



**County of Los Angeles  
Department of the Treasurer and Tax Collector**

**Notice of Divided Publication**

Pursuant to Revenue and Taxation Code (R&TC) Sections 3702, 3381, and 3382, the Los Angeles County Treasurer and Tax Collector is publishing in divided distribution, the Notice of Sale of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell in and for the County of Los Angeles, State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

**Notice of Online Public Auction of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell (Sale No. 2023B)**

Whereas, on Tuesday, July 11, 2023, the Board of Supervisors of the County of Los Angeles, State of California, directed the County of Los Angeles Treasurer and Tax Collector (TTC), to sell at online auction certain tax-defaulted properties.

The TTC does hereby give public notice, that unless said properties are redeemed, prior to the close of business on the last business day prior to the first day of the online auction, or Friday, October 20, 2023, at 5:00 p.m. Pacific Time, the TTC will offer for sale and sell said properties on Saturday, October 21, 2023, beginning at 3:00 p.m. Pacific Time, through Tuesday, October 24, 2023, at 12:00 p.m. Pacific Time, to the highest bidder, for not less than the minimum bid, at online auction at [www.bid4assets.com/losangeles](http://www.bid4assets.com/losangeles).

The minimum bid for each parcel is the total amount necessary to redeem, plus costs, as required by R&TC Section 3698.5.

If a property does not sell during the online auction, the right of redemption will revive and remain until Friday, December 1, 2023, at 5:00 p.m. Pacific Time.

The TTC will re-offer any properties that did not sell or were not redeemed prior to Friday, December 1, 2023, at 5:00 p.m. Pacific Time, for sale at online auction at [www.bid4assets.com/losangeles](http://www.bid4assets.com/losangeles) beginning Saturday, December 2, 2023, at 3:00 p.m. Pacific Time, through Tuesday, December 5, 2023, at 12:00 p.m. Pacific Time.

Prospective bidders should obtain detailed information of this sale from the TTC at [ttc.lacounty.gov](http://ttc.lacounty.gov). Bidders are required to pre-register at [www.bid4assets.com](http://www.bid4assets.com) and submit a refundable \$5,000 deposit in the form of wire trans-

fer, electronic check, cashier's check or bank-issued money order at the time of registration. Registration will begin on Friday, September 15, 2023, at 8:00 a.m. Pacific Time and end on Tuesday, October 17, 2023, at 5:00 p.m. Pacific Time.

Pursuant to R&TC Section 3692.3, the TTC sells all property "as is" and the County and its employees are not liable for any known or unknown conditions of the property, including, but not limited to, errors in the records of the Office of the Assessor (Assessor) pertaining to improvement of the property.

If the TTC sells a property, parties of interest, as defined by R&TC Section 4675, have a right to file a claim with the County for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If there are any excess proceeds after the application of the minimum bid, the TTC will send notice to all parties of interest, pursuant to law.

Please direct requests for information concerning redemption of tax-defaulted property to the Treasurer and Tax Collector at 225 North Hill Street, Room 130, Los Angeles, California 90012. You may also call (213) 974-2045, Monday through Friday, 8:00 a.m. to 5:00 p.m. Pacific Time, visit our website at [ttc.lacounty.gov](http://ttc.lacounty.gov) or email us at [action@ttc.lacounty.gov](mailto:action@ttc.lacounty.gov).

The Assessor's Identification Number (AIN) in this publication refers to the Assessor's Map Book, the Map Page, and the individual Parcel Number on the Map Page. If a change in the AIN occurred, the publication will show both prior and current AINs. An explanation of the parcel numbering system and the referenced maps are available at the Office of the Assessor located at 500 West Temple Street, Room 225, Los Angeles, California 90012, or at [assessor.lacounty.gov](http://assessor.lacounty.gov).

