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THE WEATHER, BEVERLY HILLS CA

Friday	69°   57°
Saturday	63°   56°
Sunday	68°   55°
Monday	76°   59°
Tuesday	84°   62°
Wednesday	86°   62°
Thursday	85°   62°

## Menendez Brothers Resentenced, Parole Hearing on June 13



Photo by Sam Mulick

Menendez defense attorneys Mark Geragos (far left) and Cliff Gardner (far right) with members of Menendez family after the court ruling on May 13

BY SAM MULICK

A superior court judge resentenced Erik and Lyle Menendez to 50 years to life with the possibility of parole on May 13, bringing them closer to freedom. Judge Michael Jesic removed a special circumstance allegation

from their original conviction, which grants them eligibility for parole. It is now up to a parole board to recommend whether parole should be granted. Gov. Gavin Newsom then takes up the recommendation and has the power to reject it.

See MENENDEZ, page 3

## BHUSD Hires New Principals, Makes Deal with Nike

BY JESSICA OGILVIE

The Beverly Hills Unified School District (BHUSD) has hired new principals for both El Rodeo Elementary School and Horace Mann Elementary School.

The administrators, Dr. Steven J. Suttle at Horace Mann and Kim D'Aloisio at El Rodeo, are being brought on after the former principals at both schools were removed from their positions earlier this year.

Both Suttle's and D'Aloisio's appointments were announced by the district on May 9 and formally approved at the BHUSD Board's May 13 meeting.

According to a statement from BHUSD, Suttle has served as a principal in multiple California school districts, earning honors for those districts such as the Gold Ribbon Award and the PBIS Platinum and Silver Awards.

In a separate statement, the district said that D'Aloisio most recently served as principal in a Los Angeles middle school which earned recognition as a California

See BHUSD, page 7

## City Manager Nancy Hunt-Coffey to Retire in June 2026

BY ANA FIGUEROA

Beverly Hills City Manager Nancy Hunt-Coffey will retire in June 2026, after 35 years of public service. She was appointed as the first female City Manager of Beverly Hills in 2023 after serving as Assistant City Manager since 2019. Hunt-Coffey was first hired by the city in 2008 as Assistant Director of Community Services. She later became Director of Community Services, a position in which she led the Recreation and Parks, Library, Human Services and Administrative Support divisions.

In a statement released on May 15, Hunt-Coffey said, "I would like to thank the Mayor, City Council, our devoted city staff and this incredible community for allowing me the privilege to serve for all these years. It's been



Nancy Hunt-Coffey

an honor to represent you, and I will always cherish my time in Beverly Hills."

"As the first female City Manager in the history of Beverly Hills, Nancy leaves a legacy of respected leadership, superior

See CITY MANAGER, page 3

## Courier Writers Are Finalists for 22 Journalism Awards

BY COURIER STAFF

The Beverly Hills Courier is a finalist for a total of 22 California Journalism Awards and Southern California Journalism Awards, given out by the California News Publishers Association and the Los Angeles Press Club, respectively. The Courier is a finalist for 13 California Journalism Awards in the categories of Writing, Breaking News, Housing and Land-Use Reporting, Coverage of Youth and Education, Film and TV Writing/Reporting, Profile Story, Food Writing and Sports Feature Story. Additionally, the Courier's Summer

See AWARDS, page 3

In this issue:

# Courier's Red-Hot Real Estate!

Award-Winning BEVERLY HILLS COURIER

# Courier Calendar

**NOW - AUG. 3**

**LACMA:**

**“IMAGINING BLACK DIASPORAS: 21ST-CENTURY ART AND POETICS”**

**MON.-TUES., THURS. 11 A.M.-6 P.M.**

**FRI. 11 A.M.-8 P.M.**

**SAT.-SUN. 10 A.M.-7 P.M.**

“Imagining Black Diasporas: 21st-Century Art and Poetics” finds aesthetic connections among 60 artists working in Africa, Europe and the Americas. The exhibition and its catalog are among the first to examine nearly a quarter-century of production by Black artists. The project debuts new acquisitions for LACMA and expands the Pan-African exhibition canon, historically focused on the Black Atlantic, by showcasing artists working along the Pacific Rim. Nearly 70 works of painting, sculpture, photography, works on paper and time-based media are organized into four themes: speech and silence, movement and transformation, imagination and representation. Contemporary poets contributed original work to the catalog, extending the historical use of poetry in Pan-African discourse. Diaspora’s general definition as a displacement from origins excludes all the creativity the term entails. People reinvent their heritage through artistic expressions, transforming diaspora from regional movement into a wellspring of imagination. Through an analysis of Black artists’ aesthetic choices, “Imagining Black Diasporas” reveals their insights about existence. Tickets are \$23 for adults, and \$19 for seniors, students with ID and visitors with a disability. Admission is free for youths 17 and younger. Admission is

also free on Mon.-Fri. after 3 p.m. LACMA is located at 5905 Wilshire Blvd., Los Angeles.

[lacma.org](http://lacma.org)

**NOW - AUG. 31**

**ICA LA: “WILL RAWLS: [SICCER]”**

**WED., FRI. 12-6 P.M.**

**THURS. 12-7 P.M.**

**SAT.-SUN. 11-6 P.M.**

Featured in ICA LA’s main galleries, “[siccer]” is an interdisciplinary exhibition by Los Angeles-based artist and choreographer Will Rawls. Part immersive installation, part live performance, “[siccer]” is a singular project that uses dance, photography, animation and sound to investigate the role of media in constructing, exploiting and erasing the Black body. Using the techniques and technologies associated with photography, cinema and the stage, Rawls’ “[siccer]” challenges divisions between the living, the captured, the rehearsed and the performed. Experimenting with stop-motion animation, the work features a compilation of still images that have been stitched together to produce moving images depicting a cast of Black dancers in various states of movement. These stop-motion videos are then projected onto chroma green frames suspended from the ceiling, reminiscent of the green screens commonly associated with film production. At once caught, distilled, fragmented and unfinished, gestures glitch in and out of focus across Rawls’ cinematic scaffolding, which both literally and metaphorically speaks to the complex visibility of Blackness in contemporary

society. Admission to ICA LA is free with timed-entry reservations online. ICA LA is located at 1717 E. 7th St., Los Angeles.

[theicala.org](http://theicala.org)

**MAY 16-18**

**THE WALLIS: “PEPPERLAND”**

**2 P.M., 7:30 P.M.**

Mark Morris, acclaimed choreographer, returns to Los Angeles with “Pepperland,” a unique tribute to the 50th Anniversary of The Beatles’ groundbreaking album “Sgt. Pepper’s Lonely Hearts Club Band,” accompanied live by an unprecedented chamber music ensemble of voice, soprano saxophone, two keyboards, theremin and percussion. Ethan Iverson’s original score intermingles arrangements of the songs “Sgt. Pepper’s Lonely Hearts Club Band,” “With a Little Help From My Friends,” “A Day in the Life,” “When I’m Sixty-Four,” “Within You Without You” and “Penny Lane” with six Pepper-inspired original pieces intended especially for Morris’ profound understanding of classical forms: Allegro, Scherzo, Adagio and the blues. Tickets start at \$65. The Wallis is located at 9390 N. Santa Monica Blvd., Beverly Hills.

[thewallis.org](http://thewallis.org)

**MAY 18**

**THE BOLD BEAUTY PROJECT:**

**UCLA SPRING 2025 EDITION**

**3-5 P.M.**

UCLA hosts the Spring 2025 edition of The Bold Beauty Project. Bold Beauty Project is a powerful visual arts exhibition that celebrates women with varying disabilities. Its creative, large-scale

photographs, portrayed by award-winning photographers, coupled with the women’s personal stories, create a vivid and intimate portrait of women with disabilities today. The photos invigorate the current social movement for diversity and inclusion and serve to reimagine beauty in our world. Admission is free and the event is hosted at Kerckhoff Coffee House located at 308 Westwood Plaza #2, Los Angeles.

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

**MAY 19**

**ACADEMY MUSEUM OF MOTION**

**PICTURES: “SYNECDOCHE, NEW**

**YORK” IN 35MM**

**7:30 P.M.**

The Academy Museum presents a screening of “Synecdoche, New York” as part of the series “Something Mysterious: The Art of Philip Seymour Hoffman.” Oscar-winning screenwriter Charlie Kaufman made his directorial debut with this wildly original, one-of-a-kind comedy-drama about a director who uses a MacArthur Fellowship to create an insanely ambitious theater piece as large in scale and duration as life itself. Philip Seymour Hoffman gives a heartbreaking performance in what he described to an interviewer as “one of the best scripts I’ve ever read,” and the massive supporting cast includes a galaxy of Oscar winners and nominees including Samantha Morton, Michelle Williams, Catherine Keener, Emily Watson, Dianne Wiest and Jennifer Jason Leigh. Spike Jonze will attend in person. Tickets are \$10 for adults, \$7 for seniors and \$5 for students. The Academy Museum is located at 6067 Wilshire Blvd., Los Angeles.

