

Beverly Hills Weekly

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SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 1046 • October 17 - October 23, 2019



Trousdale Neighbors Clash Over Tree-Trimming and Basin Views



New Late Start Law Could Impact BHUSD

THE CITY OF BEVERLY HILLS
INVITES YOU TO JOIN



Holiday Lighting Celebration

Thursday, November 14
On Rodeo Drive
5:00 PM - 8:00 PM

Every Friday and Saturday
November 15 - December 21
5:00 PM - 8:00 PM

Art, Entertainment and Holiday Cheer on
Rodeo Drive & throughout Beverly Hills!



Reservoir 4B Piping Upgrades Now through April 30, 2020

The City will be performing Reservoir 4B piping upgrades, which include replacing existing piping and appurtenances through open excavation within access alley. The scope includes tree removal that are within trench limits. Fire hydrant flushing will be occurring in various locations from Santa Monica Blvd. down to Wilshire Blvd.

Street and Alley Improvements Now through October 1, 2020

Various street and alley improvements are underway, which include the rehabilitation of 12 miles of roadway and seven miles of alleys. The improvements mainly consist of asphalt and concrete paving, sidewalk/curb and gutter spot repairs

New Organics Waste Program Now through December 2019

As part of the City's new organics waste program, the City will be providing green waste containers for multi-family residential buildings to dispose green waste. Commercial customers will get a site visit and a green waste container for their organic waste.

Businesses and multi-family properties of five units or more that generate 4 or more cubic yards of solid waste per week will be required to recycle its organic waste. Organic waste includes items like food scraps and landscape waste. This is part of the City's ongoing efforts in working with residents and businesses towards achieving the State's sustainability goal and reducing greenhouse gas emissions.

Phase One - Citywide Traffic Signal Upgradesm Now through November 2019

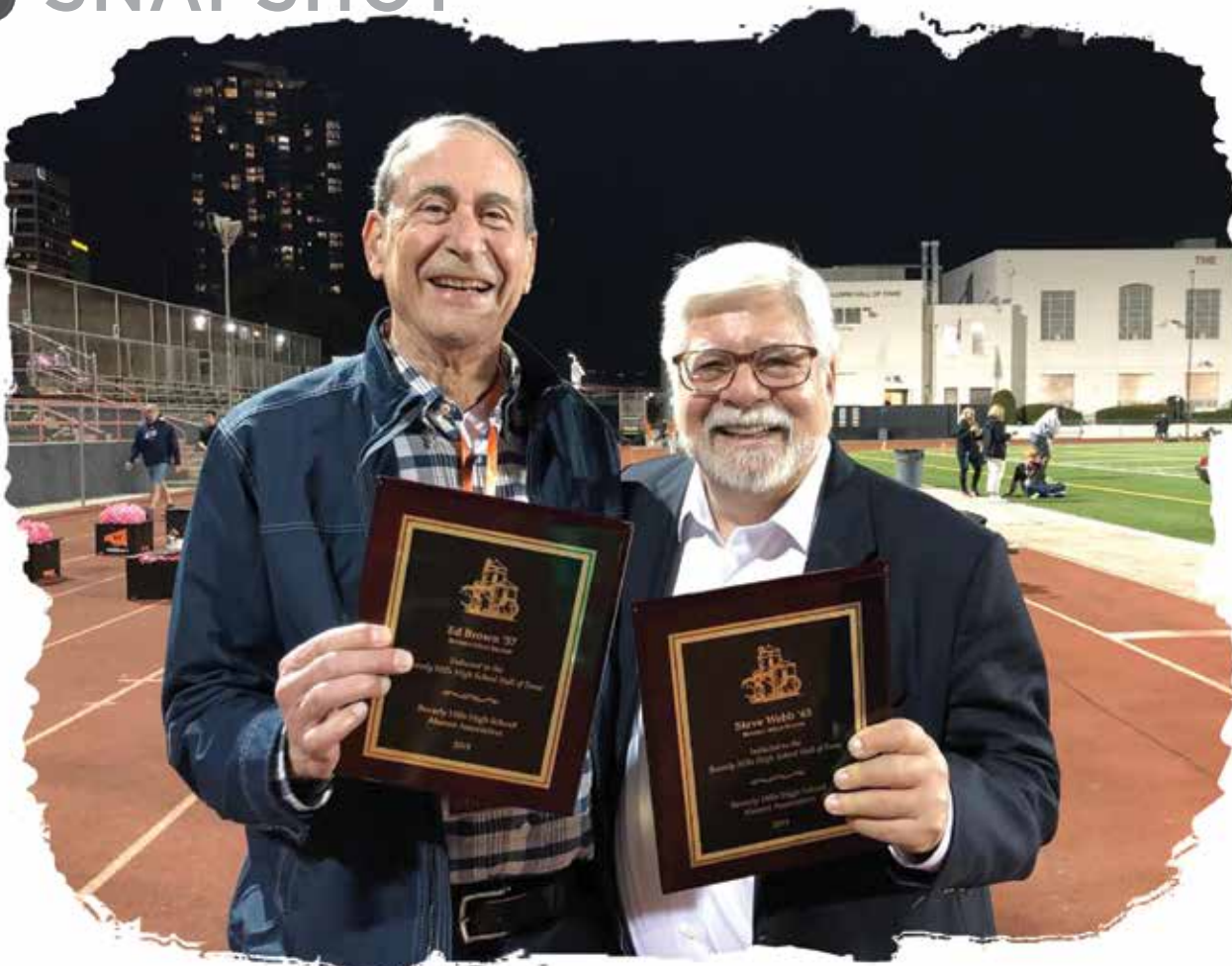
The City is currently undergoing Phase One of the Citywide Traffic Signal Upgrades. This project involves the installation of new traffic signal controllers, detection systems, closed circuit television (CCTV), emergency vehicle preemption, etc. at 41 locations throughout the City. The project locations are focused on areas affected by Metro.

If you will be impacted by the above-mentioned projects, you will receive a project notice separately.

Public Works Customer Service Tel: (310) 285-2467 or Email: AskPW@beverlyhills.org



SNAPSHOT



HALL OF FAMERS MORENO DRIVE

Former Mayors Ed Brown (left) and Steve Webb (right) were inducted into the Beverly High Alumni Hall of Fame Friday at the football game. Beverly High lost to El Segundo 41-8.

Beverly Hills Weekly

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OUR DATA SPEAKS
VOLUMES



A Statement from Board of Education Member Rachelle Marcus Regarding the Academic Calendar:



In a statement printed last week, Tristen Walker-Shuman was able to lobby for a proposed 2020-2021 calendar, which she has been highly in favor of. While I respect Tristen as a fellow board member, I feel compelled to share my thoughts on the matter with the community. To be clear, I feel quite strongly that it is counterproductive for one Board member to

demean and insult the other board members by trashing their thinking as “unsubstantiated” and “based on feelings & anecdote.” Such comments are alienating and do not promote healthy dialog and discussion among board members. In addition, all five members were elected to exercise responsibility over the District as a unit, and the majority rules. Mrs. Shuman’s suggestion that decisions be made by conducting district-wide surveys of parents, students and staff would circumvent the decision-making role assigned to the Board.

Regarding the proposed 2020-2021 calendar, I offer the following statements in rebuttal:

1. Looking at day-to-day attendance numbers, there WAS a 5% increase in absenteeism on the Wednesday before Thanksgiving. The two days prior have approximately the same percentage absenteeism numbers as all the other days in the month of November. For that reason, I was not opposed to adding Wednesday to the Thanksgiving break, but am opposed to two additional days. Additionally, this could create child care challenges for many working parents.

2. The statement that no academic curriculum is presented for these three days (as Mrs. Shuman states “teachers show movies & play games”) puts teachers in a bad light. I am sure they do not appreciate this offensive generalization and, as a teacher, I am certainly offended.

3. It is not necessary for students to get an entire week off for Thanksgiving, since students will get two weeks of vacation shortly thereafter in December.

4. The new calendar starts one week later and ends one week later, reducing the amount of time for AP classes to cover the material for the AP exams in early May. Further, there are only about 80 days of instruction in the first semester and about 100 days in the second semester resulting in a great imbalance of instructional time between the two semesters and forcing teachers to adjust their teaching to include all curriculum in the reduced first semester, before the winter break and finals.

5. To say that the new calendar was overwhelmingly approved by the certificated staff is true for the 100 teachers that voted. What did the other 200+ teachers think and why was only one calendar presented to the BHEA? A Tentative agreement or contract was worked out during the summer by the negotiating team. The School Board never signed off or discussed the calendar and it should never have been presented to the BHEA as having been approved by the Board. However, this was added to the Tentative Agreement that we are asked to vote for making this a package deal. Put yourselves in our shoes, I feel like we have been duped. Yet, Mrs. Walker Shuman suggests that the Board should rubber stamp what educational experts created without our input. How is this good governance and how am I expected to do due diligence.

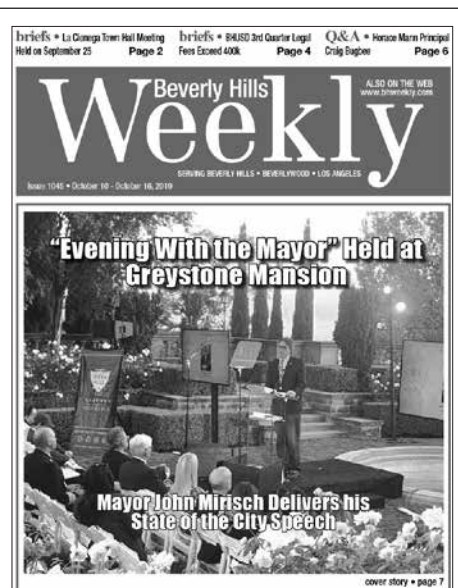
6. As for the AP scores, we have excellent results. The fact that there are other districts with higher scores is an unfair comparison. We do not know who is allowed to take AP tests in other districts. We do not know the makeup of other student bodies. Students have to pay \$89.00 per exam to take these exams. Motivation to take the exams can affect those who do not want to pay unless they are really prepared or need the scores for college applications. What percentage of students take AP exams compared to total enrollment in other districts? What is the percentage of financial aid in schools with higher scores? We all know how data can be manipulated to support a desired conclusion.

7. Mrs. Walker-Shuman said 418 students out of 4,000 take AP classes which is 11%. She failed to mention that there only 1335 students in the HS, including freshman who do not generally take AP. That puts the percentage above 35%.

8. Adding 1 day at Thanksgiving may remove the teacher absenteeism problem on Wednesday which as I said before I am not opposed to.

