

Legal Notices-CC

FICTITIOUS BUSINESS NAME STATEMENT 2025-138236

The following person is doing business as: **CB-MORCOM PRODUCTIONS**, 3257 PURDUE AVENUE, LOS ANGELES, CA 90066. Registered Owners: CHRISTOPHER BAWDEN MORCOM, 3257 PURDUE AVENUE, LOS ANGELES, CA 90066. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 06/2025. Signed: CHRISTOPHER BAWDEN MORCOM, OWNER. This statement was filed with the County Recorder Office: 07/08/2025. 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

Legal Notices-CC

FICTITIOUS BUSINESS NAME STATEMENT 2025-144138

The following person is doing business as: **AUREUM INSURANCE SOLUTIONS**, 5006 SHOWBOAT PLACE, CULVER CITY, CA 90230. Registered Owners: AUREUM FINANCIAL LLC, 5006 SHOWBOAT PLACE, CULVER CITY, CA 90230. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 07/2025. Signed: AMIR GADHVI, PRESIDENT. This statement was filed with the County Recorder Office: 07/15/2025. Notice — This Fictitious Name Statement expires five years from the date it

Legal Notices-CC

FICTITIOUS BUSINESS NAME STATEMENT 2025-145592

The following person is doing business as: **YOURDESTINY ESSENTIALS**, 212 E TAMARACK AVE APT 8, INGLEWOOD, CA 90301. Registered Owners: DESTINY HAGOOD, 212 E TAMARACK AVE APT 8, INGLEWOOD, CA 90301. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: N/A.

Legal Notices-CC

FICTITIOUS BUSINESS NAME STATEMENT 2025-155976

The following person is doing business as: **LA CAR CO**, 3424 HELMS AVE UNIT 2, CULVER CITY, CA 90232. Registered Owners: DAVID ALVARADO, 3424 HELMS AVE UNIT 2, CULVER CITY, CA 90232. This business is

Legal Notices-CC

FICTITIOUS BUSINESS NAME STATEMENT 2025-146345

The following person is doing business as: **THE OTHER WOMAN**

Legal Notices-CC

MUSIC, 9040 GIBSON STREET, LOS ANGELES, CA 90034. Registered Owners: THOMAS LERNER, 9040 GIBSON STREET, LOS ANGELES, CA 90034. 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: THOMAS LERNER, OWNER. This statement was filed with the County Recorder Office: 07/17/2025. 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).

Legal Notices-CC

FICTITIOUS BUSINESS NAME STATEMENT 2025-163230

The following person is doing business as: **CULVER VILLAGE DENTAL**, 10538 VENICE BLVD, CULVER CITY, CA 90232. Registered Owners: ROSENBAUM DENTAL CORP, 10538 VENICE BLVD, CULVER CITY, CA 90232. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 07/2025. Signed: BENJAMIN ROSENBAUM, PRESIDENT. This statement was filed with the County Recorder Office: 08/08/2025. 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

Legal Notices-CC

NOTICE OF PETITION TO ADMINISTER ESTATE OF CLAYTON GENE MIZUFUKA Case No. 25STPB07603

violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Culver City News 8/14,21,28,9/4/25-155704**
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of CLAYTON GENE MIZUFUKA: A PETITION FOR PROBATE has been filed by Joann A. Mizufuka in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Joann A. Mizufuka be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any code

Authority. A HEARING on the petition will be held on Nov. 13, 2025 at 8:30 AM in Dept. No. 79 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: **KWI YONG LEE, ESQ. SBN 249693 LAW OFFICE OF KWI YONG LEE 4220 ADMIRABLE DR RANCHO PALOS VERDES CA 90275 CN118868 MIZUFUKA Aug 21,28, Sep 4, 2025 Culver City News 8/21,28,9/4/2025-155737**

Authority. A HEARING on the petition will be held on Nov. 13, 2025 at 8:30 AM in Dept. No. 79 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: **KWI YONG LEE, ESQ. SBN 249693 LAW OFFICE OF KWI YONG LEE 4220 ADMIRABLE DR RANCHO PALOS VERDES CA 90275 CN118868 MIZUFUKA Aug 21,28, Sep 4, 2025 Culver City News 8/21,28,9/4/2025-155737**

