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Issue 1250 • September 14 - September 20, 2023

## Heart of LA Democratic Club Criticizes City Council Over Abortion Controversy

### Activists Demand Local Legislation



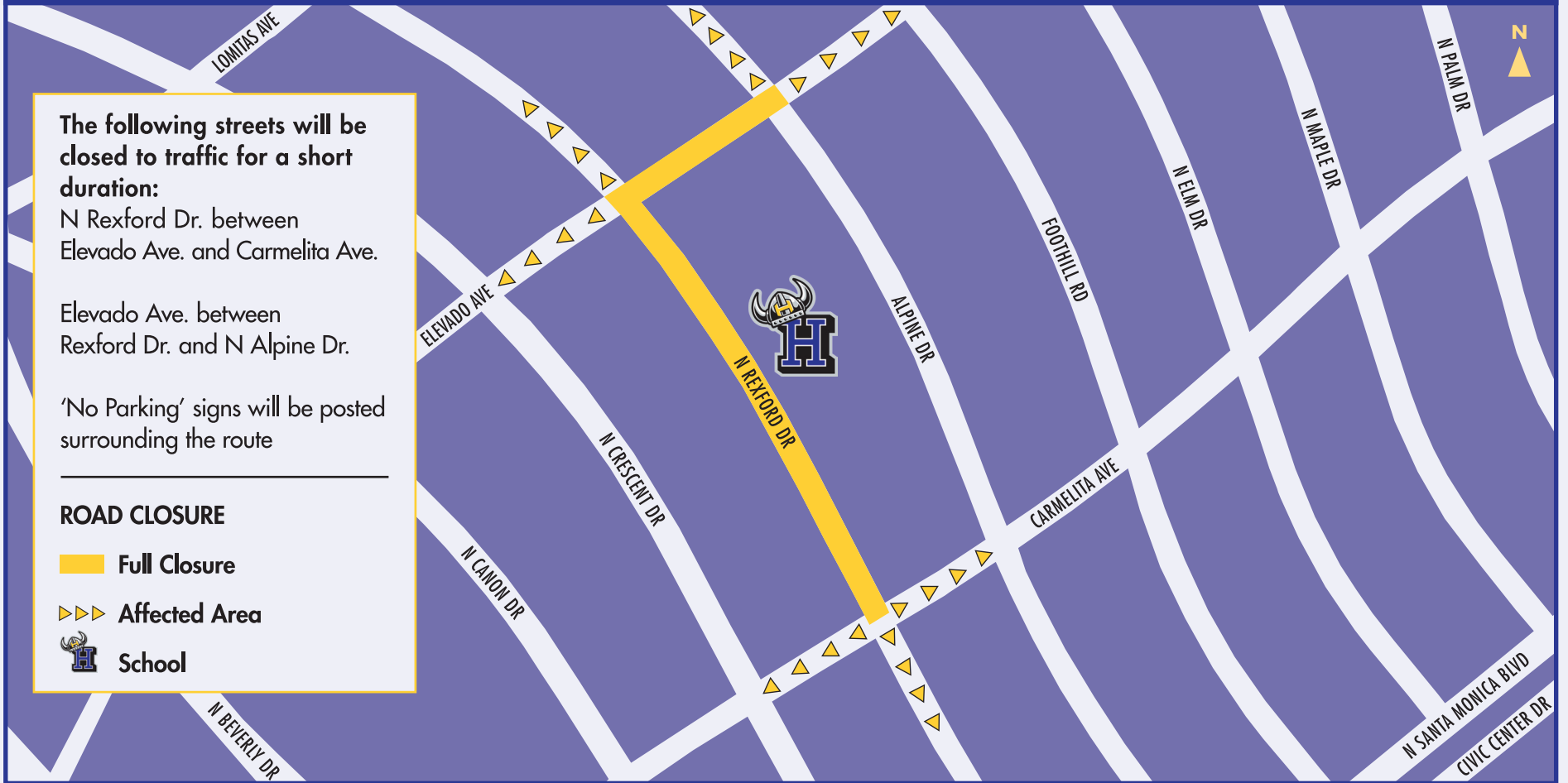
cover story • page 7



# TRAFFIC ADVISORY

## Hawthorne Elementary School Fun Run

Wednesday, September 20, 2023 | 9am - 12:30pm.



# NEXT NIGHT

## 2023 STREET FESTIVAL

Saturday, September 23, 2023  
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[editor@bhweekly.com](mailto:editor@bhweekly.com)

# Beverly Hills Weekly

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**Publisher & CEO**  
 Josh E. Gross

**Reporter**  
 Danielle Berjikian

**Sports Editor**  
 Steven Herbst

**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](mailto:editor@bhweekly.com)  
 All staff can be reached at:  
[firstname@bhweekly.com](mailto:firstname@bhweekly.com)  
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OUR DATA SPEAKS VOLUMES



# briefs

## Traffic and Parking Approves Beverly Boulevard Bike Lanes

The Traffic and Parking Commission approved a recommendation to the City Council on proposed bike lanes on Beverly Boulevard between North Santa Monica Boulevard and Doheny Drive. The proposed design would not remove any vehicle travel lanes or on-street parking.

The Commission approved the recommendation in a 4-1 vote, with Ron Shalowitz dissenting.

This bikeway would connect with existing bike lanes on North Santa Monica Boulevard, an existing bike route on North Palm Drive, and planned bike lanes on Beverly Boulevard in the City of West Hollywood, which would close a gap in the regional bicycle network, according to the staff report.

According to the report, between Jan. 1, 2016 and Dec. 31, 2022, there have been 42 collisions on this segment of Beverly Boulevard. Nearly all were injury collisions except one.

“The top three primary collision factors include drivers violating right-of-way, failing to obey traffic signs and signals, and traveling at an unsafe speed. Two of these collisions involved bicyclists and four of them involved pedestrians, although the available data does not specify the party at fault,” according to the staff report.

Proposed bike lanes on Beverly Blvd are not expected to result in any reduction in the number of vehicle travel lanes, turn lanes, or on-street parking spaces, as there is currently no on-street parking along this segment.

This is also intended to address reported concerns from residents by narrowing the travel lanes to include bike lanes in hopes of addressing excessive vehicle speeds. Electronic driver speed feedback signs will also be installed in an effort to encourage drivers to travel at speeds within the limit.

Staff is also exploring the possibility of installing narrow delineators on the bike lane lines to create protected bike lanes.

“Narrow protected bike lanes can create challenges, such as moving around any obstructions or debris that have fallen into the bike lane. However, it’s possible that widely spaced delineators (as opposed to a continuous barrier) could alleviate these issues,” according to the staff report.

If approved by the City Council, the bike lanes will be installed in late 2023.

## City to Restrict Certain Products on Halloween

The City Council approved a recommendation from the Beverly Hills Police Department (BHPD) on implementing restrictions of aerosol string, hair removal products and shaving cream on Halloween.

In 2020, the city adopted an urgency ordinance outlining regulations for Halloween. While the purpose of the ordinance

*briefs cont. on page 4*



*Antonio Villaraigosa, Leah Yebri, and Sam Yebri*

## Yebri Honored at Shaare Zedek Medical Center Fundraiser

Shaare Zedek Medical Center in Jerusalem honored Sam Yebri at its annual Gala at Sephardic Temple. Former Los Angeles Mayor Antonio Villaraigosa presented Yebri a piece of art by Mordechai Rosenstein, based on the Jewish prayer for the State of Israel.



*Monday Open Practice Director Hayley Sneidean, Social Media Manager Elena Livshin-Kangavari, Beverly Hills Councilmember Sharona Nazarian, Board member Nagag Zeidan, and Division Director Cammi Goodwin*

## City Kicks Off AYSO

The City has officially kicked off the AYSO season with a board consisting of 80 volunteers.



*Beverly Hills Police Captain Giovanni Trejo, Beverly Hills Police Chief Mark Stainbrook, Beverly Hills Mayor Dr. Julian Gold, Beverly Hills Fire Chief Greg Barton, Beverly Hills Deputy Fire Chief Alfred Poirier*

## City Holds 9/11 Ceremony

The City held a 9/11 ceremony in honor of lives lost on that day.

was focused on COVID, the ordinance contained a restriction, “Prohibiting the spraying of shaving cream on another person except by a licensed barber,” addressing the concern of shaving cream misuse during Halloween.

According to the staff report, the City has seen an increase in the misuse of shaving cream, and the addition of aerosol

string, also known as silly string, and hair removal products, such as Nair.

The draft ordinance proposes the following:

- Shall apply only to persons under the age of 21
- Shall only be in force for a 24-hour period, from 6:00am on Oct. 31 to 6:00 am on Nov. 1 on an annual basis



briefs cont. from page 3

- Shall restrict the possession of aerosol string, hair removal product, and shaving cream within or upon any street, and public property

This will not apply at any other time of the year.

The ordinance is expected to go into effect on Oct. 20, in time for Halloween.

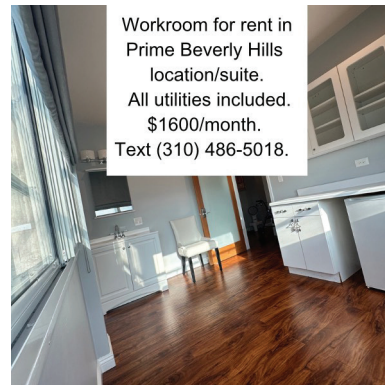
### Peninsula Hotel Appeals 9884 South Santa Monica Project

The City Council scheduled an appeal of the Planning Commission's decision approving a Historic Incentive Permit and Density Bonus Permit to allow the rehabilitation of an existing commercial building

and the construction of a new third story at the property located at 9884 South Santa Monica Boulevard for Dec 5.

The existing commercial building, known as the "Darrow Office Building," was built in 1946 and was designed by John Lautner and Douglas Honnold, architects listed on the List of Master Architects.

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isting building to provide additional office space on the property and an outdoor terrace that would face South Santa Monica Boulevard and Charleville Boulevard. The new third floor addition would increase the existing height of the building by approxi-

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## NOTICE OF PUBLIC HEARING

The City Council of the City of Beverly Hills, at its regular meeting to be held on **Tuesday, October 3, 2023, at 7:00 p.m., or as soon thereafter as the matter may be heard**, in the Council Chamber of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

### AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING ARTICLE 47 OF CHAPTER 3 OF TITLE 10 OF THE BEVERLY HILLS MUNICIPAL CODE ESTABLISHING NON-STOREFRONT, DELIVERY-ONLY MEDICAL CANNABIS RETAIL AS A CONDITIONALLY PERMITTED USE FOR PROPERTIES LOCATED IN PORTIONS OF THE C-3 ZONE AND ADDING ARTICLE 23 TO CHAPTER 2 OF TITLE 4 OF THE BEVERLY HILLS MUNICIPAL CODE ESTABLISHING REGULATORY AND OPERATIONAL RESTRICTIONS FOR SUCH RETAILERS AND MAKING A DETERMINATION OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Article 47 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code (BHMC) generally prohibits the establishment of commercial cannabis uses and activity in the City with certain exceptions as required by state law. In 2022, Senate Bill 1186 ("SB 1186"), referred to as the Medicinal Cannabis Patients' Right of Access Act (hereinafter referred to as "the Act"), added Chapter 26 (commencing with Section 26320) to Division 10 of the Business and Professions Code. The Act prohibits local governments, beginning January 1, 2024, from adopting or enforcing any regulations which prohibits or effectively prohibits, the delivery of medicinal cannabis to patients or primary caregivers within their jurisdictions.

The proposed ordinance incorporates code changes to the BHMC for SB 1186 compliance and will be presented to the City Council for a public hearing and first reading. The proposed ordinance makes code changes in the BHMC that include, but are not limited to, the following:

- Adds Article 23 to Chapter 2 of Title 4 to establish regulatory and operational requirements for non-storefront, delivery-only medical cannabis retail businesses.
- Amends Section 10-3-1604 of Article 16 of Chapter 3 of Title 10 to add "Non-storefront, delivery-only medical cannabis retail" as a conditionally permitted use, with the remainder of Section 10-3-1604 to remain unchanged.
- Adds paragraph "E" to Section 10-3-1654 of Article 16.5 of Chapter 3 of Title 10 to prohibit non-storefront, delivery-only medical cannabis retail uses in a pedestrian oriented area with the remainder of Section 10-3-1654 to remain unchanged.
- Amends paragraph "B" of Section 10-3-3800 of Article 38 of Chapter 3 of Title 10 to add non-storefront, delivery-only medical cannabis retail as a conditionally permitted use with required findings with the remainder of Section 10-3-3800 to remain otherwise unchanged.
- Amends Section 10-3-4701 of Article 47 of Chapter 3 of Title 10 to add definitions of certain terms.
- Amends Section 10-3-4703 of Article 47 of Chapter 3 of Title 10 to add paragraph "D" providing an exemption from the general prohibition on cannabis activity for certain non-storefront, delivery-only medical cannabis retail, with the remainder of Section 10-3-4703 to remain unchanged.
- Adds Section 10-3-4705 to Article 47 of Chapter 3 of Title 10 to specify the standards and requirements for non-storefront, delivery-only medical cannabis retail use.

On August 24, 2023, the Planning Commission held a duly noticed public hearing on the proposed ordinance and adopted Resolution No. 2036, recommending the City Council amend portions of the BMHC to establish "non-storefront, delivery-only medical cannabis retail" as a conditionally permitted use for properties in portions of the C-3 zone and to establish regulatory and operational restrictions for such retailers (collectively, the "Amendments").

This 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 project will not result in a direct or reasonably foreseeable indirect physical change in the environment; and the activity is covered by

sects.