9. Even though the district staff and a committee worked on several proposed calendars and the union voted on only one option, the Board did not have the opportunity to discuss the calendar and present it for BHEA approval. Actually, it is the Board that is now shackled, due to the district’s poor administrative procedure.

In all my 56 years that I have been a part of the BHUSD, I have never witnessed this behavior of one member using social media to gain support. The Board operates in a democratic and transparent manner and everyone is entitled to their position without recriminations.



letters & email

“BHPD Citizens Academy”

The Beverly Hills Police Department is one of the best trained in the world.

My husband and I were so thrilled to be a part of the Beverly Hills Police Department Citizens Academy this past summer.

We were able to see how our police dept. worked behind the scenes. We now have a better understanding of their intense amount training that goes into their job.

Our police are brave, smart, strong, focused, decisive, determined, and committed.

Every week a different Policeman would speak in depth about his work. We had the opportunity to shoot a Colt M4. With that we learned stance, grip, sight alignment, breath control, trigger control, sight picture, and follow through.

They have in-depth field training. They put in many hours for Defensive Tactics and Use of Force (Krav Maga and Ju Jitsu), Practical Scenario Training, and Emergency Vehicle Operations.

We were educated about the role of our officers regarding the K9 unit. These dogs can detect drugs and explosives. Our Officers live with these dogs and do an amazing job with them.

SWAT (Special Weapons and Tactics): you have to know what to do before the incident occurs. These guys are “faster than a speeding bullet,”.....you’ve got the idea.

Our police deserve everyone’s support because we’ve seen first-hand how qualified they are to entrust our public safety.

Anyone who has an opportunity to see behind the scenes like we have would agree that we have so many reasons to rave about our Beverly Hills Police Department.

Bob and Sherry Tedeschi
Beverly Hills

briefs

Planning Commission Approves Request to Increase Height of 149-151 South Rexford Drive

Donald Dieser, on behalf of LCAP III, LLC, and the property located at 149-151 South Rexford Drive, requested a developmental plan review to increase the height of the existing multi-family residential building.

The request was made in conjunction with the addition of a new 761 square-foot third floor to the existing building located at the rear of the property, resulting in a building height of approximately 30 feet.

The project also includes the creation

of roof decks contiguous to the new third floor. The construction of the proposed new third floor would result in a total building height of approximately 30 feet and six inches, which is an increase of approximately 8 feet and eight inches from the existing condition. No additional dwelling units are proposed as part of the project and no modifications are proposed to the building located at the front of the property.

Dieser indicated that there is no plan to add more units on top of the existing structure, but instead to lower the ceiling which would thereby add more space to expand.

“Basically we are putting the living room and kitchen and putting it on the [new] top floor,” Dieser said, and added that the applicants are “very sensitive about the design, [and] wanted the pitched roof and same stucco.”

The proposed project involves the addition of a new 761 square foot third floor to the existing building located at the rear of the project site.

There was discussion during public comment over an excess of noise during construction. Dieser said that construction may take “about five to six months” to complete the project.

“We received new [renderings] that make it very clear the proposal is to have two rooftop decks,” Vice Chair Peter Ostroff said, and asked the applicant if it was possible to eliminate the roof decks.

“This looks reasonable to me, but the only way I would approve this is if we included a screened landscape area around the roof deck so that it would provide a buffer for noise,” Commissioner Lori Greene

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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

Gordon said.

Commissioner Joe Shooshani indicated a request to bring the entire building up



151 Rexford Drive

to code, but added that he did not see an issue with privacy in relation to the roof deck.

“I don’t see the [proposed roof deck] as a bother to anybody, you’re only looking over Rexford [drive] and a synagogue,” Shooshani.

Ostroff said that he did not like the idea of the deck, and that “there’s no way to control how these [decks] are used.”

“I see no need to make these decks, or have them accessible,” Ostroff said, and voted against the findings as proposed.

The Planning Commission voted in favor of the proposed changes 4-1, with Ostroff dissenting.

The request was approved on conditions to be reviewed by the Commission at a later date.

Former Recreation Supervisor's Lawsuit Proceeds, Alleging Age Discrimination

Cynthia Brynan, former City Recreation Supervisor, has filed a lawsuit against the City and Assistant City Manager Nancy Hunt-Coffey for retaliation and harassment in violation of government code and discrimination on the basis of age and disability. The City lost a motion last week attempting to narrow these claims.

Brynan, 67, was hired in 1979 by the City as the Recreation Supervisor within the Department of Recreation and Parks. She worked in this position without any negative issues or discipline of any nature for over two decades, according to the complaint.

In 2001, Brynan was assigned responsibility to assist with the management of the Greystone Mansion Estate as well as the planning and implementation of special events. She was also given responsibility over the venue’s “Concours d’Elegance,” which subsequently became a signature event for the City.

When a vacancy in a managerial position opened up, Brynan said she made her interest very clear to her would-be supervisor, Hunt-Coffey.

Brynan alleges that she asked Hunt-Coffey several times as to when the Manager position would be open for [he] to apply, [and] took Ms. Hunt-Coffey’s reaction to her inquiries as dismissive and [that she]

dissuaded [her] from pursuing the Manager position,” according to the complaint.

Brynan also claims that Hunt-Coffey indicated that they were looking for someone with a “fine arts background” for the position.

Brynan applied for the manager position immediately following medical leave. She had made a request for accommodation to the City to conduct her interview at a later date, but this request was denied.

Kristin Buhagiar, approximately 30 years younger than Brynan, was given

the position and became Brynan’s superior. Prior to this position, Buhagiar worked as a lifeguard and later as a lifeguard supervisor for the City of Laguna Beach, and “is believed [to not] have a fine arts background, [and] no experience planning events, or experience with historic venues such as the Greystone Mansion,” according to the complaint.

In 2018, Brynan was reassigned from Greystone Mansion to La Cienega Park, where she claims her duties became more menial and insignificant.

“In the months that followed, two additional Manager positions in [Brynan’s] department became available for which [she] was qualified to fill. However, the City bypassed [her] for promotion to either of these positions. Consistent with its pattern of discrimination and retaliation, The City filled the positions with less-experienced individuals who were half approximately half [Brynan’s] age,” according to the complaint.

The trial is set for April 2021. The reasoning behind the extended trial date is an overload of cases, according to Sark Ohanian, who represents Brynan in the case.

“There will be various depositions but none set yet,” Ohanian said. “My best guess would be we start depositions in late November.”

Brynan is seeking restitution for general, special, and compensatory damages, and for reasonable attorney’s fees pursuant to statute.

In relation to the lawsuit, City Public Information Manager Keith Sterling said “we find the allegations meritless and strongly disagree with the assertions being made. However, for the purposes of this motion, the court assumes that all allegations in the complaint are true. Therefore, as a result of the judge’s decision, the City will answer the complaint and begin the task of proving these allegations are fabricated and possibly bring a pre-trial motion to resolve this matter. When the facts of this matter are revealed, we feel very confident that the City will prevail.”

City Acquires 8423 Wilshire Boulevard

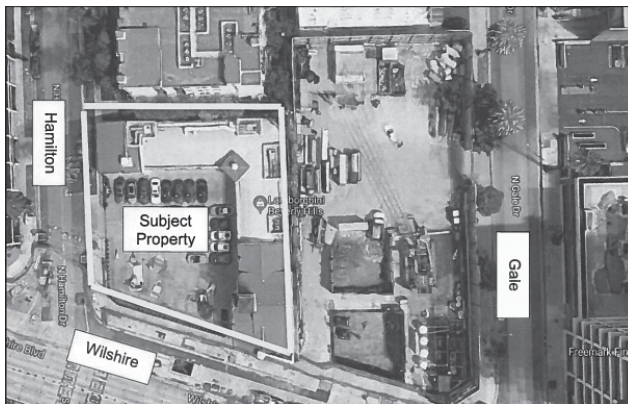
The Planning Commission reviewed the proposed acquisition of land for conformity with the City’s General Plan last week.

The City acquired the property at 8423 Wilshire Boulevard, also known as the “clock market property” for \$16.5 million.

Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will consider finding the project exempt from further review under CEQA.

On October 2, the Parking Authority Board of Directors and City Council approved a purchase and sale agreement for acquisition of the property located at 8423 Wilshire Boulevard, which is at the northeast corner of the Wilshire Boulevard and Hamilton Drive intersection. The site is often referred to as the Clock Drive-in Market, or the “Property”. The Property was added to the Beverly Hills Register of Historic Properties as Landmark #31 on June 21, 2016, and is currently leased to O’Gara Coach for use as an automobile dealership.

According to records from the Los Angeles County Assessor, the property contains approximately 19,323 square feet of land area and 8,496 square feet of building area, and is immediately adjacent to the westerly boundary of the Metro staging area, referred to as the “Gale Yard”.



Ariel View of 8423 Wilshire Boulevard

The property is improved with a Spanish Colonial Revival style building, and is originally referred to as the Clock Drive-in Market, built in 1929. It is a one- and two-story L-shaped building of brick and wood-frame construction.

It was designed and built as a drive-in market with a large apartment (later turned office space) upstairs and a small stand-alone gas station at its southeast corner. In more recent years, the Property operated as a Porsche-Audi dealership and continued that use until 2015 when the dealership moved to West Los Angeles. The Property is currently leased to a luxury automobile dealership tenant that sells Bentley and Lamborghini vehicles. The property has been listed on the Beverly Hills Register of Historic Properties since June 21, 2016.

The property located at 8423 Wilshire Boulevard has been previously identified as a key opportunity site in the Southeast Area of the city due to its historic nature, proximity to the future subway station,

and location adjacent to the Gale staging yard, which the City will develop once subway construction is complete.

The City has not adopted any formal plans to use the site as of press time.

Changes in CEQA Law Require City to Change Transportation Impact Analysis

Changes in state law require the City to adopt new California Environmental Quality Act (CEQA) thresholds of significance for transportation impacts. For the purposes of CEQA these changes will modify how the City evaluates projects for transportation impacts.

CEQA section 15064.3 requires that the City change transportation impact analysis for the purposes of CEQA by July 1 of next year.

On September 27, 2013, former Governor Jerry Brown signed SB 743 into law and started a process intended to fundamentally change how transportation impact analysis is conducted as part of the CEQA review of projects. SB 743 eliminates Level of Service, or LOS, as the basis for determining transportation impacts under CEQA and requires the use of Vehicle Miles Traveled, or VMT instead.

The state’s goal is to shift environmental analysis from measuring auto delay to measuring the amount of automobile use caused by a project. This would eliminate LOS, and replaces the standard with VMT, which would measure how much car use a particular project causes.

VMT measures the impact of driving on the region, and provides information to meet regional goals such as vehicle emission reduction and reduction to urban sprawl.

