15/2024, 2/22/2024, 2/22/2024 MN 49533 FICITIOUS BUSINESS NAME STATEMENT: 2024000817 The following person(s) is/are doing business as: SUCCESSFULLYHUMAN, 22543 VEN-TURA BLVD STE 220-C1005, WODDLAND HILLS, CA. 91364 LOS ANGELES, BRAM-BULA MOSAICS LLC, 22543 VENTURA BLVD STE 220-C1005 WODDLAND HILLS CA. 91364. 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 KAREN YAZUMB PAMBILA, 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: 1/2/2024. NOTICE - This fittibuus 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 use section 14411, et seq., B&P Code.) Published: 2/8/2024, 2/15/2024, 2/22/2024, 2/29/2024 NM 49532 FICTITIOUS BUSINESS NAME STATEMENT: 2024001163 The following person(s) Is/are form business as: NUBACH1 JAPANESE GRILL, 6441 MCFADDEN WA eff. HUNTIGTON BEACH. CA. 92647. The business is conduct-ed by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed MCH0LAS NGVEN. NERY, OWNER. The registrant(s) declared that al information in the statement the use in the sistate 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: 2/8/2024, 2/15/2024, 2/15/2024, 2/29/2024, NM 49532 FICTITIOUS BUSINESS NAME STATEMENT: 20240

SAK SARGSYAN, OWNER. The registrant(s) declared that all information in the statement for in 1/2/2024, NDTC2 - This statement is flied with the County Clerk of Los Angeles County on: 1/3/2024, NDTC2 - This fictitious name statement exprises five years from the data that be flied prior to that date. The fling of this statement does not of itself authorate bus use this state of a fictitious business areas in validation of the rights of another use (1/3/2024, 2/22/2024, 2/22/2024, NDTC2) - This STATIOUS BUSINESS NAME STATEMENT: 2024001721 The Tollowing person(s) is/are doing business as: LOS TANASPORTATION, 22247 (ANA)E224 CANONES CR SANTA CLARITA CIR, CA, 91350 LOS ANGELES, LEVON AMBARTSUMAN, OWNER. The registrant(s) declared that all information in the statement is true and correct. This state-ment is flied with the County Clerk of Los Angeles County on: 1/3/2024 AUTOES - This statement exprises and the statement and correct. This state-ment is flied with the County Clerk of Los Angeles County on: 1/3/2024 AUTOES - This statement exprises aname in values listenent does not of itself authorize the use is the state-ment is flied with the County Clerk of Los Angeles County on: 1/3/2024 AUTOES - This statement exprises from the data it was flied on, in the office of the county clerk. A new fictitious business areas: PS TRANSPORTATION, 77. FT WhOSOR RD 43 GLENDALE CA 91205. The business is conducted by an Individual Registrant has not yet begun to transact business with the flied prior to that data. The fling of this statement frust we flied prior to that data for the county Clerk of Los Angeles County on: 1/3/2024 AUTOES - This WHOSOR RD 43 GLENDALE CA 91205. The business is conducted by an Individual Registrant has not yet begun to transact business and the flied prior to that data. The statement inviduation of the rights of another under federal, state or a flied with statement inviduation of the rights of another under federal, state of a flictitious business and the togeton to transact business arame in viola