The applicant is expected to rehabilitate the building and original architectural features that were designed by Lautner. The applicant also wants to construct a new 1,404 SF third story addition over the ex-

the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA. The businesses authorized under this zone text amendment are similar to already existing permitted general uses such as retail, with the only difference being the product sold (i.e., medical cannabis and medical cannabis products). The proposed ordinance does not change the zoning for any properties, meaning that they do not create negative environmental impacts or result in physical changes to the environment. Accordingly, the City Council will consider a recommendation to find the project categorically exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

### HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING

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

### Public Comment Participation:

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

### How to Submit Public Comment (Email/Video):

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

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

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

### In Person Participation:

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

If there are any questions regarding this notice, please contact **Cindy Owens, Municipal Affairs Program Manager** at (310) 285-1026, or by email at [cowens@beverlyhills.org](mailto:cowens@beverlyhills.org). Please also contact us to add your email to the interested parties list for this ordinance, so that important updates and notifications may be sent to you.

HUMA AHMED  
City Clerk

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) 285-2400 (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.



mately 15'-3", from a height of 23'-9" to a proposed height of 38'-0".

The property has not yet been designated as a local historic landmark. However, on April 13 the Cultural Heritage Commission previewed the proposed project and determined that the existing building at the project site merits formal consideration as a local landmark. The commission directed staff to provide a recommendation to the City Council for designation of the property as a local landmark.

Representatives from The Peninsula expressed a number of concerns at the Planning Commission meeting, including one with the requested times to receive deliveries. The Planning Commission adjusted the allowable delivery times to align with The Peninsula, which prohibits deliveries from 10pm to 7am.

On July 26, 2023, Michael Tenner, on behalf of The Peninsula Hotel, filed a timely appeal of the Commission's decision. The appeal petition lists

the following reasons for the filing of the appeal:

- Project materials submitted do not accurately convey the realistic impact the project will have on the Appellant's property.
- The Project increases the size of an office building while unlawfully reducing on-site parking.
- The Project's loading area is inadequate and blocks all on-site parking spaces. This will generate new adverse traffic impacts.
- The loading area is inadequate and blocks all on-site parking spaces.
- The Project creates a sizable roof deck pushed up against the Appellant's villas.
- The Site's potential City Landmark eligibility is not adequately justified.

The appellant also stated that the July

13 Planning Commission hearing was not properly noticed. The notice of public hearing was not published in the *Weekly*.

The Council has set the hearing date for Dec. 5 so that the applicant and appellant have enough time to hopefully come to a resolution without City involvement.

## City Council Approves New Commissioners

At their Tuesday Study Session the City Council approved three vacancies on the Recreation and Parks Commission.

The Recreation and Parks Commission interview panel interviewed nine applicants for one upcoming vacancy on the commission. The panel consisted of Mayor Julian Gold, Vice Mayor Les Friedman, Chair Myra Lurie, and Vice Chair Amie

*briefs cont. on page 6*

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## NOTICE OF PUBLIC HEARING

**DATE:** Thursday, September 28, 2023

**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard

**LOCATION:** Meeting will be held in person at:  
Commission Meeting Room 280A  
Beverly Hills City Hall  
455 North Rexford Drive  
Beverly Hills, CA 90210

Members of the public may also participate via teleconference;  
Details provided below

**PROJECT ADDRESS:** City Wide

The Planning Commission of the City of Beverly Hills, at a REGULAR meeting on **September 28, 2023**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

**A GENERAL PLAN AMENDMENT AND DRAFT ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING THE MIXED USE OVERLAY ZONE REGULATIONS APPLICABLE TO RESIDENTIAL CONVERSION OF EXISTING COMMERCIAL BUILDINGS TO MIXED USE BUILDINGS AND AN ADDENDUM TO AN ADOPTED MITIGATED NEGATIVE DECLARATION (MND) FOR THE MIXED USE OVERLAY ZONE AMENDMENTS**

The Mixed Use Overlay Zone (MU Overlay Zone) was adopted in November 2020, via Ordinance No. 20-O-2825, and established development standards to guide future commercial/residential mixed use developments on certain C-3 Commercial Zone properties in the City. The MU Overlay Zone allows for properties to be redeveloped with mixed use projects, or to convert existing commercial buildings to mixed use projects. At their July 18, 2023 formal meeting, the City Council reviewed the progress of the implementation of the MU Overlay Zone thus far, and discussed whether the MU Overlay Zone regulations should be modified in the future. As part of this discussion, staff identified an existing issue in the conversion section (BHMC §10-3-1888) of the MU Overlay Zone regulations, as it does not allow existing commercial buildings to calculate density based on the existing building envelope, rather than the size of the property. The City Council provided direction to staff to develop a draft amendment of the MU Overlay Zone regulations for the City Council's consideration to allow the use of the minimum unit size of 500 square feet to calculate the maximum density allowed for conversion projects. This will also necessitate a change to the General Plan Land Use map to identify the density calculation that is applicable for conversion projects, and therefore, requires a General Plan Amendment. Once staff presents the draft ordinance and General Plan Amendment to the Planning Commission for review, the draft zoning ordinance and General Plan Amendment resolution will be presented to the City Council for consideration.

### ENVIRONMENTAL REVIEW

The City of Beverly Hills has previously adopted a Mitigated Negative Declaration (MND) for the adoption of the Mixed Use Overlay Zone regulations (Project). The City of Beverly Hills was the lead agency, pursuant to the California Environmental Quality Act (CEQA), and was responsible for the preparation of the MND and related initial study. The previously adopted MND document is available at [www.beverlyhills.org/environmental](http://www.beverlyhills.org/environmental). If a digital copy cannot be obtained by an interested party, please contact the staff listed in this notice and alternate arrangements will be made. The previously adopted MND indicated that the Project would not result in significant impacts to Agricultural and Forestry Resources, Biological Resources, Mineral Resources, and Transportation/Traffic. The MND also indicated that the Project would result in less than significant impacts related to Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Public Services, Recreation, Tribal Cultural Resources, Utilities and

Service Systems, and Wildfire, and either no impact or less than significant impacts on certain environmental issues related to Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, and Population and Housing.

An addendum to the previously adopted MND for a proposed change to the Mixed Use Overlay Zone has been prepared, pursuant to California Code of Regulations, Title 14, §15164. A copy of the addendum will be available as part of the agenda materials for this meeting date, on [www.beverlyhills.org/citycouncilmeetings](http://www.beverlyhills.org/citycouncilmeetings), at least 72 hours before the meeting. The Project description and location are described above, and the adoption of amendments includes changes that are limited to revisions that will result in greater clarity regarding the application of regulations. The proposed general plan amendment and code changes will include a clarification regarding the calculation of maximum density allowed for conversion projects under the MU Overlay Zone, and a change to the General Plan Land Use map noting this clarification. Since these changes consist of clarifications of existing regulations, the Project will not result in significant impacts to the areas of study in the adopted MND, and none of the conditions in California Code of Regulations, Title 14, §15162 have occurred, the City Council will consider the adoption of the addendum to the previously adopted MND.

### 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](mailto: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](http://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.

Any written comments received by end of the day on Wednesday, September 20, 2023 will be attached to the agenda report regarding this item. Any comments received after Wednesday, September 20, 2023, but prior 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 **Chloe Chen, Senior Planner** in the Planning Division at (310) 285-1194, or by email at [cchen@beverlyhills.org](mailto:cchen@beverlyhills.org). Copies of the project materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Chloe Chen  
Senior Planner

Pursuant to the Americans with Disabilities Act (ADA), the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please contact (310) 285-1126 (voice) or (310) 285-6881 (TTY) prior to the meeting for assistance. 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.



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Sherry.

The interview panel considered the planned vacancy for Lurie's seat, as well as the unplanned vacancy as a result of Commissioner Susan Mishler's resignation.

The panel recommended that Lurie extend her commission service under Commissioner Mishler's term which is set to conclude on June 30. The panel believed that an extension of Lurie's term should be recommended so that there is a smooth transition.

The City Council approved the extension of Lurie's term that was set to expire on Dec. 31 until July 1. Tara Riceberg will be appointed starting on an. 1 and Richard Zale Rubins will replace Mishler's seat on July 1.

### Knebel to be Honored as Patriot of the Year

Public Works Department Executive Assistant Ilene Knebel will be honored as Patriot of the Year by the Elks Lodge on Sept. 14.

"I am honored to receive the Frank J. Italiano Americanism Award from the Santa Monica Elks Lodge for an individual of outstanding service to lodge and country, and being recognized for what I have always been taught to do, serve others," Knebel said.

The Frank J. Italiano Americanism Award is a recognition for an individual of outstanding service. Frank J. Italiano was a member of the Santa Monica Elks for over 50 years. He was a veteran and incredibly involved in the community. Knebel is involved with many charitable community groups including the Santa Monica Elks, For Goodness Cakes, Lasagna Love, NourishLA, Girl Scouts of Greater Los Angeles and The Amanda Foundation.



Ilene Knebel



Human Relations Vice Chair Laura Hornwod Margo, Recreation and Parks Commission Vice Chair Amie Sherry, Vice Mayor Les Friedman, Councilmember Lili Bosse, Councilmember Sharona Nazarian, Health and Safety Vice Chair Erica Felsenthal, Mayor Julian Gold, Human Relations Chair Noelle Freeman, Recreation and Parks Chair Myra Lurie, Health and Safety Chair Lee Hilborne, Human Relations Commissioner Pam Kraushaar, and Health and Safety Commissioner Cathy Baker

### City Holds Day of Wellness

The Beverly Hills Day of Wellness event took place Sunday at Roxbury Park. The event provided attendees with wellness programming and general wellness and mental health information.

For more information about the Elks and the charitable work they do, visit [elks.org](http://elks.org). --Briefs Compiled by Danielle Berjikian



## NOTICE OF PUBLIC HEARING

**DATE:** Thursday, September 28, 2023

**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard

**LOCATION:** Meeting will be held in person at: Commission Meeting Room 280A Beverly Hills City Hall 455 North Rexford Drive Beverly Hills, CA 90210

Members of the public may also participate via teleconference; details provided below

**PROJECT ADDRESS:** 9360 Wilshire Boulevard (Sixty Hotel) (Cross Street: South Crescent Drive)

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, **September 28, 2023**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider the following:

**Development Plan Review.** Pursuant to Beverly Hills Municipal Code (BHMC) §10-3-3107.A.1, a Development Plan Review is required to allow rooftop uses in the C-3 zone. The rooftop uses at the Sixty Hotel consist of a rooftop bar, lounge areas with unenclosed architectural features, food preparation room, and a rooftop gymnasium.

**Conditional Use Permit.** Pursuant to BHMC §10-3-2862, a Conditional Use Permit is required to allow outdoor recreation and dining facilities for a hotel, as well as to allow an increase in the overall capacity of hotel areas. The Sixty Hotel currently operates a dining facility on the ground floor and offers dining services on its rooftop. The Sixty Hotel provides outdoor recreational options with a rooftop pool and poolside lounge areas.

**Extended Hours Permit.** Pursuant to BHMC §10-3-1958, an Extended Hours Permit is required to allow rooftop operations during extended hours (defined as those hours between 10:00 PM – 7:00 AM on weekdays and 10:00 PM – 9:00 AM on weekends). The Sixty Hotel is located within a commercial-residential transition area and is requesting rooftop operations as follows:

- Rooftop operations until 2:00 AM on Friday night and Saturday night;
- Rooftop operations until 1:00 AM from Sunday night – Thursday night;
- Up to 12 rooftop events per year that could operate until 2:00 AM on a night other than a Friday or Saturday;



This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project appears to qualify for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the state CEQA Guidelines. This exemption is applicable to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. Accordingly, the Planning Commission will consider a recommendation to find the project exempt from the environmental review requirements of CEQA.

### 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](mailto: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](http://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. Any written comments received by end of the day on Tuesday, September 19, 2023, will be attached to the agenda report regarding this item. Any comments received after Tuesday, September 19, 2023, 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 **Judy Gutierrez, Senior Planner** in the Planning Division at (310) 285-1192, or by email at [jgutierrez@beverlyhills.org](mailto:jgutierrez@beverlyhills.org). Copies of the associated application materials are on file in the Community Development Department, and can be reviewed by contacting the project planner listed above.

Judy Gutierrez  
Senior Planner

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.



# coverstory

## HEART OF LA DEMOCRATIC CLUB CRITICIZES CITY COUNCIL OVER ABORTION CONTROVERSY

### Activists Demand Local Legislation

By Danielle Berjikian

Activists from the Heart of LA Democratic Club criticized the City Council at Tuesday's meeting regarding DuPont Clinic, an all trimester abortion provider that planned to open a clinic in Beverly Hills.

The mission statement of the Heart of

L.A. Democratic Club is to "help make the Democratic Party and its elected officials responsive to, and responsible for, the needs of all people, particularly, though not exclusively, women in our community," according to its website.

The Democratic Club is claiming that

Beverly Hills Mayor Julian Gold, Police Chief Mark Stainbrook, and other city officials conspired with pro-life activists and the landlord Douglas Emmett to block the clinic from opening in the City.

DuPont Clinic offers elective abortions during the third trimester through 31 weeks and six days gestation. Pro-life activists previously petitioned the City Council in an effort to prevent DuPont from opening up this fall.

DuPont Clinic filed a suit against the landlord Douglas Emmett, Inc., alleging Douglas Emmett colluded with the City to delay DuPont's opening and then attempted to "baselessly" rescind DuPont's lease.

The clinic is also alleging that the City interfered with its permits in an effort to run them out of town, and has said they will also file a suit against the City as well.

The Clinic claims that City officials met with pro life activists, shared DuPont's private information, and "directly and intentionally" interfered with its permits. City Officials named in the letter include Mayor Julian Gold, City Man-

ager Nancy Hunt-Coffey, Deputy City Manager Keith Sterling, and City Attorney Larry Wiener.

"Douglas Emmett's shameful cowardice in the face of protestors and politics has given DuPont no choice but to resort to legal action," the complaint states.

Pro-life activists from the group 'Survivors' petitioned the City Council in July in an effort to prevent DuPont Clinic from opening up its doors in the City. Survivors is a "youth based pro-life activism and apologetics ministry that exists to empower and equip the rising generation to end the abortion genocide in America," according to its website.

The clinic would have opened up at 8920 Wilshire Blvd.

Organizers from the Democratic club are claiming they want a full investigation and disclosure of contact between city officials, BHPD, Douglas Emmett and pro-life groups; and legislation prohibiting city agencies from using resources when it comes to working against out-of-state entities related to abortions performed in California.

