Fighting to Rescue Israeli Hostages

See page 3

CHP Offers "Age Well-Drive Smart" Classes for Free

See page 8

Nighttrek Report: What to See in the January Sky

See page 11

Valley Vantage

Volume 42, Number 4 | A Compendious Source of Information | January 2, 2025

News in Brief

Meet the New LAPD Chief and Valley Area Captains

United Chambers is hosting their annual LAPD Captains'Lunch on January 15. Meet new Chief Jim McDonnell and all Valley area captains and commanders. This is your chance to interact with your local LAPD officers one on one. Master of Ceremonies is Woodland Hills Honorary Mayor, LAPD Reserve Officer and *Valley News Group* columnist Dennis P. Zine. The event will be held at Carla's Cafe at CBS Studios, 4024 Radford Avenue, Studio City. You must register in advance at unitedchambers.org. No walk ins will be accepted.

Officer Involved Shooting at Boulevard Motel

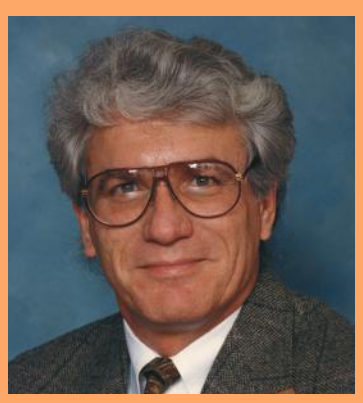
A suspect with a rifle was shot at the Vantage Point Inn in Woodland Hills Sunday night. Officers responded to a call for a man with a gun, and found the armed suspect,who fled when they arrived. SWAT teams conducted a search and the suspect fled back into the motel. Ventura Boulevard was closed Monday morning while the site was investigated.

Inaugural Calabasas City Councilmember Passes

Calabasas resident and inaugural City Councilmember Marvin Lopata passed away December 27 at the age of 83.

Lopata served two terms on the first Calabasas City Council from 1991 to 1997 He also served as Mayor from 1993-94. His work during the City's early years helped to lay the groundwork for its future success. Lopata considered his greatest accomplishment to be the acquisition of the Calabasas Tennis & Swim Center.

As a real estate appraiser, he often used his expertise to guide the City through complex land issues, and prior to his election served on the Calabasas Cityhood Committee formed to promote incorporation, and was President of the Greater Mulwood Homeowners Association.



Marvin Lopata

Lopata is survived by his wife Judy, children Aaron and Heidi, three grandchildren and many close relatives.

Rick Bigrien Named "Spirit of Calabasas" Honoree

The Calabasas Chamber of Commerce has named their 2024 "Spirit of Calabasas" honoree, and the award this year goes to Rick Bilgrien, General Manager of Cadillac of Calabasas.

Bilgrien opened the new dealership on Calabasas Road in 2022, after years of being a successful Lexus dealer, selling 700-800 cars per month. In just two years he made Cadillac of Calabasas the #1 Cadillac dealer in California.

But he didn't just sell cars. He immediately got involved with the Calabasas community and the chamber.

Lisa Clayden, CEO of the Calabasas Chamber, told *Valley News Group*, "Rick Bilgrien was the unanimous choice for this recognition! As soon as Cadillac of Calabasas arrived in town, Rick joined the Calabasas Chamber of Commerce - even before the dealership opened its doors.

Rick is not just a great businessman; he's a dedicated Chamber member and an incredible supporter of local events and initiatives. He chooses to invest in our community. You'll find Rick actively sponsoring key events like the chamber's annual wine tasting, the country club's golf tournament, and the city's tennis tournament. He doesn't just sponsor these events - he's there, greeting and meeting everyone. For the Cadillac of Calabasas grand opening, Rick set an inspiring example of community collaboration. He made it a point

(Continued to page 15)

Rick Bilgrien, General Manager of Cadillac of Calabasas.

Who's Stealing Our Children? Rotary Fights Human Trafficking

There is a heinous crime against our children going on in our neighborhoods and most of us are not even aware of it. Did you know that more than 3,000 children every year in California alone become victims of sex trafficking, destroying their lives and their families? These young girls and boys are raped repeatedly, beaten often, suffer horrific lives, and only 1% are ever found.

The Rotary Club of Woodland Hills is working diligently with other Rotary clubs in the San Fernando Valley to lessen this crime and save our children. On January 11, their second annual human trafficking information event will take place in Woodland Hills.

This free community event

More than 3,000 children every year in California alone become victims of sex trafficking, many of them right here in the valley.

will address Internet security and how to protect our children.

Speakers include representatives from the Department of Homeland Security, Department of Children and Family Services and LAPD. Attendees will also hear from a survivor advocate as she tells her amazing story.

The event will be held from 2 to 4:30 pm at the Rose Goldwater Community Center, 21710 Vanowen Street, Canoga Park (at the corner of Owensmouth on the Westfield Topanga lot).

It is sponsored by the Rotary Clubs of Woodland Hills, Calabasas and Greater Van Nuys, and the West Valley Warner Center Chamber of Commerce.

