

Beverly Hills Weekly

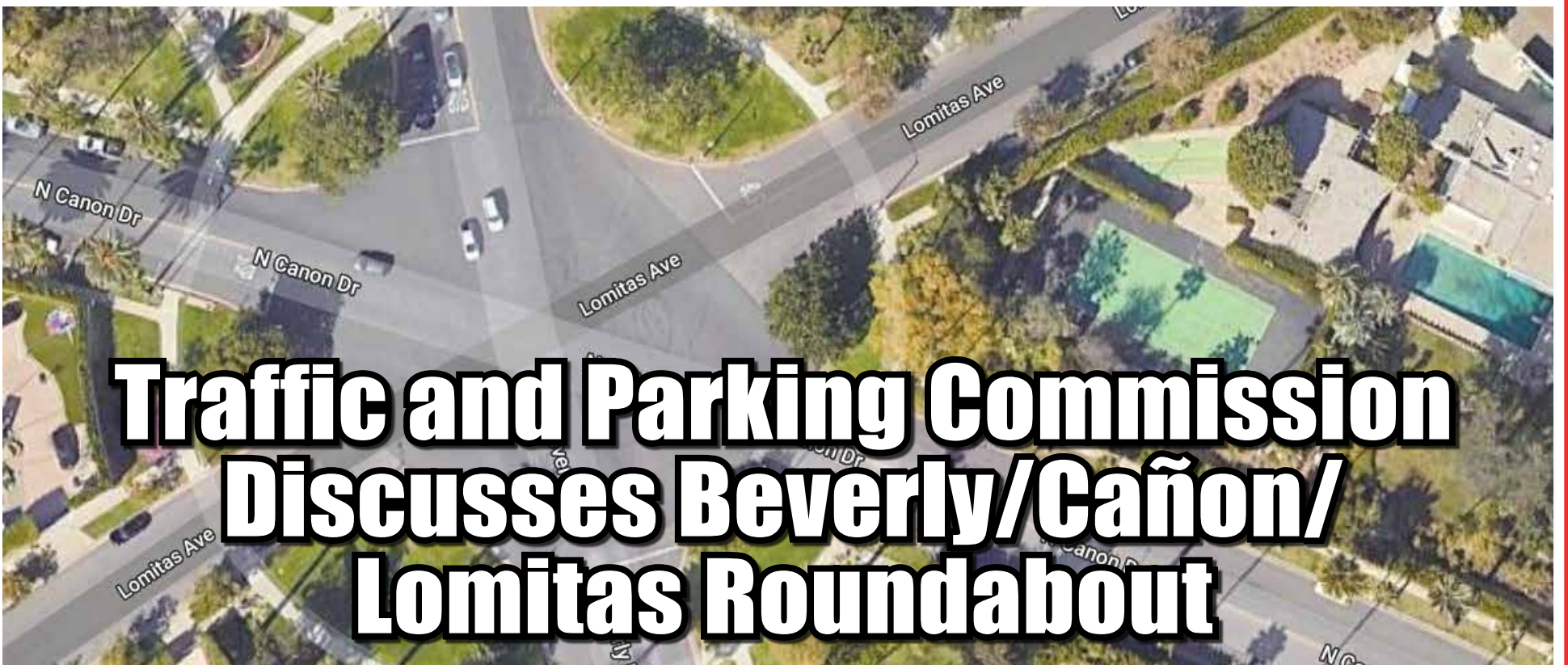
ALSO ON THE WEB
www.bhweekly.com

SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 1180 • May 12 - May 18, 2022



Southwest Homeowners Association Hosts Candidate Forum



Traffic and Parking Commission Discusses Beverly/Cañon/Lomitas Roundabout

Re-elect **LESTER FRIEDMAN**
BEVERLY HILLS CITY COUNCIL

Proudly Endorsed by: Beverly Hills Police Officers Association, West Hollywood/Beverly Hills Democratic Club, Beverly Hills Chamber of Commerce PAC, ICAN, and hundreds of your neighbors

Lester Friedman will:

- Expand foot patrols and patrol cars in neighborhoods
- Increase the number of police and make sure they have the tools they need
- Provide Seniors with more health programs and services
- Continue to support small businesses
- Build stronger relationships with our schools

Lester led on these issues as Mayor and has the experience and knowledge the next four years will demand.

Vote for Experience!

Look for your ballot in the mail.

Paid for by Lester Friedman for BH Council 2022 FPCC # 1442212

YES ON LES!

LesterFriedmanForCouncil.com



 **SNAPSHOT**



**YOM HA'ATZMAUT
 NORTH CRESCENT DRIVE**

(L to R): Councilmember Bob Wunderlich, Vice Mayor Julian Gold, Consul General of Israel Hillel Newman, Mayor Lili Bosse, and Councilmember Lester Friedman. The Beverly Hills City Council lit up city hall with the American and Israeli flags. "This is a wonderful display of the special friendship and relationship between Israel and Beverly Hills, which transcends all fields. The state of Israel appreciates the wonderful gesture, led by the mayor and council members. I have informed Israel and all our missions in the United States about this special relationship," Newman said.

Beverly Hills
Weekly

Issue 1180 • May 12 - May 18, 2022
 Beverly Hills Weekly Inc.

Founded: October 7, 1999
 Published Thursdays

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

www.bhweekly.com

Publisher & CEO
 Josh E. Gross

Reporter
 Danielle Berjikian

Sports Editor
 Steven Herbert

Contributing Editor
 Rudy Cole
 (1925-2013)

Legal Advertising
 Mike Saghian
 Eiman Matian

140 South Beverly Drive
 #201
 Beverly Hills, CA 90212
 310.887.0788 phone
 310.887.0789 fax
 CNPA Member

editor@bhweekly.com
 All staff can be reached at:
 first name @bhweekly.com
 Unsolicited materials will not be returned.
 ©2022 Beverly Hills Weekly Inc.

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?

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

briefs

Municipal League Endorses Candidates

The Municipal League of Beverly Hills has endorsed the following candidates for City Council: John Mirisch, Darian Bojeaux, and Bob Wunderlich. They have also endorsed Howard Fisher for City Treasurer.

“Our Board of Governors met after the Candidates Forum, discussed options and voted to endorse four candidates: John Mirisch based on his strong voting track record and advocacy for residential quality of life and taxpayer rights; attorney Darian Bojeaux for her proactivity, consistency and passion for residential protection, transparency and fairness; Bob Wunderlich as a thoughtful and conscientious steward of the public interest and for his wholistic orientation; and Howard Fisher to continue sharing his knowledge, insights and wise judgment to successfully manage the City’s financial investments, increase their value and create operational cost savings,” Municipal League Chairman Thomas White said.

City Council Lifts Eviction Moratorium

On Tuesday the City Council approved an Ordinance amending Ordinance No. 20-O-2818 in Connection with Residential Tenant Evictions and Protections. The

ordinance ends the eviction and rent increase moratoriums on May 31, and establishes May 31, 2023 as the end of the repayment period for COVID-19 back rent. The Ordinance also provides that the maximum rent increase allowed for the period June 1, 2022, through June 30, 2023, is 3.1%.

At their April 12 meeting the Council introduced this ordinance. However, subsequent to the meeting, several ambiguities were identified in the ordinance that could potentially be interpreted differently than what the Council intended. Subsequently, an amended ordinance was reintroduced for first reading at the April 26 City Council meeting.

“These changes specified that for an allowable rent increase, that for any reason, was not imposed or was imposed at a rate of less than 3.10% for the period July 1, 2019 through June 30, 2020, the maximum allowable rent increase allowed pursuant to Beverly Hills Municipal Code Sections 4-5-303 (C) and 4-6-3 from June 1, 2022 through June 30, 2023 is 3.10%. Provided, further, if the rent increase was imposed at a rate of less than 3.10%, then the maximum allowable rent increase from June 1, 2022 through June 30, 2023 shall be reduced by the percent increase that was not imposed,” according to the staff report.

Two Suspects Arrested in Armed Robbery

Beverly Hills Police have made two arrests in connection with an armed robbery that occurred in the 700 block of North Camden on May 3.

At approximately 5:10 a.m., officers responded to an unknown trouble call. The investigation later confirmed that an armed robbery had occurred. Multiple armed suspects entered the location and forced the residents to surrender their property. It is believed that this was not a random act.

BHPD said detectives immediately began a search for the suspects.

There were no injuries reported in this case.

On May 3, members of the Beverly Hills Police Crime Impact Team arrested Anthony Chavez Avila from Lancaster, during a traffic stop. The vehicle Avila was driving was impounded, and he was transported back to BHPD where he was booked.

On May 4, at approximately 1:20 pm, BHPD Detectives and BHPD SWAT executed a search warrant at a residence in the City of Sylmar. Charles Daniel Chiodo was taken into custody in connection to the Camden robbery. Detectives also collected several pieces of evidence further connecting him to the crime.

BHPD Detectives are following up on additional investigative leads and they said they are confident all suspects involved in the Camden robbery will be arrested in the near future.

Anyone with information about this crime can call the Beverly Hills Police Department at 310-285-2125. Anonymous reports can be made by text to TIP BHPDALERT followed by the tip information to 888777. You can also call Crime Stop-

pers at 800-222-8477. To access Crime Stoppers, download the “P3 Tips” Mobile APP or use the website <http://www.lacrimestoppers.org>.

District Responds to Blake Attorney Letter

BHUSD’s attorney Hector H. Espinosa has responded to a letter sent by attorney Michael Baker, of the law firm Snell & Wilmer, on behalf of construction manager Don Blake, in regards to the contract between TCDS and Blake. Blake’s contract will expire this summer and there is currently an RFP outstanding to address the construction program. The former letter was a follow-up to a meeting that was had between the district and TCDS on April 19.

Last week’s issue we covered Baker’s letter, this week’s issue we have covered the response.

“TCDS appears to have misconstrued the purpose of the April 19 meeting. That is evident from the statements in your letter, as well as the fact that TCDS expressed surprise at the suggested topics that we raised at the meeting. Let me quote you: ‘Is this really what we are here to talk about?’” Espinosa said.