## sports & scores



### BHHS Football Team Set To Play Host to Whittier Christian Tonight

By Steven Herbert

Beverly High is scheduled to play host to Whittier Christian in a nonleague football game at 7 p.m. tonight at Nickoll Field, with interim coach Tim Ellis hoping the

Normans will "play a little more physically defensively" and "be more consistent on offense" than in Friday's 22-6 loss at Glendale in a nonleague game.

Beverly Hills (1-2) took a 6-0 lead on Mathew Recupero's 30-yard touchdown pass to Jesse Jenco in the second quarter. The Normans drove to the Nitros' 6-yard line but a penalty for not being aligned properly cost them the opportunity for another touchdown, Ellis said.

"Defensively, we played extremely well for three quarters," Ellis said. "I was happy overall with their performance and the way they bounced back after getting beaten up pretty good by Maya Angelou. They didn't quit. They came back had a good week of practice and played really hard."

The Normans' preparation for Glendale (4-0) was "a lot better" than for its 50-7 loss to Dr. Maya Angelou Community in an intersectional game at Nickoll Field Aug. 31, Ellis said.

"They were very intense. They were focused," Ellis said.

Ellis credited the improve-

ment to maturity.

"A lot of these guys had never won a football game before we won our first one against Vasquez," Ellis said, referring to the 27-14 victory at Vasquez Aug. 25.

"We didn't improve as much as we should have and I think they realized that a lot of it was mental and they worked really hard on our mental preparation."

Senior running back-strong safety Connor McGee "played extremely well," Aaron Benjy "did a really good job at linebacker for us," receiver Jackson Rosenberg "played hard, made a great catch on a long pass" and nose guard Darren Berukhim "played extremely well," Ellis said.

The Heralds return six starters on offense, including running back Jake Martinez and quarterback Caleb Mer, and five on defense from last year's team that won the Southern Section Division 14 championship, coach Walter Fletcher said.

Whittier Christian's 1-3 start "has a lot to do with who we played," Fletcher said.

"We scheduled a challenging nonconference schedule with three Division 13 teams including two teams, Santa Paula and Arrowhead Christian, who won playoff games last year," Fletcher said.

Martinez ran for 128 yards and three touchdowns on 13 carries in the Heralds' 39-0 victory over Beverly Hills last season in a game Ellis called "mistake-filled on our side."

"The game was still within reason early in the second quarter and we had a couple



Persian singer Googoosh and Councilmember Sharona Nazarian

### Academy Of Motion Arts and Pictures Holds Documentary Screening

The Academy of Motion Arts and Pictures in Beverly Hills held a documentary screening about Behrooz Voosogee, an Iranian actor who left Iran at the start of the revolution and never returned. Comedian Max Amini was the moderator. Crown Prince of Iran Reza Pahlavi as well as Princess Yasmine Pahlavi were also in attendance at the event.

of mistakes that hurt us," Ellis said.

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

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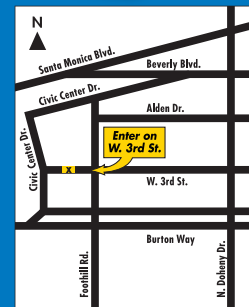


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- ◆ Carefully secure items in your trunk/pick-up bed. Hazardous waste must be in your trunk/pick-up bed with no other items.
- ◆ Waste should be in a sturdy box, preferably in their original containers. Be prepared to leave containers.
- ◆ No explosives, ammunition, radioactive materials controlled substances, trash, tires, or large appliances (like refrigerators, stoves and washing machines).
- ◆ Sharps disposal will require exiting your vehicle in a designated location to deposit them in a bin.
- ◆ Open to Los Angeles County residents. No business waste accepted.
- ◆ Limit of 15 gallons or 125 pounds of hazardous waste per trip.



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# Public Notices

**310-887-0788**  
Forms available at [www.onestopdbas.com](http://www.onestopdbas.com)

**FICTITIOUS BUSINESS NAME STATEMENT: 2023167034** The following person(s) is/are doing business as: J & F SERVICES, 11752 Satcoy St #23, North Hollywood, CA 91605. JOSE PEDRO LIZARDE DE LA ROSA, 11752 Satcoy St #23, 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: Jose Pedro Lizarde De La Rosa, Owner. This statement is filed with the County Clerk of Los Angeles County on: 8/2/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 8/2/24/23, 8/31/23, 9/7/23, 9/14/23 210

**FICTITIOUS BUSINESS NAME STATEMENT: 2023148750** The following person(s) is/are doing business as: RILEY MEDIA PARTNERS, DESIGNED BY JG, 1926 N Normandie Ave. Los Angeles, CA 90027. SCHMIDT MEDIA, 1926 N Normandie Ave. Los Angeles, CA 90027. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: 6/2023. Signed: Christopher Schmidt, Owner. This statement is filed with the County Clerk of Los Angeles County on: 8/2/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 8/2/24/23, 8/31/23, 9/7/23, 9/14/23 211

**FICTITIOUS BUSINESS NAME STATEMENT: 2023177139** The following person(s) is/are doing business as: MONTECITO VALLEY; MONTECITO VALLEY ESTATES; MONTECITO VALLEY ESTATE GROUP, 9454 Wilshire Bl #100, Beverly Hills, CA 90212; 346 Hot Springs Rd. Santa Barbara, CA 93018. 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: Christopher Schmidt, Owner. This statement is filed with the County Clerk of Los Angeles County on: 8/15/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 8/24/23, 8/31/23, 9/7/23, 9/14/23 212

**FICTITIOUS BUSINESS NAME STATEMENT: 2023177671** The following person(s) is/are doing business as: THE ARLEY, 1380 S FULLERTON RD STE 101 ROWLAND HEIGHTS CA 91748. YSKM FLOWER ART. 1380 S FULLERTON RD STE 101 ROWLAND HEIGHTS CA 91748. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2023. Signed: YEU CHERN WU, CEO. This statement is filed with the County Clerk of Los Angeles County on: 08/15/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 08/24/2023, 08/31/2023, 09/07/2023, 09/14/2023 TBS 8,974

**FICTITIOUS BUSINESS NAME STATEMENT: 2023178654** The following person(s) is/are doing business as: GENALAI CLEANERS, 13268 PINNEY ST PACOIMA CA 91331. MARY AGUIRRE, 13268 PINNEY ST 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: MARY AGUIRRE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/16/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 08/24/2023, 08/31/2023, 09/07/2023, 09/14/2023 TBS 8,976

**FICTITIOUS BUSINESS NAME STATEMENT: 2023180436** The following person(s) is/are doing business as: LEMONS 4 LIVES, 7365 LENNOX AVENUE APARTMENT #226 VAN NUYS CA 91405. REGINA CONCORDIA, 7365 LENNOX AVENUE APARTMENT 226 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: 08/2023. Signed: REGINA CONCORDIA, OWNER. This statement is filed with the County Clerk of

Los Angeles County on: 08/18/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 08/24/2023, 08/31/2023, 09/07/2023, 09/14/2023 TBS 8,972

**FICTITIOUS BUSINESS NAME STATEMENT: 2023176308** The following person(s) is/are doing business as: EJMIM HART CONSULTING, 10205 PLAINVIEW AVENUE APT 5 TLU JUNGGA CA 91042. EJMIM HARTONIANSAZARARKIN, 10205 PLAINVIEW AVENUE APT 5 TLU JUNGGA CA 91042. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2023. Signed: EJMIM HARTONIANSAZARARKIN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/14/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 08/24/2023, 08/31/2023, 09/07/2023, 09/14/2023 TBS 8,978

**FICTITIOUS BUSINESS NAME STATEMENT: 2023174535** The following person(s) is/are doing business as: HAIR KINETICS3, 12923 CASIMIR AVENUE GARDENA CA 90249. CESCILY THOMAS-MCKOY, 12923 CASIMIR AVENUE GARDENA CA 90249. 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: CESCILY THOMAS-MCKOY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/11/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 08/24/2023, 08/31/2023, 09/07/2023, 09/14/2023 TBS 8,979

**FICTITIOUS BUSINESS NAME STATEMENT: 2023175381** The following person(s) is/are doing business as: LAGVPHOTOGRAPHY, 1812 BURBANK BLVD # 919 BURBANK CA 91506. LAG SPECIALTY INC, 1812 BURBANK BLVD # 919 BURBANK CA 91506. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2023. Signed: LEKAN GBADAMOSI, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 08/11/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 08/24/2023, 08/31/2023, 09/07/2023, 09/14/2023 TBS 8,980

**FICTITIOUS BUSINESS NAME STATEMENT: 2023175383** The following person(s) is/are doing business as: RM PLUMBING & ROOFER, RM HOME SERVICES, 14725 BESSEMER ST UNIT F VAN NUYS CA 91411. OMID KHALIFEHZADEH, 14725 BESSEMER ST UNIT F VAN NUYS CA 91411. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2018. Signed: OMID KHALIFEHZADEH, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 08/11/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 08/24/2023, 08/31/2023, 09/07/2023, 09/14/2023 TBS 8,981

**FICTITIOUS BUSINESS NAME STATEMENT: 2023175383** The following person(s) is/are doing business as: OMID KHALIF PLUMBING, 14725 BESSEMER ST UNIT F VAN NUYS CA 91411. OMID KHALIF PLUMBING, 14725 BESSEMER ST UNIT F VAN NUYS 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: 08/2023. Signed: OMID KHALIFEHZADEH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/11/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 08/24/2023, 08/31/2023, 09/07/2023, 09/14/2023 TBS 8,982

**FICTITIOUS BUSINESS NAME STATEMENT: 2023154850** The following person(s) is/are doing business as: HERITAGE GROUP HOMES INC, 957 S VILLAGE OAKS DR COVINA CA 91724-3696, PO BOX 8400 LA VERNE CA 91750. HERITAGE GROUP HOMES INC, 957 S VILLAGE OAKS DR COVINA CA 91724-3696. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/1991. Signed: SANDI K HEYER, CEO. This statement is filed with the County Clerk of Los Angeles County on: 07/18/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 08/24/2023, 08/31/2023, 09/07/2023,

09/14/2023 TBS 8,983

**FICTITIOUS BUSINESS NAME STATEMENT: 2023156156** The following person(s) is/are doing business as: URBAN HEALTH INC, 188 S SIERRA MADRE BLVD UNIT #13 PASADENA CA 91107, 915 W FOOTHILL BLVD SUITE C 3600 CLAREMONT CA 91711. URBAN HEALTH INC, 188 S SIERRA MADRE BLVD UNIT #13 PASADENA CA 91107. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2020. Signed: JANSON HEHR, CEO. This statement is filed with the County Clerk of Los Angeles County on: 07/19/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 08/24/2023, 08/31/2023, 09/07/2023, 09/14/2023 TBS 8,984

**FICTITIOUS BUSINESS NAME STATEMENT: 2023181475** The following person(s) is/are doing business as: JB PLUMBING, 7045 WOODLEY AVE UNIT 115 VAN NUYS CA 91406. JOSE LUIS BARRIOS ZACARIAS, 7045 WOODLEY AVE UNIT 115 VAN NUYS CA 91406. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2023. Signed: JOSE LUIS BARRIOS ZACARIAS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/21/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of 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) 08/24/2023, 08/31/2023, 09/07/2023, 09/14/2023 TBS 8,985

**FICTITIOUS BUSINESS NAME STATEMENT: 2023154438** The following person(s) is/are doing business as: RUIVALCABA, 10206 STATE ST CLYWOOD CA 90262. JOSE RUIVALCABA, 10206 STATE ST CLYWOOD CA 90262. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2021. Signed: JOSE RUIVALCABA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/17/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 08/24/2023, 08/31/2023, 09/07/2023, 09/14/2023 TBS 8,986

**FICTITIOUS BUSINESS NAME STATEMENT: 2023152723** The following person(s) is/are doing business as: PASADENA AUTO BODY, 850 S ARROYO PKWY PASADENA CA 91105, 4124732. PASADENA HAND WASH INC, 850 S ARROYO PKWY PASADENA CA 91105. 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: ZAVEN NAZARIAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 07/14/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 08/24/2023, 08/31/2023, 09/07/2023, 09/14/2023 TBS 8,988

**FICTITIOUS BUSINESS NAME STATEMENT: 2023152720** The following person(s) is/are doing business as: PASADENA HAND WASH, 850 S ARROYO PARKWAY PASADENA CA 91105, 4124732. PASADENA HAND WASH INC, 850 S ARROYO PKWY PASADENA CA 91105. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2018. Signed: ZAVEN NAZARIAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 07/14/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 08/24/2023, 08/31/2023, 09/07/2023, 09/14/2023 TBS 8,989

**FICTITIOUS BUSINESS NAME STATEMENT: 2023152718** The following person(s) is/are doing business as: GOTTA GO GLAM, 417 S VIA MONTANA BURBANK CA 91501. ANNA ASATRYAN, 417 S VIA MONTANA BURBANK CA 91501. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2022. Signed: ANNA ASATRYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/14/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 08/24/2023, 08/31/2023, 09/07/2023, 09/14/2023 TBS 8,989

**FICTITIOUS BUSINESS NAME STATEMENT: 2023170147** The following person(s) is/are doing business as: MAGNUM STEEL, 1.18034 VENTURA BLVD UNIT 284 ENCINO CA 91316. H.B. ENTITIES INC, 12517 PEARLOSSOM HWY PEARLOSSOM CA 93553. 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: HAGOP BARTOUMIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 08/07/2023. NOTICE - This fictitious name statement expires five years from











FICTITIOUS BUSINESS NAME STATEMENT: 2023189943. The following person(s) is/are doing business as: WEALTH RECOVERY ALLIANCE. 5900 CANOGA AVE SUITE 400 WOODLAND HILLS CA 91367. GE INVESTMENT PARTNERS LLC. 5900 CANOGA AVE SUITE 400 WOODLAND HILLS CA 91367. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/20/2023. Signed: GIL PRIEL, CEO. This statement is filed with the County Clerk of Los Angeles County on: 08/29/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,037