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

*Elizabeth Buenrostro Ginsberg*

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

The real property that is subject to this notice is situated in the County of Los Angeles, State of California, and is described as follows:

**PUBLIC AUCTION NOTICE OF SALE OF TAX-DEFAULTED PROPERTY SUBJECT TO THE POWER OF SALE (SALE NO. 2023B)**  
2256 AIN 4211-025-201 YARBROUGH, ANGELA LOCATION COUNTY OF LOS ANGELES \$3,027.00  
2257 AIN 4211-025-

215 WALTON, WILLIAM H III LOCATION COUNTY OF LOS ANGELES \$3,986.00  
CN999787 516  
Sep 28, Oct 5, 12, 2023  
Culver City News  
9/28, 10/5, 12/2023-135016

**Legal Notices-CC**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF HELEN P. WALKER**

Case No. 23STPB03825  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of HELEN P. WALKER  
A PETITION FOR PROBATE has been filed by Lowell G. Kessel in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that Lowell G. Kessel be appointed as personal representative to administer the estate of the decedent.  
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
A HEARING on the petition will be held on Oct. 18, 2023 at 8:30 AM in Dept. No. 2D located at 111 N. Hill St., Los Angeles, CA 90012.  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
**Attorney for petitioner: WILLIAM J KAY ESQ SBN 265849 LAW OFFICE OF WILLIAM J KAY INC 840 APOLLO ST STE 100 EL SEGUNDO CA 90245 CN100131 WALKER Sep 21, 28, Oct 5, 2023 Culver City News 9/21, 28, 10/5/23-134783**

**NOTICE**  
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 5450 S Slauson Ave, Culver City, CA 90230; (424) 532-5448 on October 17th, 2023, at 12:00 PM. Patty Lynn Pancho, Household Goods; Tanya Dampier, Household Goods; Barry Hartsfield, Household Goods; Elisabeth Harnois, Household Goods; Andrea Weathersby, Household Goods; Scott Land, Puppets clothes; Crystal Stupay, Misc. furniture/personal items; Enrique Anaya, Household Goods. The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
CN100403 10-17-2023  
Sep 28, Oct 5, 2023  
Culver City News  
9/28, 10/5/23-134977

**NOTICE OF PETITION TO ADMINISTER ESTATE OF AYOKA BENNETT**

Case No. 23STPB10542  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of AYOKA BENNETT  
A PETITION FOR PROBATE has been filed by Amira Bennett in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that Amira Bennett be

appointed as personal representative to administer the estate of the decedent.  
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
**Attorney for petitioner: HEATHER MILLER ESQ SBN 286422 LAW OFFICE OF HEATHER MILLER 2780 SKYPARK DR STE 460 TORRANCE CA 90505 CN100397 BENNETT Oct 5, 12, 19, 2023**

ity may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
**Attorney for petitioner: WILLIAM J KAY ESQ SBN 265849 LAW OFFICE OF WILLIAM J KAY INC 840 APOLLO ST STE 100 EL SEGUNDO CA 90245 CN100131 WALKER Sep 21, 28, Oct 5, 2023 Culver City News 9/21, 28, 10/5/23-134783**

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CN100403 10-17-2023  
Sep 28, Oct 5, 2023  
Culver City News  
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To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of AYOKA BENNETT  
A PETITION FOR PROBATE has been filed by Amira Bennett in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that Amira Bennett be

appointed as personal representative to administer the estate of the decedent.  
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
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**FICTITIOUS BUSINESS NAME STATEMENT**  
2023-135327  
The following person is doing business as: **WOMEN'S OPTIMAL WELLNESS MENTAL HEALTH SERVICES**, 9655 BRADDOCK DRIVE, CULVER CITY, CA 90232. Registered Owners: CORINA MARTINEZ, 9655 BRADDOCK DRIVE, CULVER CITY, CA 90232. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 08/2023. Signed: CORINA MARTINEZ, OWNER. This statement was filed with the County Recorder Office: 09/18/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office: 08/29/2023. Notice — This Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).

