

RESOLUTION NO. 79807

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES OF INTENTION TO LEASE CERTAIN REAL PROPERTY

WHEREAS, Government Code section 25526 requires that before ordering the lease of any County of Los Angeles (County) owned property, the Board of Supervisors (Board), shall, in a regular open meeting, by a two-thirds vote of all its members, adopt a resolution, declaring its intention to lease it.

WHEREAS, the resolution shall describe the property proposed to be leased, in a manner as to identify it and shall specify the rental, and the terms upon which it will be leased, and shall fix a time, not less than three weeks thereafter for a public meeting of the Board to be held at its regular place of meeting, at which bids to lease will be received and considered.

WHEREAS, the County owns the building commonly referred to as the Gas Company Tower located at 555 West Fifth Street, Los Angeles, California (Property).

WHEREAS, the Los Angeles County Board of Supervisors is willing to consider leasing the 19th floor of the Property pursuant to California Government Code sections 25526 to 25535 and desires to initiate a bidding process to lease the 19th floor of the Property on the minimum terms set forth below.

SECTION 1. DESCRIPTION OF PROPERTY:

The 19th floor of the Gas Tower building at 555 West Fifth Street, Los Angeles, California, is identified for leasing. The 19th floor consists of 28,007 square feet of rentable space and 24,147 square feet of usable space.

SECTION 2. MINIMUM RENTAL TERMS AND CONDITIONS

19th Floor of the Property

- Lease Commencement Date: January 1, 2027.
- Lease Expiration Date: December 31, 2032.
- Minimum Monthly Base Rent: \$2.24 per rentable square foot.
- Annual Rent Adjustments: Beginning January 1, 2028, and on every January 1 thereafter, rent shall increase by 2.75%.
- Monthly Operating Expenses: Tenant shall pay actual operating expenses in addition to Base Rent. The operating expense rate shall be approximately \$1.32 per square foot of rentable square foot. Tenant shall remain responsible for operating expenses during the term of the lease.
- Condition of Delivery: Space shall be delivered as second-generation space, in broom-clean condition, with no repairs or alterations. Tenant shall accept the premises an "as is" condition.
- No options to extend the lease term or increase square footage will be granted.
- No tenant improvement allowance shall be provided by the County.
- No brokerage commission will be paid by the County.
- Upon expiration of the lease, tenant shall leave improvements, furniture and fixtures installed within the premises.
- County will require evidence that tenant has experience with leases and is financially capable of assuming the financial terms of this lease.

NOW, THEREFORE, BE IT RESOLVED that the Los Angeles County Board of Supervisors hereby gives notices of its intention to enter into a lease agreement to lease the 19th floor of the Property upon the minimum terms stated herein.

BE IT FURTHER RESOLVED that sealed written bids shall be delivered to:

Los Angeles County, Asset Management Branch
Real Estate Division
555 West Fifth Street, 36th Floor
Los Angeles, California 90013
Attn: Joyce Chang, Senior Manager

Written Bids must be received by noon on October 26, 2026. Pursuant to Los Angeles County Code section 2.08.152 oral bids will not be accepted.

BE IT FURTHER RESOLVED that all bids must be sealed and in writing. Each bid must acknowledge acceptance of all minimum rental terms and conditions provided herein and may include any additional proposed terms the bidder wishes to make as part of their bid. The award shall be made to the most suitable bidder based on suitability, responsiveness, and other justifications permitted under County policy and Government Code sections 25526 to 25535, including alignment with the County's intended use criteria and compliance with all minimum bidding requirements.

BE IT FURTHER RESOLVED the Executive Office, Board of Supervisors, shall publish Notice of the Adoption of the Resolution and arrange for required publication once weekly for three consecutive weeks pursuant to Government Code sections 25528 and 6063.

