

Legal Notices-CC

FICTITIOUS BUSINESS NAME STATEMENT 2025-163824

The following person is doing business as: a) **LEO ARCTURUS VT** b) **LEOARCTURUSVT**, 4325 GLENCOE AVE C9 #9255, MARINA DEL REY, CA 90292. Registered Owners: **LUIS MORENO**, 4325 GLENCOE AVE C9 #9255, 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: **N/A**. Signed: **LUIS MORENO, 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

Legal Notices-CC

et.seq., Business and Professions Code). **Culver City News 9/4, 11, 18, 25/25-156334**

VALIDATION SUMMONS

NOTICE! YOU HAVE BEEN SUED. THE COURT MAY DECIDE AGAINST YOU WITHOUT YOUR BEING HEARD UNLESS YOU RESPOND NOT LATER THAN OCTOBER 17, 2025, WHICH IS TEN (10) DAYS OR MORE AFTER COMPLETION OF THE PUBLICATION OF THIS SUMMONS. READ THE INFORMATION BELOW. ¡AVISO! USTED HA SIDO DEMANDADO. EL TRIBUNAL PUEDE DECIDIR CONTRA USTED SIN AUDIENCIA A MENOS QUE USTED RESPONDA NO MAS TARDE QUE EL DIA 17 DE OCTUBRE DE 2025, QUE ES DIEZ (10) DIAS O MAS DESPUES DE TERMINACION DE PUBLICACION DE ESTA CITACION JUDICIAL. LEA LA INFORMACION QUE SIGUE. CITY OF CULVER CITY, CALIFORNIA, CITY COUNCIL OF THE CITY OF CULVER CITY, AND ALL PERSONS INTERESTED IN THE MATTER OF THE CITY COUNCIL OF CULVER CITY'S JUNE

Legal Notices-CC

9, 2025, AUTHORIZATION TO ENTER INTO A LOAN COMMITMENT THAT WOULD ALLOCATE GENERAL FUNDS AND CONTINGENCY RESERVES OF THE CITY OF CULVER CITY TO THE JUBILO VILLAGE AFFORDABLE HOUSING PROJECT (THE "UNRESTRICTED FUNDS COMMITMENT"); Petitioner has filed a civil complaint against you. You may contest the validity of the above matter by appearing and filing with the Court a written responsive pleading to the complaint not later than October 17, 2025, which is ten (10) days or more after the completion of this summons. Your pleading must be in the form required by the California Rules of Court. Your original pleading must be filed in this Court with proper filing fees and proof that a copy thereof was served on Petitioner's attorney, Unless you so respond, your default will be entered upon Petitioner's application, and the Petitioner may apply to the Court for the relief demanded in the complaint. Persons who contest the validity of the matter described below and, in the complaint, will not be subject to punitive action, such as wage garnishment or seizure of their real or person-

Legal Notices-CC

al property. **DETAILED SUMMARY OF THE MATTER THAT PETITIONER SEEKS TO INVALIDATE:** City of Culver City, California, City Council of the City of Culver City, and the City Clerk of the City of Culver City (collectively, the "City") have been seeking to develop a 95 unit, 100% affordable housing project called "Jubilo Village" on the grounds of the Culver Palms United Methodist Church (the "Church") located at 4464 Sepulveda Boulevard, Culver City, California, 90230. Community Corporation of Santa Monica (the "Developer") is slated to develop the Jubilo Project. Until June 9, 2025, all City funding for the Jubilo Project is in the form of loan guarantees backed by targeted housing and redevelopment funds, as well as City-reassigned Section 8 vouchers (the "Prior Funding"). California statutes and court opinions likely permit the use of such targeted housing and redevelopment funds without consulting the qualified electors of Culver City and, as such, no validation action was filed for such funding. The acts regarding the Prior Funding are not the subject matter of this validation action.

