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Issue 1158 • December 9 - December 15, 2021

## Arrest Made in Avant Case



**Christmas Delight**

**BOLD**

**Holiday Lights and Décor**  
November 18, 2021 - January 1, 2022

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- CH City Hall
- CT Christmas Tree Display
- GR Glowing Reeds Audio & Light Show
- HD Holiday Décor
- M Menorah Display
- RD Rodeo Drive Holiday Helpers Décor
- S Santa with Reindeer & Sleigh
- VC Visitor Center
- W The Wallis
- P Parking

## SNAPSHOT



### REMEMBERING VAHAGN SOUTH ROXBURY DRIVE

(L to R): Councilmember's Lester Friedman and John Mirisch, Vice Mayor Lili Bosse, Karén Setian, Councilmember Julian Gold, and Mayor Robert Wunderlich attended a tree planting ceremony at Roxbury Park on Sunday for The Vahagn Setian Charitable Foundation to commemorate their 15th anniversary. There were over 100 people in attendance. The Vahagn Setian Charitable Foundation was established after Vahagn, a Beverly High senior, was killed in 2006.

# Beverly Hills Weekly

Issue 1158 • December 9 - December 15, 2021  
Beverly Hills Weekly Inc.

Founded: October 7, 1999  
Published Thursdays

Delivered in Beverly Hills, Beverlywood, Los Angeles  
ISSN#1528-851X

[www.bhweekly.com](http://www.bhweekly.com)

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Unsolicited materials will not be returned.  
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**1 year subscriptions are available.**  
Sent via US Mail  
**\$75 payable in advance**

Adjudicated as a newspaper of general circulation for the County of Los Angeles. Case # BS065841 of the Los Angeles Superior Court, on November 30, 2000.



OUR DATA SPEAKS VOLUMES





## WHAT'S ON YOUR MIND?

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## letters & email

### “Beverly Hills Crime Spree Continues” [Issue 1158]

It is time for our leaders, our magnificent police department and we the citizens of our great City of Beverly Hills to take another look at the safety of our community.

In the wake of the senseless killing of Jacqueline Avant, the shootings at local restaurants, the store robberies, last Saturday night's standoff with a van and police that I witnessed, the countless sirens we hear every day in Beverly Hills and on and on, it is obvious that many things have to be done in order to live in the kind of environment that we love and pay for.

The truth is that we are not as safe or nearly as safe as we were in past years and decades. Sadly, it is the sign of the times that we live in. However, we are lacking in keeping up with these times. Security and law enforcement are sometimes late in response times and that is no fault of our police.

We simply do not have enough police presence to meet the challenges and dangers that we have been faced with and far too often up close. If we are truly going to be the kind of safe city that we need to be

and have been, then clearly we need more police presence and a much heavier one at that. If there was a police car or two near where Mrs. Avant lived, would she still be with us? Maybe and probably. Would those restaurant shootings have happened if police were nearby? Most likely, no. It is time to expand our great police department and not just by a few.

Yes, there are budgets involved. Yes there is a need to hire the right officers and more cars, protection and more. A lot is involved. It does not happen overnight, but it needs to happen.

Enough is enough. We are not as safe as we were and I don't care who disagrees with me. If you do, then you are overwhelmingly in the minority. Times are changing and not for the better.

Let's change with it - for the better.

**George Vreeland Hill**  
Beverly Hills

## briefs

### Community Members Voice Opposition to Bikeways

At the Dec. 2 Traffic and Parking Commission meeting several residents voiced their concerns over proposed bikeways for Charleville Boulevard and Gregory Way, including the Southwest Homeowners Association.

Although some people were in favor of the bikeways, the public comments made were largely in opposition.

“You have received numerous letters and emails from southwest residents who feel strongly that one, Charleville and Gregory are obviously too narrow, having been designed decades ago, to accommodate a bike lane. Two, that removing parking from either or both streets would impair the ability of residents including those in the 100 block who use Charleville for parking since there is way too insufficient parking in their older building to maintain their quality of residential life. Three, bikers virtually always fail to observe the stop signs at each of the intersections, making travel for pedestrians, vehicles, and themselves more dangerous. And four, narrowing the already narrow vehicle pathways on those two streets make them unsafe,” President of the Southwest Homeowners Association President Ken Goldman said.

Charleville Boulevard and Gregory Way are both residential streets with one travel lane in each direction and on-street parking on both sides of the street. Staff will be proposing that Charleville Boulevard and Gregory Way be included as Class III bikeways in the proposed quick build “minimum grid” network. This will have no impact on vehicle travel lanes or parking on either street because there is no separation between bicyclists and drivers.

If approved by the City Council, this would provide basic bikeways on these two streets.

### City Council Discusses County Project to Change Operations at Virginia Robinson Gardens

At their Tuesday Study Session, the City Council discussed a project proposed by the County to change operations at the Virginia Robinson Gardens located at 1008 Elden Way.

The Virginia Robinson Gardens property served as a private residence for Harry Winchester and Virginia Robinson from 1911 to 1977. The estate was then transferred to the County of Los Angeles for the purpose of an arboretum open to the public.

In 1980 the County Board of Supervisors certified an Environmental Impact Report (EIR). This included provisions to limit hours of operation and number of



*Virginia Robinson Gardens*

daily visitors, types of events, and number of employees allowed on the site. Operating hours were by appointment only from 11 a.m. to 3:30 p.m. Tuesday through Friday, and closed on holidays. A maximum of 100 people and 20 cars were allowed on the site during the operating hours and two fundraising events were allowed to be held each year.

The county however, made operational changes to the Gardens in 2014 including: open to the public Monday to Saturday from 9:30 a.m. to 4:00 p.m.; four special events allowed each year; allowing parking on property with advance reservation; programming allowed including children's programming, musical and arts programs, other scheduled staff and public programming; and allowing up to 100 visitors per day with advanced reservation.

The County is currently proposing operational changes at the Gardens and is preparing a Supplemental Environmental Impact Report (SEIR).

The operational changes proposed at this time are: the Gardens would be open to the public seven days a week from 9:30 a.m. to sunset; up to 24 special events would be allowed per year, no more than four per month; family ceremonies such as weddings would now be allowed; and up to 200 visitors per day would be allowed with advanced reservation.

The County held a scoping meeting for the SEIR on Nov. 15, which was attended by Beverly Hills staff and neighbors of the property were also in attendance at the meeting who provided comments to the County representatives. The concerns made by Beverly Hills residents were

specifically related to potentially adverse impacts with increased traffic, noise, water usage, valet parking demand, light, and the change to the nature of the operations with an increase in private events.

Many residents also called in during the City Council Study Session to voice concerns they had over the proposed changes.

The County anticipates that the Draft SEIR will be ready for review beginning in April 2022 and the final SEIR will be prepared by Aug.

### City Council Approves Request for Vanity Fair Party

At their Tuesday Study Session the City Council approved a request from Vanity Fair to have the next post-Academy Awards Party hosted in Beverly Hills on Sunday, March 27. This requires a street

closure of the 400 block of North Crescent Drive from Tuesday, March 15 until Thursday, March 31.