[academymuseum.org](http://academymuseum.org)

**MAY 24**

**GOLDA ZAHRA CONCERT AT**

**BEVERLY CANON GARDENS**

**6:30 P.M.**

Golda Zahra sings pop, jazz and opera at a free outdoor concert at Beverly Canon Gardens. Guests are encouraged to arrive early with blankets and low chairs for seating on the lawn (first-come, first-served) and are welcome to bring a picnic to enjoy during the show. The Beverly Canon Gardens is adjacent to The Maybourne Beverly Hills at 241 N. Canon Drive, Beverly Hills. The park has two large public parking lots, and there is valet parking at The Maybourne Beverly Hills. The concert in the park is the first of four shows Zahra will do in the Los Angeles area through the summer. They include a program of sacred works titled “The Angelic Voice” at St. Monica Catholic Church in Santa Monica in June, “Golda Zahra in Concert” with the Dream Orchestra in July at the BroadStage in Santa Monica and performing the role of Liu in the concert version of Puccini’s opera “Turandot” at Disney Hall in Los Angeles in August.

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



Photo by Mat Hayward

Mark Morris Dance Group performs “Pepperland” at The Wallis from May 16-18.

**MENENDEZ, from page 1**

A state parole board hearing will take place on June 13 to consider whether to recommend parole for the brothers, according to a statement on May 15 from a spokesperson for the state Department of Corrections and Rehabilitation.

The brothers were originally scheduled to appear before state parole officials on that date even before the resentencing hearing took place. Originally, the board was to consider a previously-filed petition for clemency filed on behalf of the brothers, representing an additional possible path for release.

However, Scott Wyckoff, executive officer of the Board of Parole Hearings, wrote in letter to attorneys this week that "Since the [resentencing] ruling makes them immediately eligible for parole consideration as youth offenders, it is the board's intent to convert the June 13, 2025 clemency hearings to initial parole suitability hearings."

If the parole board recommends that the Menendez brothers be granted parole, the matter is then forwarded to Newsom, who will have 90 days to review the decision.

During the May 13 resentencing hearing, Judge Jescic noted the standard for resentencing is whether the defendants pose an unreasonable risk to commit a "super strike"—or any "serious or violent felony punishable in California by life imprisonment or death," according to the California Penal Code.

During a day of emotional testimony from the brothers' family members and others who came in contact with them while in prison, Jescic said he believed Erik and Lyle committed an "absolutely horrific crime" but was "almost equally shocked" by the letters that prison guards wrote in support of the brothers' freedom. Jescic also said he did not want to make the ultimate decision to free the brothers but believed "one day they should get that chance."

After Jescic announced his ruling, both brothers made statements.

"I take full responsibility for my choices," said Lyle Menendez, who with his brother appeared virtually from the Richard J. Donovan Correctional Facility in San Diego. "I believed I was a 21-year-old who could fix what could not be fixed."

During his statement, Lyle also took responsibility for "making a mockery" of the criminal justice system by soliciting perjury during his original trial. He added that he found purpose in prison by building strong relationships with inmates and correctional staff and that if released, he hopes to continue working with survivors of sexual abuse and other inmates. He also said that he is grateful to his family members for their support and forgiveness, adding that he hopes to live a life that "offers amends for the harm I have caused."

Erik Menendez then spoke and apologized for taking the lives of his parents. "My actions were criminal," he said. "They were also selfish, cruel and cowardly."

Erik said he has spent significant time imagining what his parents experienced during their murders and the pain it caused his extended family members, including having their family secrets exposed in the national spotlight. Erik said he spent most of his life believing he would die in prison, but also found purpose in service to other

inmates.

Erik also apologized to the community of Beverly Hills, claiming that the murders, in addition to lying that they were tied to organized crime, instilled a sense of fear in the previously peaceful city.

Earlier in the hearing, Deputy District Attorney Habib Balian argued that the original sentencing for the brothers should remain in place. He said that the two still do not possess sufficient insight into their crimes by claiming they committed the murders in self-defense. The fundamental idea of resentencing comes down to whether the brothers can be trusted not to commit crimes again, Balian added. Due to the severity of the murders and how the brothers pressed the shotgun into their mother's cheek, the court needed to be certain of the brothers' rehabilitation before resentencing them.

"Are they still trying to justify why they loaded the shotguns and killed their parents?" Balian asked the court.

The court also heard testimony from family members on behalf of the brothers.

Anamaria Baralt, a cousin of the brothers who said she grew up best friends with Erik, said that although their actions caused "generational trauma" for her family, she would not hesitate to welcome them back into her home with her children after seeing how they have changed. Baralt wiped away tears during her testimony while talking about how her family has had to endure ceaseless public ridicule due to the murders. Terry Baralt, Anamaria's mother and Jose Mendez's older sister, was hospitalized earlier on during the resentencing process. Anamaria added that Erik and Lyle should be freed so they can visit Terry while her health is declining.

During Anamaria's cross-examination, Erik Menendez leaned forward and held his head in his hands.

"I know Erik and Lyle very well," she said. "I hope they get a chance to inspire the world."

Tamara Lucero Goodell, another Menendez family member who was 8 years old at the time of the murders, said she took her son to meet Erik and Lyle in prison and her son later wanted to return to the prison to see them again. Goodell also said members of the Menendez family met with Los Angeles District Attorney Nathan Hochman after he was elected to express their discomfort with him naming Kathleen Cady—who previously represented the only Menendez family member who favored the brothers staying incarcerated—to lead his department's Bureau of Victim Services. However, Hochman was not receptive to their concerns during the meeting, Goodell said.

Jonathan Colby, a retired judge from Florida, also testified on behalf of the brothers and said that meeting them in prison changed his ideas on how criminals can be rehabilitated. Colby told the court how the brothers started programs in prison to improve care for elderly inmates as well as painting murals and maintaining green spaces in their facilities.

Colby, who was tough on crime while a judge, said he had never testified on behalf of a criminal before in his life.

Anerae Brown, a rapper known as "X-Raided" who was incarcerated with

the brothers, testified that Erik and Lyle's positive influence during his time in prison ultimately led to his own freedom.

"If I hadn't met Lyle and Erik, I might still be sitting there doing stupid things," said Brown, who became a father since his release and continues to perform publicly as a rapper.

After the hearing, defense attorney Mark Geragos said the resentencing decision proves that "redemption is possible ... The fact is the Menendez brothers have done remarkable work, and today is a great day after 35 years," he said, adding that the family is "one huge step closer to bringing the boys home."

Los Angeles District Attorney Nathan

Hochman said in a statement on the evening of May 13, "The decision to resentence Erik and Lyle Menendez was a monumental one that has significant implications for the families involved, the community, and the principles of justice. Our office's motions to withdraw the resentencing motion filed by the previous administration ensured that the Court was presented with all the facts before making such a consequential decision."

With City News Service ●

**AWARDS, from page 1**

STYLE 2024 issue is a finalist in the Special Section category.

The Courier is also a finalist for nine Southern California Journalism Awards in the categories of Hard News, Local Political/Government Reporting of Homelessness or Housing, Personality Profile, Business Reporting, Business Feature, Sports Profile, Gender and Society Reporting and Criticism of Film over 1,000 words.

The finalist entries were written by Courier Publisher Lisa Friedman Bloch (Summer STYLE 2024 cover profile of Jay Leno and Bruce Meyer and Holiday STYLE 2024 cover profile of Candace Parker); COO/Executive Editor Ana Figueroa (Wine

+ Dine 2024 cover profile of Evan Funke and the news story, "Teacher Files Wrongful Termination Claim Against BHUSD"); former staff reporter Clara Swanson ("State to Approve the Beverly Hills Housing Element," "One Beverly Hills Breaks Ground" and "Local Pro-Palestinian Protests Elicit Strong Response") and film and television writer Neely Swanson.

The winners of the California Journalism Awards will be announced at a gala on May 17 at the Hilton Los Angeles/Universal City. Winners of the 67th Annual Southern California Journalism Awards will be announced on June 22 at a ceremony at the Millennium Biltmore Hotel in downtown Los Angeles. ●

**CITY MANAGER, from page 1**

institutional knowledge and humility," said Beverly Hills Mayor Sharona Nazarian. "On behalf of the City Council and our entire community, we thank Nancy for her tireless dedication to making Beverly Hills a better place and wish her and her family the very best in the years ahead."