Authority. A HEARING on the petition will be held on Nov. 13, 2025 at 8:30 AM in Dept. No. 79 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: **KWI YONG LEE, ESQ. SBN 249693 LAW OFFICE OF KWI YONG LEE 4220 ADMIRABLE DR RANCHO PALOS VERDES CA 90275 CN118868 MIZUFUKA Aug 21,28, Sep 4, 2025 Culver City News 8/21,28,9/4/2025-155737**

Authority. A HEARING on the petition will be held on Nov. 13, 2025 at 8:30 AM in Dept. No. 79 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: **KWI YONG LEE, ESQ. SBN 249693 LAW OFFICE OF KWI YONG LEE 4220 ADMIRABLE DR RANCHO PALOS VERDES CA 90275 CN118868 MIZUFUKA Aug 21,28, Sep 4, 2025 Culver City News 8/21,28,9/4/2025-155737**

Authority. A HEARING on the petition will be held on Nov. 13, 2025 at 8:30 AM in Dept. No. 79 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: **KWI YONG LEE, ESQ. SBN 249693 LAW OFFICE OF KWI YONG LEE 4220 ADMIRABLE DR RANCHO PALOS VERDES CA 90275 CN118868 MIZUFUKA Aug 21,28, Sep 4, 2025 Culver City News 8/21,28,9/4/2025-155737**

Authority. A HEARING on the petition will be held on Nov. 13, 2025 at 8:30 AM in Dept. No. 79 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: **KWI YONG LEE, ESQ. SBN 249693 LAW OFFICE OF KWI YONG LEE 4220 ADMIRABLE DR RANCHO PALOS VERDES CA 90275 CN118868 MIZUFUKA Aug 21,28, Sep 4, 2025 Culver City News 8/21,28,9/4/2025-155737**

Authority. A HEARING on the petition will be held on Nov. 13, 2025 at 8:30 AM in Dept. No. 79 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: **KWI YONG LEE, ESQ. SBN 249693 LAW OFFICE OF KWI YONG LEE 4220 ADMIRABLE DR RANCHO PALOS VERDES CA 90275 CN118868 MIZUFUKA Aug 21,28, Sep 4, 2025 Culver City News 8/21,28,9/4/2025-155737**

Authority. A HEARING on the petition will be held on Nov. 13, 2025 at 8:30 AM in Dept. No. 79 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: **KWI YONG LEE, ESQ. SBN 249693 LAW OFFICE OF KWI YONG LEE 4220 ADMIRABLE DR RANCHO PALOS VERDES CA 90275 CN118868 MIZUFUKA Aug 21,28, Sep 4, 2025 Culver City News 8/21,28,9/4/2025-155737**



COUNTY OF LOS ANGELES DEPARTMENT OF TREASURER AND TAX COLLECTOR
Notice of Divided Publication
NOTICE OF DIVIDED PUBLICATION OF THE PROPERTY TAX-DEFAULT LIST (DELINQUENT LIST)
Made pursuant to Section 3371, Revenue and Taxation Code

FICTITIOUS BUSINESS NAME STATEMENT 2025-154286

FICTITIOUS BUSINESS NAME STATEMENT 2025-163691

FICTITIOUS BUSINESS NAME STATEMENT 2025-164169

FICTITIOUS BUSINESS NAME STATEMENT 2025-163029

FICTITIOUS BUSINESS NAME STATEMENT 2025-170531

Pursuant to Revenue and Taxation Code Sections 3381 through 3385, the County of Los Angeles Treasurer and Tax Collector is publishing in divided distribution, the Notice of Power to Sell Tax-Defaulted Property in and for the County of Los Angeles (County), State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

The following person is doing business as: **VOGEL BOOKKEEPING SERVICES, 1260 S CORNING STREET UNIT 206, LOS ANGELES, CA 90035.** Registered Owners: **YEHUDA VOGEL, 1260 S CORNING STREET UNIT 206, LOS ANGELES, CA 90035.** This business is conducted by: **INDIVIDUAL.** The date registrant started to transact business under the fictitious business name or names listed above: **07/2025.** Signed: **YEHUDA VOGEL, OWNER.** This statement was filed with the County Recorder Office: **07/29/2025.** 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 8/14,21,28,9/4/25-155703**