Vanity Fair was also approved for an additional two years for the event to take place again on North Crescent Drive in 2023 and 2024. Council approval has been granted for this event in three-year increments since 2015.

Vanity Fair's annual post-Academy Awards Party has held the last six occasions in Beverly Hills in between City Hall and the Wallis. The event attracts an average of 800-1,000 attendees. These guests include Oscar winners and nominees, as well as actors, celebrities, politicians, and dozens of national and international media outlets.

Adjacent residents and merchants will be notified of the upcoming activity and closures, including local churches on North Santa Monica Boulevard for the event day specifically.

This event takes place the weekend after the LA Marathon.

### City Council Discusses 100% Green Power for the Entire City

At their Tuesday Study Session the City Council discussed changing the default energy product to 100% green power for the entire city under the Clean Power Alliance (CPA).

Beverly Hills is a member of the CPA that provides renewable electricity to the community. Members are required to select a Default Energy Rate. The options are Lean Power, which is 40% carbon-free hydropower, Clean Power, which is 50% renewable/carbon-free power, or 100% Green Power, which is 100% renewable energy. Beverly Hills is currently set at Clean Power.

If the City Council approves the change, it would go into effect in Oct. Customers who are currently enrolled in the Lean Power, 100% Green Power or have opted out of the CPA will not be affected by City Council's decision.

*briefs cont. on page 4*

briefs cont. from page 3

The potential change to 100% Green is intended to reduce the city's overall greenhouse gas (GHG) emissions by 12%, but slightly increase rates by about 2-3%.

## Beverly High To Debut New Music Industry Center

Beverly High is expected to hold a ribbon cutting ceremony for the new Music Industry Center on Wednesday, Dec. 8, after the Weekly's deadline.

They are also expected to announce the anonymous donor who made the art facility possible and share some student demos of the equipment.

Beverly High has an Arts Media Entertainment pathway, which offers a series of Audio Production courses. Additionally, they provide students in these courses music industry real-world experience, with guest speakers, field trips, industry certifications, and career exploration activities that are intended to equip them to pursue production during or post-college.

The new center is a three-room suite with instruments, such as drum sets, piano, keyboards, synthesizers, and more; a composing space of 35 tech stations of audio production equipment; and a recording booth combined to provide music production spaces so students across the district can compose, record, produce and eventually publish music.

Beverly High currently offers three-level courses: intro, advanced, and a capstone for about 45 students, available during the school day and after school electives. They also host after-school GATE music-making experiences for elementary students in fourth and fifth grade for Hawthorne and Horace Mann students.

The Audio Production courses are team-taught by Alex Breitman and Rodney Mitchell.

In 2009 Breitman was teaching geometry at Beverly High and one of his students was the daughter of security guard Rodney Mitchell. Breitman and Mitchell ended up deciding to collaborate at Breitman's home studio on a track. A few months after Mitchell came over to Breitman's studio he told him about an Audio Production class that the ROP department was considering.

"This news was incredible to imagine, so I met with the ROP director at that time, Steve Rappaport, who wanted to create this class and asked me to review the curriculum. The curriculum was mind blowing to me and I was obviously extremely interested, but year after year went by with no movement. I had all but given up on this opportunity when I met with Mr. Rappaport one more time and he told me that he will start this class before he retires. Not much later we made our first purchases of computers and me and Rodney Mitchell had officially made the class," Breitman said.

Cindy Dubin took over for Rappaport after he retired.

"With her incredible help, working alongside amazing administrators and board members, we together have created a once in a lifetime student centered career based music creation program with a fully

functioning professional music studio, a student computer lab and a creative space complete with piano, drums and synthesizers! My motto is 'You have to have a dream to make a dream come true' and this is my dream, and it has come true," Breitman said.

## Rent Stabilization Commission Defines 'Mom and Pop' Landlords

At their Dec. 1 meeting the Rent Stabilization commission defined the term "mom and pop" landlord in regards to relocation fees and approved a 25% reduction in relocation fees for "mom and pop" landlords with tenancies less than 10 years and a 15% reduction for tenancies over 10 years.

The commission decided to define the term "mom and pop" landlord as a landlord with no more than four units and one single-family residence in Beverly Hills.

The Beverly Hills Rent Stabilization Ordinance (RSO) provides that an owner may evict a tenant for use and occupancy by the landlord or landlord's spouse, children, or parents provided that the landlord pays the tenant a relocation fee, among other things.

The following are the Beverly Hills 2021 relocation fees: for a studio, the fee is \$6,988.87 and \$8,988.87 for a senior, disabled person, or minor; for a one-bedroom the fee is \$10,323.61 and \$12,323.61 for a senior, disabled person, or minor; and for two and three bedrooms the fee is \$13,986.75 and \$15,986.75 for a senior, disabled person or minor.

A statewide "no just cause" eviction already requires a one-month rent payment to the tenant in the event of an eviction.

The revisions will be recommended to the City Council to be made to the RSO to modify the current relocation fee provisions for both Chapter 5 and Chapter 6 of the RSO relating to the reduction in relocation fees for owner occupancy for "mom and pop owners."

## City Council Honors Beverly High Veteran

At their Tuesday meeting the City Council honored Beverly High alum-



Robert H. Wolff

nus Captain Robert H. Wolff who was recently awarded the Legion of Honour, France's highest award.

Wolff is a winter 1940 Beverly High

grad, who enlisted in the U.S Army Air Corps. In 1943 his plane malfunctioned, leading to his capture and being held as a German Prisoner of War. He was liberated in April of 1945 and is 100 years old.

Wolff was nominated for the proclamation by *Beverly Hills Weekly*.

## Frieze Week in Beverly Hills to Launch February 2022

Frieze, which has previously held events in cities such as London, New York, and Los Angeles, has partnered with Beverly Hills to launch 'Frieze Week in Beverly Hills' on Feb. 17-20. This will be the first time the city has worked with Frieze to bring temporary public art projects to the city as well as a weeklong program of events to celebrate art and culture.

"I am excited that the City's Arts and Culture Commission as well as our Community Services Department has worked hard to make this collaboration a reality. Beverly Hills is a City that has a deep history and appreciation of art and we look forward to welcoming everyone to experience exhibits and events in such a beautiful and iconic setting," Mayor Robert Wunderlich said.

Frieze Week in Beverly Hills will have its main fair take place at 9900 Wilshire Boulevard.

The launch of the fair in Los Angeles took place in 2019 and featured works from over 90 art galleries, attracting 35,000 visitors over its four-day run.

The 2022 fair will be overseen by Christine Messineo, Director of Frieze Los Angeles and Frieze New York, and will showcase works by today's most prominent emerging artists alongside major figures in contemporary art in a range of solo, dual and thematic presentations.