BE IT FURTHER RESOLVED, a public meeting shall be scheduled on December 1, 2026 or as soon thereafter as the matter may be heard in the Board Hearing Room located at 500 West Temple Street, Room 381-B Los Angeles, CA 90012, for the Los Angeles County Board of Supervisors to consider entering into the lease agreement.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 29th day of September 2026, by the following vote:

AYES: 5 NAYES: 0 ABSTAIN: 0 ABSENT: 0

The undersigned, Edward Yen, Executive Officer of the Board of Supervisors of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE: Edward Yen DATE: September 29, 2026

NAME: Edward Yen TITLE: Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By Roberto Saldaña
Senior Deputy County Counsel



ATTEST: EDWARD YEN
EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS

By Maria Chavez, Deputy

CNS# 44084508

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 26STCV03383
Superior Court of California, County of Los Angeles
Petitioner of: Flavia Falchetti Sawalich for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Flavia Falchetti Sawalich filed a petition with this court for a decree changing names as follows:
Flavia Falchetti Sawalich to Flavia Falchetti Sawalich
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 11-9-26, Time: 8:30 AM, Dept.: 529
The address of the court is 111 N Hill Street Los Angeles, CA 90012
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: Los Angeles Daily Journal
Date: 10-12-26
Virginia Keeny
Judge of the Superior Court
10/13, 10/20, 10/27, 11/3/26
DJ-4087431#

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 26STCV13403
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Michael Thompson; Christian Thompson; and Does 1 through

50, inclusive
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): De Lage Landen Financial Services, Inc.
NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protege. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de

Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. El nombre y dirección de la corte es: Stanley Mosk Courthouse 111 North Hill Street Los Angeles, CA 90012
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Kevin P. Whitford CSBN: 142915 900 Howe Ave., Suite 250 Sacramento, CA 95825 (916) 446-0790
DATE (Fecha): 04/27/2026
David W. Slayton, Executive Officer, Clerk (Secretario), by P. Rodriguez, Deputy (Adjunto) (SEAL)
10/13, 10/20, 10/27, 11/3/26
DJ-4086736#

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 26STCV04953
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Yanira Rodriguez; and Does 1 to 20

YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Armen Petrosyan
NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protege. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de

Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. El nombre y dirección de la corte es: David W. Slayton, Clerk (Secretario), by P. AZ, Deputy (Adjunto) (SEAL)
10/13, 10/20, 10/27, 11/3/26
DJ-4086040#

SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 26STCV02023
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Jazmin Shannel Schreiber and Does 1-10, inclusive
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Arman Smbatyan
NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protege. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de

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Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. El nombre y dirección de la corte es: David W. Slayton, Executive Officer, Clerk (Secretario), by P. Diaz, Deputy (Adjunto) (SEAL)
COMPLAINT – Personal Injury, Property Damage, Wrongful Death
Plaintiff: Motor Vehicle, Property Damage – Personal Injury
Jurisdiction: ACTION IS AN UNLIMITED CIVIL CASE (exceeds \$35,000)
1. Plaintiff: Armen Petrosyan alleges causes of action against defendant Yanira Rodriguez; and Does 1 to 20
2. This pleading, including attachments and exhibits, consists of the following causes of action: 5
8. This court is the proper court because injury to person or damage to personal property occurred in its jurisdictional area. 10. The following causes of action are attached and the statements above apply to each:
Motor Vehicle
General Negligence
11. Plaintiff has suffered a. wage loss.
b. loss of use of property.
c. hospital and medical expenses.
d. general damage.
e. property damage.
f. loss of earning capacity.
g. other damage (specify): Incidental and consequential damages.
12. The relief sought in this complaint is within jurisdiction of this court.
14. Plaintiff prays for judgement for costs of suit, for such relief as is fair, just and equitable; and for: compensatory damages. The amount of damages is: according to proof.
Date: August 25, 2026
St/Rosie Barmakian, Esq.
STATEMENT OF DAMAGES (Personal Injury or Wrongful Death)
To: Maria Angelica Shuman Velarde
Plaintiff: Carlos Alberto Mejia Aguilar seeks damages in the above-entitled action, as follows:
General damages AMOUNT
Pain, suffering, and inconvenience \$250,000.00
Special damages
Medical expenses \$45,000.00
Future medical expenses \$30,000.00
Date: 08/26/2026
St/Rosie Barmakian, Esq.
10/13, 10/20, 10/27, 11/3/26
DJ-4086449#

SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 26STCV01228
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ELISSA YVONNE SOTO
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): CALIFORNIA FAIR TRADE ASSOCIATION
NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protege. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de