The Planning Commission first considered these changes at a July 25 meeting. The commission discussed the recommendation to develop local transportation assessment guidelines that continue to level of service measurement guidelines and local street traffic volumes in project review.

An Ad-Hoc committee that met on August 13 recommended that the commission explore which projects be exempt from VMT analysis, what is an appropriate VMT significant impact threshold, and what requirements should be incorporated into local transportation assessment guidelines.

The Ad-Hoc committee also recommended that projects that generate less than 110 daily trips would not require VMT analysis for an environmental impact document.

Commissioner Lori Greene Gordon, who was on the Ad-Hoc committee with Vice Chair Peter Ostroff, said she is pleased with how the criteria was developed, and expressed interest in enhancing the criteria.

“At least we can start with this framework, and if there is any way of enhancing this in the future [we] should do that,” Gordon said.

Ostroff agreed, adding that the commissioners tried to “balance various con-

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cerns,” and that it is consistent with the legislation.

Pope Discusses County’s Plan to Make Voting More Accessible

Retired City Clerk Byron Pope discussed the Los Angeles County Registrar Recorder’s plan to make voting more accessible in the March 3, 2020 election during a *Beverly Hills View* October 4 taping.

“We’re changing voting [by] moving from precincts and moving to vote center models,” Pope said.

This would make it accessible for a voter to go to any precinct or voting center in Los Angeles rather than the one that is nearest to their house, according to Pope.



Byron Pope

Traditional polling places would be replaced with fully-accessible vote centers that would be available throughout the county, and state residents would no longer be required to visit an assigned polling place to vote, and voting would begin 10 days before election day.

The plan also involves implementing touch-screen pads in lieu of a paper ballot. Users would be able to select their preferred language, change the font size, and adjust the brightness.

There is also an option to use the “interactive sample ballot” that voters may access on their smartphone before arriving at the polling center to generate a “poll pass” to transfer onto a ballot.

Pope said he wanted to devote time to this project despite his retirement, citing that elections were his favorite part of the job as a City Clerk.

“When I was President of the City Clerks [Association] it gave me a chance to get to know all the City Clerks in California,” Pope said. “That was the crux of how I became a ‘subject matter expert’ on how elections should run beginning to end.”

Visit <https://vimeo.com/364908593> for the full interview.

Luna Discusses New Trust and Innovation Portal on Beverly Hills View

City Auditor Eduardo Luna discussed the City’s new Trust and Innovation Portal (TIP) on an October 4 *Beverly Hills View* taping.

The City has launched the Portal in an ongoing effort to improve local government



Eduardo Luna

and ensure transparent and effective City operations.

Luna described the program as a “kind of a broad whistleblower line.”

“I was challenged by the Council to come up with something a little, that could solicit ideas and make the city run better,” Luna said. “The more I thought about it, and the more I looked around, I noticed many [other governments] do have whistleblower lines.”

Luna said the portal is available 24 hours a day, seven days a week, as a “tool to allow residents to report improper activity, but more importantly, [for the city to] receive suggestions on how residents believe the city can run better.”

The City Auditor is tasked with investigating alleged improper activity and, depending on the nature of the issue, may report findings to City management or the BHPD. The Auditor will maintain the confidentiality of all complaints, associated reports, and other documents.

In addition to the TIP online portal, residents and employees may submit tips or ideas by calling 310-288-2847, or by emailing directly at TIP@beverlyhills.org. Visit <https://vimeo.com/364908593> for the full interview.

Roberts Voices Concern Over La Cienega Master Plan

Tom Roberts, architect and resident, presented concerns about the La Cienega Master Plan project at the town hall on September 25.

“As far as scale goes, I think this project is grossly out of scale,” Roberts said.

Roberts then presented a picture of the West Hollywood library and the proposed park side by side to demonstrate the scale. The same firm that is tasked with designing the park designed the West Hollywood library as well.

“I don’t know if people realize just how big it is going to be,” Roberts said, and showed a blueprint enumerating the size of the tallest height of the project at 76 feet.

Roberts listed “one of his biggest gripes” as the proposed bridge over La Cienega Boulevard that would connect two sections of the park. He cited the trees that would extend onto the over pass and the “huge wall,” at about 60 feet or six stories high, as a safety concern.

“It’s a park expansion, but I think it’s a park reduction,” he said, adding that it takes away greenery that already exists.

Trees Removed Amid Metro Piling Installation and Construction

Twenty-eight trees will be removed near the future Wilshire/Rodeo Station prior to the start of piling later this month.

Work hours will be from 8:15 pm to 7 am on weekdays and closures of traffic lanes, crosswalks, and sidewalks will be required. Tree removals are expected to be completed by mid-October. Replacement



Source: [BeverlyHills.org/purplelineproject/](https://www.beverlyhills.org/purplelineproject/)

trees will be planted during the street restoration phase of construction.

Piling operations are anticipated to begin as early as next week. During piling, a drill rig will be used to drill holes 100 feet below the surface all around the future Wilshire/Rodeo Station box. A crane will lower steel beams into each hole, then the hole will be backfilled with concrete to provide support during excavation for the station.

This activity will require full-time lane closures on Wilshire Boulevard and some weekend closures at the Beverly and South Canon intersections. “K-rail” barriers will be in place 24 hours a day, seven days a week through the completion of this work, which is expected to be July 2020. Two lanes of traffic will remain open in each direction on Wilshire Boulevard during the piling phase.

North Canon is no longer accessible from Wilshire Boulevard. A 20-foot soundwall has been installed at the intersection of North Canon and Wilshire Boulevard in an effort to mitigate traffic and noise for a minimum of two years during major construction.

North Canon, at this intersection closure, has been reconfigured into a cul-de-sac. Work hours to install lighting, sidewalk ramps, and pedestrian improvements will be weekdays from 7 a.m. and 4 p.m. and weekends from 8 a.m. and 6 p.m. when needed.

Installation of Traffic Signal at Clifton and Crescent Intersection Underway

A four-way traffic signal will be installed at Clifton Way and Crescent Drive to mitigate the anticipated traffic impact caused by the North Canon closure.

Installation of the traffic signal is expected to be completed this month. Work hours will be weekdays from 7 a.m. to 4 p.m., and weekends from 8 a.m. to 6 p.m. when needed.

The installation will require some impact to traffic lanes, sidewalks, crosswalks, and parking meters at the Clifton and Crescent intersection. Flaggers will be available to assist pedestrians in these areas.

Toastmasters 90210 to Feature Keynote Speaker Kerwin on November 4

Toastmasters 90210 will be holding a speaker event on November 4 featuring television host John Kerwin at Beverly High.

Kerwin will be speaking on “How to Connect With People.” His keynote speech will delve into techniques he has devel-

oped while interviewing celebrities that can “apply to any situation where you interact with another human being,” Vice President of Public Relations for Toastmasters 90210



John Kerwin

Michael Tanenbaum said.

Kerwin is an award-winning television host, celebrity interviewer, and Toastmaster. His shows have included *The John Kerwin Show*, “The Yesterday Show with John Kerwin,” and “The John Kerwin Kids’ Show.” He has also interviewed celebrities on-location and on the red carpet. Kerwin has served as past president of two Toastmasters clubs and was also a guest on *The Official Toastmaster International Podcast*.

This event is open to the public and will be held in the Science and Technology building on Beverly High’s campus in Room S104. For complete details and to RSVP, visit www.toastmasters90210.org/guest-speaker-john-kerwin.

City Employees Recognized at Annual Employee Excellence Awards

Innovation Day was held on Monday morning at the Wallis Center for the Performing Arts, where several City employees were recognized for the annual Employee Excellence Awards.

Each employee participated in community services activities, which included work with the Amanda Foundation and Operation Gratitude letter writing.

Employees honored for outstanding job performance are Stephanie Murillo (Community Development Department), Sean Smollen (BHPD), Kristin Buhagiar (Community Services Department), and Joe Evans (Human Resources Department.)

Those honored for exemplary customer service were Debby Fioni (Public Works Department), Howard Hayes (Public Works Department), and Stephanie Murillo (Community Development Department.)

Lema Kebede (Information Technology Department) and Elisabeth Albanese (BHPD) received the “Bright Idea” award.

BHPD Black and White Gala to be Held on October 23

The Beverly Hills Police Department will hold their annual Black and White Gala at the Beverly Hilton on October 23.

The silent auction portion of the gala will begin at 6 p.m. followed by dinner and the BHPD awards ceremony. Residents Beny Alagem, Giacomino Drago, and Jeanne Marks will also be receiving awards alongside those in the BHPD.

Live auction items will include a day with the SWAT team, a day with the K-9 unit, a day at the BHPD range and range instructor for 12, and a BHPD scenario

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COMPASS
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PERSONAL INJURY LAWYERS

NURSING HOME & ELDER ABUSE

1 in 10 elders reported abuse per year. Countless more go unreported *According to the CDC



NURSING HOME ABUSE: is evident when a resident's health and safety are compromised because of the nursing home's failure to provide reasonable care.

PHYSICAL ABUSE: May be evidenced by bruises, cuts, burns, or physical restraint.

EMOTIONAL ABUSE: Can occur through humiliation, insults, and threats.

SEXUAL ABUSE: Molestation, Undesired sexual behavior and Force

Common Signs of Neglect Include:

- Bedsores
- Deterioration of health
- Dirty bedding, clothes, or rooms
- Malnutrition
- Dehydration
- Fall Injuries
- Infection
- Poor Hygiene

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Important Disclaimer: This post does not constitute legal advice and it does not create an attorney-client relationship between you, the reader, and Compass Law Group, PC.

**Joseph Shirazi, Esq. Bar # 265403
& Simon Esfandi, Esq. Bar #275307**



Beverly High Class of 1989 Reunion Hyde Sunset • October 5



L to r: Tracy Horowitz, Alice Bubman, Elena Belzberg, Melissa Hecht, Robin Treiger, Alison Martino, Andrea Bardack, Wendy Flaum



Jeff Klausner, Jason Ruben, Josh Cherin, Chris Weiler, Ernest Baynard



Laura Saul, Andrea Bardack, Susan Rosen, Jade Chan



Marnie Goldman, Andrea Bardack, Ernest Baynard, Rija Kline, Susan Rosen



Aisha Nneka Shabazz-Morris, Stacy Murchison Dailey, Ayanna Johnson



Chela Fiorini and Dan Canamar



Ernest Baynard, Maili Lafayette, Tamla Robinson

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simulator party for 12. The live auction will also feature a private a curated tour for 20 guests at the Peterson Automotive Museum followed by a meal at the new Drago Ristorante with BHPD Chief Sandra Spagnoli.

Funds raised by the event benefit the Beverly Hills Officers Benevolent Fund. A limited number of tickets are still available. For more information, contact the Beverly Hills Benevolent Fund at (310) 550-4551 or bhpoa.org.