According to Espinosa’s letter, the meeting was arranged with Tom Vernon, the other lawyer for TCDS. The April 19 meeting was scheduled to discuss potential transition issues given prior statements by TCDS that it did not intend to participate in the RFP process.

Espinosa’s letter also states that Vernon asked for a written agenda to allow TCDS to prepare for the meeting.

Espinosa states that TCDS came expecting something else and when it was confronted with questions about what issues need to be addressed between now and July, TCDS was surprised, and was unprepared to address the items on the agenda.

Baker claimed the BHUSD meeting participants did not have a handle on the scope and operations of the system in place.

“Through your letter, TCDS expresses annoyance at being requested to provide this information. Yet the District is paying TCDS to manage the bond program. TCDS should not shirk or balk when asked to provide the District with information. It is entirely within the District’s prerogative to ask TCDS about the information systems and passwords, including the MIS, necessary to maintain and potentially transition the work if TCDS does not participate in the RFP or is not selected. Despite the tone of your April 19 letter, the District remains willing and eager to discuss these important issues. The District sent TCDS a request for specific information on this topic. We expect TCDS will rethink its approach and respond with information instead of unfounded accusations,” Espinosa said.

Baker also stated in his letter that “the District also took unjustified action to initiate a groundless attack on TCDS for being unlicensed as a general contractor in the State of California.”

Espinosa said that this was not discussed in the meeting agenda or at the meeting.

The focus of the meeting was to work on potential transition issues to set the stage for more detailed discussions between the relevant staff and TCDS.

Additionally, Espinosa said Baker misunderstood the requirement regarding Blake having a valid contractors license.

“TCDS was notified of non-compliance with Government Code section 4525 et seq. Section 4525(e) requires that construction project management services be provided by a ‘licensed architect, registered engineer, or licensed general contractor which meet the requirements of Section 4529.5 . . .’ (the “Code Requirement”). TCDS is not in compliance with the Code Requirement because it holds none of those three qualifications,” Espinosa said.

TCDS represented that it submitted an application for a general contractor’s license and that its application is still pending.

“Your references to TCDS not swinging a hammer or turning a screw demonstrate a misunderstanding of the requirements. The District has not opined as to whether TCDS’s services required a contractor’s license under the Contractors’ State License Laws, nor is that necessary at this point given the Code Requirement for construction project management services. The Office of the California Attorney General reached a similar conclusion 27 years ago,” Espinosa said.

According to Espinosa, TCDS contends “[t]here is no established precedent or ‘best practices’ for this unique scope of work,” and subsequently, no benchmarks for how long it will take or what it will cost. And “[w]ithout such benchmarks, criticisms of time or cost are baseless.”

Espinosa states that the Board has oversight responsibility to ensure funds are spent efficiently and that District projects are completed expeditiously. Espinosa also states that TCDS misconstrues criticism and concern about cost and delays as comments on “Don Blake’s character.”

TCDS is still welcome to submit a proposal in response to the RFP.

“Regardless of whether it does so, the District expects TCDS to act in good faith in carrying out its contractual obligations,” Espinosa said.

Curtis Hosts “Back to Beverly”

Dillon Curtis is a 2010 Beverly High graduate who hosts the podcast “Back to Beverly”.

“‘Back to Beverly’ was an idea I brought to life on KBEV while in high school and I always regretted not hosting more shows at the time. So ever since graduating, I’ve had a desire to bring back the show in some shape or form. With the rise in popularity of podcasts, I felt it was the right time to bring back the program,” Curtis said.

Upcoming guests on the podcast include interviews with: Councilmember John Mirisch, Alex Tourk - Principal, Ground Floor Public Affairs, Peiman Raf - Co-Founder & CEO of Madhappy, Mayor Lili Bosse, and Alison Martino -

briefs cont. on page 6



NOTICE OF PUBLIC HEARING

DATE: Thursday, May 26, 2022 and Monday, June 13, 2022

TIME: 7:00 PM, or as soon thereafter as the matter may be heard

PROJECT: Cheval Blanc Beverly Hills Specific Plan Project

PROJECT ADDRESS: 456 and 468 N. Rodeo Drive; 449, 451 and 453 N. Beverly Drive; and 461 through 465 N. Beverly Drive



HEARING LOCATION: Held in person at:
Council Chamber
Beverly Hills City Hall
455 North Rexford Drive
Beverly Hills, CA, 90210
Members of the public may also participate via teleconference; details provided below

The Planning Commission of the City of Beverly Hills, at SPECIAL meetings on Thursday, May 26, 2022 and Monday, June 13, 2022, will hold public hearings beginning at **7:00 PM**, or as soon thereafter as the matter may be heard to consider the following requests associated with the **Cheval Blanc Beverly Hills Specific Plan Project**:

- Final Environmental Impact Report:** City certification of the Environmental Impact Report.
- General Plan Amendment:** Create the Cheval Blanc Beverly Hills Specific Plan land use designation and apply it to the Project site. Amend General Plan Land Use Element Policy 9.4 text to identify that anchor location design criteria applies to the Project site. (*legislative request*)
- Specific Plan:** Adopt a specific plan that includes: 1) allowed uses, development standards, and guidelines for the plan area, 2) operational standards for uses, 3) plan implementation and administration, and 4) a conceptual project plan. (*legislative request*)
- Zone Text and Map Amendments:** Add the Cheval Blanc Beverly Hills Specific Plan to the Beverly Hills Municipal Code and update the City's zoning map to apply the Cheval Blanc Beverly Hills Specific Plan zoning designation to the Project site. (*legislative request*)
- Vesting Tentative Parcel Map:** Merge 4 existing lots into one lot and relocate the surface public alley right-of-way to the southern portion of the Project Site.
- Encroachment Permit:** Allow: 1) subsurface utility vault to encroach into the public right-of-way, 2) subterranean parking to extend under the public sidewalk from 10 feet below grade and up to the existing sidewalk curb, 3) installation and maintenance of landscaped parkways and special paving in the public right-of-way fronting the Project Site.
- Master Plan of Streets Amendment:** 1) relocate the existing surface right-of-way for public alley purposes; 2) dedicate additional surface right-of-way for public sidewalk purposes along South Santa Monica Boulevard, and 3) allow the public roadway along North Rodeo Drive, South Santa Monica Boulevard and North Beverly Drive to remain in their current locations.
- Development Agreement:** The Applicant is requesting a development agreement with the City in conjunction with the proposal. At a future date the City Council will consider this request.

Project Description: The 1.28-acre Project site is bounded on the west by North Rodeo Drive, on the north by South Santa Monica Boulevard and on the east by North Beverly Drive. The Project site consists of four existing parcels as well as a portion of the existing north-south alley located between North Rodeo Drive and North Beverly Drive. The Project site is currently developed with two retail commercial structures on North Rodeo Drive ("Celine" and former "Brooks Brothers" locations) and is developed with a retail building and an institutional building (former "Paley Center") on North Beverly Drive.

The Cheval Blanc Beverly Hills Specific Plan Project is a proposal for a single multiple-use building with up to 220,950 SF of floor area and up to 115 guest rooms allowed. The development standards included in the proposed Specific Plan would allow a maximum floor area ratio (FAR) of 4.2 and a maximum above ground FAR of 3.91. The proposed building includes a luxury hotel with appurtenant uses, publicly accessible restaurants, a private club, and street level retail uses with North Rodeo Drive frontage. The submitted conceptual plans for the Project includes the following features:

- The proposed building heights vary across the Project site, ranging from 4-stories, 51-feet in height on the North Rodeo Drive facing portion of the building to a maximum of 9-stories, 115-feet in height on the North Beverly Drive facing portion of the building.
- The submitted conceptual plan is for a 212,034 SF building, inclusive of: a) 174,676 SF of hotel, club and associated appurtenant uses floor area; b) 12,382 SF of publicly accessible restaurant floor area; and c) 24,976 SF of street level accessible retail floor area.
- Appurtenant uses for the hotel and club include: dining facilities for hotel guests, club members and their respective guests only; a wellness center with exercise equipment and services; a day/cosmetic spa; and outdoor pools, decks and balconies.
- A proposed club allowing up to 500 individual members and providing social and recreational facilities, including a screening room.
- A motor court with access from South Santa Monica Boulevard with valet operation for the hotel, private club, day/cosmetic spa, and publicly accessible restaurants.
- A ground level publicly accessible restaurant is proposed on North Beverly Drive.
- 139 on-site vehicle parking spaces located on 3 subterranean levels and participation in the

- City's in lieu parking program for an additional 33 retail parking spaces.
- A new public pedestrian plaza at the corner of North Rodeo Drive and South Santa Monica Boulevard.
- Relocation of the existing public alley that runs north-south across the Project site to an east-west alignment on the southern portion of the Project site with access from North Beverly Drive.

Project updates since the February 24, 2022 Planning Commission Hearing:
The Project's conceptual plans and proposed Specific Plan have been modified to:

- Provide 33 retail customer parking spaces through participation in an in lieu parking program, b) provide on-site parking for up to 15 by appointment customers; and c) provide on-site parking for up to 24 retail employees. The previous iteration of the Project provided all retail parking on-site.
- Reallocate dining area on the 2nd floor (2,419 SF) and 7th floor (5,533 SF indoor and 2,260 SF of outdoor) as appurtenant dining areas accessible to hotel guest, club members, and their respective guests only.
- Reduce the size of the day/cosmetic spa by eliminating 5,705 SF of spa floor area from the Project's 5th floor and reallocating the floor area to hotel guest room use with no increase in number of hotel rooms.

Discussion of reversing the direction of one way vehicle travel on the segment of alley located between North Rodeo Drive and North Beverly Drive occurred at the February 24, 2022 Commission hearing, based upon the request of certain businesses located on the 400 block of North Rodeo Drive. While the reversal of alley travel from the existing southbound direction to northbound operation is not a part of the Project application, further discussion of this topic may occur at the Commission hearings.