On Dec. 8 Frieze will give Beverly Hills residents exclusive priority booking for early bird tickets for the art fair beginning at 8:00 a.m. until 11:59 p.m. in which residents can save up to \$52 off full-price tickets. When available, pre-sale tickets can be purchased by visiting [frieze.com/presale](http://frieze.com/presale).

Additionally, Frieze will also give residents a 15% discount and pre-approved applications on Frieze 91, a new membership that affords patrons premiere access to fairs, studio visits, artist foundations, cultural events and special museum exhibitions across the globe.

Visit [frieze.com](http://frieze.com) for more information.

## Board Approves Agreement for Stage Repair

At their Tuesday meeting the Board of Education approved a ratification of an agreement with Garza Construction, Inc. for stage repair services at Beverly High.

To repair the water damaged Theatre 40 stage at Beverly High, the Maintenance and Operations Department solicited quotes from different qualified contractors and contracted with Garza Construction, Inc. as the "lowest responsible and responsive bidder."

The total cost for the repair is \$26,900. Since this is an insurance claim related project, the district will be reimbursed for the total cost, less than the deductible amount.

## Board Approves Notice of Completion for Restoration of Logo

At their Tuesday meeting the Board of Education approved a notice of completion for the restoration of a logo at Beverly High with Boss Graphics, Inc.

On Aug. 24 the Board approved the contract with Boss Graphics, Inc. for restoration of a branded logo and replacement of an old logo that was worn and at the end of its life on the east facing exterior gym wall at Beverly High in the amount of \$33,425.

The project was completed as of Oct. 1 for a total cost of \$35,025 and was funded by the Deferred Maintenance Funds.

## South Beverly Drive Post Office Closed Tuesday

On Tuesday the South Beverly Drive Post office was closed.

According to post office manager Bran-



dy Player, this was due to "employee availability."

"We are alarmed to learn of this closure and my office is in touch with USPS to get a firm answer on what happened and what we can do to prevent this from happening in the future. Any constituents in Beverly Hills who are having issues with their mail service should reach out to my office for casework support," Jenna Bushnell, a spokesperson for Congressman Ted Lieu's office said.

## 'Visions of the Future' Pop-up Art Series Returns to Beverly Hills

On Thursday, Dec. 2, the Next Beverly Hills Committee, in partnership with the City of Beverly Hills' Arts and Culture and Human Relations Commissions will launch a new pop-up art exhibit located at 445 N Cañon Drive featuring work by artist Kevin HEES.

The temporary installation will feature seven works from the American artist's latest MUSIC! series that pays homage to favorite musical genres, tempos, and rhythms. HEES' work is known for featuring geometric shapes and colorful circles that are intended to represent the circular perfection of the physical and spiritual universe in an effort to outline the human pursuits of health, wealth, and happiness.

Slated to be on display for one month, this is the second pop-up to launch as part

of the 'Visions of the Future' program intended to activate public spaces with vibrant, visual pop-up art experiences for residents, business owners, and visitors from the Los Angeles area and around the world.

"We're thrilled to transform more storefront windows with inspiring art that is designed to enrich the culture of our community. As we welcome an abundance of new visitors to our City this month, it is our goal to immerse them in beautiful art that represents the vibrancy of Beverly Hills," Next Beverly Hills Committee Chair Noelle Freeman said.

'Visions of the Future' is part of the Embrace and Celebrate Culture Initiative, a program created by the Arts and Culture and Human Relations Commissions that celebrates diversity and fosters a culture of greater inclusion and belonging in the city.

"Visions of the future was created to enable businesses, as well as the public, to experience high-quality art where they least expect it. The goal of the program is to use empty storefronts to create cultural activations with a diverse range of emerging or under-represented artists," Arts and Culture Commission Chair Deborah Frank said.

## Beverly Hills to Host Virtual Wildfire Evacuation and In-Person Outdoor Warning System Community Meetings

In an effort to inform the community about wildfire evacuation planning and also to test its new Outdoor Warning System, the Beverly Hills' Office of Emergency Management will host two virtual community meetings on Dec. 14 at 10 a.m. and Dec. 15 at 6 p.m. The agendas will be the same.

During the virtual meetings, the Police Department, Fire Department, Department of Public Works and City Manager's Office will present various ways which residents and community members can prepare as well as share how each department has worked to prepare for and mitigate against the threat of wildfires and other potential disasters. Community members will have the opportunity to learn about how to build out their emergency plans and supplies.

Additionally, community members will have an opportunity to hear firsthand the city's planned Outdoor Warning System at two in-person meetings on Dec. 13 at Roxbury Park (near the south end of the park) at 4:00 p.m. and Dec. 15 at Grey-stone Mansion at 10:00 a.m. The siren demonstration will be a test only, and may be heard throughout the city; no action will be required and the siren will last about 30 seconds. A recording of the siren demonstration will also be shared at each virtual meeting.

"We hope the community joins us for either a virtual meeting or in-person siren demonstration as an additional resource to further prepare for a wildfire disaster that could impact them or their families," Emergency Management Manager Meena Janmohamed said.

To learn more and to view virtual login information, visit [beverlyhills.org/firesirenmeeting](http://beverlyhills.org/firesirenmeeting) or dial (310) 285-1021.

## Grants Available for Community Assistance Programs

The city is accepting Community Assistant Grant Fund (CAGF) applications until Feb. 1 for grant funding to providers of services for the community's most vulnerable populations, including homeless individuals, active and frail elderly, disabled and low-means residents.

Organizations that are vital to the health and welfare of the local and regional community are encouraged to apply. The Community Assistance Grant Funding will be awarded for the 2022-23 fiscal year.

This past cycle, 22 organizations received grants for services that cover homelessness, seniors, mental and physical health, culture and more.

Some human services community partners include: Affordable Living for the Aging, which matches roommates with local seniors seeking additional monthly income by renting a room in their home; All Saints Homeless Assistance Program, who provides weekly hot meals, case management, and alternatives to living on the streets; ETTA, who provides services to individuals with special needs, and their families; and Safe Parking LA, which provides safe parking lots for homeless individuals and families.

To learn more about past recipients, go to [www.beverlyhills.org/humanservices](http://www.beverlyhills.org/humanservices).

To qualify, an applicant must provide a service that meets a community need. The city will also be accepting applications for cultural grants. The applicant must be, or partner with a 501c3 organization. The applicant must return a completed application to [humanservices@beverlyhills.org](mailto:humanservices@beverlyhills.org) or by mail postmarked no later than Feb. 1 at 5:00 p.m. to the Beverly Hills Human Services Division.

To obtain an application visit [www.beverlyhills.org/cagf](http://www.beverlyhills.org/cagf). For complete applicant criteria and further information, contact (310) 288-2220.

## Pet Rescue Pilots Seeks Donors

This holiday season, think about making a contribution to Pet Rescue Pilots, a 501c3 organization that transports pets out of kill shelters and lands them in the arms of foster families and forever homes.

Pet Rescue Pilots was founded by Recreation and Parks Commissioner Julian Javor out of the belief that every pet should be given the chance to know a loving home that lasts forever.