The following person is doing business as: **WESTSIDE CAT CONCIERGE, 3846 KEYSTONE AVE APT 2, CULVER CITY, CA 90232.** Registered Owners: **COURTNEY LIKKEL, 3846 KEYSTONE AVE APT 2, 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: **08/2025.** Signed: **COURTNEY LIKKEL, OWNER.** This statement was filed with the County Recorder Office: **08/11/2025.** 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 8/21,28,9/4,11/25-155849**

The following person is doing business as: **SPORTS GRAVITAS CO. LEAGUE, 551 NORTH SWEETZER AVENUE APT 1, WEST HOLLYWOOD, CA 90048.** Registered Owners: **DARIO ALEXANDER FIGUEROA, 551 NORTH SWEETZER AVENUE APT 1, WEST HOLLYWOOD, CA 90048.** This business is conducted by: **INDIVIDUAL.** The date registrant started to transact business under the fictitious business name or names listed above: **08/2025.** Signed: **DARIO ALEXANDER FIGUEROA, OWNER.** This statement was filed with the County Recorder Office: **08/08/2025.** 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 8/28,9/4,11,18/25-156090**

The following person is doing business as: **IRWIN NATURALS, 300 CORPORATE POINTE SUITE 550, CULVER CITY, CA 90230.** Registered Owners: **IN ACQUISITION CORP., 300 CORPORATE POINTE SUITE 550, CULVER CITY, CA 90230.** This business is conducted by: **CORPORATION.** The date registrant started to transact business under the fictitious business name or names listed above: **08/2025.** Signed: **DAYTON JUDD, CEO.** This statement was filed with the County Recorder Office: **08/18/2025.** 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 8/28,9/4,11,18/25-156090**

The following person is doing business as: **DH HERNANDEZ LANDSCAPING, 21904 JOLIET AVE, HAWAIIAN GARDENS, CA 90716.** Registered Owners: **DANIS FABI HERNANDEZ MORALES, 21904 JOLIET AVE, HAWAIIAN GARDENS, CA 90716.** This business is conducted by: **INDIVIDUAL.** The date registrant started to transact business under the fictitious business name or names listed above: **08/2025.** Signed: **DANIS FABI HERNANDEZ MORALES, OWNER.** This statement was filed with the County Recorder Office: **08/12/2025.** 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 8/28,9/4,11,18/25-156091**

Notice is given that by operation of law at 12:01 a.m. Pacific Time, on July 1, 2023, the Tax Collector declared the real properties listed below tax defaulted. The declaration of default was due to non-payment of the total amount due for the taxes, assessments, and other charges levied in tax year 2022-23 that were a lien on the listed real property. Non-residential commercial property and property upon which there is a recorded nuisance abatement lien shall be subject to the tax collector's power to sell after three years of defaulted taxes. Therefore, if the 2022-23 taxes remain defaulted after June 30, 2026, the property will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2027. All other property that has defaulted taxes after June 30, 2028, will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2029. The list contains the name of the assessee and the total tax, which was due on June 30, 2023, for tax year 2022-23, opposite the parcel number. Payments to redeem tax-defaulted real property shall include all amounts for unpaid taxes and assessments, together with the additional penalties and fees as prescribed by law, or be paid under an installment plan of redemption if initiated prior to the property becoming subject to the tax collector's power to sell.

The following person is doing business as: **CARE-FULL LEADERSHIP, 13157 MINDANAO WAY #564, MARINA DEL REY, CA 90292.** Registered Owners: **MARJORIE KAY PROCTOR, 13157 MINDANAO WAY #564, MARINA DEL REY, CA 90292.** This business is conducted by: **INDIVIDUAL.** The date registrant started to transact business under the fictitious business name or names listed above: **01/2025.** Signed: **MARJORIE KAY PROCTOR, OWNER.** This statement was filed with the County Recorder Office: **08/05/2025.** 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 8/7,14,21,28/25-155515**

The following person is doing business as: **NIRVANA FOOT MASSAGE, 11160 WASHINGTON BLVD SUITE C, CULVER CITY, CA 90232.** Registered Owners: **JOWE ENTERPRISES LLC, 3101 OCEAN PARK BLVD STE 100 PMB 364, SANTA MONICA, CA 90405.** This business is conducted by: **LIMITED LIABILITY COMPANY.** The date registrant started to transact business under the fictitious business name or names listed above: **08/2025.** Signed: **JOHN BORDERS, CEO.** This statement was filed with the County Recorder Office: **08/14/2025.** 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 8/21,28,9/4,11/25-155866**