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Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. El nombre y dirección de la corte es: David W. Slayton, Executive Officer/ Clerk of Court, Clerk (Secretario), by A. Munoz, Deputy (Adjunto)
10/13, 10/20, 10/27, 11/3/26
DJ-4086015#

SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 26SMCP00044
PETITION TO CONFIRM CONTRACTUAL ARBITRATION AWARD
Jurisdiction: Action is an unlimited civil case (exceeds \$35,000)
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
PETITIONER: Bill Me Later, Inc., as servicing agent for WebBank
RESPONDENT: Mehdi Marzouk
1. Petitioner and respondent, Petitioner: Bill Me Later, Inc., as servicing agent for WebBank, and requests relief against respondent (name each): Mehdi Marzouk
2. Contractual arbitration. This petition requests the court to confirm, vacate or vacate an award in an arbitration conducted according to an agreement between the parties that is subject to Code of Civil Procedure section 1285 et seq.
3. Pending or new action: This petition commences a new action.
1. Petitioner's capacity. Each petitioner named in Item 1 is an individual, except petitioner Bill Me Later, Inc., a corporation qualified to do business in California.
4. Amount or property in dispute. This petition involves a dispute over (check and complete all that apply) (a) the following amount of money \$119,793.84
4. Venue. This court is the proper court because the arbitration was not held exclusively in any county in California, and the arbitration was held outside of California, and the agreement does not specify a county where it is to be performed and was not made in any county in California, and the following facts establish that the place of business in this county: Mehdi Marzouk
4. Agreement to arbitrate. a. Date. Petitioner and respondent entered into a written agreement on or about: August 25, 2022
Attachment. A copy of the agreement is submitted as Attachment 4(b) and incorporated herein by reference
Arbitration provision. Paragraph 28 of

the agreement provides for arbitration of disputes arising out of the agreement as follows: Unless you opt out of this Arbitration Provision, you and we (for purposes of this Section 28, collectively the "parties" or individually, "party") each agree that any party may elect to resolve any Claims (as defined below) by submitting to binding arbitration before an arbitrator selected by the Parties. See attachment 4(b)
5. Dispute subject to arbitration. A dispute between petitioner and respondent concerning the following matter covered by the agreement to arbitrate: On August 25, 2022, Bill Me Later Inc., and a third-party busness, Premium Service Limousine Inc. d/b/a Premium Service Limo Inc., entered into a binding loan agreement in the amount of \$100,000.00. Mehdi Marzouk signed as the Guarantor of the loan. The third-party business then defaulted and Guarantor failed to make any outstanding payments. Bill Me Later Inc. proceeded to arbitration against guarantor
6. Arbitration. The following person was duly selected or appointed as arbitrator: Robin S. Abramowitz of the American Arbitration Association
7. Arbitration hearing. The arbitration hearing was conducted as follows: Date: No hearing conducted Location: Documents only arbitration via final arbitration submission
8. Arbitration award. The arbitration award was made on: October 30, 2024
Terms of award. The arbitration award towards to pay the other party this amount: \$110,858.84
Respondent also owes Petitioner \$5,750.00 in attorneys' fees; and Respondents must reimburse Petitioner \$3,185.00 in costs and arbitration fees. Attachment of Award. A copy of the award is submitted as Attachment 8(c).
9. Service of award. The signed award or an accompanying document indicates that the award was served on petitioner on: Oct 30, 2024
Petitioner alleges that a signed copy of the award was actually served on: October 30, 2024
10. Petitioner requests that the court confirm the award, and enter judgment according to it.
Award petitioner interest from November 30, 2024
Award plaintiff costs of suit
According to proof of suit
11. Pages and attachments. Number of pages attached: 28
Date: January 12, 2026
On the Court's Motion, Attorney Shane J. Moses, CA SBN 250533 Nathaniel Reardon, CA SBN 363987 Foley & Lardner LLP 55 Spear Street, Suite 1900 San Francisco, CA 94105 (415) 434-4484 (415) 434-4507 smoses@foley.com nathan.reardon@foley.com
Attorney for: Bill Me Later, Inc., as servicing agent for WebBank
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
Civil Division
West District, Santa Monica Courthouse, Department M
26SMCP00044
BILL ME LATER, INC., AS SERVICING AGENT FOR WEBBANK vs MEHDI MARZOUK
July 27, 2026
8:30 AM
Judge: Honorable Mark A. Young
Judicial Assistant: E. Elaine
Courtroom Assistant: A. Hale
CSR: None
ERF: None
Deputy Sheriff: None