FICTITIOUS BUSINESS NAME STATEMENT: 2023166175. The following person(s) is/are doing business as: DASHRF. 418 N VARNEY ST BURBANK CA 91502. SIPAN KESHISHY-AN. 418 N VARNEY ST BURBANK CA 91502. ARTHUR AVEYSIVAN. 418 N VARNEY ST BURBANK CA 91502. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/20/23. Signed: SIPAN KESHISHYAN, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 08/01/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,038

FICTITIOUS BUSINESS NAME STATEMENT: 2023187671. The following person(s) is/are doing business as: UNIQUE GARAGE DOORS DC. 12848 IMPERIAL HWY SANTA FE SPRINGS CA 90670. 5741345. UNIQUE GARAGE DOOR DISTRIBUTION INC. 12848 IMPERIAL HWY SANTA FE SPRINGS CA 90670. 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: GERMAN VALENZUELA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 08/28/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,039

FICTITIOUS BUSINESS NAME STATEMENT: 2023182295. The following person(s) is/are doing business as: GM GUTIERREZ CONSTRUCTION. 15449 ROYFORD STREET SYLMAR CA 91342. 91342. GM GUTIERREZ CONSTRUCTION. 15449 ROYFORD STREET SYLMAR CA 91342. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/20/2023. Signed: JUAN MANUEL GUTIERREZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/21/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,040

FICTITIOUS BUSINESS NAME STATEMENT: 2023162416. The following person(s) is/are doing business as: ASF MANAGEMENT. 518 E VALENCIA AVE #D BURBANK CA 91501. ARMEN STEPANYAN. 518 E VALENCIA AVE #D BURBANK CA 91501. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2013. Signed: ARMEN STEPANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/26/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,041

FICTITIOUS BUSINESS NAME STATEMENT: 2023162424. The following person(s) is/are doing business as: OPLE LAB CHEMISTRY. 3212 HAVEN WAY BURBANK CA 91504. ANNA RUBEN TOVMASYAN. 3212 HAVEN WAY BURBANK CA 91504. 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: ANNA RUBEN TOVMASYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/26/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,042

FICTITIOUS BUSINESS NAME STATEMENT: 2023162422. The following person(s) is/are doing business as: MACH LAB INSTRUMENTS. 5419 HOLLYWOOD BLVD C360 LOS ANGELES CA 90027. OGANES ABRAAMIAN. 5419 HOLLYWOOD BLVD C360 LOS ANGELES CA 90027. 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: OGANES ABRAAMIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/26/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,043

FICTITIOUS BUSINESS NAME STATEMENT: 2023163583. The following person(s) is/are doing business as: MUIR CHEM DIAGNOSTICS. 3212 HAVEN WAY BURBANK CA 91504. SONA ABRAAMIAN. 3212 HAVEN WAY BURBANK CA 91504. 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: SONA ABRAAMIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/27/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,044

FICTITIOUS BUSINESS NAME STATEMENT: 2023163585. The following person(s) is/are doing business as: ACCURATE BUILDING CONTRACTORS ROOFING CO. ACCURATE BUILDING CONTRACTORS; A.B.C. ROOFING CO. 6475 PACIFIC COAST HIGHWAY #388 LONG BEACH CA 90803. JAMES KELLEY. 6475 PACIFIC COAST HIGHWAY #388 LONG BEACH CA 90803. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/1995. Signed: JAMES KELLEY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/27/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,047

FICTITIOUS BUSINESS NAME STATEMENT: 2023163587. The following person(s) is/are doing business as: G6 REMODELING AND DESIGN SERVICES. 21221 W OXNARD ST APT 647 WOODLAND HILLS CA 91367. GRIGOR GASPARYAN. 21221 W OXNARD ST APT 647 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: 08/20/2023. Signed: GRIGOR GASPARYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/27/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,048

FICTITIOUS BUSINESS NAME STATEMENT: 2023163589. The following person(s) is/are doing business as: ABIOM SKIN STUDIO. 9124 HADDON AVE SUN VALLEY CA 91352. MARINA MUMDZHAYAN. 9124 HADDON AVE SUN VALLEY CA 91352. 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: MARINA MUMDZHAYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/27/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,049

FICTITIOUS BUSINESS NAME STATEMENT: 2023164351. The following person(s) is/are doing business as: CROSS-PRIME CONSULTING. 2999 OVERLAND AVE #211 LOS

ANGELES CA 90064. CROSS SALVAGEAU. 3393 CROSSLAND ST THOUSAND OAKS CA 91362. 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: CROSS SALVAGEAU, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/28/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,050

FICTITIOUS BUSINESS NAME STATEMENT: 2023164353. The following person(s) is/are doing business as: CDA CONSULTING. 2999 OVERLAND AVE #211 LOS ANGELES CA 90064. CARL DARRÉN ARLINE JR. 12495 LIMONITE AVE PMB 1039 EASTVALE CA 91752-2457. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/20/23. Signed: CARL DARRÉN ARLINE JR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/28/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,051

FICTITIOUS BUSINESS NAME STATEMENT: 2023164355. The following person(s) is/are doing business as: CM BUSINESS. 1384 E VILLA ST UNIT 1384 PASADENA CA 91106. CARY MIGA. 1384 E VILLA ST UNIT 1384 PASADENA CA 91106. 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: CARY MIGA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/28/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,052

FICTITIOUS BUSINESS NAME STATEMENT: 2023165577. The following person(s) is/are doing business as: ANGEL CITY VA. 3333 WILSHIRE BLVD STE 500 LOS ANGELES CA 90010. ANGEL CITY RESEARCH INC. 3333 WILSHIRE BLVD STE 500 LOS ANGELES CA 90010. 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: FELIX SIGAL, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 07/31/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,053

FICTITIOUS BUSINESS NAME STATEMENT: 2023165580. The following person(s) is/are doing business as: ALL STAR LIM0. 18342 LOS ALIMOS ST PORTER RANCHO CA 91326. ARTHUR GEVORGYAN. 18342 LOS ALIMOS ST PORTER RANCHO CA 91326. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2017. Signed: ARTHUR GEVORGYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/31/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,054

FICTITIOUS BUSINESS NAME STATEMENT: 2023165582. The following person(s) is/are doing business as: ON POINT CONSTRUCTION. 4019 GIBSON RD EL MONTE CA 91731. BRIAN CASTRO. 4019 GIBSON RD EL MONTE CA 91731. 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: BRIAN CASTRO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/31/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,055

FICTITIOUS BUSINESS NAME STATEMENT: 2023165585. The following person(s) is/are doing business as: KOLBEH; KOLBEH CATERING. 10608 NASSAU AVE SUNLAND CA 91040. ARTIN MANOOKIAN. 10608 NASSAU AVE SUNLAND CA 91040. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: ARTIN MANOOKIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/31/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,056

FICTITIOUS BUSINESS NAME STATEMENT: 2023167798. The following person(s) is/are doing business as: EVAN'S FOOT SPA. 7315 W SUNSET BLVD UNIT C LOS ANGELES CA 90046. JINGGUO ZHOU. 333 SAN MARCOS ST APT N SAN GABRIEL CA 91776. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/20/2023. Signed: JINGGUO ZHOU, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/02/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,057

FICTITIOUS BUSINESS NAME STATEMENT: 2023167794. The following person(s) is/are doing business as: YUNOMI HANDROLL. 10218 RIVERSIDE DRIVE TOLUCA LAKE CA 91602. TOLUCA LAKE RESTAURANT GROUP INC. 10218 RIVERSIDE DRIVE TOLUCA LAKE CA 91602. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2020. Signed: KAREN ANTONYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 08/02/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,058

FICTITIOUS BUSINESS NAME STATEMENT: 2023169940. The following person(s) is/are doing business as: A C A TRANSPORT. 1213 GRANDVIEW AVE GLENDALE CA 91201. ALBERT AZARIAN. 1213 GRANDVIEW AVE GLENDALE CA 91201. 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: ALBERT AZARIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/04/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,059

FICTITIOUS BUSINESS NAME STATEMENT: 2023169942. The following person(s) is/are doing business as: HRASHAMANK CHILD CARE. 11047 LEMONA AVE MISSION HILLS CA 91345. MARGARIT HARUTYUNYAN. 11047 LEMONA AVE MISSION HILLS CA 91345. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/20/2023. Signed: MARGARIT HARUTYUNYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/04/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,060

FICTITIOUS BUSINESS NAME STATEMENT: 2023169944. The following person(s) is/are doing business as: AGUA FRESCA MARKET. 1705 LAKE ST GLENDALE CA 91201. HAYK TIGRANYAN. 16614 LOS ALIMOS ST GRANADA HILLS CA 91344. 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: HAYK TIGRANYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/04/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,061

FICTITIOUS BUSINESS NAME STATEMENT: 2023171172. The following person(s) is/are doing business as: AVIM AUTO SALES. 22231 MULHOLLAND HWY 213 CALABASAS CA 91302. 4274 PARK GRANADA PO. BOX #8565 CALABASAS CA 91367. VEREJ MIRZAIAN. 6220 OWENSMOUTH AVE APT 172 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: N/A. Signed: VEREJ MIRZAIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/07/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,062

FICTITIOUS BUSINESS NAME STATEMENT: 2023171174. The following person(s) is/are doing business as: TOVMAS MAINTENANCE. 6318 COLDWATER CYN APT 6 NORTH HOLLYWOOD CA 91606. SAMVEL TOVMASYAN. 6318 COLDWATER CYN APT 6 NORTH HOLLYWOOD CA 91606. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2018. Signed: SAMVEL TOVMASYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/07/2023. NOTICE - This fictitious name statement

expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,063

FICTITIOUS BUSINESS NAME STATEMENT: 2023171176. The following person(s) is/are doing business as: VA MEDICAL TRANSPORTATION. 18107 SHERMAN WAY SUITE 209 RESEDA CA 91335. VA MEDICAL. 18107 SHERMAN WAY SUITE 209 RESEDA CA 91335. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/20/2023. Signed: DSHKUI GALUSTOVNA GUMASHYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 08/07/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,064

FICTITIOUS BUSINESS NAME STATEMENT: 2023173416. The following person(s) is/are doing business as: ELO'S OASIS CANDLE. 6146AL WAY SIMI VALLEY CA 93063. DIANA GARCIA. 6146 AL WAY SIMI VALLEY CA 93063. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2/2022. Signed: DIANA GARCIA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/09/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,065

FICTITIOUS BUSINESS NAME STATEMENT: 2023173414. The following person(s) is/are doing business as: RICCO'S TOWING. 14923 WYANDOTTE ST VAN NUYS CA 91405. RICCO DANIEL MARTINEZ. 14923 WYANDOTTE ST 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: 06/2023. Signed: RICCO DANIEL MARTINEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/09/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,066

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME  
File No: 2019303336  
Date Filed: 12/27/2019  
Name of Business: AGUA FRESCA MARKET  
1705 LAKE ST GLENDALE CA 91201  
Registered Owner: ANI M SIREKANYAN  
10623 FES ST SUN VALLEY CA 91352  
Business was conducted by: AN INDIVIDUAL  
Registrant Name: ANI M SIREKANYAN, OWNER  
Current File #:2023169946  
Date: 08/04/2023  
Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,067

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME  
File No. 2021154083  
Date Filed: 07/08/2021  
Name of Business: EVAN'S FOOT SPA  
1122 N HAYWORTH AVE #8 WEST HOLLYWOOD CA 90046  
Registered Owner: ZHONG LI  
1122 N HAYWORTH AVE #8 WEST HOLLYWOOD CA 90046  
Name of Business: A1 TRUCK & TRAILER REPAIR  
11475 PENROSE ST VAN VALLEY CA 91352  
Registered Owner: JAMOLIDDIN YULDASHEV  
5643 CARLTON WAY #2 LOS ANGELES CA 90028  
Business was conducted by: AN INDIVIDUAL  
Registrant Name: SARKIS HAJIAN, OWNER  
Current File #:2023165584  
Date: 07/31/2023  
Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,069

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME  
File No. 201943019  
Date Filed: 05/22/2019  
Name of Business: A1 TRUCK & TRAILER REPAIR  
11475 PENROSE ST VAN VALLEY CA 91352  
Registered Owner: JAMOLIDDIN YULDASHEV  
5643 CARLTON WAY #2 LOS ANGELES CA 90028  
Business was conducted by: AN INDIVIDUAL  
Registrant Name: JAMOLIDDIN YULDASHEV, OWNER  
Current File #:2023162419  
Date: 07/26/2023  
Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,070

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number:23VECP0507  
08/31/2023  
CHRISTABELLA AUDREY MEKDARA  
5461 YARMOUTH AVE UNIT 15  
ENGINO CA 91316  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
6230 SYLMAR AVE  
VAN NUYS 91401  
LOS ANGELES SUPERIOR COURT VAN NUYS COURTHOUSE  
PETITIONER: CHRISTABELLA AUDREY MEKDARA for change of name  
TO: INTERESTED PERSONS:  
Petitioner: CHRISTABELLA AUDREY MEKDARA filed a petition with this court for a decree changing names as follows:  
Present name: CHRISTABELLA AUDREY MEKDARA  
Proposed name: KIMI MEKDARA

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: 10/20/2023 Time: 08:30AM Dept: T Room: 600  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY

Signed: VIRGINIA KEENE, Judge of the Superior Court  
Date: 08/31/2023  
Case Number: 2023 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,071  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number:23MCP00444  
08/11/2023  
C. KELLA NAKASAKA  
INTER VIVOS RELIC  
107 NORTH REINO ROAD 351  
THOUSAND OAKS CA 91320  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
1725 MAIN STREET  
SANTA MONICA 90401  
PETITION OF: ARMANI JAMI REEDWILLIAMS for change of name  
TO: ALL INTERESTED PERSONS:  
Petitioner: ARMANI REED filed a petition with this court for a decree changing names as follows:  
Present name: ARMANI JAMI REEDWILLIAMS  
Proposed name: KING ASSET PLAYER

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: 10/06/2023 Time: 08:30AM Dept: K Room: K  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY

Signed: LAWRENCE CHO, Judge of the Superior Court  
Date: 08/11/2023  
Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,072  
FICTITIOUS BUSINESS NAME STATEMENT: 2023159535  
The following person(s) is/are doing business as: COLOR ME KIND BY SAVAGE. 2746 PACIFIC COAST HIGHWAY STUDIO 18, TORRANCE, CA. 90505 LOS ANGELES, YIRLANNY SAVAGE, 2746 PACIFIC COAST HIGHWAY STUDIO 18 TORRANCE CA 90505. 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 YIRLANNY SAVAGE, 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: 7/24/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on,

in the office of the



to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association.