"Watching Nancy ascend to the highest levels of leadership within our organization has been a pleasure to witness," added Nazarian.

The City Council will discuss the selection of a new City Manager at a future meeting. ●

## Fire Department Schedules Two Community Meetings to Discuss the State's New Fire Hazard Maps

The Beverly Hills Fire Department and Fire Chief Greg Barton will hold two community meetings to discuss the state of California's new Fire Hazard Severity Zone (FHSZ) maps and address questions and concerns before the maps are implemented. The meetings will take place on May 28 and June 9 from 6-7 p.m. at the City Hall Municipal Gallery, 455 N. Rexford Dr. Beverly Hills. Free parking is available in the City parking structure across from City Hall. The meeting is prompted by the release last month by the California Department of Forestry and Fire

Protection (CalFire) of expanded fire hazard maps, which impact additional properties in Beverly Hills. The maps are broken down into three hazard zones: very high, high, and moderate.

More information is available on the CalFire website, which indicates the current fire zoning for all properties. <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>. Specific questions about Beverly Hills can be addressed to [firemaps@beverlyhills.org](mailto:firemaps@beverlyhills.org) ●

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

## Beverly Hills Rite Aid Not Listed Among Bankruptcy Closures



Photo by Bianca Heyward

The Rite Aid on Canon Drive has long been a community mainstay.

BY BIANCA HEYWARD

Since the 1970s, the 24-hour Rite Aid at 300 North Canon Drive has been a cherished community institution that has served

generations of residents. Beyond its role as a pharmacy, the location has been a beloved neighborhood hub where people of all ages gathered for affordable Thrifty Ice Cream, See RITE AID, page 8

## City Faces New Lawsuits Over Builder's Remedy Projects on Wilshire Boulevard



Photo by Jessica Ogilvie

The Beverly Hills City Council has denied applications for Builder's Remedy developments at 8800 and 8820 Wilshire Boulevard.

BY JESSICA OGILVIE

A developer has filed two new lawsuits against the city of Beverly Hills, alleging that its applications for Builder's Remedy projects were unfairly denied. The nearly identical complaints, filed by 8800 Wilshire Associates, LP, and 8820 Wilshire Associates, LP, in Los Angeles Superior Court, argue that Beverly Hills violated California's Housing Accountability Act (HAA) and Permit Streamlining Act (PSA) in rejecting the applications.

"Rather than coming to grips with the fact that petitioner's project is subject to the HAA's Builder's Remedy, the city has engaged in a course of conduct that is riddled with violations of state housing law," both lawsuits state.

The lawsuits challenge determinations made against proposed projects at 8800 and 8820 Wilshire Blvd. and seek to compel the city to approve the applications.

The complaints bring the total number of Builder's Remedy lawsuits against the city to four.

In response to the two new lawsuits, Beverly Hills City Attorney Laurence Wiener told the Courier, "We are confident that the city has treated the projects appropriately. Unfortunately, these projects increased their building construction area by more than 20 percent which disqualifies the projects from the Builder's Remedy process."

The proposed developments on Wilshire Boulevard would stand side by side between Robertson Boulevard and Clark Drive. At 19 stories tall, each includes retail space and residential units. The 8800 Wilshire project proposes 139 units, 17 of which would be designated for affordable housing. The development at 8820 Wilshire seeks to build 134 units, 16 of which would be designated for affordable housing.

Preliminary applications for the projects were first submitted in December 2023. At that time, Beverly Hills did not have an approved housing element in place, allowing developers to apply for so-called Builder's Remedy projects that sidestep certain local building and zoning codes in exchange for providing affordable units.

In September 2024, development applications were submitted. In response, the developer received two back-to-back letters from Beverly Hills stating that the applications were incomplete, and that the project no longer qualified for Builder's Remedy due to alleged missed deadlines and changes made to each project's plans.

In the lawsuits, the developer argues that the changed plans were within their rights under state law and municipal code, and that all paperwork was submitted in a timely manner.

The developer later resubmitted both applications and appealed the city's determinations to no avail.

Ryan Leaderman, an attorney for the developer, said that the city violated state law that dictates the terms under which a Builder's Remedy application can be denied.

"The statute ... does not say you can't change your project," he said. "The city is reading in a requirement that doesn't exist in the law."

Builder's Remedy projects have been a source of contention in Beverly Hills, with some residents and officials arguing that they are out of sync with other buildings in the city.

There are currently 14 Builder's Remedy projects under review by the city, all of which are in various stages in the application process. Seven have received letters from the city notifying them that their applications are incomplete, and five are engaged in back-and-forth communication regarding the necessity of Environmental Impact Reviews.

In addition to the lawsuits regarding 8800 and 8820 Wilshire Blvd., the city is facing two complaints regarding its denial of a Builder's Remedy project at 125-129 S. Linden Drive. Developers for that project are seeking to build a 19-story, mixed-use development with 165 dwelling units and a hotel.

Leaderman, who represents two other Builder's Remedy projects whose applications have been denied, said that those are also "likely headed towards litigation."

The city has not filed a response to either of the Wilshire Boulevard complaints. Both cases are set to go to court for trial setting conferences in early July. ●

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# Parents Seek to Reduce Screen Time at BHUSD Elementary Schools



Photo by Jessica Ogilvie

Parents are working to reduce overall screen time for young kids.

BY JESSICA OGILVIE

A group of Beverly Hills Unified School District (BHUSD) parents have banded together to work toward reducing screen time for elementary school students.

The group, Promoting Alternatives to Unhealthy Screen Exposure (PAUSE), began meeting formally this school year.

Dr. Rashelle Hakak, a clinical psychologist and founding member of PAUSE, said the idea to organize came when she and other members recognized the pervasive parental concern about screen time, both in and out of school.

"It was basically a bunch of parents who wanted change, and so we just started meeting," she said. "We kind of created a checklist

of what we wanted to get done."

The group's goals include encouraging parents not to provide their children with smartphones before eighth grade, developing a comprehensive understanding of how screens are used in BHUSD classrooms and pushing for change where necessary.

PAUSE has signed a pledge with Wait Until 8th, a national campaign encouraging school communities to commit to not giving students smartphones until eighth grade.

In terms of getting a clear picture of how screens—including iPads, tablets and laptops—are used in classrooms, Hakak said that PAUSE hopes to work closely with BHUSD officials.

"We're really trying to implement change and work more closely with the school district in a positive way," she said.

Dr. Dustin Seemann, the district's assistant superintendent, education services said BHUSD officials share these goals.

"My work with PAUSE is really around ensuring that we're protecting our students' social-emotional health and making sure that we are allowing them an environment in education to be able to focus on their academics," he said.

According to Seemann, Beverly Hills elementary school students spend an approximate average of 30 minutes per week on i-Ready, an online reading and math program that offers personalized instruction and diagnostics. Students receive approximately 1,590 minutes of instruction per week in total.

"One of the myths when we launched i-Ready as an assessment diagnostic tool for differentiated learning [was that students] were always plugged in," he said. "It's actually incorrect ... it's really only 30 minutes in the week."

Seemann also said that the program provides benefits to students who may be at different levels of reading and math. The technology is able to offer students a chance, for example, to read the same story or passage in class but at different levels.

"Our kids don't know that one kid may be reading at a higher level than the other kid," he said. "They just know that they're reading the same story ... the differentiation piece has really been a game changer for education, period."

Some parents with PAUSE disagree about  
See SCREEN TIME, page 8

4.50%  
APY  
6-MONTH CD

## Grand Opening Special

Visit our new **Beverly Hills** branch at **225 N Beverly Drive** to take advantage of this exclusive offer.

New Money Only | \$500 minimum deposit | Offer available at this location only.

Learn more at [valley.com/beverlyhills](http://valley.com/beverlyhills)



Advertised annual percentage yield is accurate as of 05/01/2025. Minimum deposit of \$500 is required to obtain the advertised annual percentage yield, and CD must be opened with a new money deposit. A new money deposit is defined as funds from an external funding source that are not presently on deposit in any other Valley account. CD cannot be opened online and must be opened in the Beverly Hills branch location. If the CD is fully or partially redeemed prior to the maturity date, an early withdrawal penalty may be imposed, which could reduce principal and/or earnings. Offer may be withdrawn or modified without prior notice. Please see the account agreement, product disclosure, and applicable schedule of fees for additional terms and conditions. © 2025 Valley National Bank. Member FDIC. Equal Opportunity Lender. All Rights Reserved. VLY11203

## Mayor Nazarian Meets with Israeli Volunteer Organization

Mayor Sharona Nazarian met in her office with representatives from ZAKA, an Israeli non-profit volunteer organization dedicated to the recovery, identification, and respectful care of the remains of disaster victims. As part of the Israeli Police Disaster Victim Identification unit, ZAKA works closely with emergency personnel and ensures that all procedures adhere to Jewish law.