Javor began flying rescue pets in 2017 and has since spent weekends flying throughout the Western United States, and even in the Western provinces of Canada, delivering



Julian Javor

pets into the arms of forever homes.

Other board members include Treasurer and Secretary Kathy Kobor and Board members Margrit Fahan, Judie Fenton, Noelle Freeman, Tom D. Gordon, Jake Manaster, Bruce Mannis, Aniko Meszaros, and Zach Skow.

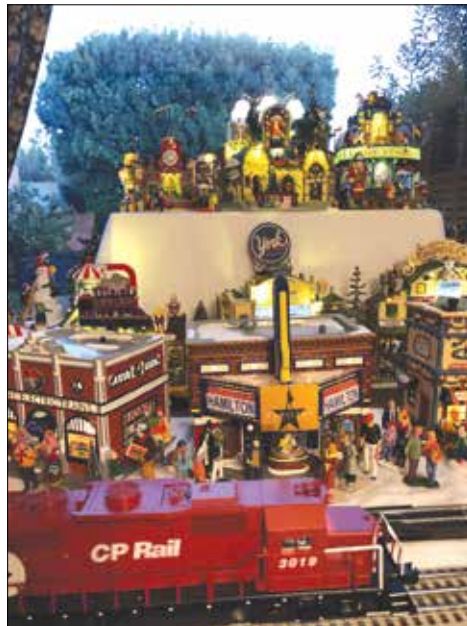
In addition to flight missions, Pet Rescue Pilots advocates for long-term solutions to reverse the increasing number of homeless pets by supporting responsible pet parenting as well as legislation geared towards these issues. Javor actively participates in local government and speaking engagements regarding the steps we can all take to improve the lives of pets everywhere.

"We create life-saving space in local shelters by flying pets out of overcrowded facilities in rural areas in California where they have a slim chance at being adopted, landing them in the Pacific Northwest and western Canada, where rescue groups do not have enough rescue pets to meet the number of open adoption applications," according to their website.

Support their mission by visiting <https://www.petrescuepilots.org/>.

## Goldmans Create Lighted Village With Trains

For the past 25 years, the weekend after Thanksgiving, Ken and Lori Gold-



man create a lighted village with trains displayed inside their home on McCarty Drive. With help from their kids and four grandchildren, the display had a total of six trains this year.

Each pair of kids and grandkids have their own areas to set up each year, and each year it's different.

They always have one or two areas with political themes. This year they have the "Wash and Wax" with "anti-wax" protesters. They have a train with the emblem of a steel company and Pittsburgh Steelers with the box car that says "Stop the Steel." They also have a park in front of the city library where a group is pulling down a statue.

In prior years, they had a "Trump Tower" with a wall where people were climbing over it.

## Theatre 40 Presents Beasley's Christmas Party

For the final entry of 2021 as part of

their Monday Night Seminars series, on Monday, Dec. 20 Theatre 40 will present a rehearsed reading via Zoom of, "Beasley's Christmas Party."

Booth Tarkington (1869-1946) is the author of "Beasley's Christmas Party." He was a novelist and a playwright, he won the Pulitzer Prize twice, for his novels "The Magnificent Ambersons" and "Alice Adams," both of which were adapted into classic films. He also served a term in the Indiana House of Representatives.



John Leslie



David Hunt Stafford



Philip Sokoloff



Rebecca Begue



Kevin Dulude

Melanie MacQueen directs a cast that includes herself and Kevin Dulude, Philip Sokoloff, David Hunt Stafford, Gloria Stroock, Rebecca Begue, John Leslie, and David Westbay.

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briefs cont. from page 5

There will be a short Q&A period after the reading. The Monday Night Seminars are moderated by Melanie MacQueen and John Leslie.

“Beasley’s Christmas Party” will be performed live at 7:00 p.m. You can access the free performance at the designated time and date with this Zoom link: <https://us02web.zoom.us/j/86958117238?pwd=R0pUWXF5bUt-DWG1iT05VbitQcmV1dz09>.

### Assemblymember Bloom To Host Winter Clothing Drive

Assemblymember Richard Bloom (D - Santa Monica) will be hosting a winter clothing drive that is intended to benefit homeless youth from Thursday, Dec. 8 to Friday, Dec. 17.

Donations will benefit about 300 young people on the streets of Hollywood who will visit My Friend’s Place

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for assistance this holiday season.

There will be two drop off locations; the first is lo-

cated at 2800 28th Street, Suite 105 in Santa Monica and will be accepting donations Monday-Friday from 9:00 a.m.-5:00 p.m. The other location will be located at 6501 Fountain Avenue in Los Angeles on Wednesdays and Thursdays only from 9:00 a.m. to 12:00 p.m. Please call ahead before dropping off items at either location.

Items requested include new or gently used Sweatpants/Joggers (adult sizes M-XXL), Sweatshirts (adult sizes M-XXL), Rain Gear - umbrellas, ponchos, warmer rain jackets, Beanies/gloves, and other casual clothing items.

While all clothing donations are welcome, the greatest need is for sizes XL and up and men’s casual clothing.

### The Wallis Announces Matching Gift from Arline and Buddy Pepp

The Wallis has announced that new Wallis Board member Arline Pepp and her husband Buddy have offered, for the third time in The Wallis’ history, to match any year-end contributions up to \$100,000 made by Dec. 31.

Arline and Buddy have been supporters of The Wallis, both serving as Ambassadors, and now with Arline recently joining the Board of Directors.

Visit <https://tickets.thewallis.org/donate/contribute1> to make a donation.

--Briefs Compiled by Danielle Berjikian

# sports & scores



## BHHS Boys’ Basketball Team Loses To Undefeated Sierra Canyon

By Steven Herbert

The Beverly High boys’ basketball team was “a little overwhelmed” because of “the environment” and “the atmosphere” in its 93-64 loss to Sierra Canyon, ranked ninth in the nation by ESPN, Norman coach Jarvis Turner said.

Playing before a capacity crowd at the Chatsworth school that included LeBron James and Scottie Pippen, who have sons who play for the Trailblazers, Beverly Hills trailed by 15 points early.

“I thought we had good practices leading up to the game but when the game started their intensity and their athleticism had an effect on our approach to the game and I think it took us out of the game and we were a little rattled,” Turner said after last Thursday’s nonleague game.

Turner said the Normans “did a pretty good job” in the second and third quarters settling down and “trying to get into the rhythm and flow and playing with those guys.”

Junior point guard Jameson Caruso was Beverly Hills’ leading scorer. When asked who played well for his team, Turner responded, “we had a couple of guys on our bench that came off and played well,” specifically citing forward Danny Far and Mike Stan.

Center Alex Nokes “didn’t show up in the stats box but he competed and played hard,” Turner said.

“He was one of the kids who wasn’t intimidated and he kind of stood up to those guys which was also positive,” Turner said.

Guard Amari Bailey scored 23 points for Sierra Canyon (7-0). The 6-foot-3-inch Bailey is ranked as the nation’s second-best high school basketball player by the college sports and recruiting website Rivals.com and has signed a letter of intent to accept an athletic scholarship from UCLA.