Final Environmental Impact Report (Final EIR): The Proposed Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA guidelines, and the environmental regulations of the City. The City of Beverly Hills has prepared a Final EIR to analyze potential environmental impacts associated with the Project. The Final EIR has been updated with additional analysis of Project modifications proposed since the February 24, 2022 hearing. Additionally the Final EIR has been updated with additional responses to comments received through the February 24, 2022 hearing. The Commission will review and consider recommending certification of the Final EIR for the Project. The Final EIR analyzes the following potential environmental effects of the Project:

- Air Quality
- Biological Resources (Bats)
- Cultural Resources
- Energy
- Geology/Soils (Paleontology)
- Greenhouse Gas Emissions
- Land Use/Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems (Energy)

The Final EIR impact analysis determines that, after mitigation, no significant environmental effects are anticipated.

How to Participate

In the interest of maintaining appropriate social distancing, members of the public can participate in, watch, or listen to the Commission meetings through the following methods:

- In Person:** Submit a speaker card to the Recording Secretary at the meeting.
- Oral Comment:** Call (310) 288-2288, select Option 1 when prompted. You will be placed on a brief hold, and called upon to make a comment at the appropriate time.
- Video Comment:** <https://beverlyhills-org.zoom.us/my/bevpublic>, enter passcode: 90210 when prompted.
- Written Comment:** Email commentPC@beverlyhills.org
- Audio Only:** Call (310) 288-2288, select Option 2 when prompted.
- Watch LIVE:** BHTV Channel 10 on Spectrum Cable or www.beverlyhills.org/watchlive

It is recommended that written public comments be submitted to the Planning Commission Recording Secretary by 11:30 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Planning Commission. Written comments should identify the Agenda Item number or topic in the subject line of the email. In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (3) minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record.

For the May 26, 2022 hearing, any written comments received by end of the day on Tuesday, May 17, 2022 will be attached to the agenda report regarding this item and any comments received after Tuesday, May 17, 2022, but prior the public hearing, will be distributed to the Commission under separate cover. For the June 13, 2022 hearing, any written comments received by the end of the day on Friday, June 3, 2022 will be attached to the agenda report regarding this item and any comments received after Friday, June 3, 2022, but prior to the public hearing, will be distributed to the Commission under separate cover.

According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Masa Alkire, AICP, Project Manager**, in the Planning Division at (310) 285-1135, or by email at malkire@beverlyhills.org. Copies of the project plans and associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Sincerely,
Masa Alkire, AICP, Project Manager

Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.

Three Superb Candidates for City Council...

When Integrity Counts!

A Personal Message

Sue and Barry Brucker

Dear Friends and Neighbors,

The residents of the City of Beverly Hills will have an opportunity to elect three members to our Beverly Hills City Council on June 7th at the polls or by absentee ballot, which is why **we are strongly endorsing Lester Friedman, Andy Licht, and Bob Wunderlich** (alphabetical order).

As a former Mayor and Council Member, experience, and integrity counts! Our city needs strong, methodical, and determined leadership to address today's challenges, support our business community and work to ensure an excellent residential quality of life. **Lester Friedman, Andy Licht, and Bob Wunderlich have these qualities and will get the job done!**

Never in our history have we had more challenges... increases in crime, a Pandemic economic recovery, responsible growth, and social media toxicity. Lester, Andy, and Bob are the leaders we need to continue the path of efficient, accountable, and transparent leadership. Lester and Bob's experience as City Council Members and former Mayors, along with Andy's lengthy service on the Traffic and Parking Commission and as current Planning Commission Chairperson are truly valuable assets for our City Council. We are also proud to announce that **Lester Friedman, Andy Licht, and Bob Wunderlich have each been endorsed by our BHPD (Police Officers Assoc.)** for their commitment to health, safety, and security.

We have known Lester, Andy, and Bob for over 30 years, and we know they are running for the right reasons... They are humble, unassuming, exceptionally smart and committed to sustaining the quality of life we all expect and deserve. They are dedicated to making Beverly Hills the best place to Live, Work and Play.

That is why Sue, and I are committed to doing what we can to **urge all citizens of Beverly Hills to vote for Lester Friedman, Bob Wunderlich and Andy Licht for Beverly Hills City Council.**

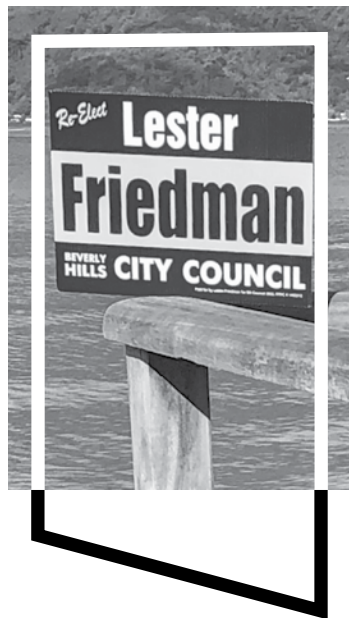
You have three votes (for three vacant seats) so please remember to cast your ballots and do your part in charting the path for continued excellence in our city.

Most respectfully,

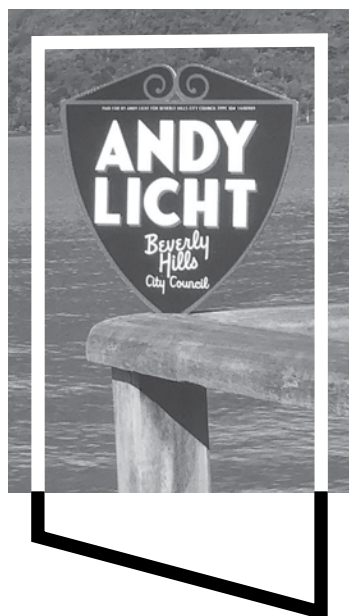
Sue and Barry Brucker

Sue and Barry Brucker

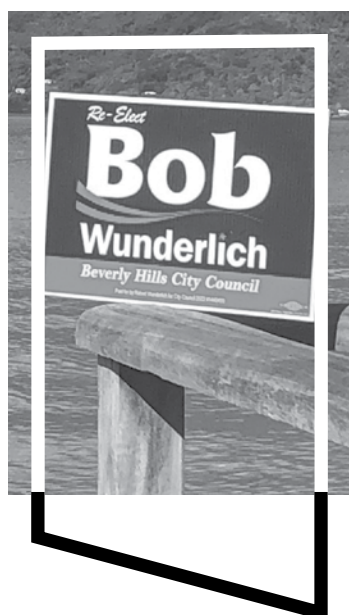
(In alphabetical order)



Lester Friedman was the Mayor of Beverly Hills during the most unsettling time the City has ever faced: the pandemic, civil unrest, demonstrations, protests, rising crime, and quality of life issues. With a level head, he navigated our city through unprecedented challenges with distinction and class. Always there for the Citizens, Lester has decades of experience and outstanding service to our community. Lester's resident-centric focus, collegiality and commitment to consensus building makes him an exceptional leader. As an Attorney, Lester has a legal mind that brings valuable perspective to our city contracts, labor negotiations and business operations. A lifelong supporter of our Police and Fire Departments, Lester will continue to fund improved Health and Safety objectives to keep our city the "Gold Standard" of excellence it is. Lester and his wife Simone have served our BHUSD Schools with distinction in every volunteer capacity. **Mayor Lester Friedman deserves a second term on the City Council....** We will all be better off with his dedicated service to our quality of life.... **Please cast one of your three votes for Lester Friedman!**



Andy Licht currently serves as the Chairperson of the Beverly Hills City Planning Commission having previously served as Chairperson of the Traffic and Parking Commission. Andy is a staunch supporter of increased Health and Safety funding for our Police and Fire Departments and is passionate about curbing the rash of business and residential crime plaguing our community. Professionally, Andy is a successful film and television producer known for keeping projects on time and on budget. Andy is methodical, detail-oriented and an independent thinker. He is a consensus builder and always accessible. Andy freely gives out his personal cell phone number so Beverly Hills citizens have a 24/7 advocate to insure safe neighborhoods and an enhanced quality of life. As a product himself of our Beverly Hills Schools (class of '75) all three of his children also graduated from our BHUSD Schools. Andy along with his wife Lisa were recently honored as Humanitarians of the Year by Temple Emanuel at the Beverly Hills Ball. **Commission Chairperson Andy Licht deserves a seat on our City Council.** We will all be better off with his dedicated service to our quality of life... **Please cast one of your three votes for Andy Licht!**



Bob Wunderlich is our immediate past Mayor and helped navigate our city out of incredibly challenging times. Bob is one of the smartest and most humble citizens you could ever meet. Bob holds a degree in Chemistry from Columbia, a Doctorate in Chemical Physics from Harvard University, and an MBA from UCLA. He evaluates issues with detailed methodology and expertise and can synthesize complex issues with precision. Professionally, Bob founded an economic and business consulting firm serving Fortune 100 companies and has been an expert witness in complex financial analysis brought before the US Supreme Court. Mayor Wunderlich supports increased Health and Safety funding for our Police and Fire, and he is committed to continued support for our BHUSD Schools where both of his children attended. Bob and his wife Andrea are dedicated to traffic calming mitigation and environmental and economic sustainability. Wunderlich initiated the adoption of an internal financial auditing program to insure accountability and transparency for City Finances. **Mayor Bob Wunderlich deserves a second term on the City Council.** We will all be better off with his dedicated service to our quality of life... **Please cast one of your three votes for Bob Wunderlich!**

briefs cont. from page 3

Founder, Vintage Los Angeles.

“There are so many incredibly successful Beverly High alumni and I wanted to highlight those folks and help tell their stories while also showcasing how great of a school Beverly truly is. Another, more selfish, reason behind bringing the show back in podcast form is that I



Dillon Curtis

believe life is about being uncomfortable and I knew this new venture would challenge me to learn and grow,” Curtis said.