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 PROP-ERTY, 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 of-ficial 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 AUC-TION 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 asso-ciation, 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 Mc-Nair 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 ti-tle, 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, un-der 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 recordation. DATE: 1/22/2024 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUST-EE SALE INFORMATION LOG ON TO: www. stoxposting.com CALL: 844-477-7869 JANINA HOAK, TRUSTEE SALE OFFICER CALIFOR-NIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION 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 re-ceive 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 infor-mation. 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 infor-mation 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 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 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 immedi-ately 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 PROP-ERTY, 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 LIM-ITED LIABILITY COMPANY, as Trustor AU-REUS FINANCE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, as Benefi-ciary 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 Pla-za 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 Docunty, Califor-nia describing the land therein: LOT 108 OF WEST HOLLYWOOD TRACT, IN THE CITY 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 beretofore described is being sold "as is". The 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 un-dersigned 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, un-der 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 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 TRUST-EE SALE INFORMATION LOG ON TO: www. stoxposting.com CALL: 844-477-7869 PATRI-CIO S. INCE', VICE PRESIDENT CALIFOR-NIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-ORMATION 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 encour-aged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county record-er's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resourc-es, 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 Cali-fornia Civil Code. The law requires that infor-mation 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. In-formation about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be re-flected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the sched-uled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trust-ee 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 web-site 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 immedi-ately 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 PROP-ERTY, 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 ap-pointed 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 LI-ABILITY COMPANY, as Trustor PROPERTY ADVANCE, LLC (DBA AUREUS FINANCE), A DELAWARE LIMITED LIABILITY COMPA-NY, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful mon-ey 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 situ-ated in said County, California describing the land therein: LOT 336 OF MCNAIR PLACE TRACT, IN THE CITY OF WEST HOLLY-WOOD, 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 HYDRO-CARBON 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 INSTRU-MENTS 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 HOLLY-WOOD, CA 90046, "VACANT LAND. DIREC-TIONS MAY BE OBTAINED BY WRITTEN RE-QUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLI-CATION OF THIS NOTICE AT THE FOLLOW-ING ADDRESS: BENEFICIARY, C/O CALI-FORNIA TD SPECIALISTS, ATTN: PATRICIO S. INCE', 8190 EAST KAISER BLVD., ANA-HEIM HILLS, CA 92808.". The undersigned Trustee disclaims any liability for any incorrect-ness of the street address and other common designed basis. designation, if any, shown herein. Said sale will be made, but without covenant or warranty, ex-pressed or implied, regarding title, possession, or encumbrances, to pay the remaining princior encumbrances, to pay the remaining princi-pal 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 pri-or to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the 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: 1/24/2024 CALIFORNIA TD SPECIAL-ISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxpost-ing.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY IN-FORMATION 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 encour-aged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the duty record-er's office or a title insurance company, either of which may charge you a fee for this infor-mation. 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 Cali-fornia Civil Code. The law requires that information about trustee sale postponements be match about trustee sale posponentents 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 re-flected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the sched-uled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trust-ee 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 queries of you are an "eligible bid 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 PROP-ERTY, 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 of-ficial 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 LIABIL-ITY 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 sec tion 5102 of the Financial Code and autho-rized 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 un-dersigned 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, un-der 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 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: 1/24/2024 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUST-EE SALE INFORMATION LOG ON TO: www. stoxposting.com CALL: 844-477-7869 PATRI-CIO S. INCE', VICE PRESIDENT CALIFOR-NIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR

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 infor-mation. 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 Cali-fornia Civil Code. The law requires that infor-mation 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. In-formation about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be re-flected 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 trust-ee auction pursuant to Section 2924m of the California Ċivil 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 PROP-ERTY, 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 of-ficial records in the Office of the Recorder of Los Angeles County, California, executed by: 1013 GENESEE LLC, A CALIFORNIA LIM-1TED LIABILITY COMPANY, as Trustor AU-REUS FINANCE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, as Benefi-ciary 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

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

> per Map recorded in Book 22 Page 40 of Maps, in the office of the County recorded 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 CA 90046 MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING AD-DRESS: 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 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: 1/24/2024 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUST-EE SALE INFORMATION LOG ON TO: www. stoxposting.com CALL: 844-477-7869 PATRI-CIO S. INCE', VICE PRESIDENT CALIFOR-NIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION 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 record-er'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 Cali-fornia 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 re-flected 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 trust-ee auction pursuant to Section 2924m of the

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, Califor-

nia 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

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 PROP-ERTY, 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 ///, page //// of of-ficial 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 DELA-WARE LIMITED LIABILITY COMPANY, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HEAD PERFORMAN 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 asso-ciation, 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, Cali-fornia describing the land therein: LOT 13 OF TRACT NO. 10926, IN THE CITY OF LOS AN-GELES, 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 BEVER-LY HILLS, CA 90210 "VACANT LAND. DIREC-TIONS MAY BE OBTAINED BY WRITTEN RE-QUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLI-CATION OF THIS NOTICE AT THE FOLLOW-ADDRESS: BENEFICIARY, C/O CALI-FORNIA TD SPECIALISTS, ATTN: PATRICIO S. INCE', 8190 EAST KAISER BLVD., ANA-HEIM 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 cre-ated 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 SPECIAL ISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxpost-ing.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY IN-FORMATION 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 encour-aged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county record-er's office or a title insurance company, either of which may charge you a fee for this infor-mation. If you consult either of these resourc-es, 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 post-ponement information is to attend the sched-uled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustce 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 bid-der," 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 web-site 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, ASSIGN-MENT 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,