APPEARANCES:
For Petitioner(s): Nathaniel Reardon for Shane J Moses (via LA Court Connect)
For Defendant(s): No Appearances
NATURE OF PROCEEDINGS: Case Management Conference
The matter is called for hearing.
Court and County confer regarding the status of the case.
The Plaintiff has not served the Defendant.
The Court allows the Plaintiff to serve Defendant by publication.
On the Court's own motion, the Case Management Conference scheduled for 07/27/2026 is continued to 11/18/2026 at 08:30 AM in Department M at Santa Monica Courthouse.
Plaintiff is to give notice to the opposing party in the publication.
10/13, 10/20, 10/27, 11/3/26
DJ-4084851#

CITATION FREEDOM FROM PARENTAL CONTROL (ABANDONMENT) (RE: ADOPTION)
CASE NUMBER 26SCAD02430
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
IN THE MATTER OF: Luis Adrian Martinez Ochoa, Minor(s)
A person(s) who should be declared free by the court of custody and control of his/her (their) parent or parents.
TO: LUIS FELIPE MARTINEZ and to all persons claiming to be the father or mother of said minor person(s) above named.
By order of this Court you are hereby cited and required to appear before the Judge Presiding in Department 622 of the above entitled court, located at Children's Court 201 Centre Plaza Drive, Monterey Park CA 91754 on 11/30/2026 at 1:30 PM of that day, then and there to show cause, if any you have, why said person should not be declared free from the control of his/her (their) parents according to the petition on file herein.
You are hereby notified of the provisions of Family Code 7860 which provide the judge shall appoint the minor and the parents, if present, of the right to have counsel present. The court may appoint counsel to represent the minor whether or not the minor is able to afford counsel, and they are unable to afford counsel, shall appoint counsel to represent the parents.
The petition filed herein is for the purpose of freeing the subject child for placement for adoption.
Dated: 10/01/2026
DAVID W. SLYATON, Executive Officer, Clerk, By: G. ESCALANTE, Deputy
NOTICE TO THE PERSON SERVED
You are served as an individual cite.
The time when a citation is deemed served on a party may vary depending on the method of service. For example see Code of Civil Procedure §443.10 through 415.40.
Persons having custody or control or a whom said child is, are required to appear, unless you wish to waive your appearance. A published citation requires appearance of all persons cited (7882).
NOTICE OF HEARING
A/n) Citation Hearing will take place at the time and place below, at which time the Court may make findings and orders.
November 30, 2026 at 1:30 PM in Department 622, 6th Floor
Located at: 201 Centre Plaza Drive Monterey Park CA 91754
Please join Microsoft Teams using the following link and information: Microsoft Teams Access Code: 402406771
Microsoft Teams Call in Phone Number: (312) 488-2201
10/16, 10/13, 10/20, 10/27/26
DJ-4084777#

SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 26NVCV02009
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ZACHARY T. JOHNSON, an individual, and DOES 1 to 5, inclusive
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): CREDIT UNION, a Federal Credit Union
NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protege. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. El nombre y dirección de la corte es: Superior Court of the State of California for the County of Los Angeles North Central District, Burbank Courthouse 300 East Olive, Burbank, CA 91502
The name, address, and telephone number of cross-complainant's attorney, or cross-complainant without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del contrademandante, o del contrademandante que no tiene abogado, es): Robert T. Bergsten, SBN 167129 Host: Gilbert S. Bergsten 301 Lake Avenue, Suite 410 Pasadena, CA 91101 (626) 792-2400
DATE (Fecha): 09/23/2026
David W. Slayton, Executive Officer/ Clerk of Court, Clerk (Secretario), By: Camacho, Deputy (Adjunto) (SEAL)
10/6, 10/13, 10/20, 10/27/26
DJ-4084686#

SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 26NVCV02009
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ZACHARY T. JOHNSON, an individual, and DOES 1 to 5, inclusive
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): CREDIT UNION, a Federal Credit Union
NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en