Beverly Hills Weekly Publisher Josh Gross appeared on Curtis’ podcast, which can be viewed at: <https://www.youtube.com/watch?v=gk2CXEOLUVg>.

City Council Discusses Hedge Heights

At their Tuesday Study Session the City Council discussed a request from Councilmember John Mirisch regarding the current city regulations pertaining to wall, fence, and hedge heights.

The City regulates the allowable maximum height for walls, fences, and hedges in residential zones. Generally, the heights are regulated based on the zone of a property, as well as the location of a wall, fence or hedge on a property.

The City has recently received an influx of inquiries regarding increasing allowable wall, fence, and hedge heights due to security concerns, particularly along rear alleys.

“Allowing for taller walls, fences, or hedges could provide for increased security, or the perception of increased security, but could also have potential ramifications regarding aesthetics, neighborhood compatibility, and the open feeling of the community,” according to the staff report.

The City Council has directed the Planning Commission to work on this issue.

City Hosts Gale Yard Forum

The City held a Gale Yard public Forum on May 3 and discussed the long-term use of the Gale Staging Yard, located at 8421 Wilshire Boulevard. The meeting was hosted by Senior Planner Timothea Tway with Planning Director Ryan Gohlich also in attendance.

The site is currently used by Metro to stage construction equipment related to the Purple Line Extension Project. The site is about 400 feet from the future Wilshire/La Cienega subway station. Metro will continue to use the site until 2024.

The City will retain ownership of the site following the opening of the subway station after 2024 and is considering what uses should be developed for long-term use.

The city had previously considered using the site in the future as a police substation or mobility hub in the Draft Plan for Connect Beverly Hills: Meet Me on Wilshire and La Cienega. A mobility hub is intended to connect a variety of modes of transportation, along with other amenities, in one place.

Adjacent to the site, at 8423 Wilshire Boulevard, is the “clock market site,” which is also owned by Beverly Hills and could be incorporated into future development of the site, according to the staff report.

Potential amenities that were discussed during the public comment period include a welcome center, Beverly Hills museum, police substation, ride-share/drop off zone, affordable housing, and one caller recommended converting it to a water well.

“I think there needs to be some thought about the public arriving in Beverly Hills, a welcome center with a security presence and transportation options. And you can do any number of mixed uses above it, but this should be your ground floor because it is the logical spot for [the] Beverly Hills Museum that explains our history for tourists, workers, [and] residents, with further instructions on what to do, see, visit, and enjoy in Beverly Hills,” Beverly Hills resident Maralee Beck said.

The City sent out a survey to residents prior to the meeting in order to get community input.

As of May 2, 150 people had taken the

survey with the majority of respondents living, working, or owning property in Beverly Hills. According to the survey, the top amenities people want to see developed are a restaurant or cafe, a market/grocery/health food store, a public plaza with outdoor seating, and a police substation or other public safety amenity.

The feedback from the community meeting will be reported to the City Council. Then, the City plans to prepare a Request for Proposals (RFP) soliciting development proposals for the site based on input from the community and direction from the City Council.

City Council Approves Letter to Governor

The City Council approved a request from the Legislative Lobby Committee to send a letter of support to the Governor for funding for the Commission on the State of Hate in the State's Fiscal Year 2022-2023 Budget.

On July 19 the Legislative Lobby Committee, which includes Councilmember Mirisch and Vice Mayor Julian Gold, voted to support Assembly Bill 1126 (Bloom) - Commission on the State of Hate, which established the Commission on the State of Hate in the state government.

The Commission is intended to provide resources to state agencies and the public to inform them on the state of hate, and advise the Legislature, the Governor, and state agencies on policy recommendations to promote intersocial education designed to foster mutual respect and understanding among California’s population.

Assemblymember Richard Bloom (D-Santa Monica) introduced the bill in 2021 as, in the last few years, there has been a disturbing rise of hate crimes, especially violent hate crimes, in this state and in this country, according to the staff report.

The City Council voted to support the recommendation of the liaisons on Aug. 3 and sent a letter of support on Aug. 18. The bill passed both the State Assembly and State Senate and was signed by Governor Gavin Newsom on Oct. 8, and became law on Jan. 1.

Bloom was invited to the Human Relations Commission meeting on Feb. 17 to speak on the Commission on the State of Hate. After Bloom’s presentation, Commissioner Vered Nisim asked if the bill had a funding mechanism. Bloom responded that he anticipated that there would be about \$5 million in this year’s budget, but it was not guaranteed. Bloom stated, “It would be helpful to have letters



(L to R) Top Row: Gabriel Grafstein, Luca Miyake, and Harrison Smith. Back Row: Brandon Gabbai, Michael Egiazarian, and Nathan Cho.

Students Win CIF Div 4 Championship

Seven Beverly High students won the CIF Division 4 Championship on Saturday, under the direction of swimming coach Ahmad Hosseini.

written to the governor, to legislators, encouraging them to support the funding of the Commission on the State of Hate.”

A motion was unanimously approved by the Human Relations Commission recommending to the City Council that a letter of support be sent to Newsom, urging him to include funding for the Commission on the State of Hate in the state budget.

Music in the Mansion Returns to Greystone Theater on May 15

Now in its 28th year, Music in the Mansion has been celebrating extraordinary music-making in Greystone Mansion. As presented each season by the City of Beverly Hills and the Community Services Department, this boutique series showcases the best of emerging talent from around the world.

This year’s edition celebrates the return to live performance by utilizing many of the rooms in the historic Greystone Mansion, including the historic Courtyard, Living Room, and Greystone Theatre, which has only recently been restored and opened for the first time.

Featuring international and award-winning artists who are the winners of the annual Beverly Hills National Auditions from 2020-2021, the 2022 Music in the Mansion represents dedication of the City of Beverly Hills to culture and to supporting the careers of talented young musicians and classical music into the future.

Three separate performances are being offered beginning at 2 p.m.: 2 p.m. – Concert 1 - Zēlos Saxophone Quartet, held in Greystone Courtyard; 2:40 p.m. – Concert 2 - Isaac López, saxophone &

PLOT BROKERS

Baron Chu
Broker License #CEB1169
www.plotbrokers.com
Serving You Nationwide

323-344-0415 Office
323-344-0418 Fax
818-388-0078 Direct/Mobile/Text
619-977-1977 San Diego
bchu@plotbrokers.com

969 Colorado Blvd., Suite 205
Los Angeles, CA. 90041

WOOD FLOORS

- Sanding
- Staining
- Bleaching
- Matching
- Finishing

310/849-6019
30 Years of Artistic Experience.

coverstory

SOUTHWEST HOMEOWNERS ASSOCIATION HOSTS CANDIDATE FORUM

By Danielle Berjikian

The Southwest Beverly Hills Homeowners Association held a candidate forum on May 3 where the City Council Candidates answered questions in segments. The event was moderated by Valerie Wisot, Andrea Grossman, and Ken Goldman.

Topics discussed include water, building height, ADU's, zoning, bike lanes, permit parking, and safety, among other things.

When asked about what changes the candidates would make to the current permit parking program Sharona Nazarian said she did not have enough information regarding that topic to provide input.

Shiva Gordon Bagheri said that residents should not have to pay for parking and that they should be getting free permits.

"I don't think residents should have to pay for their guests to see them. We

should be getting free permits. I mean we are being overtaxed and we should be able to get three free permits per resident," Bagheri.

Bob Wunderlich said that the City should add an option to the existing system where people have a choice to either stay with the current system or be able to register their vehicles online.

"What I would suggest and advocate for is adding an option. Keep the current system in place. People were proposing switching to a system in which they would all be digital permits. You would register your license plate. But why should that be the sole option?" Wunderlich said.

When asked about bike lanes and the safety threat posed by bikers who do not stop at stop signs, Wunderlich said there is a state law that prohibits recording people who run through stop signs but

that the City Council is advocating to make that possible.

Nazarian said that bike lanes are extremely important but that it is important to get community input on where to put bike lanes because we have a bunch of bike lanes that lead to nowhere.

"We have certain bike lanes that are being put in and we are not really sure what areas are feasible for that. I think it's really important to get community buy-in to understand where we need bike lanes to be able to get to a specific area. If we want to put it near the schools for kids to be able to get back and forth to schools. We also need to make sure that there's safety. Just recently a biker was hit by a car," Nazarian said.

Akshat Bhatia recommended putting a speed bump by the stop sign to prevent bicyclists from failing to stop.

Lester Friedman said that artificial intelligence could be a solution to the problem.

"The California legislature will not allow us to monitor and give tickets on using videos. And that's something that needs to change. We are in an arena right now where artificial intelligence can be helpful. And I think that's one of the solutions to the problem," Friedman said.

When asked about term limits, Andy Licht said he supports it because different people should be able to bring their ideas forward.

"I do support it. I think we're a small town and different people should have an opportunity to express their new ideas

and bring fresh ideas. There's something about it that's very important. I have 12 years of experience in the City of Traffic and Parking and the Planning Commission. I don't think I lack experience, I just haven't had the opportunity to bring my creativity to City Council," Licht said.

Bhatia said he supports it because we need fresh ideas.

"We need fresh minds who can bring new ideas, who can give better input," Bhatia said.

Bagheri said that she does not think the City should be able to take away from people's vote.

Wunderlich is also not in favor of term limits because he said if the public really likes someone, they should be able to vote for them.

Lester Friedman said he supports a three-term limit because 12 years is enough time for someone to get their goals accomplished.

John Mirisch said he does not support term limits because it should be left up to the voters for who they can vote for.

"We have people in favor of the term limit initiative who have already given money to Dianne Feinstein for Senate 2024. That will be her seventh term and she will be over 90 years. So, I think that if she can do it, so can we all. I don't support our ballot measure for that reason," Mirisch said.

Rowe said he is for term limits because of the advantage incumbents have.

Voters started receiving their ballots on May 9.