The following person is doing business as: **FLOURISH 2 FLOW, 1434 1/2 12TH AVENUE, LOS ANGELES, CA 90019.** Registered Owners: **MARCELA WASHINGTON, 1434 1/2 12TH AVENUE, LOS ANGELES, CA 90019.** This business is conducted by: **INDIVIDUAL.** The date registrant started to transact business under the fictitious business name or names listed above: **08/2025.** Signed: **MARCELA WASHINGTON, OWNER.** This statement was filed with the County Recorder Office: **08/18/2025.** 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 8/21,28,9/4,11/25-155866**

The following person is doing business as: **FLORISH 2 FLOW, 1434 1/2 12TH AVENUE, LOS ANGELES, CA 90019.** Registered Owners: **MARCELA WASHINGTON, 1434 1/2 12TH AVENUE, LOS ANGELES, CA 90019.** This business is conducted by: **INDIVIDUAL.** The date registrant started to transact business under the fictitious business name or names listed above: **08/2025.** Signed: **MARCELA WASHINGTON, OWNER.** This statement was filed with the County Recorder Office: **08/18/2025.** 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 8/21,28,9/4,11/25-155866**

The following person is doing business as: **SPLIT & TYPE, 4916 MAYTIME LANE, CULVER CITY, CA 90230.** Registered Owners: **TIARAYA SOO, 4916 MAYTIME LANE, CULVER CITY, CA 90230.** This business is conducted by: **INDIVIDUAL.** The date registrant started to transact business under the fictitious business name or names listed above: **08/2025.** Signed: **INDIVIDUAL.** This statement was filed with the County Recorder Office: **08/14/2025.** 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 8/14,21,28,9/4/25-155672**

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

FICTITIOUS BUSINESS NAME STATEMENT 2025-157325

FICTITIOUS BUSINESS NAME STATEMENT 2025-160067

FICTITIOUS BUSINESS NAME STATEMENT 2025-167670

FICTITIOUS BUSINESS NAME STATEMENT 2025-170489

FICTITIOUS BUSINESS NAME STATEMENT 2025-165351

I, Elizabeth Buenrostro Ginsberg, County of Los Angeles Treasurer and Tax Collector, State of California, certify that:

Elizabeth Buenrostro Ginsberg

ELIZABETH BUENROSTRO GINSBERG TREASURER AND TAX COLLECTOR COUNTY OF LOS ANGELES STATE OF CALIFORNIA

The following person is doing business as: **MX SERVICES, 3817 SEPULVEDA BLVD SUITE K, CULVER CITY, CA 90230.** Registered Owners: **THE KIOSK VEHICLE REGISTRATIONS LLC, 3817 SEPULVEDA BLVD SUITE K, CULVER CITY, CA 90230.** This business is conducted by: **LIMITED LIABILITY COMPANY.** The date registrant started to transact business under the fictitious business name or names listed above: **08/01/2025.** 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 8/14,21,28,9/4/25-155672**

The following person is doing business as: **FLORISH 2 FLOW, 1434 1/2 12TH AVENUE, LOS ANGELES, CA 90019.** Registered Owners: **MARCELA WASHINGTON, 1434 1/2 12TH AVENUE, LOS ANGELES, CA 90019.** This business is conducted by: **INDIVIDUAL.** The date registrant started to transact business under the fictitious business name or names listed above: **08/2025.** Signed: **MARCELA WASHINGTON, OWNER.** This statement was filed with the County Recorder Office: **08/18/2025.** 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 8/21,28,9/4,11/25-155866**

The following person is doing business as: **FLORISH 2 FLOW, 1434 1/2 12TH AVENUE, LOS ANGELES, CA 90019.** Registered Owners: **MARCELA WASHINGTON, 1434 1/2 12TH AVENUE, LOS ANGELES, CA 90019.** This business is conducted by: **INDIVIDUAL.** The date registrant started to transact business under the fictitious business name or names listed above: **08/2025.** Signed: **MARCELA WASHINGTON, OWNER.** This statement was filed with the County Recorder Office: **08/18/2025.** 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 8/21,28,9/4,11/25-155866**