Grossberg at Last Bookstore on November 5

Marc Grossberg will appear for a book signing event at The Last Bookstore on November 5 for “The Best People.”



Marc Grossberg

“The Best People” is a legal drama and social satire set in Texas. The plot follows clashes between old money and

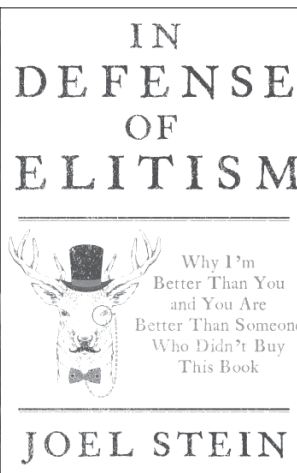
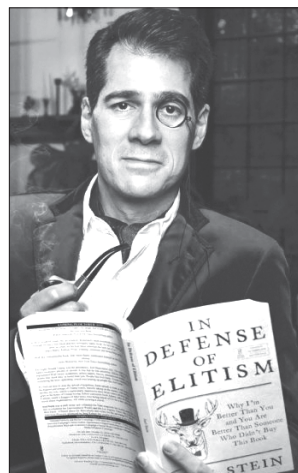
new, Texas-sized Ponzi schemes, and judicial corruption. It is also a cautionary tale for anyone who thinks power, money, and a winning outcome justifies unethical means.

The book signing will begin at 7:30 p.m.

The Last Bookstore is located at 453 S Spring St in downtown Los Angeles.

Writers Bloc Presents Joel Stein with Reza Aslan on October 30

The American Jewish University and Writers Bloc present Joel Stein in conversation with Reza Aslan on October 30.



Stein’s new book, “In Defense of Elitism: Why I’m Better Than You And You Are Better Than Someone Who Didn’t Buy This Book” takes a look at why and how Donald Trump won the 2016 presidential election.

Stein examines the anti-elitism that produced Trump’s support, and he goes deep into “Trump Country,” spending a great deal of time in the county that boasted the highest numbers of trump voters. He meets with “fake news” creators.

“This is a call to arms for the elite. Not an actual call to arms, since we don’t think people should have those, but metaphoric

arms, which are the type of arms that will be useless against the populists’ arms, which are real arms,” Stein said. “Which is why I’m not standing up to the populists in person, but here in print, where none of them will know about it.”

The event will serve Stein in conversation with Reza Aslan, host and producer of “Rough Draft with Reza Aslan.”

Aslan is an acclaimed scholar on religion, and the bestselling author of three books, including “Zealot: The Life and Times of Jesus of Nazareth.”

Tickets are \$20 for general admission, and \$42 for one general admission ticket plus one copy of Stein’s new book. Event will take place on Wednesday, October 30 at 7:30 p.m. To purchase tickets, visit writersblocpresents.com/main/joel-stein.

Beverly Hills Art Show Begins October 19

The Beverly Hills Art Show takes place this weekend, October 19 and 20, starting



Beverly Hills Art Show, 2018

briefs cont. on page 8



BHUSD's Leadership Dinner

The BHUSD celebrated their annual leadership dinner on October 11. PTA Presidents, BHUSD board members, and BHUSD administrators and cabinet gathered for the event at a private location. PTA Council and Marjaneh Manavi hosted the event.



Mirisch Welcomes Traffic Committee from Swedish Parliament

Mayor John Mirisch welcomed the Traffic Committee from the Swedish Parliament last week. The meeting was arranged through the "Drive Sweden" project, which focuses on mobility issues. The Committee learned about the City's innovative work with autonomous vehicles and fiber optics.

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at 10 a.m. at Beverly Gardens Park.

The art show will feature 250 artists from around the country who showcase their work in various mediums: painting, sculpture, watercolor, photography, mixed media, ceramics, jewelry, drawing, and printmaking.

In addition to art, the show will feature a wine and beer garden, food trucks, live entertainment, and various family activities.

The Wallis Presents "Love Actually Live" November 27 Through December 29

"Love Actually Live," the multimedia concert celebration of the holiday film, and the biggest record-breaking hit in the Wallis' history, will be returning due to popular demand.

During its world premiere last December, more than 12,000 people visited the Wallis Annenberg Center for the Performing Arts to view "Love Actually Live."

"We knew we made a very special

production the moment the curtain rose on 'Love Actually Live' last season," said The Wallis' Artistic Director Paul Crewes. "So I'm really pleased that we can collaborate again with our 'For The Record' family this holiday season and share this very unique experience with Los Angeles audiences once again."

"The audiences response



Rex Smith as Billy Mack

briefs cont. on page 10

Next stop: more subway.

PURPLE LINE EXTENSION TRANSIT PROJECT
Section 2 – Beverly Hills Update

Wilshire/Rodeo Station Box Construction Continues

Piling activities to create the support for the Wilshire/Rodeo Station box will continue through May 2020.* During piling, a rig is used to drill 100-ft deep holes, then a crane places a steel beam into each hole.

TRAFFIC ALERT

Two lanes will be open in each direction on Wilshire Bl during construction.

WORK HOURS

Weekday: 8am – 9pm (drilling)
Weekend: 7am – 8pm (drilling)

*Construction is dynamic and is subject to change.

CONTACT US

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TROUSDALE NEIGHBORS CLASH OVER TREE-TRIMMING AND BASIN VIEWS

By Allyson Aleksey

Allen Yadgari, the property owner of 570 Chalette Drive, has requested the removal of five trees and the pruning of two trees located at Louise Horvitz's property at 565 Chalette Drive.

Currently, Yadgari and Horvitz are engaged in a lawsuit over the alleged trespass and vandalism of Horvitz's property by gardeners Yadgari hired to prune trees that he says obstruct his view of the Los Angeles Area Basin.



The request is in *Jacaranda Tree* accordance with the Trousdale Estates View Restoration regulations of the Beverly Hills Municipal Code. Staff's analysis concluded that Yadgari has a protectable view of the Los Angeles Area Basin that is currently disrupted by foliage on both owners' properties and has substantially complied with the "View Restoration" prehearing procedures.

Horvitz sued Yadgari for \$1.2 million for the alleged vandalism.

"On February 24, 2018, [Louise] found half a dozen workers in the canopy of her Jacaranda tree. She shouted

at the men to get down, and they [said] they had been hired by [Yadgari's] wife to trim the trees," said David Horovitz, Louise's grandson and property representative.

Her neighbor, Jasmine Yadgari, stood in the road supervising.

When asked why he was doing this, the workers' manager, Jose Gonzales, explained that "Mrs. Yadgari has hired them to cut to cut the tree, and that she had been given permission to do so," according to Horovitz.

"And even if she didn't, she didn't care, that she's a lawyer, she's very rich, and she didn't care how much it cost her. She wanted it down, and she was going to do it," Horvitz told the commission.

"This [Jacaranda tree] was one of the first she planted in her garden, in 1970," Horovitz said. "She picked it herself from a tree farm deep in the San Fernando valley."

This November will mark the 50 years that Louise Horovitz has lived at 565 Chalette Drive, according to her grand-

son.

Horovitz said, therefore, it should be understandable that his grandmother had no interest in cooperating with her neighbors further.

Both parties hired certified arborists to assess the potential damage of pruning or removing the trees on Horovitz's property.

Lisa Smith, the arborist representing Yadgari, said that "the crown reduction pruning needs to begin immediately" on the property.

"Jacarandas grow very quickly, and the property is well-watered. If [Horovitz] wants to keep them, she must prune," Smith said.

Yadgari asked the Commission that they "provide the protections that every Trousdale resident gets," and added that it is "a matter of fundamental fairness."

"We're trying to work with [Louise], going above and beyond to offer to pay for the pruning in an [excess of] \$10,000. But they've been planting more trees [at the property] since," Yadgari said. "We are just asking that you enforce the code that is already in place."

The subject properties are located south of Carla Ridge and west of Loma

Vista Drive in the Trousdale Estates area. The property is approximately 19,179 square feet in lot size and is improved with a single-family residence built in 1978.

According to the City's records, the Yadgari's level pad, which is to the west and immediately adjacent to Horovitz's



View of the Los Angeles Area Basin from 570 Chalette Drive, Southwest

property, is approximately 10 feet below the level pad of the Yadgari's property.

Additionally, a species of dove has nested

in a tree that Yadgari has requested the removal of. Ruben Green, the arborist Horovitz hired, said destroying the tree and re-nesting the birds can be a "federal issue."

"Not all doves are migratory, you can't just prune away if the birds are nesting," Green told the Planning Commission.

The parties agreed to mediate with their respective arborists in an effort to come to an agreement on the pace of the tree pruning and removal.

An additional meeting was set for

an undisclosed date to address the progress of such.

"She's a lawyer, she's very rich, and she didn't care how much it cost her. She wanted it down, and she was going to do it."

—David Horovitz, Property Representative

NEW LATE START LAW COULD IMPACT BHUSD

By Allyson Aleksey

Legislation signed into law on Sunday by Governor Gavin Newsom will mandate later start times at most public schools across the state, and would require middle schools to begin class no earlier than 8 a.m., and high school to begin no earlier than 8:30 a.m.

Although the mandate will take effect over a phased-out period with start times implemented in the 2022 – 2023

academic year, the BHUSD has already prepared for the requirements of SB 328.

"In BHUSD we have been very proactive around this legislation. In the reconfiguration process, BHUSD [administration] was already aware of the possibility of this bill passing through government," Assistant Superintendent Dustin Seemann said. "We ensured that BVMS's bell schedule would align with

the legislation if it were to pass."

The earliest classes at Beverly Vista begin at 8 a.m., which will be mandated statewide beginning in the 2022 academic year. However, the earliest class at Beverly High begins at 8 a.m. as well, which would conflict with the mandated 8:30 a.m. start time for public high schools.

"We are also in the process of vetting out of high school bell schedule. Our goal this year is to re-align our BHHS bell schedule to meet the requirements set by the Governor while supporting our student's instructional needs," Seemann said.

The BHUSD is also in the process of selecting a committee that will assist

with vetting bell schedule that meet a newly-developed criteria for the new bell schedule.

Beverly High will still offer "zero period" courses which begin at 7 a.m., and will not be affected under the new legislation.

The late start has been addressed amongst BHUSD board members in the past.

Board of education member Tristen Walker-Shuman advocated for a later start time over the summer for grades 6 through 12.