TRAFFIC AND PARKING COMMISSION DISCUSSES BEVERLY/CAÑON/LOMITAS ROUNDABOUT

By Danielle Berjikian

The Traffic and Parking Commission discussed including a potential roundabout at the Beverly/Cañon/Lomitas intersection, at their May 5 meeting.

All three streets are residential, while Beverly and North Cañon Drives provide commuter access between Beverly Hills and the San Fernando Valley.

According to the staff report, the intersection has experienced a low record of reported collisions. Additionally, all 12 sidewalk approaches stop about 50 feet short of the intersection.

Since many people drive two across in

single, wide lanes, a driver must look for up to nine other vehicles before crossing the intersection. The intersection is 200-foot wide. Due to this width, vehicles from multiple conflicting directions mingle together as they pass through. Navigating the intersection is also more challenging for a cyclist or pedestrian.

According to the staff report, community interest in traffic control improvements at the Beverly/Cañon/Lomitas intersection dates back to at least the early 1990s.

The City has conducted multiple eval-

uations over the years for traffic control improvements, including discussion of a potential roundabout.

Last year, the City hired an engineering design firm to conduct an evaluation of the intersection and identify possible design alternatives to improve traffic safety and efficiency for travelers.

Additionally, following an illegal vehicle "sideshow" at the intersection in Feb., the City Council directed staff to look at ways to improve safety and prevent similar unsafe use of the intersection in the future.

A follow-up presentation at a future meeting will present the results of the traffic analysis and more detailed conceptual design options. This review will include the collision history and traffic conflict points that could result in collisions and include a review of video footage to provide a better understanding of "near misses" that occur.

"For me, having cycled through that intersection where I stopped at the stop sign, I waited for my turn, I got to the

middle of the intersection and I saw out of the corner of my eye the cars coming north from Sunset that didn't stop at the stop sign and blew straight through. I slammed on my brakes and they hit me in the front wheel and knocked me down. That wasn't reported. So, how many events like that happen? Probably many more than we realize. The safe system approach is really important to our City. And we also now are trying to accommodate all users of the road. So, we are trying to figure out how we can do this efficiently for the cars, but also for the people that do want to walk across the street and go to the park or ride their bike to the park," Chair Sharon Ignarro said.

The design alternatives will consider other possible traffic control improvements at this intersection as well as the feasibility of a roundabout.

"I think is great. I hope that we can move this forward, this time. We've attempted before, but let's keep trying," Vice Chairperson Ron Shalowitz said.

briefs cont. from page 6

Andres Jaramillo, piano, Pavel; Šporcl, violin, held in Living Room of Greystone Mansion; and 4:30 p.m. – Concert 3 – Alexander Milovanov, guitar & Pavel Šporcl, violin, held in the Greystone Theatre.

Tickets range from \$10 to \$45, based on attending one performance, or all three. For more information and to purchase tickets, visit www.beverlyhills.org/musicinthemansion, or call 310-285-6830.

--Briefs Compiled by Danielle Berjikian

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.

LOMBARDO, MADISON, RAE, 31, arrested on 4/24/22 for showing a false ID to a police officer.

arrests cont. on page 8



BIKE BEVERLY HILLS

May is National Bike Month!

As you ride to work, run errands, and enjoy some exercise, make the most of bikeways in Beverly Hills. Mark your calendar for **Bike to Work Day** on **Thursday, May 19**.

BIKE TO WORK DAY PIT STOP

Thursday, May 19, 8-10 AM

North Santa Monica Boulevard
between Beverly and Rodeo

Connect with other cyclists and
get Beverly Hills bike swag!



Find tips and information at beverlyhills.org/bikes.

Re-Elect John Mirisch

Beverly Hills City Council | Vote June 7

"There are only 200 people in BH who seem to be everywhere and make their voices heard. John Mirisch represents the other 35,000 residents."
-- BH Planning Commissioner Peter Ostroff

A Record of New Ideas and of Getting Things Done

- Created the City's Sunshine Task Force
- Required lobbyists to register with the City
- Consistently voted against overdevelopment
- Voted against exorbitant water rate increases
- Wrote fiscal responsibility into the General Plan



Public Safety is John's Highest Priority



- John voted to fully resource our Police and Fire departments and supported the Council's campaign to recall George Gascón
- John voted to expand & enhance the use of technology to identify and apprehend lawbreakers

Over the next four years John Wants to...

- Add more police mobile command centers and create a citizens' patrol
- Provide free preschool & afterschool childcare to city residents
- Build senior supportive housing so that our seniors can age in place
- Improve representation for all residents including those who rent
- Continue to resist Sacramento's efforts to eliminate single-family neighborhoods

John Mirisch: Unapologetically pro-resident

✓ Last on the ballot. First for Beverly Hills.

www.ReElectMirisch.com

Paid for by Re-elect John Mirisch - Beverly Hills City Council #1392930

arrests cont.
from page 7

TOBIAS, ELIZABETH, 36, arrested on 4/24/22 for possession of a controlled substance, possession of drug paraphernalia, and possession of burglary tools.

MILLER, LARITA, NIKKIFIA, 39, arrested on 4/24/22 for having a BHPD misdemeanor bench warrant.

CARSON, JASON, ANDREW, 46, arrested on 4/24/22 for battery - use of force or violence upon another person.

SIROVY, TYLER, MICHAEL, 37, arrested on 4/24/22 for having an outside felony warrant.

BAXTER, ZACHARY, MITCHELL, 25, arrested on 4/25/22 for carjacking from person - taking of vehicle by means of force or fear.

MESGAN, JRUE, 24, arrested on 4/26/22 for showing false ID to a police officer, park hours of operation, and having an outside misdemeanor warrant.

WILLIAMS, ANTHONY, QUINCY, 21, arrested on 4/25/22 for carrying a concealed firearm upon a person, and having a loaded firearm in public person or vehicle.

GROSSO, ANDREW, JAMES, 56, arrested on 4/25/22 for petty theft, and having an outside misdemeanor warrant.

ROSS, DAVID, WAYNE, 55, arrested on 4/25/22 for deliver/etc drug paraphernalia, and possession of meth/etc.

SCOTT, CHRISTOPHER, ANDREW, 31, arrested on 4/26/22 for amount of defacement, damage, or destruction is \$400 or more, resisting or threatening officer, and having an outside misdemeanor warrant.

SOLEIMANI, JUSTIN, JOSEPH, 21, arrested on 4/26/22 for reckless driving.

WRIGHT, CAITLYN, SHAWN, 23, arrested on 4/27/22 for possession of a controlled substance, possession of drug paraphernalia, possession of meth/etc, showing false ID to a police officer, smuggling controlled substances into jail, appropriating lost property for own use without making efforts to locate the owner and restore the property to them, and having an outside felony warrant.

LADD, GEORGE, 53, arrested on 4/27/22 for having an outside felony warrant.

VISINAIZ, DINO, 51, arrested on 4/26/22 for possession of drug paraphernalia, and possession of meth/etc.

LEON, LUIS, ANTONIO, 26, arrested on 4/28/22 for driving while license is suspended for a DUI.



Live! with Lili

Mayor Lili Bosse held the first Live with Lili town hall on Monday, which is a new monthly town-hall style meeting where the Beverly Hills community will have the opportunity to share opinions on timely issues and topics directly with the Mayor.



Photo: Erin Katgely

(L to R): Eric Gowey, Jennifer Quinn Gowey, Georgia Quinn Gowey, Joan Agajanian Quinn, Paloma Quinn Gowey, Amanda Quinn Olivar, and John Olivar.

La Jolla Gallery Features Quinn Art Museum

Athenaeum Arts & Music Library brought together portraits of journalist, art collector, and longtime Beverly Hills resident Joan Agajanian Quinn, on May 7. The work in this exhibit, each by a different artist, covers five decades and is united by the medium of black and white. Luminaries such as Andy Warhol, Zandra Rhodes, Ed Ruscha, Antonio Lopez, Helmut Newton and Robert Mapplethorpe were exhibited. Read issue #1163 for a lengthier interview with Quinn, which can be viewed at: https://bhweekly.com/issues/pdf/2022_1163.pdf.

9201 Wilshire Blvd
SMALL OFFICE
SUITES

Reception +
Private Ofc.

Starting at \$1250

Full Service

Call 310-273-9201

RETIRED COUPLE

Has \$1Mil to lend on
California Real Estate*

V.I.P. TRUST DEED COMPANY

OVER 40 YEARS OF FAST FUNDING

Principal (818) 248-0000 Broker

WWW.VIPLAN.COM *Sufficient equity required - no consumer loans

Real Estate License #01041073
CA Department of Real Estate, NMLS #339217
Private Party loans generally have higher interest rates,
points & fees than conventional discount loans

sports & scores



BHHS Baseball Team Wins Playoff Game

By Steven Herbert

Beverly High won its first Southern Section baseball playoff game since 2008, building an eight-run lead and getting the final out with runners on second and third in a 12-10 victory over Desert Christian in a Division 6 first-round game last Thursday at La Cienega Park.

Norman freshman Cameron Park hit a three-run double in the first, driving in Cole Summers, who reached on an error,

Eli Biehl who singled and Jay Cukier who was hit by a pitch.

Beverly Hills (12-7) combined Caleb Sayah's leadoff single, four consecutive walks followed by Cukier again getting hit by a pitch and Park's sacrifice fly for four runs in the second, increasing its lead to 7-0.

The Knights scored twice in the second and once in the fourth. The Normans scored four times in the fourth on Biehl's

single, three walks and two errors to take an 11-3 lead.

Desert Christian scored four runs in the fifth. Sayah scored Beverly Hills' final run, singling with one out in the sixth, advancing on Jaden Rost's single and scoring on Emet Polack's single.

The Knights began the seventh with three consecutive singles and had scored three times to cut the deficit to 12-10. Freshman Noah Bakewell flied out with runners on second and third to end the game.

Beverly Hills 21, Morningside 1

Myles Smith pitched a complete game as the Normans concluded the regular season with the victory in an Ocean League game at La Cienega Park April 29 called after 4 1/2 innings because of the 10-run rule to share the league championship with Hawthorne.