**FICTITIOUS BUSINESS NAME STATEMENT**  
2023-181753  
The following person is doing business as: **THE GUINEP TREE JAMAICAN CUISINE**, 1050 ROSECRANS AVE, GARDENA, CA 90247. Mailing address: PO BOX 3832, GARDENA, CA 90247. Registered Owners: EVERTON A. BECKFORD, 19009 SOUTH LAUREL PARK ROAD #291, COMPTON, CA 90220. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 11/2022. Signed: EVERTON A. BECKFORD, OWNER. This statement was filed with the County Recorder Office: 08/21/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office: 09/11/2023. Notice — This Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).

**FICTITIOUS BUSINESS NAME STATEMENT**  
2023-199074  
The following person is doing business as: **MONS NUBES**, 11260 MISSISSIPPI AVE APT 204, LOS ANGELES, CA 90025. Registered Owners: KELLY BAOYUN BAYKAL, 11260 MISSISSIPPI AVE APT 204, LOS ANGELES, CA 90025 & DORUK BAYKAL, 11260 MISSISSIPPI AVE APT 204, LOS ANGELES, CA 90025. This business is conducted by: MARRIED COUPLE. The date registrant started to transact business under the fictitious business name or names listed above: 09/2023. Signed: DORUK BAYKAL, HUSBAND. This statement was filed with the County Recorder Office: 09/11/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office: 08/29/2023. Notice — This Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).

**FICTITIOUS BUSINESS NAME STATEMENT**  
2023-196430  
The following person is doing business as: **INDI CREATIVE SERVICES** b) **INDI**, 2217 ALLESANDRO WAY, LOS ANGELES, CA 90039. Registered Owners: TOBIAS HAYDUK, 2217 ALLESANDRO WAY, LOS ANGELES, CA 90039. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: TOBIAS HAYDUK, OWNER. This statement was filed with the County Recorder Office: 09/07/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office: 08/29/2023. Notice — This Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).

**FICTITIOUS BUSINESS NAME STATEMENT**  
2023-189511  
The following person is doing business as: **THEHOOPGANG**, 322 CULVER BLVD #114, LOS ANGELES, CA 90293. Mailing address: 3118 REID AVENUE, CULVER CITY, CA 90232. Registered Owners: CHUKWUKA ANULUOHA, 3118 REID AVENUE, CULVER CITY, CA 90232 & SAMIR DAVIS, 10742 GARFIELD AVENUE, CULVER CITY, CA 90230. This business is conducted by: GENERAL PARTNERSHIP. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: CHUKWUKA ANULUOHA, GENERAL PARTNER. This statement was filed with the County Recorder Office: 08/29/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office: 08/29/2023. Notice — This Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).

**FICTITIOUS BUSINESS NAME STATEMENT**  
2023-134917  
The following person is doing business as: **THE GUINEP TREE JAMAICAN CUISINE**, 1050 ROSECRANS AVE, GARDENA, CA 90247. Mailing address: PO BOX 3832, GARDENA, CA 90247. Registered Owners: EVERTON A. BECKFORD, 19009 SOUTH LAUREL PARK ROAD #291, COMPTON, CA 90220. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 11/2022. Signed: EVERTON A. BECKFORD, OWNER. This statement was filed with the County Recorder Office: 08/21/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office: 09/11/2023. Notice — This Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).

**FICTITIOUS BUSINESS NAME STATEMENT**  
2023-134912  
The following person is doing business as: **LI ON AND LAMB WELLNESS**, 4100 W ALAMEDA BLVD SUITE 300, BURBANK, CA 91505. Registered Owners: DEREGREGORIAN PSYCHOLOGICAL, APC, 4100 W ALAMEDA BLVD SUITE 300, BURBANK, CA 91505. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: JENNIFER DEREGREGORIAN, CEO. This statement was filed with the County Recorder Office: 08/29/2023. Notice — This Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).

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The following person is doing business as: **LI ON AND LAMB WELLNESS**, 4100 W ALAMEDA BLVD SUITE 300, BURBANK, CA 91505. Registered Owners: DEREGREGORIAN PSYCHOLOGICAL, APC, 4100 W ALAMEDA BLVD SUITE 300, BURBANK, CA 91505. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: JENNIFER DEREGREGORIAN, CEO. This statement was filed with the County Recorder Office: 08/29/2023. Notice — This Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).

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