The name and address of the court is: (El nombre y dirección de la corte es): Superior Court of California, County of Los Angeles, Northwest Judicial District, 6230 Sylmar Ave Van Nuys CA 91401. The name, address and telephone number of the petitioners attorney or the petitioner without an attorney, are (El nombre, dirección y el número de teléfono del:

abogado del demandante, o del demandante si no tiene abogado, son): Ronald Charles Findeis, 8363 Willis Ave 34, Panorama City, CA 91402 Tele: (818) 221-9019, Attorney For 'In Pro Per'

Date: 08/22/2023 by David W. Slayton/s/ C. Gomez/ Executive Officer / Clerk of the Court / Deputy Clerk(Assistente)/ Marilyn M. Mordeitzky, Commissioner Judicial Officer/ 09/07/23, 09/14/23, 09/21/23, 09/28/2023 JH132

**SUMMONS (CITACION JUDICIAL) CASE NUMBER 23VEFL00449**  
**NOTICE TO RESPONDENT (AVISO AL DEMANDADO): AMY RENEE BUTLER**  
**PETITIONER'S NAME IS (EL NOMBRE DEL DEMANDANTE ES): COLBY MICHAEL BUTLER**  
Tiene 30 DIAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.suorte.ca.gov](http://www.suorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.suorte.ca.gov](http://www.suorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association.

The name and address of the court is: (El nombre y dirección de la corte es): Superior Court of California, County of Los Angeles, Northwest Judicial District, 6230 Sylmar Ave Van Nuys CA 91401. The name, address and telephone number of the petitioners attorney or the petitioner without an attorney, are (El nombre, dirección y el número de teléfono del:

abogado del demandante, o del demandante si no tiene abogado, son): Colby Michael Butler, 8124 Shadyglade Avenue, North Hollywood, CA 91605, Tele: (818) 479-5828, Attorney For 'In Pro Per'

Date: 08/22/2023 by David W. Slayton/s/ C. Gomez/ Executive Officer / Clerk of the Court, Deputy Clerk (Asistente)/

Marilyn M. Mordeitzky, Commissioner Judicial Officer/ 09/07/23, 09/14/23, 09/21/23, 09/28/2023 JH133

**Elvia Noelia Navarro De Diaz**  
**'In Pro Per**  
6223 Van Nuys Blvd  
Van Nuys, CA 91401  
Case Number: 23VECP00487  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
6230 Sylmar Ave  
Van Nuys, CA 91401  
North West Judicial District [East]  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Elvia Noelia Navarro De Diaz  
TO ALL INTERESTED PERSONS  
Petitioner: Elvia Noelia Navarro De Diaz  
Present name: Elvia Noelia Navarro De Diaz  
Proposed name: Elvia Noelia Diaz

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. If no written objection is timely filed, the court may grant the petition without a hearing.  
NOTICE OF HEARING  
Date: 10/27/2023 Time: 8:30am Dept: A Rm: 510  
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: 08/24/2023 Signed: Huey P. Cotton/Vudge, Judge of the Superior Court  
Published: 09/07/23, 09/14/23, 09/21/23, 09/28/2023 JH134

FICTITIOUS BUSINESS NAME STATEMENT: 2023194950 The following person(s) is/are doing business as: KRISTIN WARD COACHING, 2108 N St Ne. Sacramento, CA 95816. KRISTIN W COACHING LLC 2108 N St Ne. Sacramento, CA 95816. 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: 8/2023. Signed: Kristin Wald, Managing Member. This statement is filed with the County Clerk of Los Angeles County on: 9/5/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) 9/14/23, 09/21/23, 09/28/23

FICTITIOUS BUSINESS NAME STATEMENT: 2023193969 The following person(s) is/are doing business as: MAGIC WEHO, 464 N Doheny Dr. West Hollywood, CA 90048. GINGER TAD 464 N Doheny Dr. West Hollywood, CA 90048. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 8/2023. Signed: Ginger Tad, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/5/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) 9/14/23, 9/21/23, 9/28/23, 10/5/23 230 Sarah Christine Pamela Brown 519 W Raymond St Compton, CA 90220 Case Number: 23CMCP00142 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: Sarah Christine Pamela Brown TO ALL INTERESTED PERSONS Petitioner: Sarah Christine Pamela Brown Present name: Sarah Christine Pamela Brown Proposed name: Sarah Christine Pamela Brown Fontenot 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 change 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: 10/27/2023 Time: 8:30am Dept: A Rm: 510  
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: 08/24/2023 Signed: Huey P. Cotton/Vudge, Judge of the Superior Court  
Published: 09/07/23, 09/14/23, 09/21/23, 09/28/2023 JH134

FICTITIOUS BUSINESS NAME STATEMENT: 2023194950 The following person(s) is/are doing business as: KRISTIN WARD COACHING, 2108 N St Ne. Sacramento, CA 95816. KRISTIN W COACHING LLC 2108 N St Ne. Sacramento, CA 95816. 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: 8/2023. Signed: Kristin Wald, Managing Member. This statement is filed with the County Clerk of Los Angeles County on: 9/5/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) 9/14/23, 09/21/23, 09/28/23, 10/5/23 229

doing business as: MAGIC WEHO, 464 N Doheny Dr. West Hollywood, CA 90048. GINGER TAD 464 N Doheny Dr. West Hollywood, CA 90048. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 8/2023. Signed: Ginger Tad, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/5/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) 9/14/23, 9/21/23, 9/28/23, 10/5/23 230 Sarah Christine Pamela Brown 519 W Raymond St Compton, CA 90220 Case Number: 23CMCP00142 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: Sarah Christine Pamela Brown TO ALL INTERESTED PERSONS Petitioner: Sarah Christine Pamela Brown Present name: Sarah Christine Pamela Brown Proposed name: Sarah Christine Pamela Brown Fontenot 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 change 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: 10/10/23 Time: 830a Dept: B Rm: 906  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 7/31/23. Signed: Fumiko H. Wasserman, Judge of the Superior Court  
Published: 9/7/23, 9/14/23, 9/21/23, 9/28/23 228 Binh Thanh Du, Thi Uyen Phan for Tue Dinh Du 738 W 141st St Gardena, CA 90247 Case Number: 23TRCP00350 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 6250 Torrance Blvd Torrance, CA 90503

ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Tue Dinh Du TO ALL INTERESTED PERSONS Petitioner: Tu Dinh Du Present name: Tu Dinh Du Proposed name: Eric Dinh Tu 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 change 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: 10/13/23 Time: 830a Dept: B Rm: 906  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 9/8/23. Signed: Gary Y. Tanaka, Judge of the Superior Court  
Published: 9/14/23, 09/21/23, 09/28/23, 10/5/23 229 Gabriela Alejandra Baca Ascencio 3801 E 53rd St Maywood, CA 90270 Case Number: 23NWCP00349 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: Gabriela Alejandra Baca Ascencio TO ALL INTERESTED PERSONS Petitioner: Gabriela Alejandra Baca Ascencio Present name: Gabriela Alejandra Baca Ascencio Proposed name: Gabriela Ascencio 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 change 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: 11/3/23 Time: 830a Dept: C Rm: 312  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 9/1/23. Signed: Olivia Rosales, Judge of the Superior Court  
Published: 9/14/23, 9/21/23, 9/28/23, 10/5/23 230 Allan Barraza Michel 1222 S Dwight Ave Compton, CA 90220 Case Number: 23CMCP00091 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: Allan Barraza Michel TO ALL INTERESTED PERSONS Petitioner: Allan Barraza Michel Present name: Allan Barraza Michel Proposed name: Allan Barraza Michel 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 change 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: 11/3/23 Time: 830a Dept: C Rm: 312  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 9/1/23. Signed: Olivia Rosales, Judge of the Superior Court  
Published: 9/14/23, 9/21/23, 9/28/23, 10/5/23 230 Allan Barraza Michel 1222 S Dwight Ave Compton, CA 90220 Case Number: 23CMCP00091 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: Alan Barraza Michel TO ALL INTERESTED PERSONS Petitioner: Alan Barraza Michel Present name: Alan Barraza Michel Proposed name: Alan Barraza Michel 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 change 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: 8/3/23 Time: 830a Dept: B Rm: 906  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly, Date: 5/26/23. Signed: Fumiko H. Wasserman, Judge of the Superior Court  
Published: 9/14/23, 9/21/23, 9/28/23, 10/5/23 231

FICTITIOUS BUSINESS NAME STATEMENT: 2023198452. The following person(s) is/are doing business as: PONCYP PAWS, 22645 GAYCREST AVE TORRANCE CA 90505. DINIL KUMARA KULATHUNGA, 22645 GAYCREST AVE TORRANCE CA 90505. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2023. Signed: DINIL KUMARA KULATHUNGA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/11/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,073

FICTITIOUS BUSINESS NAME STATEMENT: 2023188738. The following person(s) is/are doing business as: LA SUERTE 99c+ DISCOUNT, 13274 VAN NUYS BLVD UNIT E PACOIMA CA 91331. MARIA EDILIA CORREA VARGAS, 13606 MERCER ST 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: MARIA EDILIA CORREA VARGAS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/28/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,074

FICTITIOUS BUSINESS NAME STATEMENT: 2023196251. The following person(s) is/are doing business as: THE HIM SKIN CARE LOUNGE, THE HIM; THE HIM SKIN CARE BAR, 2010 W AVE K APT #470 LANCASTER CA 93536. RAQUEL NANETTE GREEN, 2010 W AVE K APT #470 LANCASTER CA 93536. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2019. Signed: RAQUEL NANETTE GREEN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/06/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,075

FICTITIOUS BUSINESS NAME STATEMENT: 2023177494. The following person(s) is/are doing business as: SHINE INVEST DEVELOPMENT; SHINE INVEST, 1230 ROSECRANS AVENUE SUITE 300 MANHATTAN BEACH CA 90266. SHINE INVEST LLC, 1230 ROSECRANS AVENUE SUITE 300 MANHATTAN BEACH CA 90266. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: RUBI MARTINEZ, CEO. This statement is filed with the County Clerk of Los Angeles County on: 08/15/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,088

09/28/2023, 10/05/2023 TBS 9,076

FICTITIOUS BUSINESS NAME STATEMENT: 2023172739. The following person(s) is/are doing business as: PHO VAN, 2019 S HACIENDA BLVD ½ HACIENDA HEIGHTS CA 91745. PHO VAN INC, 2019 S HACIENDA BLVD ½ HACIENDA HEIGHTS CA 91745. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/2023. Signed: VAN TRINH, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 08/09/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,077

FICTITIOUS BUSINESS NAME STATEMENT: 2023197716. The following person(s) is/are doing business as: IDEALSPATEN USA, 9215 SANTA FE SPRINGS ROAD SANTA FE SPRINGS CA 90670. HELKO NORTH AMERICA LLC, 9215 SANTA FE SPRINGS ROAD SANTA FE SPRINGS CA 90670. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: BRYAN HOLST, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 09/08/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,078

FICTITIOUS BUSINESS NAME STATEMENT: 2023191623. The following person(s) is/are doing business as: PAWSTIVELY HUNTER, 29165 LARO DRIVE AGOURA HILLS CA 91301. HUNTER BURGERS, 29165 LARO DRIVE AGOURA HILLS CA 91301. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2023. Signed: HUNTER FLOWERS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 08/31/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,079

FICTITIOUS BUSINESS NAME STATEMENT: 2023195093. The following person(s) is/are doing business as: MX BRIDGE, MXBRIDGE.AI, ARMAND ARMANI PREMIER EVENTS & NETWORKING, 2496 S CENTINELA AVE 402 LOS ANGELES CA 90064. 202358018748. GREEN LOTUS, 6620 CRENSHAW BLVD LOS ANGELES CA 90043. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JOSE A CERVANTES, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/06/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,080

FICTITIOUS BUSINESS NAME STATEMENT: 2023193183. The following person(s) is/are doing business as: MAGANA LANDSCAPING INC, 304 E REALTY ST CARSON CA 90745. 5868921. MAGANA LANDSCAPING INC, 304 E REALTY ST CARSON CA 90745. 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: JESUS MAGANA, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/01/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,082

FICTITIOUS BUSINESS NAME STATEMENT: 2023195616. The following person(s) is/are doing business as: ELITE PLASTIC SURGEONS, 542 CANTOR IRVINE CA 92620. SIMMS ADVISORY LLC, 542 CANTOR IRVINE CA 92620. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2023. Signed: MARTIN SIMMS, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 09/06/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,083

FICTITIOUS BUSINESS NAME STATEMENT: 2023198480. The following person(s) is/are doing business as: MEDICHOX, 348 E OLIVE AVE STE H1 BURBANK CA 91502. A3M ENTERPRISES INC, 348 E OLIVE AVE STE H1 BURBANK CA 91502. 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: AREG KALENTS, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/11/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,084

FICTITIOUS BUSINESS NAME STATEMENT: 2023197524. The following person(s) is/are doing business as: BOTAL, PATRON, WESTERN WEAR, GOOTS EL, PATRON #2, EL PATRON #1, 13067 NORRIS AVE SYLMAR CA 91342. BOTAS EL PATRON INC, 13067 NORRIS AVE SYLMAR CA 91342. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JOSE MEDINA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/08/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,086

FICTITIOUS BUSINESS NAME STATEMENT: 2023187603. The following person(s) is/are doing business as: TAX BILLIONS, 43620 PICASO ST LANCASTER CA 93535. BOSSY BILLIONS ENTERPRISE LLC, 43620 PICASO ST LANCASTER CA 93535. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JACQUELINE KING, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 08/28/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,088