Track and Field

Freshman Ariella Landau was the lone Beverly Hills athlete to qualify for the Southern Section Division 3 Finals by being among seven vaulters to clear 9 feet, 6 inches at the Southern Section Division 3 Prelims Saturday at Estancia High School in Costa Mesa.

Two other vaulters qualified by clearing 9 feet.

The Division 3 Finals will be held Saturday at Moorpark High School. The meet begins at 10:30 a.m. with the girls' pole vault set to begin at 1:15 p.m.

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.



MEASURE TL: TERM LIMITS

General Municipal Election is June 7, 2022 - Measure TL will be on the ballot

Voters in Beverly Hills will consider an ordinance that, if approved, would establish a total three term limit during one's lifetime for the offices of City Councilmember and City Treasurer. If the ordinance is not approved, term limits will not be established for the respective offices.

VOTING INFORMATION

WWW.BEVERLYHILLS.ORG/ELECTIONS
OR WWW.LAVOTE.GOV

Beverly Hills City Clerk's Office: (310) 285-2400

Los Angeles County Registrar-Recorder/County Clerk:
(800) 815-2666

Look for your Vote-by-Mail Ballot:

Week of May 9, 2022

Election Date: June 7, 2022

Track your ballot:

WHEREAMYBALLOT.SOS.CA.GOV

SAMPLE BALLOT

Term Limit Measure:

Shall an ordinance be adopted by the City of Beverly Hills to establish a total three term limit during one's lifetime for the offices of City Councilmember and City Treasurer in the City of Beverly Hills?

YES

NO

LEARN MORE

For more information, please visit beverlyhills.org/measureTL.

Public Notices
310-887-0788
Forms available at
www.onestopdbas.com

FICTITIOUS BUSINESS NAME STATEMENT: 2022055727 The following person(s) is/are doing business as: TINY DUCK SHOP, 8252 W 4th St. Los Angeles, CA 90035. HAYLEY ROSE RUSZECKI, 8252 W 4th St. Los Angeles, CA 90035. 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: Hayley Rose Ruszecki, Owner. This statement is filed with the County Clerk of Los Angeles County on: 3/15/22. NOTICE - This fictitious business 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: 4/21/22, 4/28/22, 5/5/22, 5/12/22 66 Trina Renita Washington 445 E Diamond Drive Carson, CA 90746 Case Number: 22CMCP00053 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 200 W Compton Bl

Compton, CA 90220 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Trina Renita Washington TO ALL INTERESTED PERSONS Petitioner: Trina Renita Washington Present name: Trina Renita Williams Proposed name: Trina Renita Washington THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 6/21/22 Time: 8:30 a Dept: A Rm: 904 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 4/13/22 Signed: Thomas D. Long, Judge of the Superior Court Published: 4/21/22, 4/28/22, 5/5/22, 5/12/22 66 Dencil Kevonn Nombhard 11933 Grevillea Ave #3 Hathorne, CA 90250 Case Number: 22TRCP00092 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 825 Maple Ave Torrance, CA 90503 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Dencil Kevonn Nombhard TO ALL INTERESTED PERSONS Petitioner Dencil Kevonn Nombhard Present name: Dencil Kevonn Nombhard Proposed name: Dencil Kevonn Nombhard Casimire THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for

change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING Date: 5/6/22 Time: 8:30 a Dept: B 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: 3/21/22 Signed: Gary Y. Tanaka, Judge of the Superior Court Published: 4/21/22, 4/28/22, 5/5/22, 5/12/22 67 FICTITIOUS BUSINESS NAME STATEMENT: 2022084765. The following person(s) is/are doing business as: BRIGADE SPORTS, 3009 MOTOR AVENUE LOS ANGELES CA 90064-4715. BRIGADE TRADING CORP, 3009 MOTOR AVENUE LOS ANGELES CA 90064-4715. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/20/22. Signed: VADIM KORNILOV, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 04/18/2022. NOTICE - This fictitious business 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: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,027 FICTITIOUS BUSINESS NAME STATEMENT: 2022074877. The following person(s) is/are doing business as: ABBY'S CALIFORNIA KITCHEN, 6732 CRENSHAW BLVD STE 10 LOS ANGELES CA 90043. 6600 2ND AVE LOS ANGELES CA 90043. ANGEL ARMANDO VENEGAS GOMEZ, 6600 2ND AVE LOS ANGELES CA 90043. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/20/22. Signed: ANGEL ARMANDO VENEGAS GOMEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/07/2022. NOTICE - This fictitious business 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: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,028

FICTITIOUS BUSINESS NAME STATEMENT: 2022081208. The following person(s) is/are doing business as: HOLLYWOOD WINDOW CLEANING, 2600 WEST OLIVE AVE #5425 BURBANK CA 91505. 4719968. GREEN ACRES NETWORK INC, 2600 WEST OLIVE AVE #5425 BURBANK CA 91505. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/20/22. Signed: ANGEL JAMES DEOLIVEIRA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2022. NOTICE - This fictitious business 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: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,029 FICTITIOUS BUSINESS NAME STATEMENT: 2022082361. The following person(s) is/are doing business as: NOTARY SAME DAY SERVICE, 5858 DOVETAIL DR AGOURA HILLS CA 91301. ERIC JACOB BY, 430 VILLA POINT DRIVE NEWPORT BEACH CA 92860. 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: ERIC JACOB BY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/14/2022. NOTICE - This fictitious business 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: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,030 FICTITIOUS BUSINESS NAME STATEMENT: 2022070388. The following person(s) is/are doing business as: ETHAN BOURLAND CONSULTING, 1800 DIAMOND AVENUE SOUTH PASADENA CA 91030. ETHAN CHARLES BOURLAND, 1800 DIAMOND AVENUE SOUTH PASADENA CA 91030. 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: ETHAN CHARLES BOURLAND, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/31/2022. NOTICE - This fictitious business 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: 04/21/2022, 04/28/2022, 05/05/2022,

05/12/2022 TBS 7,031
FICTITIOUS BUSINESS NAME STATEMENT: 2022090370. The following person(s) is/are doing business as: ALLA REVEKKO MEDICAL. 04 NETWORK. 18417 COLLINS STREET UNIT C TARZANA CA 91356. ALLA REVEKKO. 18417 COLLINS STREET UNIT C TARZANA CA 91356. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2022. Signed: ALLA REVEKKO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2022. 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: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,032

FICTITIOUS BUSINESS NAME STATEMENT: 2022057492. The following person(s) is/are doing business as: RESTRUCTURING SOLUTIONS LLC. 5234 VALLEY VIEW ROAD RANCHO PALOS VERDES CA 90275. 904 SILVER SPUR ROAD #237 ROLLING HILLS ESTATES CA 90274. 202202210847. RESTRUCTURING SOLUTIONS LLC. 5234 VALLEY VIEW ROAD RANCHO PALOS VERDES CA 90275. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2022. Signed: MICHAEL M OZAWA, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 03/14/2022. 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: 04/07/2022, 04/14/2022, 04/21/2022, 04/28/2022 TBS 7,033

FICTITIOUS BUSINESS NAME STATEMENT: 2022072625. The following person(s) is/are doing business as: JACKS AUTOMOTIVE INTERIORS; JACKS AUTO INTERIORS. 18551 TOPHAM STREET UNIT M TARZANA CA 91355. ROBERT FAITH. 18551 TOPHAM STREET UNIT M TARZANA CA 91355. 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: ROBERT FAITH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/08/2022. 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: 04/07/2022, 04/14/2022, 04/21/2022, 04/28/2022 TBS 7,033

FICTITIOUS BUSINESS NAME STATEMENT: 2022085502. The following person(s) is/are doing business as: AA&A SERVICES. 7004 WOODMAN AVE #10 VAN NUYS CA 91405. ANGELA STEPANYAN. 7004 WOODMAN AVE #10 VAN NUYS CA 91405. 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: ANGELA STEPANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/18/2022. 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: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,035

FICTITIOUS BUSINESS NAME STATEMENT: 2022085502. The following person(s) is/are doing business as: THROUGH SUNSHINE & RAIN. 10224 DOTY AVE INGLEWOOD CA 90303. ANTHONY FAUSTO JAUREGUI. 10224 DOTY AVE INGLEWOOD CA 90303. 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 FAUSTO JAUREGUI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/18/2022. 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: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,036

FICTITIOUS BUSINESS NAME STATEMENT: 2022081911. The following person(s) is/are doing business as: KSD BEAUTY. 11239 VENTURA BLVD SUITE 9 STUDIO CITY CA 91604. 36033 KEOKUK AVE WOODLAND HILLS CA 91367. KARLA S DE LA TORRE. 5633 KEOKUK AVE WOODLAND HILLS CA 91367. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2022. Signed: KARLA S DE LA TORRE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/15/2022. 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: 04/21/2022, 05/05/2022, 05/12/2022 TBS 7,037

FICTITIOUS BUSINESS NAME STATEMENT: 2022084109. The following person(s) is/are doing business as: NANAS MOBILE DETAILING. 2874 NANDINA DR PALMDALE CA 93550. NATALIE J ACABAL. 2874 NANDINA DR PALMDALE CA 93550. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: NATALIE J ACABAL, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/15/2022. 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: 04/21/2022, 05/05/2022, 05/12/2022 TBS 7,038

FICTITIOUS BUSINESS NAME STATEMENT: 2022057321. The following person(s) is/are doing business as: RICO SUAVE MUSIC. 12400 GARBER STREET PACOIMA CA 91331. RODRIGO SAUL NUNEZ. 12400 GARBER STREET PACOIMA 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: RODRIGO SAUL NUNEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/14/2022. 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: 04/21/2022, 05/05/2022, 05/12/2022 TBS 7,040

FICTITIOUS BUSINESS NAME STATEMENT: 2022070059. The following person(s) is/are doing business as: H & G SWEETS. 6861 HINDS AVENUE APT 4 NORTH HOLLYWOOD CA 91605. GAYANE HARUTYUNYAN. 6861 HINDS AVENUE APT 4 NORTH HOLLYWOOD CA 91605. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: GAYANE HARUTYUNYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/31/2022. 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: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,041