Following the tragic events of Oct. 7 members of the organization were among the first to enter Kibbutz Be'eri, one of the areas most severely impacted by the attacks.



Nazarian with representatives from ZAKA

## Beverly Hills Art Show Taking Place This Weekend



The spring Beverly Hills Art Show takes place May 17 and 18.

The spring Beverly Hills Art Show takes place this weekend, May 17 and 18 from 10 a.m. to 6 p.m. at Beverly Gardens Park. The show is sponsored by the city of Beverly Hills and its Community Services Department.

More than 200 artists will display their works along four blocks of the park from Rodeo Dive to Rexford Drive. The biannual event is held every May and October and draws thousands to Beverly Hills.

Artists will showcase their work in 10 categories including painting, sculpture, ceramics, glass, drawing, watercolor, traditional printmaking, photography and digital art, jewelry and more. In addition to the art, the event will include gourmet food trucks, a beer and wine garden and a Creative Zone.

Featured artists this year include Serhii Fomichov, from Ukraine, who creates small to large-scale sculptures using glass; Alex

Paul, classically trained in Italy, who creates graphite drawings and first-time jewelry-maker Zhan Zhan.

The show's newest partner, Los Angeles Printmaking Society (LAPS), a national nonprofit dedicated to the encouragement of printmaking and the artists who make prints, will feature four demonstrating artists at their booth in front of the Lily Pond in Beverly Gardens Park.

Additionally, Stacy Nalapraya, a Los Angeles-based chalk artist, will be demonstrating her work near the food trucks on Saturday.

Artists' demonstrations will take place from 10 a.m. to 3 p.m. on Saturday, and 10 a.m. to 6 p.m. on Sunday. For a full schedule of demonstrations and Creative Zone activities, visit [beverlyhills.org/artshow](http://beverlyhills.org/artshow). ●



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[WWW.BEVERLYHILLS.ORG/PWDAY](http://WWW.BEVERLYHILLS.ORG/PWDAY)

## Tulip Time for the Courier

Beverly Hills residents and Courier readers, Michele and Joe Gabai, Cindy and Joel Feinstein and former Beverly Hills residents Shirley and Mark Bilfield recently visited the beautiful Keukenhof Tulip Gardens in Amsterdam, Netherlands as part of a river cruise. The three couples have known each other for over 40 years and have traveled together several times.



## Friedmans Honored with Humanitarian Award



Councilmember Lester Friedman and his wife Simone were honored with the Humanitarian Award at The Beverly Hills Ball "Cirque Soiree" on May 14, hosted by Temple Emanuel of Beverly Hills.

## Royal Lobster Launches in Beverly Hills



Royal Lobster launched its newest location in Beverly Hills. The South Santa Monica Boulevard location will offer sustainably-sourced lobster rolls and East Coast seafood favorites.



Kim D'Aloisio

### BHUSD, from page 1

Distinguished School under her leadership and was a Magnet Schools of America Merit of Excellence recipient in 2024 and 2025.

Speaking to the Courier, Dr. Dustin Seemann, the district's assistant superintendent, education services, said that a nationwide search was conducted for both roles, and that the district received a slew of excellent candidates.

"It was a very competitive process with a lot of people with a lot of great experience applying for these positions," he said.

Both Suttle and D'Aloisio stood out for their expertise, knowledge and training, Seemann said, as well as their past successes.

"There's so many things that they bring to the table about moving student data, closing educational gaps for students to ensure that all students can move towards meeting or exceeding state standards," he said.

Speaking at the May 13 board meeting, Suttle and D'Aloisio expressed their enthusiasm to join the district.

"Elementary education is my calling," said Suttle. "Both my parents were teachers. My brother's an educator. My sister's an educator. And I'm so thrilled that my journey as an educator now leads me to the beautiful community of Horace Mann and Beverly Hills."

D'Aloisio voiced a similar sentiment.

"El Rodeo is performing really well, I'd love to take it to the next level, and I'm just super excited to join the team here," said D'Aloisio.

In other business, the board voted 3-0, with Board President Rachelle Marcus and Board Member Amanda Stern abstaining, to approve a five-year agreement with BSN Sports to outfit student athletes in Nike-branded clothing and equipment, beginning on July 1.

The agreement is the result of an effort spearheaded by Board Member Russell Stuart, who spoke recently about what he perceived as the poor quality of BHUSD sports teams' apparel.

Disagreement broke out among board members when the item came up at the May 13 meeting, in large part because of its placement on the agenda. The item was slated for a vote without discussion, to which Marcus and Stern objected.



Dr. Steven Suttle

"If educational excellence is really what we're after, we want to unpack this ... these are huge corporations," said Stern. "I don't know if I want to start a chapter where we have Nike in our world for the rest of our lives."

Stuart retorted, "If we started educational excellence while you've been on the board for five years, you would have done something like this yourself. For five years you've been here, and we have no outfits for anybody, and our kids are wearing pathetic clothing."

Responding to a suggestion that the agreement was based on Nike's brand popularity, Board Member Sigalie Sabag noted, without going into detail, that the deal came about because Stuart has "a connection."

"It's not for the popularity, it's because we have the connection," she said. "If [Russell] Stuart had the connection with Adidas, we'd have Adidas. He has a connection, and I think we should take advantage of it."

The board also discussed at its May 13 meeting the possibility of establishing a group with members of the community that would serve as a way to increase communication between the board and stakeholders.

Parents have long criticized the board for a lack of transparency in their decision-making process.

The proposal, which would form a group called Building Relationships in District Governance and Education (BRIDGE), was brought forth by Stuart, who said the idea came partly as a response to community concerns.

"We've had countless people who have said transparency is an issue for us and that communication is an issue for us," he said.

The idea was met with cautious optimism by other board members, and will be brought back for continued discussion at a later meeting. ●

**RITE AID, from page 4**

picked up everyday essentials, stocked up on school supplies, and a date location for many local teens. For residents, the potential loss of this familiar fixture underscores the emotional impact of losing a place that is more than just a store—it is part of the community's daily rhythm.

Rite Aid filed for Chapter 11 in 2023 and emerged from a financial restructuring process last September, but the company has continued to face significant challenges. According to a May 5 letter addressed to pharmacy benefit managers from Owen McMahon, Group Vice President of Enterprise Pharmaceutical Purchasing at Rite Aid, "These challenges have only intensified as a result of the rapidly evolving retail and healthcare landscapes in which Rite Aid operates."

On that same day, the chain once again filed for Chapter 11 bankruptcy protection. Many locations will be shuttered nationwide, but the Canon Drive location was not listed in its recent store closure list as of a May 9 filing.

Zach Zalben, a commercial real estate developer who owns many pharmacy locations, tells the Courier that the Canon Drive location is likely in the 10 ten highest pharmacy sales (rumored to be in the \$25 million range) of any retail pharmacy in the United States.

The property on which Rite Aid sits is

owned by the Charles Company, a West Hollywood-based commercial and residential real estate development firm run by Mark and Arman Gabay. The 24,553-square-foot brick structure was built in 1967 as a retail pharmacy and a Crown Books, for those who remember. According to documents reviewed by the Courier, Rite Aid's lease expires at the end of 2025, with an option to extend for an additional five years.

"If they don't have that many years left on the lease, what will happen is that the landlord will be the one who really has the opportunity to call the shots," commercial real estate agent Richard Rizika told the Courier. "What often happens is someone will come in, like a CVS or Walgreens, and say, 'I agree to go ahead and take that over, as long as you give me the time to negotiate with the landlord to get a longer lease term.'"

"I think the landlord and the creditors of Rite Aid should come up with a collaboration where both the fee simple owner and the leaseholder, Rite Aid, win," another prominent Beverly Hills developer told the Courier. "It probably should involve the developer just paying Rite Aid to walk away from their below-market lease so they can put a worthwhile development there. I think they're keeping the Canon location in the near term, and because it's such a good lease and such a good store, I think this is one of very few Rite Aids that survive."

Rite Aid has notified customers that most

of the stores slated for closure will stay open for at least the next few months. With many of their locations, Rite Aid is looking to sell its prescriptions, pharmacy front-end inventory, and other assets to new owners. For the time being, they will continue to offer pharmacy services, but the company stated it is working to ensure a "smooth transfer of customer prescriptions to other pharmacies."