FICTITIOUS BUSINESS NAME STATEMENT: 2023196180. The following person(s) is/are doing business as: DESIGN BY ART, 8012 CANTALOUPE AVE PANORAMA CITY CA 91402. ARTUR SAROVAN, 8012 CANTALOUPE AVE PANORAMA CITY CA 91402. 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: ARTUR SAROVAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 09/06/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,089

LOS ANGELES CA 90067. FREDERIC GOLCHAN PRODUCTIONS, 10100 SANTA MONICA BLVD #1700 LOS ANGELES CA 90067. 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: FREDERIC GOLCHAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/06/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,090

FICTITIOUS BUSINESS NAME STATEMENT: 2023193292. The following person(s) is/are doing business as: TFW FINANCIAL & INSURANCE SOLUTIONS, 1821 WILLIAMS ST SIMI VALLEY CA 93065. 5863949. TFW MEDIA INC, 1821 WILLIAMS ST SIMI VALLEY CA 93065. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 08/2023. Signed: HECTOR D PAREDES, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 09/01/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/14/2023, 09/21/2023, 09/28/2023, 10/05/2023 TBS 9,091

FICTITIOUS BUSINESS NAME STATEMENT: 2023161885. The following person(s) is/are doing business as: L & B NURSING SERVICES, 7020 SUNNYSLOPE AVE VAN NUYS CA 91405. LUSABER GHUKASYAN, 7070 SUNNYSLOPE AVE 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: 02/2016. Signed: LUSABER GHUKASYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/26/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., &B&P) Published: 09/07/2023, 09/14/2023, 09/21/2023, 09/28/2023 TBS 9,092

FICTITIOUS BUSINESS NAME STATEMENT: 2023161887. The following person(s) is/are doing business as: GREEN LOTUS, 6620 CRENSHAW BLVD LOS ANGELES CA 90043. MIHAI SILTA, 6620 CRENSHAW BLVD 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: N/A. Signed: MIH



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: 9/14/2023, 9/21/2023, 9/28/2023, 10/5/2023 NIN 49269

FICTITIOUS BUSINESS NAME STATEMENT: 2023172453  
The following person(s) is/are doing business as: MARK WALKER REALTOR, 5570 MEL-ROSE AVE SUITE 303, LOS ANGELES, CA, 90038 LOS ANGELES, CAV 81 LLC, 5570 MELROSE AVE SUITE 303 LOS ANGELES CA 90038 CALIFORNIA 202358116415. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed MARK WALKER, MANAGING MEMBER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 8/8/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/14/2023, 9/21/2023, 9/28/2023, 10/5/2023 NIN 49291

FICTITIOUS BUSINESS NAME STATEMENT: 2023173841  
The following person(s) is/are doing business as: MEMBERS MEDICAL SPA, 19554 VENTURA BLVD, TARZANA, CA. 91356 LOS ANGELES, YOUTH FACTORY, 19554 VENTURA BLVD TARZANA CA 91356 CA 5730506. 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 ANNA GRVUNSHIPAN, 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: 8/10/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/14/2023, 9/21/2023, 9/28/2023, 10/5/2023 NIN 49287

FICTITIOUS BUSINESS NAME STATEMENT: 2023174331  
The following person(s) is/are doing business as: E.A.S.A. EDUCATIONAL ACADEMIC SPORTS ACADEMY, 13910 NW PASSAGE SUITE 105, MARINA DEL REY, CA. 90292 LOS ANGELES, EDUCATIONAL ACADEMIC SPORTS ACADEMY, 13910 NW PASSAGE SUITE 105 MARINA DEL REY CA 90292 CALIFORNIA 5697808. 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 NASTASIA WHITE, 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: 8/10/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/14/2023, 9/21/2023, 9/28/2023, 10/5/2023 NIN 49298

FICTITIOUS BUSINESS NAME STATEMENT: 2023175436  
The following person(s) is/are doing business as: CHUN LA HAO CHONGQING HOTPOT, 8701 N ROSEMARE BLVD, TEMPLE CITY, CA, 91780 LOS ANGELES, 123 LARKSONG IRVINE, CA, 92602 HG. WWW INC., 123 LARKSONG IRVINE CA 92602 CALIFORNIA 4064783. 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 RAN GUO, CFO. 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: 8/11/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/14/2023, 9/21/2023, 9/28/2023, 10/5/2023 NIN 49277

FICTITIOUS BUSINESS NAME STATEMENT: 2023175455  
The following person(s) is/are doing business as: TIENDA CECI, 1816 6TH ST, LOS ANGELES, CA, 90057 LOS ANGELES, SANTA CECILIA CUA CUA, 1816 6TH ST LOS ANGELES CA 90057. 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 SANTA CECILIA CUA CUA, 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: 8/11/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/14/2023, 9/21/2023, 9/28/2023, 10/5/2023 NIN 49276

FICTITIOUS BUSINESS NAME STATEMENT: 2023175465  
The following person(s) is/are doing business as: BDK CONSTRUCTION, 297 S ATLANTIC BLVD, #F, MONTEREY PARK, CA, 91754 LOS ANGELES, BUDAKK CONSTRUCTION, 297 S ATLANTIC BLVD, #F MONTEREY PARK CA 91754 CA. 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 SELENE HERNANDEZ HERNANDEZ, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 8/11/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/14/2023, 9/21/2023, 9/28/2023, 10/5/2023 NIN 49278

FICTITIOUS BUSINESS NAME STATEMENT: 2023176758  
The following person(s) is/are doing business as: JOTC, UCC, JOURNEY OF THE CROSS, 400 EAST PALMER STREET, COMPTON, CA, 90221 LOS ANGELES, JOURNEY OF THE CROSS DIOCESE OF THE UNITED CHRISTI, 400 EAST PALMER STREET COMPTON CA 90221 CALIFORNIA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed KENDALL DAVIS, 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: 8/14/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/14/2023, 9/21/2023, 9/28/2023, 10/5/2023 NIN 49280

FICTITIOUS BUSINESS NAME STATEMENT: 2023176993  
The following person(s) is/are doing business as: CHANG'S GARDEN SINCE 2004, 627 W DUARTE RD, ARCADIA, CA, 91007 LOS ANGELES, ANNAVEE INC, 627 W DUARTE RD ARCADIA CA 91007 CALIFORNIA 3874467. 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 ANNAVEE WINGYI WONG KIM, 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: 8/14/2023. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 9/14/2023, 9/21/2023, 9/28/2023, 10/5/2023 NIN 49294



## DEPARTMENT OF THE TREASURER AND TAX COLLECTOR

### Notice of Divided Publication

### NOTICE OF DIVIDED PUBLICATION OF THE PROPERTY TAX-DEFAULT LIST (DELINQUENT LIST)

Made pursuant to Section 3371, Revenue and Taxation Code

Pursuant to Revenue and Taxation Code Sections 3381 through 3385, the County of Los Angeles Treasurer and Tax Collector is publishing in divided distribution, the Notice of Power to Sell Tax-Defaulted Property in and for the County of Los Angeles (County), State of California, to various newspapers of general circula-

tion published in the County. A portion of the list appears in each of such newspapers.

The County of Los Angeles Treasurer and Tax Collector, State of California, certifies that:

Notice is given that by operation of law at 12:01 a.m. Pacific Time, on July 1, 2021, the Tax Collector declared the real properties listed below tax defaulted. The declaration of default was due to non-payment of the total amount due for the taxes, assessments, and other charges levied in tax year 2020-21 that were a lien on the listed real property. Non-residential commercial property and property upon which there is a recorded nuisance abatement lien shall be subject to the tax collector's power to sell after three years of defaulted taxes. Therefore, if the 2020-21 taxes remain defaulted after June 30, 2024, the property will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2025. All other property that has defaulted taxes after June 30, 2026, will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2027. The list contains the name of the assessee and the total tax, which was due on June 30, 2021, for tax year 2020-21, opposite the parcel number. Payments to redeem tax-defaulted real property shall include all amounts for unpaid taxes and assessments, together with the additional penalties and fees as prescribed by law, or be paid under an installment plan of redemption if initiated prior to the property becoming subject to the tax collector's power to sell.

The Treasurer and Tax Collector's Office will furnish, upon request, information concerning making a payment in full or initiating an installment plan of redemption. Requests must be made at 225 North Hill Street, First Floor Lobby, Los Angeles, California 90012. For more information, please visit our website at [ttc.lacounty.gov](http://ttc.lacounty.gov) or contact us at (213) 974-2111.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 11, 2023.

Elizabeth Buenrostro Ginsberg  
Chief Deputy Treasurer and Tax Collector  
County of Los Angeles  
State of California

Assessee/taxpayers, who have disposed of real property after January 1, 2020, may find their names listed because the Office of the Assessor has not yet updated the assessment roll to reflect the change in ownership.

### ASSESSOR'S IDENTIFICATION NUMBERING SYSTEM EXPLANATION

The Assessor's Identification Number, when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map (if applicable), and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available at the Office of the Assessor.

The following property tax defaulted on July 1, 2021, for the taxes, assessments, and other charges for the Tax Year 2020-21:

LISTED BELOW ARE PROPERTIES THAT DEFAULTED IN 2021 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2020-2021.  
AMOUNT OF DELINQUENCY AS OF THIS PUBLICATION IS LISTED BELOW.

ABC 2260 SAN YSIDRO LLC SITUS 2260 SAN YSIDRO DR LOS ANGELES CA 90210-1557 4384-031-001 \$90,720.49  
ABIRI, MOJGAN SITUS 457 N DOHENY DR NO 201 BEVERLY HILLS CA 90210-3996 4342-036-031 \$149.15  
ABRAMS, BEHROOZ AND JILLA TRS ABRAMS FAMILY TRUST SITUS 10062 HILL-GROVE DR LOS ANGELES CA 90210-2744 4358-014-006 \$6,348.55  
AGHAIPOUR, FARZIN AND SASSOUNIAN, SHAHLA SITUS 320 TROUSDALE PL BEVERLY HILLS CA 90210-1902 4391-013-002 \$410,789.19  
AMIRSALEH, MAHYAR CO TR ALI GHASSEMIEH TRUST AND AMIRSALEH, CO TR GHASSEMIEH TRUST SITUS 1060 LAUREL WAY BEVERLY HILLS CA 90210-2332 4348-001-006 \$39,320.96  
AVENUE OF THE STARS ASSOCIATES 4319-004-146 \$10,116.66

BACALL, JOAN AND DAVID SITUS 9116 ALCOTT ST LOS ANGELES CA 90035-3203 4305-002-028/S2019-010 \$2,478.24  
BAKER, ALEXIS SITUS 148 S ROXBURY DR B BEVERLY HILLS CA 90212-2289 4328-020-026 \$6,761.60  
BATTAGLIA, GIUSEPPE R JR SITUS 435 ARNAD RD 105 LOS ANGELES CA 90048-3900 4334-015-083 \$28,533.74  
BOLNO, DAVID TR VALHALLA TRUST 5564-028-028 \$26,322.39  
BRAY, PAMELA TR VARMINT GARMENT DESIGN TRUST SITUS 1183 SUNSET HILLS RD LOS ANGELES CA 90069-1756 4392-012-013 \$1,554.11  
BROOK, DANIEL A AND ILANIT E SITUS 1909 COVINGTON LN LOS ANGELES CA 90034-0013 5066-016-091 \$84,997.85  
CARTER, TROY CO TR TROY AND REBECCA CARTER TRUST SITUS 3160 COLDWATER CANYON AVE LOS ANGELES CA 91604-4034 2384-024-011 \$182,843.46  
SITUS 3200 COLDWATER CANYON AVE LOS ANGELES CA 91604-4036 2384-024-013 \$113,154.99  
2384-024-014 \$76,124.74  
CASTRO, KEVIN C AND AXELLE TRS CASTRO TRUST 2386-017-016 \$3,222.74  
CHABAD ISRAELI CENTER INC SITUS 1528 S ROBERTSON BLVD LOS ANGELES CA 90035-4232 4303-002-008/S2019-010 \$36,062.10  
CHODOS, JONATHAN P AND ALISA W 4371-004-011 \$1,223.26  
CHOW, EVA C SITUS 133 S MAPLETON DR LOS ANGELES CA 90024-1802 4359-010-006 \$216,176.00  
CLOPOT, BEN AND SHAW, CHRISTINE SITUS 1642 N BEVERLY GLEN BLVD LOS ANGELES CA 90077-2708 4371-043-013 \$25,606.61  
SITUS 1636 N BEVERLY GLEN BLVD LOS ANGELES CA 90077-2708 4371-043-014 \$25,193.17  
COHEN, JEFFRY SITUS 8601 W OLYMPIC BLVD LOS ANGELES CA 90035-1905 4333-021-010 \$233.74  
DADLANI, TRITH B SITUS 100 S DOHENY DR NO 1110 LOS ANGELES CA 90048-2955 4335-008-252 \$33,951.69  
DIAS, COLIN P TR COLIN P DIAS TRUST AND DIAS, LIA B TR LIA B DIAS TRUST SITUS 1600 BENEDICT CANYON DR LOS ANGELES CA 90210-2003 4356-007-016 \$114,996.76  
DIMMICK DR DEVELOPMENT 2274-016-017 \$14,638.40  
DOJCNINOVIC, SMYRNA TR ZVONKO DOJCNINOVIC JR TRUST 4355-003-024 \$217.02  
E S G HOLDING INC 4357-015-052 \$3,340.11  
E S G HOLDINGS INC 4357-015-057 \$1,172.59  
EMERY, GARETH AND KATHERINE SITUS 4145 SUNSWEPT DR LOS ANGELES CA 91604-2335 2384-023-043/S2019-010/S2020-010 \$79,163.31  
FARHADI, KAMROUZ SITUS 9736 BLANTYRE DR LOS ANGELES CA 90210-1102 4385-020-001 \$8,483.85  
FARIDZAND, SHOVCAT AND ABDOLLAH, EBRAHIM AND FARIDZAND, MEHRI TR ZAND TRUST SITUS 462 S HOLT AVE LOS ANGELES CA 90048-4017 4334-019-006 \$470.80  
FORTUNATO, MENINA TR SORAYA AND SORELLA TRUST 2274-017-019 \$21,173.24  
2274-017-020 \$21,170.69  
GYOZALYAN, ARTUR 2385-023-012 \$9,868.98  
2385-023-013 \$7,113.04  
G3 PALM CORNERSTONE LLC SITUS 460 N PALM DRIVE 407 BEVERLY HILLS CA 90210 4342-034-131 \$114,734.28  
HARPER, CHARLES E TR CHARLES E HARPER TRUST SITUS 9166 HAZEN DR LOS ANGELES CA 90210-1843 4388-017-019 \$48,064.72  
HEZGHAEIAN, SOLEIMAN SITUS 1115 S ELM DR NO 319 LOS ANGELES CA 90035-1134 4330-031-080/S2019-010 \$843.02  
HYOK SONG KWON 4371-040-008 \$329.63  
INVESTOR EXPERTS INC SITUS 3859 SHERWOOD PL LOS ANGELES CA 91423-4607 2272-005-016 \$55,004.78  
ISRAELI DEFENSE FORCIES 4380-012-012 \$2,164.92  
IVORY HEIGHTS INC 4355-003-016 \$4,539.80  
JALALI, YOUSEF AND CHARISSA D TRS Y AND C D JALALI TRUST 2274-020-021 \$5,968.86  
JAMSHIDINIA, KAMRAN CO TR K AND B JAMSHIDINIA TRUST SITUS 2271 BETTY LN LOS ANGELES CA 90210-1726 4387-014-007