Legal Notices-CC

On March 10, 2025, the Developer came before Council stating that their other sources of public and private funding failed to materialize and that they now faced a \$16,000,000 shortfall. The Developer then asked the Council to allocate a combination of approximately \$3,500,000 of housing assistance funds (the "New Restricted Funds"), and \$500,000 from the City's general fund and \$12,000,000 from the City's contingency reserves (the "New Unrestricted Funds") to guarantee loans for the Developer to cover such shortfall. Also, during the March 10, 2025, Council meeting city staff summarized an analysis by a City-hired financial consultant that concluded that the loan guarantees were highly unlikely to be repaid and that the City should account for such loan guarantees as grants to the Developer. On June 9, 2025, the Council voted to allocate such monies to the Jubilo Project in years 2025 and 2026. With that change, the Jubilo Project is now entirely funded by City-owned or controlled resources, subjecting it to the requirements of article XXXIV of the California Constitution. Subject to certain exceptions, article XXXIV of

Legal Notices-CC

the California Constitution requires a public vote to approve the development, construction, or acquisition of low-rent housing projects that receive public funding. None of the exceptions allow for the use of unrestricted City funds without a vote of the qualified electors of the City. No such vote has occurred. Petitioner brought this action to seek to invalidate the Council's decision to provide the New Unrestricted Funds until a vote of the qualified electors of the City approves such use. **YOU MAY SEEK THE ADVICE OF AN ATTORNEY IN ANY MATTER CONNECTED WITH THE COMPLAINT OR THIS SUMMONS. SUCH ATTORNEY SHOULD BE CONSULTED PROMPTLY SO THAT YOUR PLEADING MAY BE FILED OR ENTERED WITHIN THE TIME REQUIRED BY THIS SUMMONS.** SI USTED DESEA SOLICITAR EL CONSEJO DE UN ABOGADO EN ESTE ASUNTO, DEBERÍA HACERLO INMEDIATAMENTE. TAL ABOGADO DEBERÍA SER CONSULTADO PRONTO PARA QUE SU REPUESTA ES-CRITA PUEDA SER REGISTRADA DENTRO DEL TIEMPO RE-

Legal Notices-CC

QUERIDO FOR ESTA CITACION JUDICIAL. The name and address of the Court is (el nombre y dirección del Tribunal es): Superior Court of the State of California, County of Los Angeles Department 85 Stanley Mosk Courthouse 111 North Hill Street Los Angeles, CA 90012 **CASE NUMBER (Número del Caso): 25STCP02228** The name, address, and telephone number of Petitioner is (el nombre, la dirección y el número de teléfono del peticionario es): Gary M. Zeiss, Esq. (SBN 194984) 4128 Harter Avenue Culver City, CA 90232 Tel: 323-491-6902 **Culver City News 9/11,18,25/25-156446**

NOTICE OF PETITION TO ADMINISTER ESTATE OF JEFFREY HARRIS RUDMAN Case No. 25STPB03526

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JEFFREY HARRIS RUDMAN A PETITION FOR PROBATE has been filed by Sherri Fielding Tafel in the Superior Court of California, County of LOS ANGELES.

Legal Notices-CC

THE PETITION FOR PROBATE requests that Sherri Fielding Tafel 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 codicils are available for examination in the file kept by the court. **THE PETITION** requests authority to administer the estate under the Independent 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. 3, 2025 at 8:30 AM in Dept. No. 62 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.

4736 BERRYMAN AVE CULVER CITY CA 90230 CN119973 RUDMAN Sep 11,18,25, 2025 CCN 9/11,18,25/2025-156330

FICTITIOUS BUSINESS NAME STATEMENT 2025-169512

The following person is doing business as: SKIN ESSENCE, 11140 JEFFERSON BLVD SUITE 19, CULVER CITY, CA 90230. Registered Owners: ROSLYN VICTORIA CARIAS, 2232 CARMONA AVE APT 1, LOS ANGELES, CA 90016. 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: ROSLYN VICTORIA CARIAS, OWNER. This statement was filed with the County Recorder Office: 08/15/2025. 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 9/4, 11, 18, 25/25-156343