Rite Aid has not responded to requests for an official comment about the Canon Drive location. But, "Alice," a shift supervisor at the location who did not want to provide her last name, told the Courier, "It's a roller coaster ... "We know that they're all closing but we don't know exactly when." ●

**SCREEN TIME, from page 5**

the positive effects of screens. Speaking at the BHUSD Board's May 13 meeting, Dr. Jane Tavayev Asher, a child neurologist and founding member of PAUSE, said that neurological research has shown a connection between handwriting and reading capabilities that deteriorates if students use laptops or tablets instead.

"If you type the information, it does not connect the same structures in the brain together as it does if you write it," she said. "I really urge you ... to please not have any iPads in the classroom at all at those young ages ... definitely not in pre-K, not in K, not in first grade."

There has been recent concern as well among parents over what students are able to access on their school-issued computers. Also speaking at the May 13 board meeting, Dr. Pantea Farhadi, a BHUSD parent, said her 8-year-old son was "exposed to sexual

content" online.

"His teacher placed him out of the classroom unattended with an iPad," she said.

Seemann said he was aware of the incident, which occurred when the student viewed a Wikipedia page with a graphic illustration, and that officials addressed it immediately.

"As soon as we realized that was a potential threat, we were able to shut that [page] off and close it off from the student elementary devices," he said. "We will consistently put student safety at the forefront of the conversation."

Hakak said this type of incident speaks to a disconnect between the district office and the classrooms.

"I don't think they're fully aware that the children, during any free time, that they're allowed to be on their computers," she said. "They're unsupervised on a screen." ●

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## How is the Real Estate Market in Los Angeles?



BY RAYNI WILLIAMS  
CEO & CO-FOUNDER,  
THE BEVERLY HILLS ESTATES

While 2025 was slated to be the year that the Los Angeles real estate market recovered with a vengeance, it instead launched Q1 with an unexpected natural disaster, one that brought setbacks to the city that will be seen and felt for decades to come. More than 17,000 structures were destroyed and 180,000 residents displaced, leaving countless pieces of Los Angeles' architectural and cultural legacy gone forever, only to be seen again in photographs and books. To say this was not the projection we were expecting nor prepared for is an understatement.

As the city of Los Angeles stands, people are now in rebuild mode. Even if you were not directly affected by the fires, you were affected. People have come together in unity, and through this shared grieving process, a renewed sense of love and respect has emerged for this extraordinary city and for all that live here. It feels like the younger generation is stepping up with inspiration and the needed energy to help get their lost communities and homes back. This is true of a group of older generations as well, but we are also seeing many in later life stages using this tragedy to downsize or change

geographics, maybe even to an unknown area. Some feel if they have to start over and cannot have their known safety and familiarity, then they want to completely start fresh. Or, they may decide to preemptively make lifestyle shifts to align with retirement plans they had been considering for the years to come. Some people are even leaving the city altogether to be closer to family or try a new chapter. It seems like human nature makes these changes and jumps into action, and it comes into fruition in different ways for different people as we are witnessing.

Through it all, we have seen remarkable resilience – both in humanity and the overall market. Over two dozen homes sold for \$20 million or more in Q1 2025 just after the January fires, and 310 homes sold for between \$5 million and 11 million. Right now, it still seems insurance has helped place many of the displaced families. In the next several months we will see another uptick in sales as these fire victims will need to make permanent moves and decisions once they see that the rebuilding of these devastated areas is projected to take at least five years to completely rebound.

Where are the buyers settling in is another question I'm often asked. Many buyers have migrated to areas like Los Feliz,

the Valley, Beverly Hills and Santa Monica. Some went into rentals in beach areas like Manhattan and Laguna Beach. Brentwood was the initial beneficiary of post-fire relocations, but the demand for homes has since spread citywide, reshaping both pricing and inventory across all of Los Angeles. The one thing that rings true for all the fire victims and non-fire victims alike is that the "Three Ds" have now turned into the "Four Ds" of what drives the real estate market: death, debt, divorce and now disaster. We will see a rebound from this disaster like every drastic fall. Whether it's a financial crisis or just a cyclical change, "What goes down must come up." In a metropolis as great as the special Los Angeles, one of the greatest cities in the world, we are sure to see a market recovery, and also some may regret not getting involved in the opportunity that arose from the destruction.

So ... how is the real estate market in Los

Angeles? Resilient, active, and full of heart. Despite the major setback, the market remains strong—driven by deep community ties and an unwavering belief in the city's future. Sales are down just 3% since the fires, a remarkable indicator of stability given the scale of destruction. Leases, new acquisitions and re-trades are fueling activity, and momentum is building as buyers, developers and displaced families work to restore these neighborhoods—one lot, one family and one project at a time.

It's been just four months since the tragedy, yet homeowners are securing insurance, properties are changing hands, and permits are being pulled. While questions remain about what, where, and how to rebuild, progress is well underway. We will all wish we bought in 2025. History is being written in real time—by those committed to seeing Los Angeles rise again. ●



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# Birthdays



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May 16



**MATEEN YESHOVA**  
May 17



**TIFFANY DAVIS**  
May 20



**BIANCA HEYWARD**  
May 20



**PAUL OVERACKER**  
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## Astrology

BY HOLIDAY MATIS

**ARIES** (March 21-April 19). You've made the mistakes, adjusted, adapted and sharpened the skills you needed. This is why you're patient with others today. You'll be kinder in every direction, because your past stumbles allowed you to understand the stumbles of others.

**TAURUS** (April 20-May 20). You're making things of beauty, effectiveness or originality. It behooves you not to tell everyone what went into it. Let that be your little secret. It will be impactful to watch others try to replicate your magic -- and realize they can't.

**GEMINI** (May 21-June 21). Gossip isn't always born in nastiness. Often it's an attempt to bond with others over a shared frustration. Still, there are better ways to bond than in collective judgment. Lean into your loyalty and you'll teach others. And if the conversation is rotten, leave it.

**CANCER** (June 22-July 22). You misjudged a situation, or someone's feedback shook you. Now you want to take your time and really learn the situation. You've matured emotionally and intellectually, and you're in a phase

where discernment matters more than reaction.

**LEO** (July 23-Aug. 22). Glamorous or dramatic situations call for your energy. Do they really deserve your presence, or are they just distractions from what you could be doing to forward your own aims? Pursuing your own dreams today will give you health and a glow.

**VIRGO** (Aug. 23-Sept. 22). You know you're loved, not just because of the hard evidence of people showing up for you, listening to you or celebrating you. You know from the feeling. You will succeed in giving this sense of security and belonging to others.

**LIBRA** (Sept. 23-Oct. 23). Your name carries a kind of sparkle. When someone brings you up, others chime in with praise. This earned admiration has nothing to do with flashy, performative shows of affection. It's evidence of the reputation you built with grace and reliability.

**SCORPIO** (Oct. 24-Nov. 21). Insights will help you further develop your philosophy, a unique one coming together bit by bit. Someday this will be worthy of putting into a book, so be sure to write things down as they come to you.

**SAGITTARIUS** (Nov. 22-Dec. 21). You're more than your accomplishments and the mark you make on the world. You're

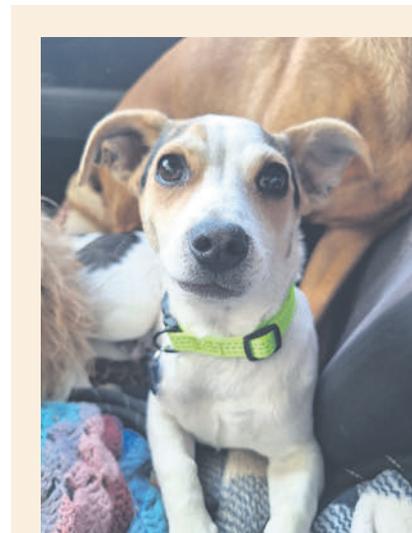
the artist, not the painting. Don't confuse your work with your worth. Try to identify more with your process, not the product or outcome.

**CAPRICORN** (Dec. 22-Jan. 19). Competition, jealousy and desire are powerful forces; when channeled wisely, they can spark ambition and creativity. But without clarity, they can cloud judgment. The important thing is to pause and breathe before you act (or press anything labeled "send").

**AQUARIUS** (Jan. 20-Feb. 18). To get

strong, one must overcome some kind of opposition. To become brilliant, one must work around limitations. What if your current challenge is a disguised ladder to greatness?