Two other Trailblazers have also signed letters of intent.

Kijani Wright, a 6-foot-9-inch forward ranked 37th by ESPN, has signed with

USC.

Ramel Lloyd Jr., a 6-foot-6-inch guard who is ranked by ESPN as California’s eighth-best high school player, has signed with Nebraska. Lloyd’s father, Ramel Lloyd Sr., played for Syracuse and Long Beach State and 10 years professionally.

Two days after defeating the Normans, Sierra Canyon was a 71-53 winner over St. Vincent-St. Mary, James’ alma mater, at Staples Center.

The game provided the Norman players with exposure, Turner said.

“Every high school media outlet that is on social media was there and we’ve created a little buzz and a little following behind a couple of our better players,” Turner said.

Turner said he scheduled the game because “I always try to schedule some of the best opponents we possibly can.”

“For us it’s really hard trying to find games because I think we do have a pretty reputable, successful program but we’re kind of like the mid-major (where) you have a lot to lose if you actually play us and lose to us,” said Turner, whose team lost to the Trailblazers, 89-69, May 20 and hopes to play them again.

“There’s not really much to gain for them.”

### What’s Next?

Beverly Hills faced Birmingham in a championship quarterfinal of the Beverly Hills Basketball Tournament Wednesday in a game that ended after the Beverly Hills Weekly’s deadline.

If the Normans won, they would face the winner of the Brentwood-Santa Clarita Christian game, at 6:30 p.m. Friday in a championship semifinal.

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

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## 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.

25, arrested on 11/23/21 for robbery.

RHYNE, CHYNELLE, TYLA, LEE, 22, arrested on 11/12/21 for brandishing of imitation of firearm.

VALLIN, SAUL, 28, arrested on 11/23/21

GILL, JUSTICE, RASHEED MALIKE,

arrests cont. on page 7

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# coverstory

## ARREST MADE IN AVANT CASE

By Danielle Berjikian

On Monday the Los Angeles District Attorney's Office announced that 29-year-old Ariel Maynor has been charged with murder for the killing of Jacqueline Avant and attempted murder for opening fire on an unarmed security guard at the Avant's residence.

The security guard was not injured.

Avant was shot three times in the abdomen after Maynor entered her residence by breaking a sliding glass door with a rock, according to The Los Angeles Times.

When police officers arrived at the scene they found Avant with her husband, who was cradling her head inside their home, The Times reported.

Maynor is also being charged with two counts of residential burglary with a person present and felon with a firearm.

The Beverly Hills Police Department (BHPD) announced on Thursday, Dec. 2 that Maynor was arrested in connection with the killing of Avant after shooting himself in the foot.

Maynor, who is on parole and has an extensive criminal record, was found at another home in Hollywood Hills just one hour after killing Avant. He was al-

legedly attempting to rob the residence when he accidentally shot himself.

According to The Times, Maynor called 911 when he was attempting to rob the Hollywood Hills home and claimed someone in a ski mask and jacket had shot him. He was apparently yelling out phrases like "help me, I'm bleeding out," and "I'm a Christian."

Multiple surveillance videos, including city cameras, showed the suspect's vehicle heading eastbound out of Beverly Hills shortly after Avant was shot early Wednesday morning.

Following a thorough investigation by LAPD, it was determined that a burglary occurred at that residence. He was subsequently arrested by LAPD and transported to a local hospital.

Maynor is currently in custody.

Beverly Hills detectives responded to the Hollywood division and collected evidence connecting Maynor to the homicide of Avant, including the suspected weapon.

Beverly Hills detectives have assumed investigative responsibility for both cases.

The evidence indicates that only one suspect was involved in the crime and



Ariel Maynor

***"Let this be a message to anyone thinking of committing a crime in Beverly Hills – you will be caught and brought to justice"***

—Chief Mark Stainbrook



Maytor Pl

the motive remains under investigation.

The BHPD says there is no further threat to public safety.

"To the Beverly Hills Community, let me reassure you, this is one of the most protected and patrolled cities in the world. Crime of any kind will not be tolerated here. Let this be a message to anyone thinking of committing a crime in Beverly Hills – you will be caught and brought to justice," Chief Mark Stainbrook said.

### BEVERLY HILLS CRIME SPREE CONTINUES

On Nov. 30 the Beverly Hills Police Department arrested a juvenile suspect who led police on a foot pursuit.

According to Lt. Giovanni Trejo, at approximately 7:38 p.m., a Beverly Hills Police officer in a marked police vehicle stopped a silver Kia with no license plates for a vehicle code violation near the intersection of South Santa Monica Boulevard and Rodeo Drive.

While the officer was standing with one foot on the ground and the other foot inside the police vehicle, the silver Kia reversed, struck the police cruiser, and fled westbound on South Santa Monica Boulevard at a high rate of speed, leading the officer on a vehicle pursuit.

After a short vehicle pursuit, the occupant(s) of the silver Kia abandoned the vehicle in an alley west of Linden/north of Charleville Boulevard and fled on foot.

A police containment was set up and a male suspect was located and within the containment were two handguns.

It was unknown as of press time if the suspect is connected to any other crimes in Beverly Hills.

On Friday in the 700 block of North Bedford Drive an unknown male entered a house through what is believed was an unlocked door.

The male was confronted by the homeowner at which time, the male locked himself inside a bathroom.

Upon arrival, patrol units decided to treat the incident as a barricaded suspect which elevated police response to a SWAT call-out.

SWAT and Crisis Negotiators tried for over 90 minutes to communicate with the subject but were unsuccessful.

Officers standing outside the bathroom could hear the sound of glass breaking and things being thrown around inside. SWAT breached the door to the bathroom and found the unresponsive male bleeding from several lacerations.

According to Trejo, it appears some of his wounds may have been self-inflicted.

Beverly Hills Fire Department paramedics treated the male at the scene and transported him to a local hospital.

A positive identification of the suspect had not yet been made because he is inaccessible, according to Trejo.

His condition was unknown as of press time and no criminal charges have been determined.

arrests cont. from page 6

for petty theft.

FLORES, ANDREW, ISSAC, 31, arrested on 11/23/21 for contributing to the delinquency of minor-encourage any person under 17 years of age to come within 300, 602, or 601 w&i, and grand theft.

HUDSON, ISAAH, TERREL, 19, arrested on 11/23/21 for criminal conspiracy, robbery, and having a loaded firearm in public, person, or vehicle.

LAMBERT, LAKEYLIA, 37, arrested on 11/23/21 for criminal conspiracy, and robbery.

STEPHENS, ANTONIO, EMERSON, 32, arrested on 11/24/21 for dirk/dagger.

NEVU, SAMUEL, 27, arrested on 11/25/21 for public intoxication.

SEWELL, CORNELL, 32, arrested on 11/26/21 for driving under the influence of alcohol.

ISRAEL, NICKY, STEPHEN, 56, arrested

on 11/25/21 for having an outside felony warrant.