CA91766, FIDELITY NATIONAL TITLE COM-PANY, 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 re-corded 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 MORT-GAGE 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, PAG-ES 11 TO 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUN-TY. 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 responsi-ble 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 in-vestigate 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 num-ber 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 post-ponement information is to attend the scheduled sale. Beneficiary has elected and hereby elects to conduct a unified foreclosure sale pur-suant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the nonjudicial foreclosure of the estate de-scribed 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. EX-HIBIT "B" "Mortgaged Property" means all es-tate, right, title, interest, claim and demand whatsoever which Trustor now has or hereafter particularly and the property in law or in page acquires, either in law or in equity, in posses-sion 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, structuresand 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 per-sonal 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, in-ventory, accounts, general intangibles, soft-ware, 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, de-velopment, construction, financing or operation of the Mortgaged Property, including furniture, furnishings, equipment, machinery, money, in-surance 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 per-sonal 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 ser-vices, public or private, including all refundable, returnable or reimbursable tap fees, utility de-posite commitment fees and devidencement posits, 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 techni-cal 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 securi-ty 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 de-posits, lease cancelation payments and other benefits paid or payable by parties to the Leases other than Trustor for using, leasing, licens-ing, 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' agreements, 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 (col-lectively, the "Property Agreements"), (10) all rights, privileges, tenemots, 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 sub-stitutions of, for or to any of the foregoing and all proceeds and products thereof, (12) all insurance policies (regardless of whether re-quired by Beneficiary), unearned premiums therefor and proceeds from such policies covering any of the above property now or hereaf-ter 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, wher-ever located. CAPITALIZED TERMS NOT DE-FINED HEREIN SHALL HAVE THE SAME MEANING AS THOSE IN THE NOTE, SE-

CURED 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 purport-ed 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, re-garding title, possession, or encumbrances, to pay the remaining unpaid balance of the obli-gations 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 obli-gations 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 en-dorsee as a matter of right. The Property of-fered 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 INFORMA-TION CAN BE OBTAINED ON LINE AT www. servicelinkasap.com AUTOMATED SALES IN-FORMATION 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 DE-MANDADO): HOOMAN NISSANI, an individual; SEAN LEONI, an individual; JALIL RASHTI, an individual; BABAK SARRAF, an individual; NBA AUTOMOTIVE, INC., a California corpo-ration; RHC AUTOMOTIVE, INC., a Califor-nia corporation; R&H AUTOMOTIVE, INC., a California corporation; RHH AUTOMOTIVE, INC., a 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 co-pia 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 bibliote-ca 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 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. Rivsas, 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. CLIMER, Deputy (*Adjunto*) 2/1, 2/8, 2/15, 2/22/24

CNS-3778489#

Title Order No. : 05949819 Trustee Sale No. : 86878 Loan No. : 399360621 APN : 5530-018-019 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/24/2021 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROP-ERTY, 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 2/28/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 9/30/2021 as Instrument No. 20211487908 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 1011 SIERRA BONITA, LLC, A CALIFORNIA LIM- ITED LIABILITY COMPANY, as Trustor AU-REUS FINANCE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, as Benefi-ciary WILL SELL AT PUBLIC AUCTION TO THÉ 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 au-thorized 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 229 OF MC NAIR PLACE, IN THE CITY OF WEST HOLLY-WOOD, 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 HYDRO-CARBON 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 INSTRU-MENTS OF RECORD. The property heretofore described is being sold "as is". The street ad-dress and other common designation, if any, of the real property described above is purported to be: 1011 N SIERRA BONITA AVE LOS AN-GELES, CA 90046 "VACANT LAND" Directions to said land may be obtained by submitting a written request within ten(10) days from the first publication of this notice to: California TD Specialists 8190 East Kaiser Blvd., Anaheim Hills, California 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: \$3,498,968.38 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 2/1/2024 CALIFORNIA TD SPECIAL ISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxpost-ing.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY IN-ORMATION 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 encour-aged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county record-er'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 infor-