**PISCES** (Feb. 19-March 20). Even as you strive to improve, the best people in your life will celebrate you as you are at every point of the journey. There is something good in every stage. You're working to become your best self -- but you don't have to wait until you "arrive" to be loved, valued or celebrated.



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# Fun and Games

**SUDOKU**  
05/16/25 ISSUE

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**SUDOKU ANSWERS**  
05/09/25 ISSUE

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**PUZZLE ANSWERS**  
05/09/25 ISSUE

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ERMA												ERMA	
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CROOK												CROOK	
STILETTO	S											EMILY	BRONTE
TEA	GIST											PGA	ARRANGED
												FOGGY	SEAMS
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**THE NEW YORK TIMES SUNDAY MAGAZINE CROSSWORD PUZZLE**  
05/16/25 ISSUE

**FORCE PLAY**  
BY BRANDON KOPPY / EDITED BY WILL SHORTZ

Brandon Kopy, of Dripping Springs, Texas, is a performance director for an ad agency. This is his 21st crossword for The Times. He thought of its time-sensitive theme in late January, constructed the puzzle on a Sunday, wrote the clues on Monday and Tuesday and quickly submitted the result — just in time for us to say yes and schedule it for today. — W.S.

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| <p><b>ACROSS</b></p> <p>1 Things hidden after purchasing a premium account, maybe</p> <p>4 Follower of a bit?</p> <p>8 Bank robber's accessory</p> <p>12 "The Wild Duck" playwright</p> <p>17 Egg ___ yung</p> <p>18 Big name in deodorant</p> <p>20 Contents of a blog</p> <p>21 Handle</p> <p>22 Product that "can cut a slice of bread so thin you can almost see through it!" in old ads</p> <p>24 Try to open, as a gift</p> <p>25 Toon fighter of Skeletor</p> <p>26 French name that's an anagram of a mostly German river</p> <p>27 Features of jalapeños and piña coladas</p> <p>29 Coach Lasso on TV</p> <p>31 Confirmation, e.g.</p> <p>32 Brand with a line of "Calm + Restore" products</p> <p>34 Bunless cookout entrees</p> <p>37 Land</p> <p>38 Natl. economic stat</p> <p>40 Spirit for a spritz</p> <p>41 Moves one's butt (over)</p> <p>44 Book reviews of sorts?</p> | <p>47 Reason to take iron supplements</p> <p>49 Concave umbilicus</p> <p>50 Gives one's all</p> <p>52 Given reluctantly</p> <p>54 The Aztecs of the N.C.A.A.</p> <p>57 Damning info</p> <p>58 Some hosp. workers</p> <p>59 Texter's "Bye!"</p> <p>60 It squirts on a squid</p> <p>63 Royal house of Mary, Queen of Scots</p> <p>67 Many air travelers' texts, for short</p> <p>70 Sci-fi-inspired greeting that's a hint to eight squares in this puzzle</p> <p>76 Gives a hand</p> <p>77 "Au ___ les Enfants" (1987 film)</p> <p>78 Apparel for wizards and thieves</p> <p>79 Bad spot for a tear, in brief</p> <p>82 Saison avant l'automne</p> <p>84 Possible cause of insomnia</p> <p>86 2017 Pixar film inspired by el Día de los Muertos</p> <p>87 Companion who might take your breath away?</p> <p>91 Camp inspection after lights out</p> <p>94 Ballet handrail</p> <p>95 "Grand" things</p> <p>97 Over and over</p> <p>101 All mixed up</p> <p>103 They contain brains</p> <p>105 Sorority member, endearingly</p> <p>106 Org. with a tip line</p> | <p>107 Famous Leonardo da Vinci drawing with four arms and four legs</p> <p>109 Turns down</p> <p>111 Little feud</p> <p>113 Contracted</p> <p>114 Like organic food products, for short</p> <p>117 Droops</p> <p>118 Invasive Japanese vine</p> <p>120 Alphanumeric component</p> <p>122 Steaminess</p> <p>124 Drinks that get slushy over time</p> <p>125 Places for some braces</p> <p>126 Senator Baldwin or Duckworth</p> <p>127 Prefix with -lithic</p> <p>128 Alternative name for our planet</p> <p>129 Goes from 0 to 60?</p> <p>130 Some summer babies</p> <p>131 "Despicable Me" character voiced by Steve Carell</p> <p><b>DOWN</b></p> <p>1 Currency unit of Kabul</p> <p>2 Enthusiastic reply to "Want to?"</p> <p>3 Poems also fancily known as quatorzains</p> <p>4 Barely managing</p> <p>5 Coffee holder</p> <p>6 Lit ___ (rhyming class nickname)</p> <p>7 Antique purchase for an audiophile</p> <p>8 Dew, for example</p> <p>9 A nemesisssss to Indiana Jones?</p> <p>10 More dignified</p> | <p>11 Lead actress in the "Twilight" movies, in tabloids</p> <p>12 "More or less"</p> <p>13 Game you likely get worse at the longer you play</p> <p>14 Band with the 1998 hit "Closing Time"</p> <p>15 Coup d' ___</p> <p>16 Zip</p> <p>19 Gospel/jazz singer Reese</p> <p>20 Make believe</p> <p>23 "Well, OK"</p> <p>28 Exodus</p> <p>30 Practice group?: Abbr.</p> <p>33 Drooling pooch of the comics</p> <p>35 Tool for grooming</p> <p>36 What vinegar or lemon juice adds to a dressing</p> <p>39 Focus of some psychotherapy, for short</p> <p>42 Lilliputian</p> <p>43 Company behind the Saturn and Dreamcast consoles</p> <p>45 The Masters host city</p> <p>46 Minty herb used in Japanese cuisine</p> <p>48 Veep from 1969 to 1973</p> <p>51 Boxer Beterbiev</p> <p>53 Countrylike</p> <p>54 ___ card</p> <p>55 Kendrick Lamar title that completes the lyric "I got power, poison, pain and joy inside my ..."</p> <p>56 Where to see contrails</p> <p>61 Tuna type</p> <p>62 Handed over</p> <p>64 Dune buggy, e.g., in brief</p> |
|--|--|--|---|

- |   |  |  |  |
|---|--|--|--|
| <p>65 ___ Ridgeback, dog breed originally from Zimbabwe</p> <p>66 Classic sports car, familiarly</p> <p>68 Hub code for Delta</p> <p>69 Necessity for off-roading</p> <p>71 Photog's setting</p> <p>72 ___ Kane, longtime role on "All My Children"</p> <p>73 Chairman ___ (old N.B.A. nickname)</p> <p>74 The N.B.A.'s Thunder, on scoreboards</p> | <p>75 Grp. with so-called "camp shows"</p> <p>79 "Money, Money, Money" group</p> <p>80 Attired</p> <p>81 Term of address aboard the Death Star</p> <p>83 Bringing forth</p> <p>85 Third degrees?</p> <p>88 Big name in organs</p> <p>89 Amanda of film</p> <p>90 "___ Croft: Tomb Raider"</p> <p>91 Witticisms</p> | <p>92 Wednesday Addams's werewolf roommate on TV's "Wednesday"</p> <p>93 Routes across low waters</p> <p>96 Baby monitors</p> <p>98 TurboTax activity</p> <p>99 Getaway driver, for instance</p> <p>100 Sentiment in a letter from home</p> <p>102 Just what the doctor ordered?</p> <p>104 Perturbation</p> | <p>108 Screwdriver component</p> <p>110 Zip</p> <p>111 Piece of improv</p> <p>112 Hue of a dry bloodstain, maybe</p> <p>115 Cafeteria offering</p> <p>116 "I've got this one!"</p> <p>119 Women's soccer powerhouse</p> <p>121 "Who knew?!"</p> <p>123 Sport that takes place in a dohyo</p> |
|---|--|--|--|

**ANSWERS FOUND IN NEXT WEEK'S PAPER...**

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PUBLIC NOTICES

SUPERIOR COURT OF CALIFORNIA,  
 COUNTY OF LOS ANGELES  
**CASE NO: 25SMCP00106**  
**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**