RIOS, BAILEE, LYNN, 31, arrested on 11/15/21 for possession of a controlled substance, possession for sale, sale/transport/furnish organic drug, and possession of a controlled substance without a prescription.

WENDORF, BRIAN, A, 32, arrested on 11/25/21 for possession for sale, sale/transport/furnish organic drug, possession of drug paraphernalia, possession for sale/sell of a controlled substance, possession for sale meth/etc, possession of PCP for sale, sale of meth/etc, sale of PCP, driving while license is suspended, and possession of a controlled substance without a prescription.

LOPEZ, VALENTINO, GUADALUPE, 25, arrested on 11/26/21 for a parole violation-remain under legal custody to return to prison, and receiving stolen property.

AYAR, JEZRELL, UREAL, 22, arrested

on 11/26/21 for receiving stolen property.

DILLARD, ANDREA, PATRICE, 59, arrested on 11/27/21 for driving under the influence of alcohol.

LESTORKINDLE, EVERETT, JAMES, 22, arrested on 11/26/21 for housed only-inmate custody.

DEHUGHES, DANIEL, RENE, 19, arrested on 11/27/21 for housed only-inmate in custody.

JACKSON, BRONZ, ISAAH, 20, arrested on 11/27/21 for housed only-inmate in custody.

JONES, SHWAN, 19, arrested on 11/27/21 for housed only-inmate in custody.

JACINTO, ADONY, OSWALDO, 28, arrested on 11/27/21 for battery-use of force or violence upon another, and public intoxication.

UNDERWOOD, ARCHIE, 25, arrested on 11/27/21 for driving under the influence of alcohol.

MARTINEZ, WILLIAM, JUNIOR, 43, arrested on 11/28/21 for having a BHPD bench warrant- felony, and having an outside felony warrant.

VILASENDOR, SALVADOR, ERIC, 34, arrested on 11/28/21 for possession of a controlled substance, commercial burglary, and possession of burglary tools.

FRANKLYN, NATHAN, KI YONCE ARI, 21, arrested on 11/28/21 for resisting, delaying, or obstructing any public officer, peace officer or emergency medical technician, driving without lights during darkness, modified exhaust, minor without helmet, and expired registration.

PAZ, MARVIN, GIOVANNI, 19, arrested on 11/20/21 for robbery.

HERNANDEZ, REFUGIO, EDDIE, 35, arrested on 11/20/21 for embezzlement.

FAGUINGAS, ELVA, AZORES, 42, arrested on 11/20/21 for caretaker theft, embezzlement, forgery or fraud from elder/dependent adult.



## Wildfire Evacuation & Outdoor Warning System Community Meeting

Please Join Us Virtually

Tuesday, December 14, 2021 at 10 a.m. & Wednesday, December 15, 2021 at 6 p.m. (Agenda will be the same for both meetings)

Join City Staff for an informative presentation and virtual exercise as part of its Wildfire Evacuation Planning. The meeting will also discuss the City's Outdoor Warning System Project. The Siren Demonstration is **ONLY AN AUDIBLE TEST**. No action necessary.

### IN-PERSON SIREN DEMONSTRATION:

Monday, December 13, 2021 at 4 p.m. | Roxbury Park  
Wednesday, December 15, 2021 at 10 a.m. | Greystone Mansion

### VIRTUAL LOG-IN INFORMATION

**TO WATCH:** [beverlyhills.org/live](https://beverlyhills.org/live)  
(either channel 10 or channel 35)  
**TO COMMENT:** [beverlyhills-org.zoom.us/my/community](https://beverlyhills-org.zoom.us/my/community)  
(Passcode: 90210)

For more information, visit [beverlyhills.org/firesirenmeeting](https://beverlyhills.org/firesirenmeeting)



## wellness wednesdays

Join Mayor Bob Wunderlich for 'Wellness Wednesdays,' a Mayoral Initiative that aims to inspire community members to get outside and participate in exercise classes and incorporate wellness into their lives.

FREE EVENT

### Yin Yoga Meditation

*Masks and proof of vaccination required per Equinox company protocols*

RSVP required: Please email [wellnesswednesdays@beverlyhills.org](mailto:wellnesswednesdays@beverlyhills.org)

12-15-21 | 8 a.m.

Equinox Beverly Hills  
9601 Wilshire Blvd.  
Beverly Hills, CA 90210

\*The class is open to non members. You may stay to use the gym after class; no membership is required.

\*\*Equinox will validate parking at the garage located at: 9601 Wilshire Blvd., entrance is at corner of Wilshire/Camden.



[beverlyhills.org/wellnesswednesdays](https://beverlyhills.org/wellnesswednesdays) | Questions can be directed to 310-285-1014 | #BHHealthyCity





# COMMUNITY ASSISTANCE GRANT FUNDING

## COMMUNITY ASSISTANCE GRANT FUNDING APPLICATIONS | Due February 1, 2022

The City of Beverly Hills is now accepting applications for Community Assistance Grant Funding (CAGF) for FY 2022-23 through February 1, 2022.

**Applicants must return a fully completed application no later than Monday, February 1, 2022 at 5:00 p.m.**

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



To obtain an application and for the complete application criteria, please visit [www.beverlyhills.org/cagf](http://www.beverlyhills.org/cagf) or call 310-288-2220.

## Public Notices

310-887-0788

Forms available at [www.onestopdbas.com](http://www.onestopdbas.com)

FICTITIOUS BUSINESS NAME STATEMENT: 2021244999 The following person(s) is/are doing business as: 182B, 859 N June St #201, Los Angeles, CA 90038 BARBARA LIZETTE OLIVAS 859 N June St #201, Los Angeles, CA 90038. 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: Barbara Lizette Olivas, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/02/21. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/18/21, 11/25/21, 12/02/21, 12/09/21 TBS 6,437

FICTITIOUS BUSINESS NAME STATEMENT: 2021241890 The following person(s) is/are doing business as: SASSY BLONDE PRODUCTIONS, 1054 S Cloverdale Ave #6, Los Angeles, CA 90038 NANCY DALY 1054 S Cloverdale Ave #6, Los Angeles, CA 90038. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/03/21. Signed: Nancy Daly, Owner. This statement is filed with the County Clerk of Los Angeles County on: 11/03/21. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/18/21, 11/25/21, 12/02/21, 12/09/21 TBS 6,438

FICTITIOUS BUSINESS NAME STATEMENT: 2021229256 The following person(s) is/are doing business as: FLORES FAMILY CHILD CARE, 13413 RED HAWK DRIVE SYLMAR CA 91342. OLGA MARIA FLORES, 13413 RED HAWK DRIVE SYLMAR CA 91342. 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: OLGA MARIA FLORES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/19/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/18/2021, 11/25/2021, 12/02/2021, 12/09/2021 TBS 6,429