mation 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.# 86878. In-formation about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be re-flected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the sched-uled sale." For sales conducted after January 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trust-ee auction pursuant to Section 2924m of the California Ċivil 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 web-site www.STOXPOSTING.com, using the file number assigned to this case 86878 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. : 2389618cad Trustee Sale No : 86877 Loan No. : 399363168 APN : 5530-002-031 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/21/2021 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROP-ERTY, 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 2/28/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly ap-pointed Trustee under and pursuant to Deed of Trust Recorded on 9/30/2021 as Instrument No. 20211490657 in book N/A, page N/A of of-ficial records in the Office of the Recorder of Los Angeles County, California, executed by: 1153 OGDEN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor AUREUS FINANCE GROUP, LLC, A DELAWARE LIM-ITED 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, Califor-nia describing the land therein: Parcel 1: Lot 80 of Hollywood Valley View Tract, in the City of West Hollywood, County of Los Angeles, State of California, as per map recorded in Book 10. Page 192 of Maps, in the Office of the County Recorder of said County. Parcel 2: That por-tion of Lot "B" of Hollywood Valley View Tract, as per map recorded in Book 10, Page 192 of Maps, in the Office of the County Recorder of said County, described as follows: beginning at the most northerly corner of Lot 64 of said Hollywood Valley View Tract; thence northerly along the northerly prolongation of the easterly line of said Lot 64 to the westerly prolongation of the northerly line of Lot 80 of said Hollywood Valley View Tract, thence easterly along said westerly prolongation to the southeasterly line of said Lot "B"; thence southwesterly along said south easterly line to the point of begin-ning. The property heretofore described is be-

ing sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1153 N. OGDEN DRIVE , 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 AD-DRESS: 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 en-cumbrances, 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: \$3,737,494.28 (Estimated). Accrued interest and additional advances, if any, will increase this figure pri-or 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 real property is located and more than three months have elapsed since such recordation. DATE: 2/2/2024 CALIFORNIA TD SPECIAL-ISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxpost-ing.com CALL: 844-477-7869 PATRICIO S. INCE' VICE PRESIDENT CALIFORNIA TD INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY IN-FORMATION 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 re-ceive 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 recordoffice or a title insurance company, either of which may charge you a fee for this infor-mation. 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 Cali-fornia Civil Code. The law requires that infor-mation 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.# 86877. 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 sched-uled 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 86877 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 INVITING RESPONSES TO REQUEST FOR QUALIFICATIONS/ PROPSALS FOR LEASE-LEASE-BACK SERVICES

NOTICE IS HEREBY GIVEN that the BEVER-LY HILLS UNIFIED SCHOOL DISTRICT ("District") of Los Angeles County, California, acting by and through its Governing Board, issues a Request for Qualifications and Proposals ("RFQ/P") for Lease-Leaseback ("LLB") construction services (Ed. Code, § 17406, et seq.) from qualified firms, associations, persons, or professional organizations ("Contractor(s)") to submit proposals and to provide preconstruction and construction services (collectively, "Services") for the following project ("Project"):

Lease-Leaseback Services for Beverly Hills High School Building C (Athletics) Project The estimated total Project cost is \$50.000.000

Proposals require interested Contractors to submit:

A PQBids **Prequalification Questionnaire** ("Prequalification Questionnaire"), which can be accessed at: https://pqbids.com/ beverlyhills/; (Click the link titled "Click here to sign-up as an AB2031 contractor" and complete the sign-up and prequalification process) and

A response to the "**Proposal**" section (Section 4.4) in the RFQ/P ("**Proposal**").

Prequalification Questionnaires shall be due no later than <u>11.59 P.M.</u> on February 26, 2024.

Proposals shall be due no later than 2:00 P.M. on March 14, 2024.