LEGAL NOTICES

Continued from Page 11

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 in this court as follows: 11/17/26 at 8:30AM in Dept. 615B 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. In Pro Per Petitioner RENETTA L. NEAL-THOMAS BERNADETTE SANDERS-BOWEN MOREE SANDERS 3500 W. MANCHESTER BLVD., #205 INGLEWOOD CA 90305 10/12, 10/13, 10/19/26 DJ-4086191#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: EDWIN ARNULFO REYES MENA
CASE NO. 26STPB11164
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of EDWIN ARNULFO REYES MENA. A PETITION FOR PROBATE has been filed by FATIMA DEL CARMEN CATIVO DE MENA in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that FATIMA DEL CARMEN CATIVO DE MENA 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 in this court as follows: 12/07/26 at 8:30AM in Dept. 308 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. In Pro Per Petitioner FATIMA DEL CARMEN CATIVO DE MENA 6536 CLYBOURN AVE NORTH HOLLYWOOD CA 91606 10/12, 10/13, 10/19/26 DJ-4086164#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: CYNTHIA BIVENS AKA CM BIVENS
CASE NO. 26STPB11211
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CYNTHIA BIVENS AKA CM BIVENS. A PETITION FOR PROBATE has been filed by JACQUELINE BIVENS in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that JACQUELINE BIVENS 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 in this court as follows: 11/04/26 at 8:30AM in Dept. 244 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 NICHOLAS KLINGENBERG - SBN 310973 GREENSPOON MARDER LLP 1345 AVENUE OF THE AMERICAS, SUITE 2200 NEW YORK NY 10105 Telephone: (212) 524-5056 10/12, 10/13, 10/19/26 DJ-4086043#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MICHAEL ROBERT SPENCER TEILMANN
CASE NO. 26STPB10447
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MICHAEL ROBERT SPENCER TEILMANN. A PETITION FOR PROBATE has been filed by LINDA TEILMANN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that LINDA TEILMANN 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 in this court as follows: 10/27/26 at 8:30AM in Dept. 629 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 STANLEY AROUTY - SBN 87477 LAW OFFICE OF STANLEY AROUTY 7610 BEVERLY BLVD., STE 480613 LOS ANGELES CA 90048

Telephone (323) 559-3722 10/6, 10/7, 10/13/26 DJ-4084649#
NOTICE OF PETITION TO ADMINISTER ESTATE OF: PAUL BINGER AKA PAUL P. BINGER
CASE NO. 26STP11047
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of PAUL BINGER AKA PAUL P. BINGER. A PETITION FOR PROBATE has been filed by COUNTY OF LOS ANGELES PUBLIC ADMINISTRATOR in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that COUNTY OF LOS ANGELES PUBLIC ADMINISTRATOR 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 with limited authority. (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 in this court as follows: 10/30/26 at 8:30AM in Dept. 244 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 TERI YIN - SBN 240471, DEPUTY COUNTY COUNSEL COUNTY COUNSEL, LOS ANGELES COUNTY 500 WEST TEMPLE STREET, SIXTH FLOOR LOS ANGELES CA 90012 Telephone (213) 712-3501 10/6, 10/7, 10/13/26 DJ-4084407#

Notice to Creditors [Probate Code §19050]
CASE NUMBER NONE
SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF LOS ANGELES
In re: BARBARA J. ZAPF LIVING TRUST DATED AUGUST 31, 2005, AS AMENDED.
Notice is hereby given to the creditors and contingent creditors of Barbara J. Zapf, Decedent, that all persons having claims against the Decedent are required to mail or deliver a copy to Deborah J. Montiel c/o Ebner Law Office, 100 N. Citrus Street, #520, West Covina, CA 91791, Deborah J. Montiel is the Trustee of the Barbara J. Zapf Living Trust dated August 31, 2005, as amended, wherein the Decedent was the Trustor. The Trustor resided in Los Angeles County at the time of her death. All claims must be filed within the later of four 4 months after September 28, 2026 if notice is mailed or personally delivered to you, 60 days after the date this Notice is mailed or personally delivered to you, or you must petition to file a late claim as provided in Section 19103. A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested. Date: September 24, 2026 s/ Deborah J. Montiel, Successor Trustee 9/29, 10/6, 10/13/26 DJ-4082632#



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