\$1,007.68  
KEH, WENDY S TR WENDY S KEH TRUST SITUS 262 N CRESCENT DR NO 1C BEVERLY HILLS CA 90210-4811 4343-003-030 \$11,875.32  
KHOUGAZ, GREGORY J 4380-022-018 \$35,444.41  
LAVI, JOSEPH TR J AND A LAVI TRUST AND SANANDAJI, MAYER SITUS 411 N OAKHURST DR NO 301 BEVERLY HILLS CA 90210-5606 4342-001-104 \$49,828.03  
LAZBEN INVESTMENT CO LP SITUS 2565 BENEDICT CANYON DR LOS ANGELES CA 90210-1020 4382-016-006 \$597,686.21  
LEVIN, JOHN TR JOHN LEVIN TRUST SITUS 9695 OAK PASS RD LOS ANGELES CA 90210-1231 4384-007-051 \$3,807.78  
LEVINE, JOEL A SITUS 1204 ROXBURY DR NO 2 A LOS ANGELES CA 90035-1026 4330-012-040 \$21,951.22  
LICHTENBERG, MATTHEW TR ROLLIE FINGERS TRUST 4386-023-016 \$234.71  
LIPKIN, GAL SITUS 1880 LOMA VISTA DR BEVERLY HILLS CA 90210-1929 4391-007-010 \$51,284.32  
LUBRASSEBI, FEROUZEH TR FARID FARIDI DECD TRUST SITUS 236 S GALE DR NO C BEVERLY HILLS CA 90211-3406 4333-030-101 \$413.21  
LY HOLDING 26 LLC SITUS 1432 TANAGER WAY LOS ANGELES CA 90069-1236 5561-024-005 \$215,029.03  
MADSEN, JAMES M 4371-036-010 \$1,477.36  
MAHONEY, KATHLEEN A 5564-018-033 \$2,697.34  
SITUS 2379 SUNSET HEIGHTS DR LOS ANGELES CA 90046-1427 5564-018-034 \$80.52  
MALLAH, RICHARD I 4380-017-064 \$634.08  
MASSARO, MARILYN R 4380-031-003 \$1,103.27  
MCCOY, RICKEY AND TIFFANY 4371-005-006 \$212.22  
MEHDIZADEH, JAMES AND HALEH SITUS 1041 MARILYN DR BEVERLY HILLS CA 90210-2225 4348-005-007 \$40,102.94  
MIVIP SURGERY LLC SITUS 10575 SELKIRK LANE LOS ANGELES CA 90077 4380-002-038 \$1,425.65  
MORTENSEN, MARIA J SITUS 3524 STONEHILL PL LOS ANGELES CA 91423-4725 2386-012-039 \$1,469.76  
NALL, LILLIAN N AND BLUE, CLAIRE H SITUS 875 COMSTOCK AVE NO 5C LOS ANGELES CA 90024-7506 4359-022-043 \$14,387.21  
PENG, CHRISTINA S SITUS 132 N SWALL DR 102 LOS ANGELES CA 90048-3037 4335-001-097/S2018-010 \$66,696.39  
PERRY, BRIAN R 4371-023-006 \$1,206.15  
POLLITT, JOHN AND ABBY SITUS 9327 MONTE MAR DR LOS ANGELES CA 90035-4132 4306-020-008/S2020-010 \$20,301.92  
RASHKOVSKY, NEDA ET AL NAIM, OMID SITUS 1840 S BEVERLY GLEN BLVD 307 LOS ANGELES CA 90025-6928 4319-009-101/S2019-010 \$1,734.86  
REID, SHELLEY E TR SHELLEY E REID TRUST SITUS 10350 WILSHIRE BLVD UNT 1403 LOS ANGELES CA 90024-4734 4327-013-074 \$33,882.26  
ROSCISZEWSKI, ANNA K SITUS 1707 BENEDICT CANYON DR LOS ANGELES CA 90210-2004 4357-002-001 \$10,088.23  
ROYAL CONSULATE OF THE KINGDOM OF SAUDI ARABIA SITUS 9510 TULLIS DR LOS ANGELES CA 90210-1748 4352-003-008 \$319.34  
SCHOLNICK, GEORGE AND FAYE TRS SCHOLNICK FAMILY TRUST SITUS 495 S SPALDING DR BEVERLY HILLS CA 90212-4103 4330-002-014 \$10,870.78  
SEPHARDIC MAGEN DAVID CONGREGATION OF LA CORP SITUS 317 N OAKHURST DR NO 1 BEVERLY HILLS CA 90210-4128 4342-003-114 \$13,400.69  
SHEIKHBAHAEI, MARYAM TR SITUS 3946 KNOBHILL DR LOS ANGELES CA 91423-4413 2274-003-005 \$175,178.73  
SIMON, GREGORY B TR HENRY DONIG TRUST SITUS 1201 ROXBURY DR NO 207 LOS ANGELES CA 90035-1040 4330-006-059 \$9,157.88  
SPANNHOFF, CHRISTIAN ET AL 10 NB PARTNERSHIP 4371-019-017 \$1,494.16  
4371-019-021 \$6,402.61  
4371-019-022 \$4,760.87  
4371-019-023 \$3,570.39  
4371-019-024 \$7,909.38  
4371-019-034 \$2,131.15  
4371-019-044 \$1,974.00  
STRACKE, THIBAUT C SITUS 9929 ROBBINS DR BEVERLY HILLS CA 90212-1641 4328-004-025/S2019-010/S2020-010 \$68,043.34  
TAFAZOLI, MARYAM SITUS 315 N SWALL



DR NO 304 BEVERLY HILLS CA 90211-4716  
4335-019-048 \$36,245.45

TALASAZAN, MOUSA CO TRS TALASAZAN  
TRUST SITUS 458 N OAKHURST DR NO 105  
BEVERLY HILLS CA 90210-5701 4342-035-  
076 \$7,849.27

TAPE HOLDINGS LLC 4371-016-009  
\$3,970.70

TH BEVERLY LLC SITUS 9360 WILSHIRE  
BLVD BEVERLY HILLS CA 90212-3134 4331-  
008-025 \$412,135.38

THOMAS, GARRETT O AND THOMAS,  
CAROLE SITUS 8722 SKYLINE DR LOS AN-  
GELES CA 90046-1422 5564-010-009/S2019-  
010 \$3,830.52

TODD, KENNETH AND LISA J TRS TODD  
TRUST 4384-006-009 \$2,822.08

WHALEY, MARCIA G 4371-019-020 \$7,777.66

WILSON, MONIQUE 4380-018-007 \$1,410.97  
ZARRINBAKHS, ROUZBEH AND ZARRIN-  
BAKHS, ARASH SITUS 8744 SKYLINE DR  
LOS ANGELES CA 90046-1422 5564-010-  
025/S2020-010 \$60,397.95

1064 S JOLLA AVE LLC SITUS 1064 S LA  
JOLLA AVE LOS ANGELES CA 90035-2523  
5087-012-028 \$49,093.00

1550 SOUTH FAIRFAX LLC SITUS 1556 N  
FAIRFAX AVE LOS ANGELES CA 90046-2608  
5068-023-014 \$77,404.29

SITUS 1550 S FAIRFAX AVE LOS ANGELES  
CA 90019-4911 5068-023-015 \$77,494.39

2026 RED LLC SITUS 2026 S BEDFORD  
ST LOS ANGELES CA 90034-1202 4302-023-  
007/S2017-010/S2018-010 \$44,851.79

55 DEL NORTE LLC SITUS 55 N LA CIENE-  
GA BLVD BEVERLY HILLS CA 90211-2204  
4334-018-058 \$317,168.57

CN999467 512 Aug 31, Sep 7, 14, 2023

Title Order No.: 05948587 Trustee Sale No.:  
86513 Loan No.: 399417900 APN: 4388-019-  
035 NOTICE OF TRUSTEE'S SALE YOU ARE  
IN DEFAULT UNDER A DEED OF TRUST  
DATED 7/12/2022 . UNLESS YOU TAKE AC-  
TION 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  
9/20/2023 at 10:30 AM, CALIFORNIA TD SPE-  
CIALISTS, AS TRUSTEE as the duly appointed  
Trustee under and pursuant to Deed of Trust  
Recorded on 7/18/2022 as Instrument No.  
20220734022 in book *////*, page *////* of official  
records in the Office of the Recorder of Los An-  
geles County, California, executed by: 9301  
CHEROKEE LANE, LLC, A DELAWARE LIM-  
ITED LIABILITY COMPANY , as Trustor PRI-  
VATE MORTGAGE FUND LLC, A CALIFOR-  
NIA LIMITED LIABILITY COMPANY , as  
Beneficiary WILL SELL AT PUBLIC AUCTION  
TO THE HIGHEST BIDDER FOR CASH (pay-  
able at time of sale in lawful money of the United  
States, by cash, a cashier's check drawn by a  
state or national bank, a check drawn by a  
state or federal credit union, or a check drawn  
by a state or federal savings and loan associa-  
tion, savings association, or savings bank  
specified in section 5102 of the Financial Code  
and authorized to do business in this state). At:  
Behind the fountain located in Civic Center Plaza  
located at 400 Civic Center Plaza, Pomona,  
CA 91766, NOTICE OF TRUSTEE'S SALE –  
continued all right, title and interest conveyed  
to and now held by it under said Deed of Trust  
in the property situated in said County, Califor-  
nia describing the land therein: See Exhibit "A"  
Attached Hereto And Made A Part Hereof. The  
property heretofore described is being sold "as  
is". The street address and other common desig-  
nation, if any, of the real property described  
above is purported to be: 9301 CHEROKEE  
LANE BEVERLY HILLS (AREA), CA 90210.  
The undersigned Trustee disclaims any liability  
for any incorrectness of the street address and  
other common designation, if any, shown here-  
in. Said sale will be made, but without covenant  
or warranty, expressed or implied, regarding title,  
possession, or encumbrances, to pay the remain-  
ing principal sum of the note(s) secured by  
said Deed of Trust, with interest thereon, as  
provided in said note(s), advances, if any, un-  
der the terms of the Deed of Trust, estimated  
fees, charges and expenses of the Trustee and  
of trusts created by said Deed of Trust, to-wit:  
\$9,713,515.80 (Estimated). Accrued interest  
and additional advances, if any, will increase  
this figure prior to sale. The beneficiary under  
said Deed of Trust heretofore executed and deliv-  
ered to the undersigned a written Declaration  
of Default and Demand for Sale, and a written  
Notice of Default and Election to Sell. The un-  
dersigned caused said Notice of Default and  
Election of Sell to be recorded in the county