"I didn't have the votes to implement it for this school year, but hopeful we will lead the way in Fall 2020," Walker-Shuman said in a Facebook post.

detention&arrestsummary

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

GREGORY, KEVIN JOHN, 52, of Los Angeles arrested on 9/08/2019 for an out-

side misdemeanor warrant, resisting or threatening an officer and possession of drug paraphernalia

ENNIS, BILLY PRESTON, 41, of San Francisco arrested on 9/08/2019 for burglary from auto

POLEALNAFIS, NANDI, 18, of Los An-

geles arrested on 9/08/2019 for commercial burglary

PENNIMAN, DARRELL, 22, of Beverly Hills arrested on 9/08/2019 for commercial burglary

BOOD, NAJA MONIQUE, 21, of Los Angeles arrested on 9/08/2019 for commercial burglary and driving under a suspended license

RICE, TIA DAJEE, 31, of Encinco arrested on 9/08/2019 for grand theft

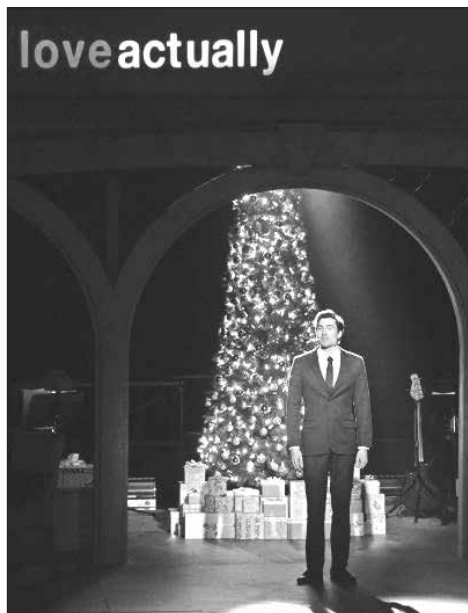
LINARES, CHRISTOPHER, 21, of Los Angeles arrested on 9/08/2019 for resisting, delaying or obstructing any public officer or peace officer

CANITZ, JASON ROBERT, 38, of Beverly Hills arrested for public intoxication

PARKS, BRIAN MICHAEL, 52, of Pine Mountain Park arrested on 9/08/2019 for possession of methamphetamine and possession of drug paraphernalia

arrests cont. on page 10

last year surpassed our expectations, with people unfailingly leaving the theatre after each performance crying, laughing, hug-



Sean Yves Lessard as The Prime Minister

ging, humming the soundtrack, and embracing the holiday spirit," said For The Record Live executive producer Shane Scheel. "As Angelenos look to make and carry forward new holiday traditions, we are honored to bring this holiday classic to life for a second year in a row."

"Love Actually Live" is adapted and directed by Anderson Davis, with musical supervision and arrangements by Jesse Vargas, vocal design by Tony Award nominee AnnMarie Milazzo, musical staging by Sumie Maeda, scenic design by Emmy Award winner Matthew Steinbrenner, lighting design by Michael Berger, sound design by Ben Soldate, costume design by Steve Mazurek, video design by Aaron Rhyne, casting by Stewart Whiteley and co-produced by Shane Scheel and Siobhan O'Neill in conjunction with the Wallis Annenberg Center for Performing Arts.

The play is adapted from Richard Curtis' holiday classic that first premiered in 2003, starring Hugh Grant, Liam Neeson, Colin Firth, Laura Linney, Keira Knightley, Emma Thompson, Martin Freeman, Andrew Lincoln and Bill Nighy.

Running time is two hours and 45 minutes.

Tickets are priced at \$39 to \$125 and are subject to change. To purchase tickets and for more information, visit TheWallis.org/Love.

--Briefs Compiled by Allyson Aleksey

arrests cont. from page 9

CALDERON, BRENDA Y, 32, of Northridge arrested on 09/16/2019 for driving under a suspended license

WRIGHT, JAMES HOWARD, 29, of Los Angeles arrested on 09/16/2019 for petty theft, outside misdemeanor warrant

PARNIAN, SORAYA, 63, arrested on 09/16/2019 for scavenging through solid waste containers and resisting, delaying, or obstructing any public officer or peace

officer

LIZAMA, CARLOS V, 30, of Garden Grove arrested on 09/16/2019 for possession of methamphetamine, theft or driving of vehicle, and possession of drug paraphernalia

HATHEWAY, RONALD L, 58, of West Hollywood arrested on 09/16/2019 for an expired registration, no proof of insurance, and forging or altering vehicle registration

CERVANTES, JOSE, 34, of La Puente arrested on 09/16/2019 for driving while license suspended

LEE, CANAAN DEMOREST, 32, of Sherman Oaks arrested on 09/17/2019 for possession of methamphetamine and possession of burglary tools

HERNANDEZ, JAYME DAVID, 23, of Hawthorne arrested on 09/17/2019 for public intoxication

ESPAIN, JOSE ALFREDO, 35, of Los Angeles arrested on 09/17/2019 for outside infraction warrant, outside misdemeanor warrant, and public intoxication

VAZQUEZ JIMENZ, RIGOBERTO, 36, of Van Nuys arrested on 09/17/2019 for driving under the influence of blood alcohol over .08

HAIRSTON, DANIEL DENZEL-RASHARD, 29, of Montebello arrested on 09/16/2019 for no proof of insurance and driving while license suspended

VARGAS, AMANDA T, 27, of North Hills arrested on 09/17/2019 for false personation of another, theft or driving of vehicle, and getting credit using other's ID

RADTKE, YAMA SUNNY, 24, of Denver arrested on 09/17/2019 for trespassing of real property

HAAS, ELLIOT LOREN, 55, of Los Angeles arrested on 09/17/2019 for possession of drug paraphernalia

VEGA, HECTOR GARCIA, 41, of Los Angeles arrested on 09/17/2019 for possession of methamphetamine

CHILDS, CHARLES WILLIAM, 28, of Los Angeles arrested on 09/17/2019 for petty theft and resisting or obstructing a public officer

ULLMAN, JUSTIN, 27, of Beverly Hills arrested on 09/17/2019 for battery or use of force or violence upon another

BRAITHWAITE, JON PATRICK, 47, of Beverly Hills arrested on 09/18/2019 for trespass of real property

MPUTU, JONATHAN OSOJA, 29, of Beverly Hills arrested on 09/18/2019 for driving while license suspended

WILLIAMS, RAYCE ALEXANDER, 22, of Culver City arrested on 09/18/2019 for an outside misdemeanor warrant and robbery

TOLER, ALEJEA NELSHON, 21, of Los Angeles arrested on 09/18/2019 for robbery

HUYNH, HUNG VIET, 44, of Westminster arrested on 09/18/2019 for forgery of state, corporate or official seal, commercial burglary, and getting credit using another's ID

GARCIA RIVERA, ABRAHAM, 32, of Beverly Hills arrested on 09/19/2019 for public intoxication

TAYLOR, SAMETRIUS LABRAUN, 22, of Beverly Hills arrested on 09/19/2019 for public intoxication and battery or use of force or violence upon another

TAYLOR, SAMARAH LACHEA, 25, of Chula Vista arrested on 09/19/2019 for public intoxication and resisting or obstructing a public officer

MARTINEZ, LUIS HILBERTO, 44, of Palmdale arrested on 09/19/2019 for driving while license suspended

LEWIS, EILEEN MICHELLE, 58, of Los Angeles arrested on 09/19/2019 for receiving stolen property

HICKMAN, CAROL YVONNE, 57, of Los Angeles arrested on 09/19/2019 for possession of methamphetamine and possession of drug paraphernalia

BARLOW, ALEX QUINETON, 57, of Los Angeles arrested on 09/19/2019 for driving unlicensed upon a highway, receiving stolen property, theft or driving of vehicle, possession of burglary tools, and possession of drug paraphernalia

GONZALEZ, ERIC, 37, of Beverly Hills arrested on 09/19/2019 for indecent exposure

STEVENS, RUBY CHARLOTTE, 22, of Hollywood arrested on 09/20/2019 for driving under the influence of alcohol and drugs

GALLEGOS, JAQUELINE, 23, of South Gate arrested on 09/20/2019 for driving under the influence of alcohol

MORATAYA, JULIO ALBERTO, 36, of Pacoima arrested on 09/20/2019 for driving while license suspended

DICKENS, PAUL, 39, of Beverly Hills arrested on 09/20/2019 for grand theft and possession of drug paraphernalia

ABREGOGOMEZ, JONATHAN ABDUL, 21, of Los Angeles arrested on 09/21/2019 for driving under the influence of alcohol and drugs

PENNIMAN, DARRELL, 22, of Beverly Hills arrested on 09/19/2019 for BHPD arrest warrant

WYATT, ROLAND, 24, of Los Angeles arrested on 09/21/2019 for an outside misdemeanor warrant, driving while license suspended, and a BHPD bench warrant

GARLAND, TUESDAY RENE, 53, of Santa Clarita arrested on 09/21/2019 for driving while license suspended

HAILU, SAMUEL MICHAEL, 25, of Los Angeles arrested on 09/21/2019 for driving while license suspended

PAPADOPOULOS, ARISTIDES HARRY, 62, of Pacific Palisades arrested on 09/22/2019 for driving under the influence of alcohol

SARDAREYAN, HAKOUP, 62, of Reseda arrested on 09/22/2019 for receiving stolen property, possession of a controlled substance, possession of methamphetamine, and possession of burglary tools

BUCKNER, ISAIAH MARTIN, 28, of Beverly Hills arrested on 09/22/2019 for

BHPD bench warrant

LEE, CHRISTOPHER JAMES, 33, of Pasadena arrested on 09/22/2019 for criminal conspiracy, grand theft auto, possession of burglary tools, and getting credit using another's ID

HANEIPH, ELIJAH KERWIN, 24, of Brooklyn arrested on 09/22/2019 for criminal conspiracy and getting credit using another's ID

AMAYA, LUIS FERNANDO, 35, of Los Angeles arrested on 09/22/2019 for appropriating lost property for own use and possession of methamphetamine

HICKS, PORCHSE LASHAWN, 20, of Los Angeles arrested on 09/22/2019 for appropriating lost property for own use without making efforts, and possession of methamphetamine

ELLENHORN, SAMUEL MATTHEW, 20, of Beverly Hills arrested on 09/22/2019 for indecent exposure

POWELL, ANTONIO DE, 38, of Beverly Hills arrested on 09/23/2019 for possession of methamphetamine and possession of burglary tools

MCKEVER, JERRY LAMAR, 49, of North Hollywood arrested on 09/23/2019 for criminal conspiracy, commercial burglary, an outside misdemeanor warrant, and receiving stolen property

NEWELL, JONATHAN DAVID, 50, of Los Angeles arrested on 09/23/2019 for criminal conspiracy and commercial burglary

ORELLANAESTRADA, ERICK IVAN, 36, of Compton arrested on 09/23/2019 for an outside misdemeanor warrant