To all interested person(s):  
 Petitioner: **Ana Lidia Enriquez Medina**  
 current residence address:  
**244 S. Palm Drive, Beverly Hills, CA 90211**  
 filed a petition with the Superior Court of California, County of Los Angeles, 1725 Main St. Santa Monica, 90401. Santa Monica Courthouse, on March 3, 2025 for a Decree changing names as follows:  
 Present Name: **Ana Lidia Enriquez Medina**  
 Proposed Name: **ANA ELIZABETH MEDINA**  
 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 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:** May 23, 2025 **Time:** 8:30 AM **Department:** K  
 The address of the court is:  
**1725 Main Street, Santa Monica, CA 90401**  
 Reason for name change: Petitioner is already known by her proposed name wishes to be known by her proposed name in all personal/business affairs.  
 I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Signed: **Ana Lidia Enriquez Medina**  
**Judge of the Superior Court:**  
 Lawrence H. Cho  
**Clerk:** David W. Slayton **Deputy:** A. Ilieva  
**Dated:** March 3, 2025  
**Published:** 04/25/25, 05/02/25, 05/09/25, 05/16/25 BHC-R29666

FICTITIOUS BUSINESS NAME STATEMENT **2025088561**The following is/are doing business as: **OBELO 169 N. La Peer Dr. Beverly Hills, CA 90211;** Oksana Beloborodko 169 La Peer Dr. Apt 103 Beverly Hills, CA 90211; The business is conducted by: AN INDIVIDUAL registrant(s) has HAS begun to transact business under the name(s) listed on April 2025: **Oksana Beloborodko, Owner** Statement is filed with the County of Los Angeles: May 1, 2025; Published: May 9, 16, 23, 30, 2025 LACC N/C

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME **2025096401** The following Name of Business(es) as: **SKIN WITCH LA, THE SKIN WITCH 499 N. Canon Dr. #407, Beverly Hills, CA 90210;** EMMA GOODMAN 499 N. Canon Dr. #407, Beverly Hills CA 90210; The business was conducted by: AN INDIVIDUAL registrant(s) has begun to transact business under the name(s) listed on MAY 6, 2021: **Emma Goodman, Owner** Statement is filed with the County of Los Angeles: May 12, 2025; Published: May 16, 23, 30, June 6, 2025 LACC N/C

FICTITIOUS BUSINESS NAME STATEMENT **2025070757** The following is/are doing business as: **SCHWOOPER PRODUCTIONS MUSIC, 233 S. BEVERLY DRIVE, 2ND FLOOR BEVERLY HILLS, CA 90212;** SCHWOOPER PRODUCTIONS LLC, 233 S. BEVERLY DRIVE, 2ND FLOOR BEVERLY HILLS, CA 90212; The business is conducted by: A LIMITED LIABILITY COMPANY registrant(s) has HAS begun to transact business under the name(s) listed on March 2025: **Schwopper Productions LLC, David Shall, Manager.** Statement is filed with the County of Los Angeles: April 8, 2025; Published: May 2, 9, 16, 23, 2025 LACC N/C

PUBLIC NOTICES

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 05941338 TS No: R18-07056 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 9/18/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 9/20/2018 as instrument number 20180967474, in the office of the County Recorder of Los Angeles County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 3/13/2020 as instrument number 20200302423 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 5/21/1979 as instrument number 79-543309 WILL SELL on 5/29/2025, 10:00 A.M. behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner of said property is: Jason Diehl, a single man. The property address and other common designation, if any, of the real property is purported to be: 8400 De Longpre Ave., Unit 401, West Hollywood CA 90069, APN 5554-023-065. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total

amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is: \$15,761.97. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also

be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER AND ALL OTHER INTERESTED PARTIES: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether this sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com) using the file number assigned to this case: R18-07056. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you

exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case R18-07056 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. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670, SHERMAN OAKS, CA 91411 - Tele.: (818) 845-8808 By: Susan Paquette, Trustee Sales Officer Dated: 4/18/2025 THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0473596 To: BEVERLY HILLS COURIER 05/09/2025, 05/16/2025, 05/23/2025

# Public Notices

Trustee Sale No. CA-ECL-24020417  
Notice of Trustee's Sale  
Loan No. 1008 Ogdan LLC Title Order No. 2535552CAD APN: 5530-014-015  
You Are In Default Under A Construction Deed Of Trust, Security Agreement And Assignment Of Rents Dated 05/12/2022 And More Fully Described Below (The "Deed Of Trust"). Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceedings Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash or cashiers check (payable at the time of sale in lawful money of the United States) (cashier's check(s) must be made payable to Assured Lender Services, Inc.), will be held by a duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor(s): 1008 Ogdan LLC, a California limited liability company Recorded: recorded on 05/19/2022 as Document No. 20220544112 of Official Records in the office of the Recorder of Los Angeles County, California; Date of Sale: 06/03/2025 at 11:00AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$10,080,023.64 The purported property address is: 1008 N. Ogdan Dr., West Hollywood, CA 90046 Legal Description Lot 136 Of Mcnair Place Tract, In The City Of West Hollywood, County Of Los Angeles, State Of California, As Per Map Recorded In Book 22 Page 40 Of Maps, In The Office Of The County Recorder Of Said County. Personal Property Description See Exhibit "A" attached hereto and made a part hereof of Assessors Parcel No. 5530-014-015  
The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell Under Construction Deed of Trust, Security Agreement and Assignment of Rents (the "Notice of Default and Election to Sell"). The undersigned caused the Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recording. 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 Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877)440-4460 or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case CA-ECL-24020417. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet website. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer" you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising

this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877)440-4460 or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case CA-ECL-24020417 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.\*  
NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED. THE PROPERTY COVERED IN THIS ACTION INCLUDES ALL SUCH REAL PROPERTY AND THE PERSONAL PROPERTY IN WHICH THE BENEFICIARY HAS A SECURITY INTEREST DESCRIBED HEREIN AND IN EXHIBIT "A" ATTACHED HERETO, IT BEING THE ELECTION OF THE CURRENT BENEFICIARY UNDER THE DEED OF TRUST TO CAUSE A UNIFIED SALE TO BE MADE OF SAID REAL AND PERSONAL PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2924F(b)(2) OF THE CALIFORNIA CIVIL CODE. Date: 5/2/2025 Assured Lender Services, Inc. /s/ Cherie Maples, Vice President of Trustee Operations Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com) Reinstatement Line: (714) 508-7373 To request reinstatement and/or pay-off FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Exhibit "A" (Personal Property) (a) All structures, buildings and improvements of every kind or nature now or hereafter located upon the Real Property; (b) All machinery, equipment, apparatus, fittings now or hereafter located upon the Real Property; (c) All articles of personal property except furniture, clothing and personal effects now or hereafter affixed to or located upon the Real Property; (d) All building materials and supplies now or hereafter located upon the Real Property and all architectural renderings, drawings, specifications now or hereafter relating to the Real Property; (e) All contracts and agreements now or hereafter existing relating to the design, construction

or improvement of the Real Property; (f) All deposits given to utilities and governmental authorities pertaining to the Property; (g) All present and future governmental, utility and homeowner association approvals, permits and entitlements pertaining to the Real Property; (h) All proceeds (including claims and demands thereof) of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, but not limited to, proceeds of insurance (whether required by Lender or optional) and condemnation awards; and, (i) All other or greater rights and interests of every nature in the Property and in the possession and use thereof and income therefrom, whether now owned or hereafter acquired by Trustor.  
BHC Published 05/09/25, 05/16/25, 05/23/25

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 15952770 TS No: Y24-08110 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 7/15/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 7/17/2024 as instrument number 20240470322 in the office of the County Recorder of Los Angeles County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 11/26/2024 as instrument number 20240830815 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 4/4/1995 as instrument number 95-476978, WILL SELL on 05/29/2025, 10:00 A.M., In the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner of said property is: Harrison Levy, a single man. The property address and other common designation, if any, of the real property is purported to be: 818 North Doheny Drive, Unit 1107, West Hollywood, CA 90069, APN 4340-018-121. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses

and advances at the time of the initial publication of this Notice of Sale is: \$31,048.60. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER AND ALL OTHER INTERESTED PARTIES: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a court-

sy to those not present at the sale. If you wish to learn whether this sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com) using the file number assigned to this case: Y24-08110. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case Y24-08110 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. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670, SHERMAN OAKS, CA 91411 - Tele.: (818) 845-8808 By: SUSAN PAQUETTE, TRUSTEE SALES OFFICER Dated: 4/28/2025 THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0474074 To: BEVERLY HILLS COURIER 05/09/2025, 05/16/2025, 05/23/2025