The District invites Contractors to submit a proposal to perform the Services for the Project, consistent with the Lease-Leaseback (LLB) delivery method (Ed. Code, § 17406.)

The selected Contractor will enter into a LLB contract and perform preconstruction services for a project. Upon establishment of the

GMP, the parties will amend the LLB contract and include the GMP for the construction of a project. The District is not bound to accept the Contractor's Proposed GMP, and the award of a contract and performance of preconstruction services does not guarantee that the Contractor and the District will agree to a cost for the construction of the project.

The District highly recommends that interested Contractors immediately complete the Prequalification Questionnaire to ensure eligibility. If you have questions regarding this process, please contact Joy Jacobs (joy.jacobs@fonder-salari.com). You may also contact PQBids with technical support questions at info@ PQBids.com.

Interested Contractors shall have experience with the construction of public-school facilities and in working with the Office of Public-School Construction, the Division of the State Architect, and Title 24 of the California Code of Regulations.

To be eligible to submit a proposal, pursuant to Labor Code sections 1725.5 and 1771.1, Contractors and subcontractors that wish to submit or be listed in a bid, proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No Bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. The Project is subject to compliance monitoring and enforcement by the DIR. Each general contractor, must be properly licensed, including to the extent applicable, by the California Contractors State License Board and registered with the Department of Industrial Relations as required by law. A Contractor that is selected during the RFQ/P process will be required to comply with the Labor Code prevailing wage requirements and the District's bonding and insurance requirements.

Proposals must conform and be responsive to this invitation and the RFQ/P. Copies of the RFQ/P may be obtained electronically at the following:

#### DISTRICT WEBSITE:

https://www.bhusd.org/apps/pages/index. jsp?uREC\_ID=41863&type=d&pREC\_ ID=205743

There will be a <u>mandatory</u> RFQ/P Conference meeting at <u>10:00 A.M.</u> on February 21, 2024, at Beverly Hills Unified School District, Board Room, 255 S. Lasky Drive, Beverly Hills, CA 90212.

Dates of Advertisement: February 8, 2024 & February 15, 2024

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

100- ANNOUNCEMENTS GOLD HAWK FAREWELL SALE End of Lease Everything Must Go! UP TO 80% OFF 9408 Brighton Way Beverly Hills

424-278-1034 goldhawkclothing.com Instagram: @goldhawk\_

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)

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

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

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

Orlando + Daytona Beach Florida Vacation! Enjoy 7 Days and 6 Nights with Hertz, Enterprise or Alamo Car Rental Included -Only \$298.00. 12 months to use 1-866-903-7520. (24/7) (Cal-SCAN) Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

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

Call for Your Free Author's Guide 1-877-538-9554 or visit http://dorranceinfo.com/Cali (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 (CalS-CAN)

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

(MonFri 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) (CalS-CAN)

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 par-

cels 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 BI 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: porscherestoration@yahoo.com (Cal-SCAN)

#### 955-FINANCIAL SERVICES

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

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

## JENNY OKHOVAT'S VALENTINE'S DAY ESSENTIALS

# DEAR READERS,

As a lifelong Beverly Hills resident, I have always enjoyed the holidays in our city. This February 14th, check out my list of favorite Valentine's Day restaurants and shops in Beverly Hills. Looking forward to hearing about your experiences!

# хохо,

ennifer Okhovat

- · SPAGO BEVERLY HILLS
- THE HIDEAWAY
- · DJULA BEVERLY HILLS
- TOMOKO JAPANESE SPA
- · ANDSONS CHOCOLATIERS
- · OCEAN PRIME
- · EREWHON
- THE ROOFTOP BY JG
- · 208 RODEO
- THE PENINSULA BEVERLY HILLS
- · DIPTYQUE
- · INTERMIX
- · EDELWEISS CHOCOLATES













WANT A PROFESSIONAL EVALUATION OF YOUR PROPERTY? REACH OUT TO ME! NO COST, NO OBLIGATION.



JENNIFER OKHOVAT Residential and Commercial Real Estate

310.435.7399 jennyohomes@gmail.com DRE 01866951

### #1 Agent Compass Sunset Strip Top 1.5% of Realtors Nationwide (Real Trends)

COMPASS

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