FICTITIOUS BUSINESS NAME STATEMENT 2025-177271

The following person is doing business as: MIKE CARON PRODUCTIONS, 5509 CLEARSITE ST, TORRANCE, CA 90505. Registered Owners: BELLAFRANC PRODUCTIONS, INC., 5509 CLEARSITE ST, TORRANCE, CA 90505. 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: MICHAEL CARON, PRESIDENT. This statement was filed with the County Recorder Office: 08/26/2025. 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 9/4, 11, 18, 25/25-156344

aka BRIAN BUCHANAN Case No. 25STPB09690

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of BRIAN HILLIARD BUCHANAN aka BRIAN H. BUCHANAN aka BRIAN BUCHANAN A PETITION FOR PROBATE has been filed by Bryan Tuttle, CLPF in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Bryan Tuttle 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 Sept. 29, 2025 at 8:30 AM in Dept. No. 62 located at 111 N. Hill St., Los Angeles, CA 90012.

REENA SHAH ESQ SBN 339391 JAMES O. BERKE-DAL ESQ SBN 318772 COX LAW GROUP INC 23326 HAWTHORNE BLVD STE 390 TORRANCE CA90505-3771 C N 1 1 9 9 4 8 BUCHANAN Sep 11,18,25, 2025 Culver City News 9/11,18,25/2025-156496

FICTITIOUS BUSINESS NAME STATEMENT 2025-175200

The following person is doing business as: ESTUPINAN UNION, 10851 WOODBINE STREET, LOS ANGELES, CA 90034. Registered Owners: ADRIANA ANGELICA ESTUPINAN IRIARTE, 10851 WOODBINE 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: ADRIANA ANGELICA ESTUPINAN IRIARTE, OWNER. This statement was filed with the County Recorder Office: 08/25/2025. 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 9/4, 11, 18, 25/25-156336

FICTITIOUS BUSINESS NAME STATEMENT 2025-176897

The following person is doing business as: a) TAX PROS OF LA b) NATIONWIDE TAX PROS c) DDP FINANCIAL TAX & ACCOUNTING, 10866 WASHINGTON BLVD UNIT 303, CULVER CITY, CA 90232. Registered Owners: BFG CONSULTANTS LLC, 12816 S INGLEWOOD AVE UNIT 33, HAWTHORNE, CA 90232. 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: LESLEY PATTERSON, MANAGING MEMBER. This statement was filed with the County Recorder Office: 08/26/2025. 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 9/18,25,10/2,9/25-156704

FICTITIOUS BUSINESS NAME STATEMENT 2025-184497

The following person is doing business as: a) DDP TAX SOLUTIONS b) DDP WEALTH ADVISORY, 10866 WASHINGTON BLVD UNIT 303, CULVER CITY, CA 90232. Registered Owners: BFG CONSULTANTS LLC, 12816 S INGLEWOOD AVE UNIT 33, HAWTHORNE, CA 90232. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 09/2025. Signed: LESLEY PATTERSON, MANAGING MEMBER. This statement was filed with the County Recorder Office: 09/04/2025. 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 9/18,25,10/2,9/25-156705

FICTITIOUS BUSINESS NAME STATEMENT 2025-184546

The following person is doing business as: GREAT ONE REALTY, 10866 WASHINGTON BLVD UNIT 303, CULVER CITY, CA 90232. Registered Owners: LESLEY PATTERSON, 10866 WASHINGTON BLVD

UNIT 303, 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: 09/2025. Signed: LESLEY PATTERSON, OWNER. This statement was filed with the County Recorder Office: 09/04/2025. 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 9/18,25,10/2,9/25-156706

FICTITIOUS BUSINESS NAME STATEMENT 2025-184487

The following person is doing business as: a) THE PATTERSON GROUP b) DDP TAX & ADVISORY c) DDP TAX & ACCOUNTING d) DDP ADVISORY SERVICES e) THE PATTERSON CONSULTING GROUP, 10866 WASHINGTON BLVD UNIT 303, CULVER CITY, CA 90232. Registered Owners: BFG CONSULTANTS LLC, 12816 S INGLEWOOD AVE UNIT 33, HAWTHORNE, CA 90232. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 09/2025. Signed: LESLEY PATTERSON, MANAGING MEMBER. This statement was filed with the County Recorder Office: 09/04/2025. 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 9/18,25,10/2,9/25-156707