where the real property is located and more  
than three months have elapsed since such re-  
cordation. DATE: 8/25/2023 CALIFORNIA TD  
SPECIALISTS, AS TRUSTEE, as Trustee 8190  
EAST KAISER BLVD., ANAHEIM HILLS, CA  
92808 PHONE: 714-283-2180 FOR TRUSTEE  
SALE INFORMATION LOG ON TO: [www.stox-  
posting.com](http://www.stox-posting.com) CALL: 844-477-7869 PATRICIO  
S. INCE', VICE PRESIDENT CALIFORNIA TD  
SPECIALIST IS A DEBT COLLECTOR AT-  
TEMPTING TO COLLECT A DEBT. ANY IN-  
FORMATION OBTAINED WILL BE USED FOR  
THAT PURPOSE. "NOTICE TO POTENTIAL  
BIDDERS: If you are considering bidding on  
this property lien, you should understand that  
there are risks involved in bidding at a trustee  
auction. You will be bidding on a lien, not on the  
property itself. Placing the highest bid on a  
trustee auction does not automatically entitle  
you to free and clear ownership of the property.  
You should also be aware that the lien being  
auctioned off may be a junior lien. If you are the  
highest bidder at the auction, you are or may be  
responsible for paying off all liens senior to the  
lien being auctioned off, before you can receive  
clear title to the property. You are encouraged  
to investigate the existence, priority, and size of  
the outstanding lien that may exist on this prop-  
erty 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 prop-  
erty. NOTICE TO PROPERTY OWNER: The  
sale date shown on this notice of sale may be  
postponed one or more times by the mortgag-  
ee, 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 applica-  
ble, the rescheduled time and date for the sale  
of this property, you may call 844-477-7869, or  
visit this internet Web site [www.stoxposting.  
com](http://www.stoxposting.com), using the file number assigned to this  
case T.S.# 86513. Information about postpone-  
ments that are very short in duration or that oc-  
cur close in time to the scheduled sale may not  
immediately be reflected in the telephone infor-  
mation or on the Internet Web site. The best  
way to verify postponement information is to  
attend the scheduled sale." For sales conduct-  
ed after January 1, 2021: NOTICE TO TENANT:  
You may have a right to purchase this property  
after the trustee auction pursuant to Section  
2924m of the California Civil Code. If you are  
an "eligible tenant buyer," you can purchase the  
property if you match the last and highest bid  
placed at the trustee auction. If you are an "eli-  
gible bidder," you may be able to purchase the  
property if you exceed the last and highest bid  
placed at the trustee auction. There are three  
steps to exercising this right of purchase. First,  
48 hours after the date of the trustee sale, you  
can call (844) 477-7869, or visit this internet  
website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the  
file number assigned to this case 86513 to find  
the date on which the trustee's sale was held,  
the amount of the last and highest bid, and the  
address of the trustee. Second, you must send  
a written notice of intent to place a bid so that  
the trustee receives it no more than 15 days  
after the trustee's sale. Third, you must submit  
a bid; by remitting the funds and affidavit de-  
scribed in Section 2924m(c) of the Civil Code;  
so that the trustee receives it no more than 45  
days after the trustee's sale. If you think you  
may qualify as an "eligible tenant buyer" or "eli-  
gible bidder," you should consider contacting  
an attorney or appropriate real estate profes-  
sional immediately for advice regarding this po-  
tential right to purchase. LEGAL DESCRIP-  
TION EXHIBIT "A" PARCEL 1: THAT PORTION  
OF LOT 22 OF COLDWATER CANON TRACT,  
IN THE CITY OF LOS ANGELES, COUNTY  
OF LOS ANGELES, STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 18 PAG-  
ES 22 AND 23 OF MAPS, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUN-  
TY, DESCRIBED AS FOLLOWS: BEGINNING  
AT THE NORTHEAST CORNER OF LOT 22;  
THENCE ALONG THE NORTHERLY LINE OF  
SAID LOT NORTH 89° 54' 45" WEST 161.52  
FEET; THENCE SOUTH 0° 00' 45" WEST,  
115.51 FEET; THENCE SOUTH 66° 21' 25"  
EAST, 125.53 FEET; THENCE SOUTH 0° 00'  
45" WEST, 101.34 FEET TO THE SOUTHER-  
LY LINE OF SAID LOT; THENCE ALONG SAID  
SOUTHERLY LINE NORTH 85° 38' 00" EAST,  
46.65 FEET TO THE SOUTHEAST CORNER  
OF SAID LOT; THENCE ALONG THE EAST

LINE OF SAID LOT NORTH 0° 00' 45" EAST,  
263.40 FEET TO THE NORTHEAST CORNER  
THEREOF. SAID LAND IS SHOWN AS PAR-  
CEL 1 ON THAT CERTAIN CERTIFICATE OF  
COMPLIANCE FOR LOT-LINE ADJUSTMENT  
PARCEL MAP EXEMPTION NO. AA-2006-  
7969-PMEX RECORDED JANUARY 16, 2007  
AS INSTRUMENT NO. 20070079355 OF OF-  
FICIAL RECORDS. PARCEL 2: A NON-EX-  
CLUSIVE EASEMENT FOR THE SOLE PUR-  
POSE OF INGRESS AND EGRESS OVER  
THE WESTERLY 12.00 FEET OF LOT 35 OF  
TRACT NO. 21365, IN THE CITY OF LOS AN-  
GELES, COUNTY OF LOS ANGELES, STATE  
OF CALIFORNIA, AS PER MAP RECORDED  
IN BOOK 632 PAGES 8 TO 10 INCLUSIVE OF  
MAPS, IN THE OFFICE OF THE COUNTY RE-  
CORDER OF SAID COUNTY, TO AND FROM  
AND APPURTENANT TO THE ABOVE DE-  
SCRIBED PARCEL 1, AS CONVEYED BY  
TROUSDALE CONSTRUCTION COMPANY, A  
CALIFORNIA CORPORATION AND TEXAS  
CONSTRUCTION COMPANY, A CALIFORNIA  
CORPORATION BY DEED RECORDED DE-  
CEMBER 15, 1958 AS INSTRUMENT NO.  
2713 IN BOOK D305 PAGE 449 OF OFFICIAL  
RECORDS. PARCEL 3: AN EXCLUSIVE,  
PERPETUAL EASEMENT FOR THE USE OF  
THE COMMON WALL, AND FOR LANDSCAP-  
ING, RECREATIONAL AND RESIDENTIAL  
USE, AND ALL OTHER PURPOSES INCID-  
ENTAL THERETO, AS CONVEYED BY AN  
EASEMENT AND MAINTENANCE AGREE-  
MENT RECORDED JANUARY 19, 2007 AS  
INSTRUMENT NO. 20070107696 OF OFFI-  
CIAL RECORDS, UPON THE TERMS, CON-  
DITIONS AND PROVISIONS AS CONTAINED  
THEREIN, OVER AND ACROSS THAT POR-  
TION OF LOT 22 OF COLDWATER CANON  
TRACT, IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CAL-  
IFORNIA, AS PER MAP RECORDED IN BOOK  
18 PAGES 22 AND 23 OF MAPS, IN THE OF-  
FICE OF THE COUNTY RECORDER OF SAID  
COUNTY, DESCRIBED AS FOLLOWS: BE-  
GINNING AT THE NORTHEAST CORNER OF  
LOT 22; THENCE ALONG THE NORTHERLY  
LINE OF SAID LOT NORTH 89° 54' 45" WEST  
161.52 FEET; THENCE SOUTH 0° 00' 45"  
WEST, 115.51 FEET; THENCE SOUTH 66° 21'  
25" EAST, 125.53 FEET; THENCE SOUTH 0°  
00' 45" WEST, 43.62 FEET TO THE POINT OF  
BEGINNING OF THIS DESCRIPTION;  
THENCE SOUTH 0° 00' 45" WEST, 19.2 FEET;  
THENCE NORTH 15° 04' 44" WEST, 15.42  
FEET; THENCE NORTH 39° 10' 02" EAST,  
6.36 FEET TO THE TRUE POINT OF BEGIN-  
NING. PARCEL 4: AN EXCLUSIVE, PERPET-  
UAL EASEMENT FOR THE USE OF THE  
COMMON WALL, AND ALL OTHER PURPOS-  
ES INCIDENTAL THERETO, AS CONVEYED  
BY AN EASEMENT AND MAINTENANCE  
AGREEMENT RECORDED JANUARY 19,  
2007 AS INSTRUMENT NO. 20070107698 OF  
OFFICIAL RECORDS, UPON THE TERMS,  
CONDITIONS AND PROVISIONS AS CON-  
TAINED THEREIN, OVER AND ACROSS  
THAT PORTION OF LOT 22 OF COLDWATER  
CANON TRACT, IN THE CITY OF LOS ANGE-  
LES, COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, AS PER MAP RECORDED IN  
BOOK 18 PAGES 22 AND 23 OF MAPS, IN  
THE OFFICE OF THE COUNTY RECORDER  
OF SAID COUNTY, DESCRIBED AS FOL-  
LOWS: BEGINNING AT THE NORTHEAST  
CORNER OF LOT 22; THENCE ALONG THE  
NORTHERLY LINE OF SAID LOT NORTH 89°  
54' 45" WEST 161.52 FEET; THENCE SOUTH  
0° 00' 45" WEST, 115.51 FEET; THENCE  
SOUTH 66° 21' 25" EAST, 50.91 FEET TO  
THE TRUE POINT OF BEGINNING OF THIS  
DESCRIPTION; THENCE SOUTH 88° 05' 59"  
EAST, 5.40 FEET; THENCE SOUTH 66° 21'  
25" EAST, 68.96 FEET; THENCE SOUTH 0°  
00' 45" EAST, 2.18 FEET; THENCE NORTH  
66° 21' 25" EAST, 74.85 FEET TO THE TRUE  
POINT OF BEGINNING. PARCEL 5: AN EX-  
CLUSIVE, PERPETUAL EASEMENT FOR  
LANDSCAPING, RECREATIONAL AND RESI-  
DENTIAL USE, AND ALL OTHER PURPOSES  
INCIDENTAL THERETO, AS CONVEYED BY  
A GRANT OF EASEMENT RECORDED JANU-  
ARY 19, 2007 AS INSTRUMENT NO.  
20070107699 OF OFFICIAL RECORDS,  
UPON THE TERMS, CONDITIONS AND PRO-  
VISIONS AS CONTAINED THEREIN, OVER  
AND ACROSS THAT PORTION OF LOT 22  
OF COLDWATER CANON TRACT, IN THE  
CITY OF LOS ANGELES, COUNTY OF LOS  
ANGELES, STATE OF CALIFORNIA, AS PER  
MAP RECORDED IN BOOK 18 PAGES 22  
AND 23 OF MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY,  
DESCRIBED AS FOLLOWS: BEGINNING AT

THE NORTHEAST CORNER OF LOT 22;  
THENCE ALONG THE NORTHERLY LINE OF  
SAID LOT NORTH 89° 54' 45" WEST 161.52  
FEET; THENCE SOUTH 0° 00' 45" WEST,  
115.51 FEET, TO THE TRUE POINT OF BE-  
GINNING OF THIS DESCRIPTION; THENCE  
SOUTH 66° 21' 25" EAST, 50.91 FEET;  
THENCE NORTH 87° 58' 20" WEST, 46.67  
FEET; THENCE NORTH 0° 00' 45" EAST,  
18.76 FEET TO THE TRUE POINT OF BEGIN-  
NING.

**NOTICE OF TRUSTEE'S SALE TS No. CA-  
22-943915-CL Order No.: 2194753CAD  
YOU ARE IN DEFAULT UNDER A DEED OF  
TRUST DATED 10/21/2006. UNLESS YOU  
TAKE ACTION TO PROTECT YOUR PROP-  
ERTY, IT MAY BE SOLD AT A PUBLIC SALE.  
IF YOU NEED AN EXPLANATION OF THE  
NATURE OF THE PROCEEDING AGAINST  
YOU, YOU SHOULD CONTACT A LAWYER.**

A public auction sale to the highest bidder for  
cash, cashier's check drawn on a state or na-  
tional bank, check drawn by state or federal  
credit union, or a check drawn by a state or  
federal savings and loan association, or sav-  
ings association, or savings bank specified in  
Section 5102 to the Financial Code and autho-  
rized to do business in this state, will be held  
by duly appointed trustee. The sale will be made,  
but without covenant or warranty, expressed or  
implied, regarding title, possession, or encum-  
brances, to pay the remaining principal sum of  
the note(s) secured by the Deed of Trust, with  
interest and late charges thereon, as provid-  
ed in the note(s), advances, under the terms  
of the Deed of Trust, interest thereon, fees,  
charges and expenses of the Trustee for the  
total amount (at the time of the initial publi-  
cation of the Notice of Sale) reasonably esti-  
mated to be set forth below. The amount may  
be greater on the day of sale. **BENEFICIARY  
MAY ELECT TO BID LESS THAN THE TOTAL  
AMOUNT DUE.** Trustor(s): **NASSIR MOHAB-  
ER, A SINGLE MAN** Recorded: **11/9/2006** as  
Instrument No. **06 2487131** of Official Records  
in the office of the Recorder of **LOS ANGELES**  
County, California; Date of Sale: **10/19/2023** at  
**9:00 AM** Place of Sale: **At the Doubletree Hotel  
Los Angeles-Norwalk, 13111 Sycamore  
Drive, Norwalk, CA 90650, in the Vineyard  
Ballroom** Amount of unpaid balance and other  
charges: **\$946,949.38** The purported property  
address is: **217 N OAKHURST DR, BEVER-  
LY HILLS, CA 90210-4911** Assessor's Parcel  
No.: **4342-024-012** **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 prop-  
erty 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 prop-  
erty. **NOTICE TO PROPERTY OWNER:** The  
sale date shown on this notice of sale may be  
postponed one or more times by the mortgag-  
ee, 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 applica-  
ble, the rescheduled time and date for the sale  
of this property, you may call **800-280-2832** for  
information regarding the trustee's sale or visit  
this internet website [http://www.qualityloan.  
com](http://www.qualityloan.com), using the file number assigned to this  
foreclosure by the Trustee: **CA-22-943915-CL**.  
Information about postponements that are very  
short in duration or that occur close in time to  
the scheduled sale may not immediately be re-  
flected in the telephone information or on the  
internet website. The best way to verify post-  
ponement information is to attend the sched-  
uled sale. **NOTICE TO TENANT:** You may  
have a right to purchase this property after the  
trustee auction pursuant to Section 2924m of  
the California Civil Code. If you are an "eligible  
tenant buyer," you can purchase the property



if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **800-280-2832**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-22-943915-CL** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature

block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-22-943915-CL IDSPub #0188116 9/14/2023 9/21/2023 9/28/2023**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF AUSTEENE GEORGE COOPER**

Case No. 20STPB07802  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of AUSTEENE GEORGE COOPER  
A PETITION FOR PROBATE has been filed by Kristi Courtois in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that Kristi Courtois 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 Oct. 2, 2023 at 8:30 AM in Dept. No. 2D 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 ap-

pearance 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:**  
**STEPHEN B GOLDBERG ESQ**  
**SBN 125166**  
**SPIERER WOODWARD**  
**CORBALIS & GOLDBERG APC**  
**707 TORRANCE BLVD**  
**STE 200**  
**REDONDO BEACH CA 90277-3400**  
**CN100104 COOPER Sep 14,21,28, 2023**

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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)



# Happy Rosh Hashana

As we gather on this sacred day of Rosh Hashanah, let us reflect on the past year and embrace the opportunity for a fresh start. The shofar's call awakens us to the promise of transformation and growth.

With apples and honey, we share our hopes for a sweet and blessed year ahead. May this year bring peace, love, and fulfillment to all, and may we be inscribed in the Book of Life for health and happiness.

L'shanah tovah tikatevu v'techatemu – May you be inscribed and sealed for a good year!



COMPASS

## ACCOLADES



**Jennifer Okhovat**

Residential and Commercial Real Estate

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