Trustee Sale No. CA-ECL-24020407  
Notice of Trustee's Sale  
Loan No. 1020 Ogdan LLC Title Order No. 2534470CAD APN: 5530-014-013  
You Are In Default Under A Construction Deed Of Trust, Security Agreement And Assignment Of Rents Dated 05/12/2022 And More Fully Described Below (The "Deed Of Trust"). Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceedings Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash or cashiers check (payable at the time of sale in lawful money of the United States) (cashier's check(s) must be made payable to Assured Lender Services, Inc.), will be held by a duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor(s): 1020 Ogdan LLC, a California limited liability company Recorded: recorded on 05/19/2022 as Document No. 20220543633 of Official Records in the office of the Recorder of Los Angeles County, California; Date of Sale: 06/03/2025 at 11:00AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$10,186,472.88 The purported property address is: 1020 N. Ogdan Dr., West Hollywood, CA 90046 Legal Description Lot 134 Of Mcnair Place Tract, In The City Of West Hollywood, County Of Los Angeles, State Of California, As Per Map Recorded In Book 22 Page 40 Of Maps, In The Office Of The County Recorder Of Said County. Personal Property Description See Exhibit "A" attached hereto and made a part hereof of Assessors Parcel No. 5530-014-013  
The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell Under Construction Deed of Trust, Security Agreement and Assignment of Rents (the "Notice of Default and Election to Sell"). The undersigned caused the Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recording. The undersigned

CONTINUE TO PAGE 20 >

# Public Notices

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 Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877)440-4460 or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case CA-ECL-24020407. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet web-site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer" you can

purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877)440-4460 or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case CA-ECL-24020407 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.\* NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED. THE PROPERTY COVERED IN THIS ACTION INCLUDES ALL SUCH REAL PROPERTY AND THE PERSONAL PROPERTY IN WHICH THE BENEFICIARY HAS A SECURITY INTEREST DESCRIBED HEREIN AND IN EXHIBIT "A" ATTACHED HERETO, IT BEING THE ELECTION OF THE CURRENT BENEFICIARY UNDER THE DEED OF TRUST TO CAUSE A UNIFIED SALE TO BE MADE OF SAID REAL AND PERSONAL PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2924F(b)(2) OF THE CALIFORNIA CIVIL CODE. Date: 5/2/2025 Assured Lender Services, Inc. /s/ Cherie Maples, Vice President of Trustee Operations Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com) Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Exhibit "A" (Personal Property) (a) All structures, buildings and improvements of every kind or nature now or hereafter located upon the Real Property; (b) All machinery, equipment, apparatus, fittings now or hereafter located upon the Real Property;

(c) All articles of personal property except furniture, clothing and personal effects now or hereafter affixed to or located upon the Real Property; (d) All building materials and supplies now or hereafter located upon the Real Property and all architectural renderings, drawings, specifications now or hereafter relating to the Real Property; (e) All contracts and agreements now or hereafter existing relating to the design, construction or improvement of the Real Property; (f) All deposits given to utilities and governmental authorities pertaining to the Property; (g) All present and future governmental, utility and homeowner association approvals, permits and entitlements pertaining to the Real Property; (h) All proceeds (including claims and demands therefor) of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, but not limited to, proceeds of insurance (whether required by Lender or optional) and condemnation awards; and, (i) All other or greater rights and interests of every nature in the Property and in the possession and use thereof and income therefrom, whether now owned or hereafter acquired by Trustor. BHC Published 05/09/25, 05/16/25, 05/23/25

APN: 5555-013-011 TS No.: 24-07618CA TSG Order No.: 240129071 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED AUGUST 1, 2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded August 4, 2022 as Document No.: 20220786812 of Official Records in the office of the Recorder of Los Angeles County, California, executed by: Allen V. Petrossian and Tina Petrossian, husband and wife as joint tenants, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to

do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: May 29, 2025 Sale Time: 9:00 AM Sale Location: Vineyard Ballroom Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 2 File No.: 24-07618CA The street address and other common designation, if any, of the real property described above is purported to be: 1459 N Kings Rd., West Hollywood, CA 90069. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$1,409,612.89 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the

rescheduled time and date for the sale of this property, you may call, (800) 280-2832 for information regarding the trustee's sale or visit this internet website, [www.auction.com](http://www.auction.com), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-07618CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. 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 [www.auction.com](http://www.auction.com), using the file number assigned to this case 24-07618CA

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. 3 File No.: 24-07618CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: [www.auction.com](http://www.auction.com) or Call: (800) 280-2832. For Post Sale Results please visit [www.affinidefault.com](http://www.affinidefault.com) or Call (866) 932-0360 Dated: April 16, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0473297 To: BEVERLY HILLS COURIER 05/02/2025, 05/09/2025, 05/16/2025

## NOTICE CALLING FOR REQUEST FOR PROPOSAL (RFP) BEVERLY HILLS UNIFIED SCHOOL DISTRICT

### Invitation to Submit Proposals

Notice is hereby given that the Beverly Hills Unified School District, acting by and through its Governing Board, will receive sealed proposals up to but **no later than 2:00 p.m. on the 5th day of June, 2025 for:**

Request for Proposal No. 2425-027 – Kosher Vended Meals

Services that the District may require will consist of furnishing kosher school lunch meals in accordance with United States Department of Agriculture (USDA) regulations and guidelines as well as State of California Department of Education policies and guidelines.

Each bidder will be required to furnish and maintain Commercial General Liability Insurance, endorsed naming the District as "additional insured," Comprehensive Automobile Liability Insurance, and Workers' Compensation Insurance.

Proposals shall be received in the District's Purchasing Department located at: Beverly Hills Unified School District, 624 N. Rexford Drive, Beverly Hills, CA 90210 or can be emailed to [GKeshishyan@bhUSD.org](mailto:GKeshishyan@bhUSD.org).

This document is for informational purposes and shall not relieve the Bidder of the requirements to fully become familiarized with all the factors affecting the Proposal. The Bidder is advised that all inquiries and clarifications about the RFP documents, specifications, etc., shall be submitted to the District in writing no later than **May 30, 2025, 4:00 p.m.** The District will respond at its earliest possible opportunity. Verbal communication by either party regarding this matter is invalid. Inquiries shall be emailed to: Gilda Keshishyan, Director of Purchasing, at [GKeshishyan@bhUSD.org](mailto:GKeshishyan@bhUSD.org).

The Proposal package, required forms, and other components of this request for proposal may be obtained from the District's website at [https://www.bhUSD.org/apps/pages/index.jsp?uREC\\_ID=31867&type=d&pREC\\_ID=1074500](https://www.bhUSD.org/apps/pages/index.jsp?uREC_ID=31867&type=d&pREC_ID=1074500).

Any proposal not received by the time and date specified above at the above location will not be accepted and will be returned unopened.

Published: May 9 and 16, 2025

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15  
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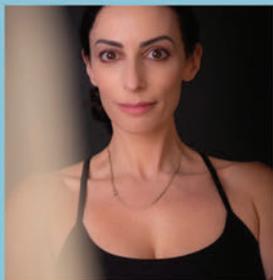
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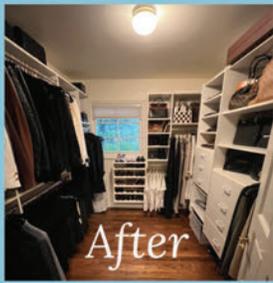


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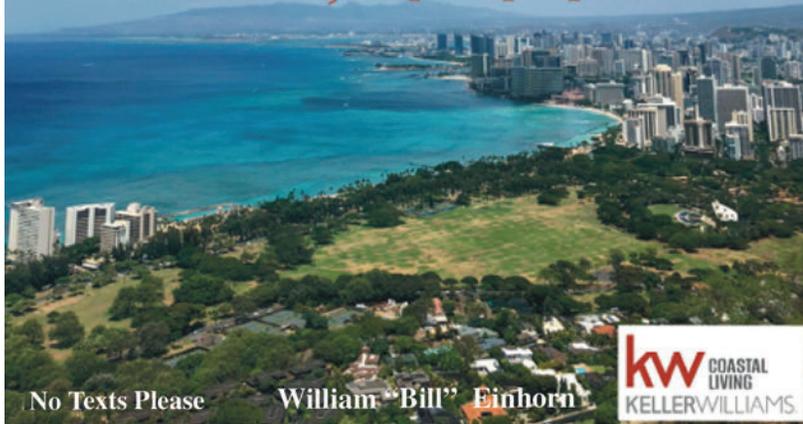
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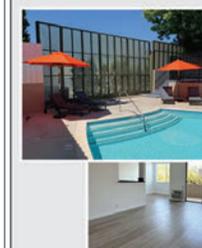
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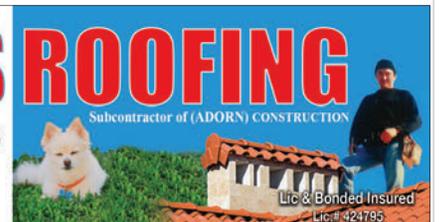
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