FICTITIOUS BUSINESS NAME STATEMENT 2025-186207

The following person is doing business as: ALIBABA FRESH GRILL, 2063 PROSSER AVE, WEST LOS ANGELES, CA 90025. Registered Owners: ALFA LIMITED, 2063 PROSSER AVE, WEST LOS ANGELES, CA 90025. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 09/2025. Signed: ALI DEJBAKSH, PRESIDENT. This statement was filed with the County Recorder Office: 09/08/2025. No-

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 9/18,25,10/2,9/25-156709

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25SMCP00488

TO ALL INTERESTED PERSONS: Petitioner: GWENDOLYN FLESHER PRICE filed a petition with this court for a decree changing names as follows: GWENDOLYN FLESHER PRICE to GWENDOLYN FLESHER AMANN. 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 10/24/2025 08:30 AM in Dept K Superior Court of California

County of Los Angeles Santa Monica, CA 90401

To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Culver City News DATE: 09/11/2025 Lawrence H. Cho Judge of the Superior Court Culver City News 9/18,25,10/2,9/2025-156711

NOTICE OF PUBLIC SALES: The following two self-storage units' contents containing packaging, boxes, business equipment, and other personal goods will be sold via online public auction to satisfy liens on Tuesday 10/7 at 10am. Unit A6 & Office 11, Acrimoney. Located at 1919 Vineburn Ave. Los Angeles, CA 90032. Auctions will take place online at: www.storage-treasures.com. Culver City News 9/18,25/2025-156726



County of Los Angeles Department of 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 Online Public Auction 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 Tax-Defaulted Property Subject to the Tax Collector's Power to Sell (Sale No. 2025B)

Whereas, on Tuesday, May 6, 2025, 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 certain tax-defaulted properties at the online public auction.

TTC does hereby give public notice, that unless said properties are redeemed, prior to the close of business on Friday, October 17, 2025, at 5:00 p.m. Pacific Time, the last business day prior to the first day of the online public auction, TTC will offer for sale and sell said properties on Saturday, October 18, 2025, beginning at 3:00 p.m. Pacific Time, through Tuesday, October 21, 2025, at 12:00 p.m. Pacific Time, to the highest bidder, for not less than the minimum bid, at online public auction at https://www.govease.com/los-angeles.

Free computer access is available at public libraries located throughout Los Angeles County. The County and its employees are not liable for the failure of any electronic equipment that may prevent a person from participating in an online auction.

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 public auction, the right of redemption will revive and remain until Friday, December 5, 2025, at 5:00 p.m. Pacific Time.

TTC will re-offer any properties that did not sell or were not redeemed prior to Friday, December 5, 2025, at 5:00 p.m. Pacific Time, for sale at online public auction at https://www.govease.com/los-angeles beginning Saturday, December 6, 2025, at 3:00 p.m. Pacific Time, through Tuesday, December 9, 2025, at 12:00 p.m. Pacific Time.

Information regarding this sale is available at ttc.lacounty.gov. Bidders are required to pre-register at https://www.govease.com/los-angeles and submit a deposit of \$5,000, or 10 percent of the spend limit that is set by each registered bidder. Bid deposits must be in the form of wire transfer, cashier's check, or bank-issued money order at the time of registration. Registration will begin on Friday, September 12, 2025, at 8:00 a.m. Pacific Time and end on Tuesday, October 14, 2025, at 5:00 p.m. Pacific Time.

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

If 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, TTC will send notice to all parties of interest, pursuant to State 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 or email us at 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.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on September 4, 2025.

Elizabeth Buenrostro Ginsberg

ELIZABETH BUENROSTRO GINSBERG Treasurer and Tax Collector County of Los Angeles State of California

PUBLIC AUCTION NOTICE OF SALE OF TAX-DEFAULTED PROPERTY SUBJECT TO THE POWER OF SALE(SALE NO. 2025B) 2606 AIN 4211-031-055 ZEITOUN,STEPHANE LOCATION CITY-LOS ANGELES \$160,415.00 CN120644 516 Sep 25, Oct 2,9, 2025 Culver City News 9/25,10/2,9/2025-156857