The following person is doing business as: **FLORISH 2 FLOW, 1434 1/2 12TH AVENUE, LOS ANGELES, CA 90019.** Registered Owners: **MARCELA WASHINGTON, 1434 1/2 12TH AVENUE, LOS ANGELES, CA 90019.** This business is conducted by: **INDIVIDUAL.** The date registrant started to transact business under the fictitious business name or names listed above: **08/2025.** Signed: **MARCELA WASHINGTON, OWNER.** This statement was filed with the County Recorder Office: **08/18/2025.** 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 8/21,28,9/4,11/25-155866**

The following person is doing business as: **FLORISH 2 FLOW, 1434 1/2 12TH AVENUE, LOS ANGELES, CA 90019.** Registered Owners: **MARCELA WASHINGTON, 1434 1/2 12TH AVENUE, LOS ANGELES, CA 90019.** This business is conducted by: **INDIVIDUAL.** The date registrant started to transact business under the fictitious business name or names listed above: **08/2025.** Signed: **MARCELA WASHINGTON, OWNER.** This statement was filed with the County Recorder Office: **08/18/2025.** 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 8/21,28,9/4,11/25-155866**

Assessee/taxpayers, who have disposed of real property after January 1, 2022, may find their names listed because the Office of the Assessor has not yet updated the assessment roll to reflect the change in ownership.

ASSESSOR'S IDENTIFICATION NUMBERING SYSTEM EXPLANATION

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

The following property tax defaulted on July 1, 2023, for the taxes, assessments, and other charges for the Tax Year 2022-23:

- LISTED BELOW ARE PROPERTIES THAT DEFAULTED IN 2023 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2022-2023.
- AMOUNT OF DELINQUENCY AS OF THIS PUBLICATION IS LISTED BELOW.
- AFGHANI, SAM S SITUS 4073 MADISON AVE CULVER CITY CA 90232-3219 4207-011-013 \$18,745.56
- AKIYAMA, BARBARA M SITUS 5835 BOWCROFT ST UNIT 1 LOS ANGELES CA 90016-4953 4204-020-111 \$9,917.15
- BALLEW, FRANCES TR BALLEW TRUST SITUS 3953 TILDEN AVE NO A CULVER CITY CA 90232-3913 4213-006-044 \$20,534.43
- BOA 360 LLC SITUS 6041 BRISTOL PKWY CULVER CITY CA 90230-6601 4134-004-009 \$203,314.50
- CARTER, KAREN B AND CARTER, JOHN W SITUS 1108 SUMMERTIME LN CULVER CITY CA 90230-4564 4296-012-002 \$187.43
- DCURAY, YUMIKO AND KURIHARA, TOSHIKO SITUS 3687 S LA CIENEGA BLVD LOS ANGELES CA 90016-4408 4204-010-124 \$32,825.99
- ELNEKAVE, ISRAEL I AND SARA S TRS ELNEKAVE TRUST SITUS 5100 VIA DOLCE NO 206 LOS ANGELES CA 90292-7209 4295-011-045 \$12,437.24
- GALLAGHER, MARK J JR AND ROHRER, JESSIE D SITUS 6231 GREEN VALLEY CIR CULVER CITY CA 90230-7056 4134-014-014/S2022-010 \$3,499.59
- GATES, ISA L TR ESTHER R GATES DECD TRUST SITUS 4109 BEETHOVEN ST LOS ANGELES CA 90066-5703 4230-025-031 \$5,554.72
- HERMOSELLO, OSCAR AND ALVARADO, NORMA SITUS 6712 CULVER PL LOS ANGELES CA 90293-7856 4116-007-056 \$63,091.01
- HORTON, TYLER R AND HANNAH J SITUS 5815 DOVERWOOD DR NO 8 CULVER CITY CA 90230-7254 4134-017-063/S2021-020 \$22,651.97
- KARPMAN, LAURA A SITUS 6517 PACIFIC AVE LOS ANGELES CA 90293-7536 4116-002-038/S2021-010/S2022-010 \$25,525.83
- LOPEZ, MONICA N SITUS 3815 MIDWAY AVE CULVER CITY CA 90232-3312 4208-018-019/S2020-010 \$73,206.39
- MALONE, GREGORY P II SITUS 15 ANCHORAGE ST LOS ANGELES CA