AVILES, JUAN, 49, of Beverly Hills arrested on 09/23/2019 for public intoxication

RODRIGUEZ, JADRIEL ALEXANDER, 24, of Beverly Hills arrested on 09/23/2019 for driving unlicensed upon highway, theft of vehicle, possession of burglary tools, and possession of drug paraphernalia

FOX, JUSTIN W, 25, of Oak Forest arrested on 09/24/2019 for petty theft

KRUGER, LUIS ENRIQUE, 28, of Beverly Hills arrested on 09/24/2019 for public intoxication and possession of drug paraphernalia

JANA, SARA, 48, of Beverly Hills arrested on 09/25/2019 for an outside felony warrant

CAMPOS, EDGAR DANIEL, 43, of Beverly Hills arrested on 09/26/2019 for public intoxication

PEREZ, NELSON, 41, of Beverly Hills arrested on 09/25/2019 for grand theft, an outside misdemeanor warrant, and possession of burglary tools

RODRIGUEZ, KATHERINE ADRIANA, 31, of Beverly Hills arrested on 09/26/2019 for an outside misdemeanor warrant and driving under a suspended license

VILLASENOR, NICHOLAS ANTHONY

arrests cont. on page 11

arrests cont. from page 10

NY, 29, of North Hollywood arrested on 09/25/2019 for robbery

BONILLA, TIFFANY, 30, of Los Angeles arrested on 09/26/2019 for petty theft and providing a false ID to police officer

ANDREW, JOSE ANGEL, 27, of Beverly Hills arrested on 09/27/2019 for amount of defacement, damage or destruction less than \$400 and possession of drug paraphernalia

GERENTE, DOMINIQUE YVES, 55, of Miami Beach arrested on 09/27/2019 for driving under the influence with a blood alcohol level over .08

LU, YING, 24, of Van Nuys arrested on 09/26/2019 for embezzlement

MUSHGAMBARYAN, ARBI MELIK, 35, of Glendale arrested on 09/27/2019 for possession of drug paraphernalia and committing mail theft

SISMAN, ARAS, 27, of Beverly Hills arrested on 09/27/2019 for appropriating los property for own use, possession of drug paraphernalia, and possession of methamphetamine

CUESTA, CARLOS, 65, of Beverly Hills arrested on 09/27/2019 for burglary shoplifting

DELSOL, MARQUES ANTHONY, 32, of Los Angeles arrested on 09/27/2019 for an out-

side misdemeanor warrant and possession of drug paraphernalia

RIVERA, MARIO N, 35, of Los Angeles arrested on 09/27/2019 for appropriating los property for own use

MARTIN, SHAWNA TREANN, 29, of Perris arrested on 09/28/2019 for possession of methamphetamine

MARTIN, URIAHIS MOSHAY, 24, of Los Angeles arrested on 09/28/2019 for an outside misdemeanor warrant and driving under a suspended license

MASON, DANIEL PATRICK, 45, of West Hollywood arrested on 09/28/2019 for scavenging through solid waste containers, possession of methamphetamine, and possession of burglary tools

DAVIS, CHASE ANTHONY, 19, of Los Angeles arrested on 09/28/2019 for a BHPD felony arrest warrant

MARTINEZORTIZ, HECTOR MARCELO, 28, of Santa Monica arrested on 09/29/2019 for amount of defacement, damage, or destruction is \$400 or more, and battery or use of force or violence upon another

RUVALCABA, OMAR, 23, of Sun Valley arrested on 09/28/2019 for providing

a false ID to police officer and driving while license suspended

SAMPLE, WILLIE THOMAS, 29, of North Hollywood arrested on 09/28/2019 for receiving stolen property and getting credit using another's ID

PRICE, JOHNNY DONALD, 57, of Los Angeles arrested on 09/29/2019 for possession of drug paraphernalia

MILON, SYEAMUL HASHIB, 28, of Los Angeles arrested on 09/29/2019 for false impersonation of another, an outside misdemeanor warrant, possession of a controlled substance, and providing a false ID to police officer

FERNANDEZ, LAURA PATRICIA, 28, of Alhambra arrested on 09/29/2019 for

driving under the influence of alcohol

DIERKER, CORY STEVEN, 42, of Beverly Hills arrested on 09/26/2019 for sitting or laying in a public place

RUIZ, RENE ESTUARDO, 23, of Los Angeles arrested on 09/29/2019 for metal knuckles, driving while license suspended, and possession of methamphetamine

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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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,685 FICTITIOUS BUSINESS NAME STATEMENT: 2019251574. The following person(s) is/are doing business as: BURBANK LOCKSMITH, 11107 BURBANK BLVD NORTH HOLLYWOOD CA 91601. MY 26 USA INC. 5632 VAN NUYS BLVD UNIT 26 VAN NUYS CA 91401. 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: YOCHAI OHAYON, PRESIDENT This statement is filed with the County Clerk of Los Angeles County on: 09/18/2019. 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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,685 FICTITIOUS BUSINESS NAME STATEMENT: 2019251576. The following person(s) is/are doing business as: BURBANK IPHONE REPAIR, 11105 1/2 BURBANK BLVD NORTH HOLLYWOOD CA 91601. MY 26 USA INC. 5632 VAN NUYS BLVD UNIT 26 VAN NUYS CA 91401. 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: YOCHAI OHAYON, PRESIDENT This statement is filed with the County Clerk of Los Angeles County on: 09/18/2019. 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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,688 FICTITIOUS BUSINESS NAME STATEMENT: 2019251578. The following person(s) is/are doing business as: UNLIMITED COMMERCIAL BANKING, 10727 WHITE OAK AVE UNIT 205C GRANADA HILLS CA 91344. GIZUNO SYSTEMS INC. 10727 WHITE OAK AVE UNIT 205C GRANADA HILLS CA 91344. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2016 Signed: JOSEPH POLICARPIO, CEO This statement is filed with the County Clerk of Los Angeles County on: 09/18/2019. 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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,687 FICTITIOUS BUSINESS NAME STATEMENT: 2019251580. The following person(s) is/are doing business as: UP LA BREA RECORDING STUDIOS, 232 OLIVE STREET UNIT 10 INGLEWOOD CA 90301. REAL SOON ENTERTAINMENT LLC, 232 OLIVE STREET UNIT 10 INGLEWOOD CA 90301. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2016 Signed: JASON DUJAN REED, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 09/18/2019. 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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,688 FICTITIOUS BUSINESS NAME STATEMENT: 2019251582. The following person(s) is/are doing business as: ARTEMCHUK CONSTRUCTIONS SERVICES, 1161 NORTH NEW HAMPSHIRE AVE UNIT 7 LOS ANGELES CA 90029. OLHA ARTEMCHUK, 1161 NORTH

NEW HAMPSHIRE AVE UNIT 7 LOS ANGELES CA 90029. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2015 Signed: OLHA ARTEMCHUK, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/18/2019. 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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,689 FICTITIOUS BUSINESS NAME STATEMENT: 2019250719. The following person(s) is/are doing business as: ENCINO DENTISTRY, 16133 VENTURA BLVD UNIT 445 ENCINO CA 91436. SHERMINEH ZADEH DDS INC. 2414 S BARRINGTON AVE UNIT 111 LOS ANGELES CA 90054. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2019 Signed: SHERMINEH ZADEH, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/17/2019. 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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,690 FICTITIOUS BUSINESS NAME STATEMENT: 2019250500. The following person(s) is/are doing business as: ROYAL MARKETING GROUP, 15932 NAPA ST NORTH HILLS CA 91343. ROYAL MARKETING GROUP LLC, 15932 NAPA ST NORTH HILLS CA 91343. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2010 Signed: ARAM HOVHANNISYAN, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 09/17/2019. 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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,691 FICTITIOUS BUSINESS NAME STATEMENT: 2019250502. The following person(s) is/are doing business as: SIGNATURE INVESTMENT GROUP, SIGNATURE INVESTMENT CONSULTING, 225 S WILLAMAN DR BEVERLY HILLS CA 90211. SHAHRAM SHAWAN ZARABIAN, 225 S WILLAMAN DR BEVERLY HILLS CA 90211. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2019 Signed: SHAHRAM SHAWAN ZARABIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/17/2019. 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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,692 FICTITIOUS BUSINESS NAME STATEMENT: 2019254161. The following person(s) is/are doing business as: NOR MANUFACTURING, 10843 REDMONT AVE TULUNGA CA 91042. NORIK ANJUNYAN, 10843 REDMONT AVE TULUNGA CA 91042. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2010 Signed: NORIK ANJUNYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/20/2019. 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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,693 FICTITIOUS BUSINESS NAME STATEMENT: 2019254159. The following person(s) is/are doing business as: REDMONT MANUFACTURING, 10843 REDMONT AVE TULUNGA CA 91042. NORIK ANJUNYAN, 10843 REDMONT AVE TULUNGA CA 91042. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2009 Signed: NORIK ANJUNYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on:

09/20/2019. 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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,694 FICTITIOUS BUSINESS NAME STATEMENT: 2019254157. The following person(s) is/are doing business as: VERANDA PATIO, 141 S ARTSARKH AVE GLENDALE CA 91205. VERANDA CATERING INC. 141 S ARTSARKH AVE GLENDALE CA 91205. 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: DAVID HAYRAPETIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/20/2019. 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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,695 FICTITIOUS BUSINESS NAME STATEMENT: 2019241460. The following person(s) is/are doing business as: ACUMEN WEST, 20745 E CREST LANE UNIT C WALNUT CA 91789. CHOONG MOO YANG, 20745 E CREST LANE UNIT C WALNUT CA 91789. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: CHOONG MOO YANG, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/06/2019. 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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,696 FICTITIOUS BUSINESS NAME STATEMENT: 2019252284. The following person(s) is/are doing business as: ALL LINES INSURANCE SERVICES, 725 E MAGNOLIA BLVD BURBANK CA 91501. HASMIK VRTANESYAN, 725 E MAGNOLIA BLVD BURBANK CA 91501. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: HASMIK VRTANESYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/18/2019. 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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,697 FICTITIOUS BUSINESS NAME STATEMENT: 2019252899. The following person(s) is/are doing business as: MIRACLE MILE AVIATION SERVICES, 10430 WHITEGATE AVE SUNLAND CA 91040. AREG KHACHIKIAN, 10430 WHITEGATE AVE SUNLAND CA 91040. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2014 Signed: AREG KHACHIKIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/19/2019. 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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,698 FICTITIOUS BUSINESS NAME STATEMENT: 2019252747. The following person(s) is/are doing business as: E & A HOUSE CLEANING SERVICE, 13973 VAN NUYS BLVD ARLETA CA 91331. LAURA GUADALUPE CONTRERAS LOPEZ, 13973 VAN NUYS BLVD ARLETA CA 91331. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A Signed: LAURA GUADALUPE CONTRERAS LOPEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/19/2019. 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: 09/26/2019, 10/03/2019, 10/10/2019, 10/17/2019 TBS 3,699

