



**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 [auction@ttc.lacounty.gov](mailto:auction@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 SUB-  
JECT 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**

**FICTITIOUS  
BUSINESS NAME  
STATEMENT  
2023-196430**

The following person is doing business as: a) **INDI CREATIVE SERVICES b) INDI 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. A new 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).  
**Culver City News 9/21, 28, 10/5, 12/23-134916**

**FICTITIOUS  
BUSINESS NAME  
STATEMENT  
2023-204641**

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. A new 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).  
**Culver City News 9/21, 28, 10/5, 12/23-134917**

**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. A new 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).  
**Culver City News 9/28, 10/5, 12, 19/23-135030**

**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.  
A HEARING on the petition will be held on Nov. 17, 2023 at 8:30 AM in Dept. No. 67 located at 111 N. Hill St., Los Angeles, CA 90012.  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
IF YOU ARE A CREDITOR of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052

of the California Probate Code.  
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
**YOU MAY EXAMINE** the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
**Attorney for petitioner:**  
**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  
**Culver City News 10/5, 12, 19/23-135327**

**FICTITIOUS  
BUSINESS NAME  
STATEMENT  
2023-200926**

The following person is doing business as: **CORE 4 LEARNING, 701 WALNUT STREET UNIT A, INGLEWOOD, CA 90301.** Registered Owners: THE VILLAGES CORE 4 LEARNING LLC, 701 WALNUT STREET UNIT A, INGLEWOOD, CA 90301. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: SADE STIGLER, CEO. This statement was filed with the County Recorder Office: 09/13/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new 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).  
**Culver City News 10/12, 19, 26, 11/2/23-135509**

CA 92660 under Escrow No.: 04-48202-AWE  
The bulk sale is subject to California Uniform Commercial Code Section 6106.2. The name and address of the person with whom claims may be filed is: ARWEN ESTELLE, GRANITE ESCROW & SETTLEMENT SERVICES, 450 NEWPORT CENTER DRIVE, SUITE 600, NEWPORT BEACH, CA 92660, and the last date for filing claims shall be OCTOBER 27, 2023, which is the business day before the sale date specified above.  
Dated: OCTOBER 3, 2023  
BUYER: NONGLA CULVER CITY LLC  
1926692-PP CULVER CITY NEWS 10/12/23  
**Culver City News 10/12/2023-135707**

**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. A new 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).  
**Culver City News 9/21, 28, 10/5, 12/23-134912**

**NOTICE TO CREDITORS OF BULK SALE**  
(SEC 6104, 6105 U.C.C.)  
Escrow No. 04-48202-AWE  
Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below. The names and business addresses of the seller are: BECK & BLOOM, LLC, 9552 WASHINGTON BLVD., CULVER CITY, CA 90232  
The location in California of the chief executive office of the Seller is: 1426 FILLMORE STREET, SUITE 310, SAN FRANCISCO, CA 94115  
As listed by the Seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: WISE SONS JEWISH DELICATESSEN, 1520 FILLMORE STREET, SAN FRANCISCO, CA 94115, 537 OCTAVIA STREET, SAN FRANCISCO, CA 94102, 738 MISSION STREET, SAN FRANCISCO, CA 94103, 31520 24TH STREET, SAN FRANCISCO, CA 94110, 3838 TELEGRAPH ROAD, OAKLAND, CA 94609 AND BEAUTY'S BAGEL SHOP, 3838 TELEGRAPH ROAD, OAKLAND, CA 94609  
The name(s) and address of the buyer(s) is/are: NONGLA CULVER CITY LLC, 9696 CULVER BLVD., CULVER CITY, CA 90232  
The assets to be sold are described in general as: ALL FURNITURE, FIXTURES AND EQUIPMENT, TANGIBLE AND INTANGIBLE ASSETS and are located at: 9552 WASHINGTON BLVD., CULVER CITY, CA 90232  
The business name used by the Seller at that location is: WISE SONS JEWISH DELICATESSEN  
The anticipated date of the bulk sale is OCTOBER 30, 2023 at the office of: GRANITE ESCROW & SETTLEMENT SERVICES, 450 NEWPORT CENTER DRIVE, SUITE 600, NEWPORT BEACH,

CA 92660 under Escrow No.: 04-48202-AWE  
The bulk sale is subject to California Uniform Commercial Code Section 6106.2. The name and address of the person with whom claims may be filed is: ARWEN ESTELLE, GRANITE ESCROW & SETTLEMENT SERVICES, 450 NEWPORT CENTER DRIVE, SUITE 600, NEWPORT BEACH, CA 92660, and the last date for filing claims shall be OCTOBER 27, 2023, which is the business day before the sale date specified above.  
Dated: OCTOBER 3, 2023  
BUYER: NONGLA CULVER CITY LLC  
1926692-PP CULVER CITY NEWS 10/12/23  
**Culver City News 10/12/2023-135707**



**A ZIP CODE  
SHOULD NOT DETERMINE  
A CHILD'S FUTURE.**

Many variables can shape a child's outcome in life-like the zip code where a child grows up. That's because not all neighborhoods have the same opportunities and resources, such as quality schools, transportation, housing, healthcare, food and jobs. The good news is that there are many ways to improve our communities so that everyone has a fair chance to succeed, regardless of zip code. You can play a vital role in your local community.

Find out how at:  
**hud.gov/fairhousing**



**FAIR HOUSING. SHARED OPPORTUNITY  
IN EVERY COMMUNITY.**