FICTITIOUS BUSINESS NAME STATEMENT: 2021225602 The following person(s) is/are doing business as: NOAH'S ARK HOME DAYCARE, 12706 GLENOAKS BLVD SYLMAR CA 91342. MARIBEL SUAREZ, 12706 GLENOAKS BLVD SYLMAR CA 91342. 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: MARIBEL SUAREZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/15/2021. NOTICE - This fictitious name statement expires five years from the

date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/18/2021, 11/25/2021, 12/02/2021, 12/09/2021 TBS 6,430

FICTITIOUS BUSINESS NAME STATEMENT: 2021234287 The following person(s) is/are doing business as: E C TOWING & AUTO REPAIR, 11214 S ATLANTIC AVE LYNWOOD CA 90262. EL CARBUADOR COMPLETE AUTO REPAIR AND TOWING SERVICES INC. 11214 S ATLANTIC AVE LYNWOOD CA 90262. 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: HENRY ROCHE, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 10/27/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/18/2021, 11/25/2021, 12/02/2021, 12/09/2021 TBS 6,431

FICTITIOUS BUSINESS NAME STATEMENT: 2021227278 The following person(s) is/are doing business as: H&A MOTORSPORTS, 22 HIDDEN VALLEY RD POMONA CA 91766. HECTOR RODRIGUERA, 22 HIDDEN VALLEY RD POMONA CA 91766. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/01/21. Signed: HECTOR RODRIGUERA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/19/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/18/2021, 11/25/2021, 12/02/2021, 12/09/2021 TBS 6,432

FICTITIOUS BUSINESS NAME STATEMENT: 2021239513 The following person(s) is/are doing business as: HOVSEPYAN THERAPY, 5848 TLUJANGA AVE #3 NORTH HOLLYWOOD CA 91601. ANAHIT HOVSEPYAN, 5848 TLUJANGA AVE #3 NORTH HOLLYWOOD CA 91601. 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: ANAHIT HOVSEPYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/02/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/18/2021, 11/25/2021, 12/02/2021, 12/09/2021 TBS 6,433

FICTITIOUS BUSINESS NAME STATEMENT: 2021234039 The following person(s) is/are doing business as: PRESENTY, 1162 S VICTORIA AVE LOS ANGELES CA 90019. YERON LEE, 1162 S VICTORIA AVE LOS ANGELES CA 90019. 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: YERON LEE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/26/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/18/2021, 11/25/2021, 12/02/2021, 12/09/2021 TBS 6,434

FICTITIOUS BUSINESS NAME STATEMENT: 2021230791 The following person(s) is/are doing business as: YOU ARE PRIORITY, 2302 W 79TH STREET UNIT 3 INGLEWOOD CA 90305. RAMONA L WADE, 2302 W 79TH STREET UNIT 3 INGLEWOOD CA 90305. 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: RAMONA L WADE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 10/22/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/18/2021, 11/25/2021, 12/02/2021, 12/09/2021 TBS 6,435

FICTITIOUS BUSINESS NAME STATEMENT: 2021245668 The following person(s) is/are doing business as: FIGUEROA'S PLUMBING AND IRRIGATION, 11103 COMPTON AVENUE LOS ANGELES CA 90059. EDWIN OMAR FIGUEROA, 11103 COMPTON AVENUE LOS ANGELES CA 90059. 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: EDWIN OMAR FIGUEROA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 11/08/2021. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 11/18/2021, 11/25/2021, 12/02/2021,

The Beverly Hills Police Department and the Beverly Hills City Council invite you to a

# TOWN HALL

With New Police Chief Mark G. Stainbrook

SUNDAY, DECEMBER 12, 2021

IN-PERSON MEETING  
11AM-12PM

Civic Center, Civic Center Plaza  
464 N. Rexford

OUTDOOR EVENT

VIRTUAL MEETING  
1PM-2PM

or  
[www.beverlyhills.org/BHPDTownHall](http://www.beverlyhills.org/BHPDTownHall)

This meeting can be viewed at BHTV Channel 10 on Spectrum Cable or [www.beverlyhills.org/live](http://www.beverlyhills.org/live)

If you would like to submit your questions ahead of time, please email [BHPDTownHall@beverlyhills.org](mailto:BHPDTownHall@beverlyhills.org)











de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelp-california.org](http://www.lawhelp-california.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): Superior Court of California, West District, Santa Monica Courthouse, 1725 Main Street, Santa Monica, CA 90401

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Abramson Law Group, Nicolai Ari Abramson, Esq., 815 Moraga Dr., Los Angeles, CA 90049, (310) 472-7244

DATE (Fecha): 03/10/2020

Sherri R. Carter, Executive Officer/ Clerk of Court, Clerk (Secretario), by L. Kulkin, Deputy (Adjunto) (SEAL)

**List additional parties:**

Plaintiff: individually and as trustee of the Sommer-Walther Family Trust Dated June 28, 2016; and Wolf D. Walther, individually and as trustee of the Sommer-Walther Family Trust Dated June 28, 2016

12/2, 12/9, 12/16, 12/23/21

**CNS-3534543#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF CYRUS TABAZ**

**Case No. 21STPB10764**

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

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

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

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

A HEARING on the petition will be held on Dec. 21, 2021 at 8:30 AM in Dept. No. 44 located at 111 N. Hill St., Los Angeles, CA 90012.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the

California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

**Attorney for petitioner:**

**MITCHELL A PORT ESQ**

**SBN 106192**

**LAW OFFICE OF MITCHELL A PORT**

9054 CRESTA DR

LOS ANGELES CA 90035

CN982421 TABAZ Nov 25, Dec 2,9, 2021

**NOTICE OF TRUSTEE'S SALE**

Trustee Sale No. 21-00172-2CTT Loan No: \*\*\*4084/New Venture Trust 10.3.2017 APN 4334-021-091 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEMBER 15, 2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On December 29, 2021, at 11:00 AM, by the fountain located at 400 Civic Center Plaza, Pomona, CA 91766, CHICAGO TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain Deed of Trust recorded on December 19, 2017, as Instrument No. 20171469178 of official records in the office of the Recorder of Los Angeles County, CA, executed by: Samy Ibrahim Hakim, as Trustee of the New Venture Trust, Under Trust Instrument dated October 3, 2017, as Trustor (the "Trustor"), in favor of Spirit of Texas Bank, SSB, as Beneficiary, and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust", WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: A CONDOMINIUM COMPRISED OF: PARCEL 1: AN UNDIVIDED 1/13TH INTEREST IN AND TO LOT 1 OF TRACT NO. 54187, IN THE CITY OF BEVERLY HILLS; COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1345, PAGES 59 THROUGH 61, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM UNITS 101, 102, 201, 202, 301, 302, 303, 401, 402, 403, 501 AND 502 AS SHOWN AND DEFINED UPON THE CONDOMINIUM PLAN RECORDED MARCH 24, 2008 AS INSTRUMENT NO. 2008-40812T, OF OFFICIAL RECORDS AND AMENDED MAY 19, 2008 AS INSTRUMENT NO. 2008-883874<sup>A</sup> OF OFFICIAL RECORDS OF SAID COUNTY. PARCEL 2: UNIT 102 AS SHOWN AND DEFINED UPON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the Property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the Property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the Property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this Property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the Property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at