Current File #: 2019257958

Date: 09/25/2019

Published: 10/03/2019, 10/10/2019, 10/17/2019, 10/24/2019 TBS 3,739

FICTITIOUS BUSINESS NAME STATEMENT: 2019238814

The following person(s) is/are doing business as: FORWARD SOLUTIONS, 5900 SEPULVEDA BLVD #525, SHERMAN OAKS, CA 91411. 14900 MAGNOLIA BLVD #55211 SHERMAN OAKS CA 91413 MCG HOLDINGS, INC., 5900 SEPULVEDA BLVD #525 SHERMAN OAKS CA 91411. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 07/13. Signed MARTIN CASTRO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/5/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 10/3/2019, 10/10/2019, 10/17/2019, 10/24/2019 NIN 45669

FICTITIOUS BUSINESS NAME STATEMENT: 2019238851

The following person(s) is/are doing business as: MARTIN CASTRO GROUP, 5900 SEPULVEDA BLVD, #525, SHERMAN OAKS, CA 91411. 14900 MAGNOLIA BLVD #55211 SHERMAN OAKS CA 91413 MCG HOLDINGS, INC., 5900 SEPULVEDA BLVD, #525 SHERMAN OAKS CA 91411. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 02/17. Signed MARTIN CASTRO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/5/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 10/3/2019, 10/10/2019, 10/17/2019, 10/24/2019 NIN 45672

FICTITIOUS BUSINESS NAME STATEMENT: 2019238863

The following person(s) is/are doing business as: MCGRES PROPERTIES, 5900 SEPULVEDA BLVD, #252, SHERMAN OAKS, CA 91411. 14900 MAGNOLIA BLVD #55211 SHERMAN OAKS CA 91413 THE MCGRES GROUP, INC, 5900 SEPULVEDA BLVD, #252 SHERMAN OAKS CA 91411. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 09/14. Signed MARTIN CASTRO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/5/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 10/3/2019, 10/10/2019, 10/17/2019, 10/24/2019 NIN 45670

FICTITIOUS BUSINESS NAME STATEMENT: 2019238873

The following person(s) is/are doing business as: EQUITY FINANCIAL MORTGAGE, 5900 SEPULVEDA BLVD, #525, SHERMAN OAKS, CA 91411. 14900 MAGNOLIA BLVD #55211 SHERMAN OAKS CA 91413 THE MCFIS GROUP, INC, 5900 SEPULVEDA BLVD, #525 SHERMAN OAKS CA 91411. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 04/14. Signed MARTIN CASTRO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/5/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 10/3/2019, 10/10/2019, 10/17/2019, 10/24/2019 NIN 45671

FICTITIOUS BUSINESS NAME STATEMENT: 2019251834

The following person(s) is/are doing business as: VIP REAL ESTATE FIRM, VIP REAL ESTATE FIRM ESCROW DIVISION, A/N INDEPE, 6730 E. FLORENCE AVE, BELL GARDENS, CA 90201. AUSENCIO RENE LUNA, 6730E. FLORENCE AVE BELL GARDENS CA 90201. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed AUSENCIO RENE LUNA. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/18/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 10/3/2019, 10/10/2019, 10/17/2019, 10/24/2019 NIN 45643

FICTITIOUS BUSINESS NAME STATEMENT: 2019251838

The following person(s) is/are doing business as: FIGHT MY TICKET, FIGHTMYTICKET.COM, 8888 W OLYMPIC BLVD STE 204 BEVERLY HILLS CA 90211. WILLIAM S KROGER, 8888 W OLYMPIC BLVD STE 204 BEVERLY HILLS CA 90211. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 01/14. Signed WILLIAM S. KROGER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/18/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 10/3/2019, 10/10/2019, 10/17/2019, 10/24/2019 NIN 45642

FICTITIOUS BUSINESS NAME STATEMENT: 2019253735

The following person(s) is/are doing business as: GRAMPAS ICE CREAM, 2630 E CESAR E CHAVEZ, LOS ANGELES, CA 90033. LA FAMILIA FOODS LLC, 2630 E CESAR E CHAVEZ LOS ANGELES CA 90033. 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 ELIZABETH FAJARDO LOMELI. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/19/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 10/3/2019, 10/10/2019, 10/17/2019, 10/24/2019 NIN 45648

FICTITIOUS BUSINESS NAME STATEMENT: 2019255783

The following person(s) is/are doing business as: MYLK BEVERLY HILLS, SHOP MYLK BEVERLY HILLS, 2385 ROSCOMMARE RD UNIT D2, LOS ANGELES, CA 90077. FAR-ZANEH ZAMANI, 2385 ROSCOMMARE RD UNIT D2 LOS ANGELES CA 90077. 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 FARZANEH ZAMANI. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/23/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 10/3/2019, 10/10/2019, 10/17/2019, 10/24/2019 NIN 45664

FICTITIOUS BUSINESS NAME STATEMENT: 2019256077

The following person(s) is/are doing business as: FJM AUTO WHOLESALE, 3636 E 5TH ST APT 6, LOS ANGELES, CA 90063. FRANCISCO MACIEL, 3636 E 5TH ST APT 6 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 FRANCISCO MACIEL. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/24/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 10/3/2019, 10/10/2019, 10/17/2019, 10/24/2019 NIN 45664

FICTITIOUS BUSINESS NAME STATEMENT: 2019260696

The following person(s) is/are doing business as: TGL TRADING COMPANY, 243 E GARVEY AVE F01, MONTEREY PARK, CA 91755. TONGAN LI, 243 E GARVEY AVE F01 MONTEREY PARK CA 91755. 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 TONGAN LI. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 9/27/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 10/3/2019, 10/10/2019, 10/17/2019, 10/24/2019 NIN 45679

Arthur Lee Nance

702 E 94th St

Los Angeles, CA 90002

Case Number: 19CMCP00093

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

200 W Compton Bk

Compton, CA 90220

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Arthur Lee Nance

TO ALL INTERESTED PERSONS

Petitioner: Arthur Lee Nance

Proposed name: Arthur Lee Velasquez

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.

NOTICE OF HEARING

Date: 10/29/19 Time: 8:30a Dept: A Rm: 904

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.

Date: 9/13/19 Signed: Gary K. Tanaka, Judge of the Superior Court

Published: 10/10/19, 10/17/19, 10/24/19, 10/31/19 185

FICTITIOUS BUSINESS NAME STATEMENT: 2019262356 The following person(s) is/are doing business as: PATRICK TULLY THERAPY, 11500 W Olympic Bl. #400 Los Angeles, CA 90064; 10779 Woodbine St #305. Los Angeles, CA 90034. PATRICK DAVEY TULLY, 10779 Woodbine St #305. Los Angeles, CA 90034. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 9/2019. Signed: Patrick Davey Tully, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/1/19. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/10/19, 10/17/19, 10/24/19, 10/31/19 186

FICTITIOUS BUSINESS NAME STATEMENT: 2019262961 The following person(s) is/are doing business as: FLEX RECORDS; VIRGINIA REEL MUSIC, 2900 S Bentley Ave, Los Angeles, CA 90064; 2355 Westwood Bl #836. Los Angeles, CA 90064. DAVID FRANCIS MAVS, 2900 S Bentley Ave, Los Angeles, CA 90064. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: David Francis Mavs, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/1/19. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/10/19, 10/17/19, 10/24/19, 10/31/19 187

FICTITIOUS BUSINESS NAME STATEMENT: 2019251427 The following person(s) is/are doing business as: YML PORTABLE RESTROOMS OF LOS ANGELES, 1055 W 7th St 33rd Fl, Los Angeles, CA 90017; P.O. Box 941688, Miami, FL 33194. YML PORTABLE RESTROOMS LLC, 1055 W 7th St 33rd Fl, Los Angeles, CA 90017. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Yoan Manuel Tuzov, President. This statement is filed with the County Clerk of Los Angeles County on: 9/18/19. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/10/19, 10/17/19, 10/24/19, 10/31/19 188

FICTITIOUS BUSINESS NAME STATEMENT: 2019263127 The following person(s) is/are doing business as: ANTHONY GUARNIERI FITNESS, 864 Granville Ave #2, Los Angeles, CA 90049. ANTHONY GUARNIERI, 864 Granville Ave #2, Los Angeles, CA 90049. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Anthony Guarnieri, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/1/19. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/10/19, 10/17/19, 10/24/19, 10/31/19 190

FICTITIOUS BUSINESS NAME STATEMENT: 2019264192 The following person(s) is/are doing business as: SPL ENDOR IN-HOME CARE, 447 S St Andrews Pl #4, Los Angeles, CA 90020. TERESITA V.ACOBA, 447 S St Andrews Pl #4, Los Angeles, CA 90020. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Teresita V. Acoba, Owner. This statement is filed with the County Clerk of Los Angeles County on: 10/2/19. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/10/19, 10/17/19, 10/24/19, 10/31/19 191

FICTITIOUS BUSINESS NAME STATEMENT: 2019261526 The following person(s) is/are doing business as: ORDON CHOPRA PLASTIC SURGERY, 465 N Roxbury Dr #1007, Beverly Hills, CA 90210; P.O. Box 3915, Palm Desert, CA 92261. ANDREW P. ORDON MD, A PROFESSIONAL CORPORATION, 71949 Hwy 111 #330, Rancho Mirage, CA 92270. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 8/2019. Signed: Andrew P. Ordon MD, President. This statement is filed with the County Clerk of Los Angeles County on: 9/30/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/10/19, 10/17/19, 10/24/19, 10/31/19 192

Angela A. Johnson
1796 E 113rd St
Los Angeles, CA 90059
Case Number: 19CMCP00161
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
200 W Compton Bk
Compton, CA 90220
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Emyah Martha Johnson by her mother Angela A. Johnson
TO ALL INTERESTED PERSONS
Petitioner: Emyah Martha Johnson by her mother Angela A. Johnson
Proposed name: Emyah Martha Engerman
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.

NOTICE OF HEARING

Date: 10/26/19 Time: 8:30a Dept: A Rm: 904

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.