FICTITIOUS BUSINESS NAME STATEMENT: 2022079920. The following person(s) is/are doing business as: OLVERA JR CONSTRUCTION. 15156 BURBANK BLVD SHERMAN OAKS CA 91411. JESUS ADOLFO OLVERA RECENDIS. 15156 BURBANK BLVD SHERMAN OAKS CA 91411. 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: JESUS ADOLFO OLVERA RECENDIS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/12/2022. 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: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,042

FICTITIOUS BUSINESS NAME STATEMENT: 2022071152. The following person(s) is/are doing business as: RICHIEZ STEEL. 919 90022 VICTOR MANUEL RIZCZ CALZADA FIRTH BLVD LOS ANGELES CA 90002. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2022. Signed: VICTOR MANUEL RIZCZ CALZADA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/01/2022. 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: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,043

FICTITIOUS BUSINESS NAME STATEMENT: 2022081356. The following person(s) is/are doing business as: BEST TIME TICKETS. 7246 COLDWATER CANYON AVE NORTH HOLLYWOOD CA 91605. CATALIN CRISAN. 208 E CHEVY CHASE DR #12 GLENDALE CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2016. Signed: CATALIN CRISAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2022. 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: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,045

FICTITIOUS BUSINESS NAME STATEMENT: 2022081446. The following person(s) is/are doing business as: QUALITY IMPORT & EXPORT. 8867 BABCOCK AVE NORTH HOLLYWOOD CA 91605. VLADIMIR NIKONOROV. 208 E CHEVY CHASE DR #12 GLENDALE CA 91205. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2016. Signed: VLADIMIR NIKONOROV, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/13/2022. 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: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,046

FICTITIOUS BUSINESS NAME STATEMENT: 2022059387. The following person(s) is/are doing business as: YONA SERVICES. 18700 GILMORE ST LOS ANGELES CA 91335. YASSMIN FLORES. 18700 GILMORE ST LOS ANGELES CA 91335. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: YASSMIN FLORES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 03/16/2022. 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: 04/14/2022, 04/21/2022, 04/28/2022, 05/05/2022 TBS 7,047

FICTITIOUS BUSINESS NAME STATEMENT: 2022084106. The following person(s) is/are doing business as: SS LANDSCAPE; AA LANDSCAPE. 5813 CIMARRON ST LOS ANGELES CA 90047. 4835301. SS LANDSCAPE INC. 5813 CIMARRON ST LOS ANGELES CA 90047. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2022. Signed: SAUL SALAZAR SALAZAR, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 04/15/2022. 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: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,047

FICTITIOUS BUSINESS NAME STATEMENT: 2022057323. The following person(s) is/are doing business as: BENIVS MARKET & LIQUOR. 208 N AZUSA AVE AZUSA CA 91702. C4820429. FISLI CORP. 208 N AZUSA AVE AZUSA CA 91702. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2021. Signed: ISA FARAH, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 03/14/2022. 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: 04/07/2022, 04/14/2022, 04/21/2022, 04/28/2022 TBS 7,048

FICTITIOUS BUSINESS NAME STATEMENT: 2022084063. The following person(s) is/are doing business as: PETS FIFTH AVENUE. 730 S CENTRAL AVE #109 GLENDALE CA 91204. ALTI GROUP. 1130 E COLORADO ST #223 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: ALINA MARKARYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 04/15/2022. 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: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,050

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2019154174
Date Filed: 05/31/2019
Name of Business: LYRIC BAKERY
450 EAST AVE 28 LOS ANGELES CA 90031
Registered Owner: KELLY JEAN LIEN
450 EAST AVE 28 LOS ANGELES CA 90031
Business was conducted by: AN INDIVIDUAL
Registrant Name: KELLY JEAN LIEN, OWNER
Current File #:2022074310
Date: 04/06/2022
Published: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,051

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2017329620
Date Filed: 11/17/2017
Name of Business: THE VEGAN COLLECTION
450 E AVE 28 LOS ANGELES CA 90031
Registered Owner: KEVIN LIEN
450 E AVE 28 LOS ANGELES CA 90031
Business was conducted by: AN INDIVIDUAL
Registrant Name: KEVIN LIEN, OWNER
Current File #:2022074720
Date: 04/06/2022
Published: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,052

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 22CHCP00128
04/13/2022
RAMTIN JAMALI
10411 ARNWOOD RD
SYLMAR CA 91342
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
NORTH VALLEY DISTRICT
CHARTSWORTH COURTHOUSE
9425 PENFIELD AVENUE ROOM 1200
CHARTSWORTH CA 91311
PETITION OF: RAMTIN JAMALI for change of name
TO ALL INTERESTED PERSONS:
Petitioner: RAMTIN JAMALI a petition with this court for a decree changing names as follows:

Present name: RAMTIN JAMALI
Proposed name: RAYMOND REDFIELD
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
HEARING
Date: 06/15/2022 Time: 8:30 AM Dept: F49 Room:
The address of the court is same as noted above.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLY WOOD WEEKLY
Signed: MARK C. KIM, Judge of the Superior Court
Date: 04/13/2022
Published: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,053

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 22TRCP00105
04/15/2022
JENNIFER MCKAYLA MULLIGAN BY THE PARENT JENNIFER AND MICHAEL MULLIGAN
6111 WILL ROGERS STREET
LOS ANGELES CA 90045
SUPERIOR COURT OF CALIFORNIA, COUNTY OF 825 MAPLE AVE
TORRANCE CA 90503
TORRANCE COURTHOUSE
PETITION OF: JENNIFER MCKAYLA MULLIGAN BY THE PARENT JENNIFER AND MICHAEL MULLIGAN for change of name
TO ALL INTERESTED PERSONS:
Petitioner: JENNIFER MCKAYLA MULLIGAN BY THE PARENT JENNIFER AND MICHAEL MULLIGAN a petition with this court for a decree changing names as follows:
Present name: JENNIFER MCKAYLA MULLIGAN
Proposed name: JENNA MCKAYLA MULLIGAN

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
Date: 05/20/2022 Time: 8:30 AM Dept: B Room:
The address of the court is same as noted above.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLY WOOD WEEKLY

Signed: GARY Y TANAKA, Judge of the Superior Court
Date: 04/15/2022

Published: 04/21/2022, 04/28/2022, 05/05/2022, 05/12/2022 TBS 7,054
FICTITIOUS BUSINESS NAME STATEMENT: 2022063748
The following person(s) is/are doing business as: SOCAL SMOG. 13633 PRAIRIE AVE. HAWTHORNE, CA. 90250 LOS ANGELES 4061 W 136TH ST APT HAWTHORNE. 90250 YOANEH INC. 4001 INGLEWOOD AVE BLD 101 STE 807 REDONDO BEACH CA 90278 CA 4130756. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on 03/22. Signed YEHIA HARB, CEO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 3/23/2022. 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: 4/21/2022, 4/28/2022, 5/6/2022, 5/13/2022 NIN 48167

FICTITIOUS BUSINESS NAME STATEMENT: 2022065132
The following person(s) is/are doing business as: SOUTH COAST ROVER, 4061 W 1336TH ST UNIT C, HAWTHORNE, CA, 90250 LOS ANGELES, YOANEH, INC. 4001 INGLEWOOD AVE, BLD 101 STE 807 REDONDO BEACH CA 90278 CA 4130756. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on 03/22. Signed YEHIA HARB, CEO. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 3/24/2022. 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: 4/21/2022, 4/28/2022, 5/6/2022, 5/13/2022 NIN 48168

FICTITIOUS BUSINESS NAME STATEMENT: 2022071140
The following person(s) is/are doing business as: AMERCHIK ENTERTAINMENT, 626 1/2 WAST MAPLE, GLENDALE, CA. 91205 LOS ANGELES, JAMIE A AMERICH, 626 1/2 WEST MAPLE GLENDALE CA 91205 JULIA AMERICH, 626 1/2 WAST MAPLE GLENDALE CA 91205. The business is conducted by a General Partnership. Registrant has begun to transact business under the fictitious business name or names listed here in on 08/11. Signed JAMIE A AMERICH, GENERAL PARTNER. 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: 4/1/2022. 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: 4/21/2022, 4/28/2022, 5/6/2022, 5/13/2022 NIN 48169

FICTITIOUS BUSINESS NAME STATEMENT: 2022071142
The following person(s) is/are doing business as: HOMER MANAGEMENT GROUP, 20489 FLINGATE DR, WALNUT, CA. 91789 LOS ANGELES, INTERNET COMMUNICATIONS AND MORE, INC., 20489 FLIMGATE DR WALNUT CA 91789 CA 3434464. 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 MANUEL DE LEON JIMENEZ, PRESIDENT. 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: 4/1/2022. 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: 4/21/2022, 4/28/2022, 5/6/2022, 5/13/2022 NIN 48169

FICTITIOUS BUSINESS NAME STATEMENT: 2022071154
The following person(s) is/are doing business as: JUA CLEANING SERVICE, 725 W 41ST DR, LOS ANGELES, CA. 90037 LOS ANGELES, JANETE L PINON, 725 W 41ST DR LOS ANGELES CA 90037. 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 JANETE L PINON, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 4/1/2022. 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: 4/21/2022, 4/28/2022, 5/6/2022, 5/13/2022 NIN 48167

FICTITIOUS BUSINESS NAME STATEMENT: 2022071158
The following person(s) is/are doing business as: SILVIA S CLEANING SERVICE, 2920 THE DRIVE, LOS ANGELES, CA. 90006 LOS ANGELES, SILVIA MORALES YANCOR, 2920 W 7TH ST #04 LOS ANGELES CA 90005. 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 SILVIA MORALES Y ANCOR, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 4/1/2022. 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: 4/21/2022, 4/28/2022, 5/6/2022, 5/13/2022 NIN 48164