the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this Property, you may call 1.866.684.2727 or visit this Internet Website [www.servicelinkasap.com](http://www.servicelinkasap.com), using the file number assigned to this case 21-00172-2CTT. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 1.866.684.2727, or visit this internet website [www.servicelinkasap.com](http://www.servicelinkasap.com), using the file number assigned to this case 21-00172-2CTT to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The real Property heretofore described is being sold "as is". The street address and other common designation, if any, of the real Property described above is purported to be: 155 N. Hamilton Dr. #102, Beverly Hills, CA The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the Property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$1,003,912.36 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The Property offered for sale excludes all funds held on account by the Property receiver, if applicable. DATE: December 1, 2021 CHICAGO TITLE COMPANY, TRUSTEE 21-00172-2CTT 1101 Investment Blvd., Suite 170 El Dorado Hills, CA 95762 916-636-0114 /I Sara Berens, Authorized Signor SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.servicelinkasap.com](http://www.servicelinkasap.com) AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727 A-4738557 12/09/2021, 12/16/2021, 12/23/2021

APN: 4340-023-064 TS No: CA08000650-18-1-FT TO No: 191050282-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED September 30, 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 PRO-

CEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On January 13, 2022 at 09:00 AM, Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on September 30, 2005 as Instrument No. 05 2362941, of official records in the Office of the Recorder of Los Angeles County, California, executed by ROBERT WEST AN UNMARRIED MAN, AS HIS SOLE & SEPARATE PROPERTY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FLAGSTAR BANK, FSB. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 9005 CYNTHIA AVE NO. 209, WEST HOLLYWOOD, CA 90069 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$431,978.52 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. 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 Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address [www.Auction.com](http://www.Auction.com) for information regarding the sale of this property, using the file number assigned to this case, CA08000650-18-1-FT. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1,

2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call [www.Auction.com](http://www.Auction.com), or visit this internet website <https://tracker.auction.com/sb1079/>, using the file number assigned to this case CA08000650-18-1-FT to

find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: December 3, 2021 MTC Financial Inc. dba Trustee Corps TS No. CA08000650-

18-1-FT 17100 Gillette Ave Irvine, CA 92614 Phone:949-252-8300 TDD: 866-660-4288 Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 Trustee Corps may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. Order Number 78915, Pub Dates: 12/9/2021, 12/16/2021, 12/23/2021, BEVERLY HILLS WEEKLY

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

## 100- ANNOUNCEMENTS

Casino analytics company Blackjack, Inc. is seeking qualified investors for expansion. [blackjackinc21.com](http://blackjackinc21.com) email: [info@blackjackinc21.com](mailto:info@blackjackinc21.com)

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

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

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

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

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

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

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

Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call National Debt Relief

1-888-508-6305. (Cal-SCAN)

## ATTENTION: OXYGEN USERS!

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

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

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

## SAVE BIG ON HOME INSURANCE!

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

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

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

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)

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

Author's Guide 1-877-538-9554 or visit <http://dorranceinfo.com/Cali> (Cal-SCAN)

DONATE YOUR CAR OR TRUCK 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)

DIRECTV - Switch and Save! \$39.99/month. Select AllIncluded Package. 155 Channels. 1000s of Shows/Movies On Demand. FREE Genie HD DVR Upgrade. Premium movie channels, FREE for 3 mos! Call 1-888-641-5762. (Cal-SCAN)

Need some cash! Sell us your unwanted gold, jewelry, watches & diamonds. Call GOLD GEEK 1-844-905-1684 or visit [www.GetGoldGeek.com/california](http://www.GetGoldGeek.com/california)

BBB A Plus Rated. Request your 100 Percent FREE, no risk, no strings attached appraisal kit. Call today! (Cal-SCAN)

ENJOY 100% guaranteed, delivered-to-the-door Omaha Steaks! Get 4 FREE Burgers. Order The Griller's Bundle - ONLY \$79.99. 1-877-882-4248 Use Code 63281PAM or [www.OmahaSteaks.com/family06](http://www.OmahaSteaks.com/family06) (Cal-SCAN)

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

Pierce Brothers Valhalla in North Hollywood (Eye Level Side by Side) Mausoleums - 1 Single and 1 Double Deep. Spaces Only. Asking \$18,000 (949) 324-9665

Mt Sinai Hollywood - 2 plots in sold out Moses 25. Priced way below market! Call or text 805-300-1936

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

## 125-PERSONALS

Single man, 77, no children, is ready to get married. Let's talk. [mullisen@sbcglobal.net](mailto:mullisen@sbcglobal.net)

I am 86. Recently widowed. I hope to find an educated lady in West LA for friendship, conversations about current affairs, people, and life in general. Except for a back injury (I walk with a cane) I am in good health. I play bridge, enjoy Ricky Gervais on Netflix, and tend toward the liberal left. Peter. 310-208 2646. (It's my office - If I'm not in, please leave word.) Email: [greenfield@jagreenfield.com](mailto:greenfield@jagreenfield.com)

## 140-HEALTH/MEDICAL

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

## 205-ADOPTIONS

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

## 310-HOUSESITTING

Looking for HOUSESITTING

Opportunities - Architect/Landscape Architect, love Pets and Gardening. Contact: [spbeyer@gmail.com](mailto:spbeyer@gmail.com). 818-219-6830. References available.

## 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](http://www.viploan.com) Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

## 420-OUT OF STATE PROPERTY

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

36 ACRE SELF SUFFICIENCY HOMESTEAD - \$145 MONTH Outstanding buy on quiet - secluded off grid northern Arizona homestead at cool clear 6,000' elev. Entirely useable grassy meadowland with sweeping views of surrounding red rock ridges. Situated within a secluded valley location surrounded by thousands of acres

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

## 501-HELP WANTED

Beverly Hills Unified School District is hiring the following positions:

- Middle School Piano
- Accompanist
- Substitute teachers
- Substitute office workers
- Playground Aides
- Instructional Assistants

If interested please contact [mhorvath@bhUSD.org](mailto:mhorvath@bhUSD.org) and/or apply at [BHUSD.ORG/APPLY/](http://BHUSD.ORG/APPLY/)

## 601-ITEMS WANTED

Wanted: WWI & WWII German and Russian medals, daggers, uniforms, flags, silverware, and swords. One item or whole collection. Dominic Panzica 213-361-3935 or [mainlineswitch@yahoo.com](mailto:mainlineswitch@yahoo.com)

## 809-INSURANCE/HEALTH

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

## 901-AUTOMOTIVE

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

## 955-AUTOS WANTED

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

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

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

## 955-FINANCIAL SERVICES

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

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



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## Jennifer Okhovat

Residential and Commercial Real Estate & BHHS Alumna

310.435.7399

[jennyohomes@gmail.com](mailto:jennyohomes@gmail.com)

[jennyohomes.com](http://jennyohomes.com)

DRE 01866951