Date: 9/20/19 Signed: Maurice A. Leiter, Judge of the Superior Court

Published: 10/10/19, 10/17/19, 10/24/19, 10/31/19 193

FICTITIOUS BUSINESS NAME STATEMENT: 2019248154 The following person(s) is/are doing business as: CESE, 1849 Sawtelle Bl #620, Los Angeles, CA 90025. CARL EDWARD SIMONIAN, 1460 Carla Ridge, Beverly Hills, CA 90210. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Carl Edward Simonian, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/13/19. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/10/19, 10/17/19, 10/24/19, 10/31/19 195

Sannam Sara Nourouzzian
1833 S Beverly Glen Bl #902
Los Angeles, CA 90024
Case Number: 19SMCP00475
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
West District
1725 Main St
Santa Monica, CA 90401
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Sannam Sara Nourouzzian
TO ALL INTERESTED PERSONS
Petitioner: Sannam Sara Nourouzzian
Proposed name: Sannam Sara Elazari
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.

NOTICE OF HEARING

Date: 12/6/19 Time: 8:30a Dept: K Rm:

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.

Date: 10/4/19 Signed: Maurice A. Leiter, Judge of the Superior Court

Published: 10/10/19, 10/17/19, 10/24/19, 10/31/19 196

Irma Guadron & Jose Delgado
7000 S La Cienega Bl #11
Inglewood, CA 90302
Case Number: 19TRCP00306
Case Number: 19TRCP00306
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
Torrance Courthouse
825 Maple Ave
Torrance, CA 90503

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Francisco Saith Delgado Guadron by his mother Irma Guadron and his father Jose Delgado

TO ALL INTERESTED PERSONS

Petitioner: Francisco Saith Delgado Guadron by his mother Irma Guadron and his father Jose Delgado

Present name: Francisco Saith Delgado Guadron

Proposed name: Francisco Antonio Delgado Guadron

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.

NOTICE OF HEARING

Date: 11/8/19 Time: 8:30a Dept: M Rm:

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly.

Date: 10/1/19 Signed: Ramona See, Judge of the Superior Court

Published: 10/10/19, 10/17/19, 10/24/19, 10/31/19 197

FICTITIOUS BUSINESS NAME STATEMENT: 2019267380 The following person(s) is/are doing business as: PLUCKY PICTURES, 333 N GLENOAKS BLVD SUITE 310 BURBANK CA 91502. PLUCKY LLC, 333 N GLENOAKS BLVD SUITE 310 BURBANK CA 91502. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2019 Signed: JEFFREY J MARKS, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 10/07/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/10/2019, 10/17/2019, 10/24/2019, 10/31/2019 TBS 3,739

FICTITIOUS BUSINESS NAME STATEMENT: 2019261855. The following person(s) is/are doing business as: TRINITY ENTERTAINMENT, 4325 STERN AVE 2 SHERMAN OAKS CA 91423. CRYSTAL HAYES-AUBE, 4325 STERN AVE APT 2 SHERMAN OAKS CA 91423. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: CRYSTAL HAYES-AUBE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/30/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/10/2019, 10/17/2019, 10/24/2019, 10/31/2019 TBS 3,740

FICTITIOUS BUSINESS NAME STATEMENT: 2019255864. The following person(s) is/are doing business as: MONUTS, 1839 S GLADYS AVE, SAN GABRIEL CA 91776. WESLEY IEM, 1839 S GLADYS AVE, SAN GABRIEL CA 91776. AMY B IEM, 1839 S GLADYS AVE, SAN GABRIEL CA 91776. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: AMY B IEM, PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 09/23/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/10/2019, 10/17/2019, 10/24/2019, 10/31/2019 TBS 3,741

FICTITIOUS BUSINESS NAME STATEMENT: 2019266387. The following person(s) is/are doing business as: UMG GENERAL STONE WORKS, 5777 W CENTURY STE #1110, 2006 LOS ANGELES CA 90045. KOFFI O MANSSAHA, 5777 W CENTURY STE #1110-2006 LOS ANGELES CA 90045. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 1/2014 Signed: KOFFI O MANSSAHA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/4/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/10/2019, 10/17/2019, 10/24/2019, 10/31/2019 TBS 3,742

FICTITIOUS BUSINESS NAME STATEMENT: 2019266389. The following person(s) is/are doing business as: THE LUCKY MAISON, 7828 N HAVEN AVE RANCHO CUCAMONGA-GA CA 91730. ARIE WOLF, 7828 N HAVEN AVE RANCHO CUCAMONGA CA 91730. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 1/2014 Signed: ARIE WOLF, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/4/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/10/2019, 10/17/2019, 10/24/2019, 10/31/2019 TBS 3,743

FICTITIOUS BUSINESS NAME STATEMENT: 2019245075. The following person(s) is/are doing business as: SOCIETAL, NUNEZ GLOBAL; AMERICO SOCIETAL; SOCIETAL DYNAMICS, 5800 S EASTERN AVE SUITE 500 COMMERCE CA 90040. FERNANDO NUNEZ, 5800 S EASTERN AVE SUITE 500 COMMERCE CA 90040. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2019 Signed: FERNANDO NUNEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/11/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/10/2019, 10/17/2019, 10/24/2019, 10/31/2019 TBS 3,744

FICTITIOUS BUSINESS NAME STATEMENT: 2019261171. The following person(s) is/are doing business as: C&C CPA TAX SERVICE, 1039 E VALLEY BLVD STE B106 SAN GABRIEL CA 91776. YIBIN LIUQUN CHEN, 1039 E VALLEY BLVD STE B106 SAN GABRIEL CA 91776. YIBIN LIUQUN CHEN, 1039 E VALLEY BLVD STE B106 SAN GABRIEL CA 91776. This business is conducted by: A MARRIED COUPLE. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2019 Signed: LIUQUN CHEN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/30/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 10/10/2019, 10/17/2019, 10/24/2019, 10/31/2019 TBS 3,745

FICTITIOUS BUSINESS NAME STATEMENT: 2019251158. The following person(s) is/are doing business as: WHATIZ IN A HAT, 4500 VIA MARINA #227 MARINA DEL REY CA 90292. LEA GOLDMAN, 4500 VIA MARINA #227 MARINA DEL REY CA 90292. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2019 Signed: LEA GOLDMAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/18/2019. 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

does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 10/17/2019, 10/24/2019, 10/31/2019, 11/7/2019 NIN 45702
 FICTITIOUS BUSINESS NAME STATEMENT: 2019269118
 The following person(s) is/are doing business as: HACIENDA GROWERS NURSERY, HACIENDA GROWERS, 2153 HACIENDA RD, LA HABRA HEIGHTS, CA 90631. GFK GROWERS, 2153 HACIENDA RD LA HABRA HEIGHTS CA 90631. 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 GENE BEENDERS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 10/8/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 10/17/2019, 10/24/2019, 10/31/2019, 11/7/2019 NIN 45704
 FICTITIOUS BUSINESS NAME STATEMENT: 2019272379
 The following person(s) is/are doing business as: VIP REAL ESTATE FIRM, 6730 E FLORENCE AVE, BELL GARDENS, CA 90201. VIP ENT 2, INC., 6730 E FLORENCE AVE BELL GARDENS CA 90201. 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 TAYS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 10/11/2019. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P Code.) Published: 10/17/2019, 10/24/2019, 10/31/2019, 11/7/2019 NIN 45709

NOTICE OF TRUSTEE'S SALE TS No. CA-19-861419-CL Order No.: DS7300-19003842 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/25/2002. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): Feridoun Dardashti and Paridokht Dardashti, husband and wife as joint tenants Recorded: 7/1/2002 as Instrument No. 02 1483948 and modified as per Modification Agreement recorded 5/17/2007 as Instrument No. 20071200880 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 10/31/2019 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766 Amount of unpaid balance and other charges:

\$799,694.72 The purported property address is: 1001 N HILLCREST RD, BEVERLY HILLS, CA 90210 Assessor's Parcel No.: 4391-031-044 **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-19-861419-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the

Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: Quality Loan Service Corporation 2763 Camino Del Rio South San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-19-861419-CL IDSPub #0157198 10/10/2019 10/17/2019 10/24/2019

T.S. No. 082369-CA APN: 4333-029-024 **NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/18/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER** On 10/30/2019 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 5/27/2005, as Instrument No. 05 1243076, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: ROSE VALENCIA, TRUSTEE OF THE VALENCIA FAMILY TRUST WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 220 SOUTH HAMILTON DRIVE BEVERLY HILLS, CA 90211 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust.

The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$215,578.06 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 082369-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **FOR SALES INFORMATION:** (844) 477-7869 CLEAR RECON CORP 4375 Jutland Drive San Diego, California 92117

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

100- ANNOUNCEMENTS
 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)

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

115-CEMETERY
 Hollywood Hills Mt. Sinai Cemetery. Located in Maimonides section. Rare find in sold out section. Endowment and transfer fees included. \$18,000 obo. (818) 515-8345

Hollywood Forever Cemetery 2 plots in mausoleum. Garden of Israel-Tier B True Companion. Crypt B-46. Current value as of 6-1-19 \$16,500 (normally \$33,000, 50% discount) I will pay the transfer fee of \$1,500. (Live forever with the

Hollywood stars). Call 310-228-8534

Mount Sinai Hollywood Hills. 2 plots side by side located in Maimonides section Endowment and Transfer Fees included \$ 36,000. Sold out section near the entrance and a large tree. 818-585-0810

306-FOR RENT
 LARGE HOME FOR RENT 3 Bed+ Bonus Rm/Basement Available now in Westwood/Little Holmby 1414 Club View Dr. \$12,900 monthly. Golf course views, pool + spa Contact Agt. Jenny Okhovat 424.262.4946 Compass, Dre. 01866951

400-REAL ESTATE
 REAL ESTATE WANTED KC BUYS HOUSES - FAST - CASH - Any Condition. Family

owned & Operated. Same day offer! (951) 777-2518 WWW.KCBUYSHOUSES.COM (Cal-SCAN)A

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

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

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)

501-HELP WANTED
 Beverly Hills Unified School District BHUSD is accepting applications for the following Classified positions (must apply at www.EdJoin.org <<http://www.edjoin.org/>>): Security Officer Work Year: 10 months, 40 hours/week (full time) Salary: \$3,024-\$3,858/month Playground Aide Work Year: 10 months (part time, up to 19.5 hours/week) Salary: \$14.14/hr

901-AUTOMOTIVE
 Midas Beverly Hills Up to \$60 OFF Brake pads/shoes Any oil change \$10 OFF

(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 (707) 965-9546. Email: porschresto-ration@yahoo.com

A Big Thank You to the Beverly Hills High Real Estate Club Meeting



On Monday, October 10th I had the honor to be invited as a guest speaker for Beverly Hills High's first real estate club meeting. Thank you Michael Newman, Yoni Kashanian, + Beverly Hills High School for having me. These teens are so inspiring, full of ideas and curiosity. It's extremely special to be able to go back to where I spent four amazing years and give back.

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JENNIFER OKHOVAT

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Press and Features



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