FICTITIOUS BUSINESS NAME STATEMENT: 2022072209
The following person(s) is/are doing business as: E.M. MOTORSPORTS, 4234 MAMMOTH AVE, SHERMAN OAKS, CA. 91423 LOS ANGELES, EDDIE L, WATKINS, 4234 MAMMOTH AVE, SHERMAN OAKS CA 91423. 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 EDDIE L. WATKINS, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 4/4/2022. 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: 4/21/2022, 4/28/2022, 5/6/2022, 5/13/2022 NIN 48158

FICTITIOUS BUSINESS NAME STATEMENT: 2022072211
The following person(s) is/are doing business as: WIENERSCHMITZEL #228, 1002 S ATLANTIC BLVD, LOS ANGELES, CA. 90022 LOS ANGELES, NELSON ALEXIS LOPEZ FLORES, 1002 S ATLANTIC BLVD LOS ANGELES CA 90022. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed NELSON ALEXIS LOPEZ FLORES, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 4/4/2022. 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: 4/21/2022, 4/28/2022, 5/6/2022, 5/13/2022 NIN 48157

FICTITIOUS BUSINESS NAME STATEMENT: 2022042337
The following person(s) is/are doing business as: CLOSING SOLUTIONS 2, CLOSING SOLUTIONS A NON-INDEPENDENT BROKER ESCROW, 9038 TAMPA AVENUE, NORTH RIDGE, CA 91324, COUNTY OF LOS ANGELES, VIP ON 99 ENTERPRISES (CA), 9038 TAMPA AVENUE, NORTH RIDGE, CA 91324. This business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2013. Signed: JERRY SCOTT COOPER, as SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 03/25/2022. 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: 4/21/22, 4/28/22, 4/5/22, 4/12/22 JH13

FICTITIOUS BUSINESS NAME STATEMENT: 2022078363
The following person(s) is/are doing business as: ENTRE CHEROS TRUCK GATHERING SERVICE, 6955 TAMPA AVE, RESEDA CA 91335, COUNTY OF LOS ANGELES, WILLIAM REYNALDO MOLINA SALAZAR, 6955 TAMPA AVE, RESEDA CA 91335. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on N/A. Signed: WILLIAM REYNALDO MOLINA SALAZAR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 04/11/2022. 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: 4/21/22, 4/28/22, 4/5/22, 4/12/22 JH13

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: 4/21/22, 4/28/22, 4/5/22, 4/12/22 JH14

FICTITIOUS BUSINESS NAME STATEMENT: 2022082411
The following person(s) is/are doing business as: 1. RGS 2. RANGER GLOBAL SECURITY, 6740 FALLBROOK AVE SUITE 207, WEST HILLS, CA 91307, 31165 TEMECULA PKWY SUITE 341, TEMECULA CA 92592, COUNTY OF LOS ANGELES. RANGER GLOBAL SECURITY, INC. (4798081) CA, 41593 WINCHESTER RD SUITE 200, TEMECULA, CA 92590. 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: NESAR NASIM, as CFO. This statement is filed with the County Clerk of Los Angeles County on: 04/14/2022. 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: : 4/21/22, 4/28/22, 4/5/22, 4/12/22 JH15

FICTITIOUS BUSINESS NAME STATEMENT: 2022078400
The following person(s) is/are doing business as: CRASH MEDIC, 19051 GLEDHILL ST, NORTH RIDGE CA 91324, COUNTY OF LOS ANGELES. INJURY ATTORNEYS GROUP INC. (4301456) CA, 19051 GLEDHILL ST, NORTH RIDGE, CA 91324. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on 07/2018. Signed: JACK KECHICHAN, AS PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 04/11/2022. 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: 4/21/22, 4/28/22, 4/5/22, 4

ed to be set forth below. The amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: 439 South Clark LLC, a California limited liability company Duly Appointed Trustee: Total Lender Solutions, Inc. Recorded 7/18/2017 as Instrument No. 20170801518 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 5/12/2022 at 11:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA Amount of unpaid balance and other charges: \$523,848.65 Street Address or other common designation of real property: 439 South Clark Street Beverly Hills, CA 90211 A.P.N.: 4332-012-008 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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 (877) 440-4460 or visit this Internet Web site www.mkconsultantsinc.com, using the file number assigned to this case 220310067. 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. 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 (877) 440-4460, or visit this internet website site www.tlssales.info, using the file number assigned to this case 220310067 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: 4/11/2022 Total Lender Solutions, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 BY: Max Newman, Trustee Sale Officer

NOTICE OF PETITION TO ADMINISTER ESTATE OF HUBERT BISSOT

Case No. 22STPB04009

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

A PETITION FOR PROBATE has been filed by Los Angeles County Public Administrator in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Los Angeles County Public Administrator 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 May 31, 2022 at 8:30 AM in Dept. No. 29 located at 111 N. Hill St., Los Angeles, CA 90012.

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

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

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

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate 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:
DEBORAH L. CHILDS
PRIN DEPUTY COUNTY COUNSEL
SBN 130637
DAWYN HARRISON
OFFICE OF COUNTY COUNSEL
500 WEST TEMPLE ST
STE 648
LOS ANGELES CA 90012
CN986277 BISSOT Apr 28, May 5,12, 2022

NOTICE OF PETITION TO ADMINISTER ESTATE OF MARLENE F. BIEMAN

Case No. 22STPB03985

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARLENE F. BIEMAN

A PETITION FOR PROBATE has been filed by Wendy Bierman Harte in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Wendy Bierman Harte be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (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 May 26, 2022 at 8:30 AM in Dept. No. 11 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:
PAUL N FRIMMER ESQ
SBN 50541
LOEB & LOEB LLP
10100 SANTA MONICA BLVD
STE 2200
LOS ANGELES CA 90067
CN986290 BIERMAN Apr 28, May 5,12, 2022

APN: 4355-017-027, 4355-017-035, 4355-017-036 TS No: CA08000106-21-1 TO No: 210180960-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 July 11, 2019. 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 June 14, 2022 at 10:00 AM, behind the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, 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 July 19, 2019 as Instrument No. 20190705450, of official records in the Office of the Recorder of Los Angeles County, California, executed by LANE FAMILY PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for BM REAL ESTATE SERVICES, INC. DBA PRIORITY FINANCIAL NETWORK 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: 9617 HIGHLAND GORGE DRIVE, BEVERLY HILLS, CA 90210 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 \$1,489,955.74 (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 In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08000106-21-1. 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 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA08000106-21-1 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: April 27, 2022 MTC Financial Inc. dba Trustee Corps TS No. CA08000106-21-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660 4288 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-

659-7766 Order Number 82057, Pub Dates: 5/5/2022, 5/12/2022, 5/19/2022, BEVERLY HILLS WEEKLY

NOTICE OF PETITION TO ADMINISTER ESTATE OF RUTH LILLIAN GRAHM aka RUTH GRAHM

Case No. 22STPB04267

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RUTH LILLIAN GRAHM aka RUTH GRAHM

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

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

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (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 June 9, 2022 at 8:30 AM in Dept. No.

67 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 credi-

tor. 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:

AFSHIN A ASHER ESQ

SBN 193129

ASHER LAW GROUP APC

1901 AVENUE OF THE STARS

STE 1100

LOS ANGELES CA 90067-6002

CN986596 GRAHM May 5,12,19, 2022

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

100- ANNOUNCEMENTS

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

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

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

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

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

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

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

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

National Debt Relief 1-888-508-6305. (Cal-SCAN)

ATTENTION: OXYGEN USERS!

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

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

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

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

ARE YOU BEHIND \$10k OR MORE

ON YOUR TAXES? Stop wage & bank levies, liens & audits, unfiled tax returns, payroll issues, & resolve tax debt FAST. Call 1-855-970-2032 (CalSCAN)

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

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

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 your unwanted gold, jewelry, watches & diamonds. Call GOLD GEEK 1-844-905-1684 or visit 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 (Cal-SCAN)

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)

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

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

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.

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

PETS

Beautiful Red Standard Poodle pups for sale. Everything is done. They are just waiting for you. 310-271-4530

140-HEALTH/MEDICAL

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

205-ADOPTIONS

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

310-HOUSESITTING

Looking for HOUSESITTING Opportunities - Architect/Landscape Architect, love Pets and

Gardening. Contact: spbeyer@gmail.com. 818-219-6830. References available.

400-REAL ESTATE

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

REAL ESTATE/LAND FOR SALE

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

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

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)

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

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: porschorestoration@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)



BEVERLY HILLS

Art Show

MAY 21 & 22
10AM TO 6PM | 2022

FOR MORE INFORMATION:



www.beverlyhills.org/artshow

310 285 6830

#bhartshow #bhartsandculture

A FREE EVENT

PRESENTED BY THE CITY OF BEVERLY HILLS
& COMMUNITY SERVICES

150 artists, 49 years on three blocks in Beverly Gardens Park

Business WITH Mayor Bosse

Please join us as we launch the **NEXT** Business with Bosse events this month! This **new** initiative was created by Beverly Hills Mayor Lili Bosse to put a spotlight on local businesses and **just how special they are!**

The community is invited to meet at each showcased business and enjoy a sampling of what makes our Beverly Hills businesses so special.

For more information and to view upcoming events, visit beverlyhills.org/businesswithbosse

Questions? Email us at businesswithbosse@beverlyhills.org

Two **NEW** locations this month and **NEW** times!



Thursday, May 19, 2022

Drop by between 9 a.m. - 10:30 a.m.

**Chaumont Bakery and
Chaumont Vegan**

143 & 145 S Beverly Drive
Beverly Hills, CA 90212

(small bites will be available)



Monday, May 23, 2022

Drop in between 12 p.m. – 1:30 p.m.

**Alfred Coffee
Beverly Hills**

490 N Beverly Drive
Beverly Hills, CA 90210

(small sample beverages will be available)

It's time to
*be together
again &
have fun*

as a
community
while
supporting
our local
businesses.