RSVP to info.safezone911@gmail.com. For more information call Robin Kellogg at (818) 631-6848.

COMMUNITY

TARZANA: The Encino-Tarzana Branch Library will host babies and toddlers for storytimes and read alouds on Wednesdays at 10 am. Email smoghtassed@lapl.org or visit lapl.org for more information. The library is located at 18321 Ventura Blvd.

CALABASAS: The Calabasas City Council will hold a regular meeting on Wednesday, January 8, at 7 pm. The in-person meeting will be held in council chambers at Calabasas City Hall, 100 Civic Center Way. The meeting will also be broadcast on CTV. For more information visit cityofcalabasas.com.

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Community Calendar

CALABASAS: Valley Unity Republican Women will have their first meeting of the year on January 9, 10:30 am, at the Woodland Hills Country Club. Cost is $40 per person for lunch. You may pay cash or check at the door, use Zelle or email valleyunityrw@gmail.com to pay in advance. However, you must RSVP by Friday, January 3, to Fern at (818) 926-0228 or by email, at valleyunityrw@gmail.com. The speaker is Councilman John Lee from the 12th District.

WOODLAND HILLS: Violinist Andrews Sords and cellist John Walz will appear for Platt Library's Concert Series in works by Bach, Biber, Hayden and Handel-Halvorsen. Walz is the principal cellist of the L.A Opera. The will perform on Saturday, January 11, at 1 pm at 23600 Victory Blvd.

CALABASAS: The Calabasas Chamber will feature Tina Johnson, Coordinator of Libraries, CTE and Outreach for Las Virgenes Schools at their Community Education Forum on January 14. The event will be held at 9 am on Zoom. The forums are chaired by Rachel Tabak. For RSVP and get the Zoom link at calabasaschamber.com.

WEST HILLS: The West Hills Neighborhood Council will hold an in-person meeting on Thursday, January 9, from 7 to 9:30 pm. The meeting will be held at deToledo High School and available to view online. deToledo is located at 22622 Vanowen Street. For more information and the Zoom link visit westhillsnc.org.

WOODLAND HILLS: The West Valley Warner Center Chamber of Commerce will hold a networking breakfast on Wednesday, January 8, at 7 am. The meeting is sponsored by Elevated Healing Behavioral Health and will be held at Fogo de Chao, 6263 Topanga Canyon Blvd. Cost is $32 for prepaid members and one-time guests. Walk-ins are welcome at $45. Register at woodlandhillscc.net or call (818) 347-4737. There is up to three hours valet parking at Fogo for $5.

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People in the News

Louisville High School has selected **Dr. Jennifer Aguilar**, above, as the school's new President.

Aguilar was chosen upon the transition of Sr. Donna Hansen, after 13 years as a teacher and administrator, from the role of President to President Emerita. She will serve in a part-time capacity. Hansen said, "This is the right time for this transition because of our school's steady growth in enrollment, financial health, and student satisfaction over the past few years. I love working at Louisville and will continue to assist the administration and Board of Directors in keeping the Sisters of St. Louis charism of unity (Sint Unum) alive, contributing to the spiritual vitality of our community, and maintaining relationships with our many loyal friends."

Aguilar has been at Louisville for over 20 years serving as teacher, Assistant Principal, and most recently, as current Principal. Under her leadership Louisville has provided a very compelling student experience that has grown even stronger in the past few years.

Prominent podcaster, political influencer, and philanthropist **Liz Hirsh Naftali**, above, visited Los Angeles Jewish Health's Fountainview at Eisenberg Village to discuss her role in securing the release of her great-niece from Hamas captivity following the attack of October 7, 2023—and her continued commitment to freeing the remaining hostages. Naftali, a lifelong Angeleno with deep roots in Israel, recounted arriving in Israel to celebrate the holiday of Simchat Torah on October 6, 2023. After an evening of dancing and celebration, she was awakened the next morning to the sound of alarms blaring: Hamas had breached the Israeli-Gaza border-in-law that morning and discovered that her niece and nephew had been murdered by terrorists there—and that their three-year-old daughter, Abigail, had been kidnapped.

A long history of activism equipped Naftali for what came next: returning to the United States and sharing Abigail's story as widely as possible with media outlets and political leaders on Capitol Hill."I met with Democrats and Republicans; I believe hostages should be apolitical, and we received incredibly beautiful support from people on both sides of the aisle," she said. "I was driven to keep talking to people and refused to take 'no' for an answer because when you're in a situation like this, and someone you love is being held against their will, you cannot rest or even take a breath until you see their face again."

Naftali's efforts ultimately contributed to a deal being struck: After 51 days in captivity, Abigail was freed along with 104 other hostages during a truce between Israel and Hamas.

Long-time community leaders **Izzy and Marilyn Freeman** were recently honored by Los Angeles Jewish Health at its annual Reflections Gala. The award recognized the Freemans' decades of philanthropic work on behalf of the seniors at LAJH and the larger Los Angeles community.

CEO and President of LAJH Dale Surowitz expressed his admiration and gratitude for the Freemans' many contributions, saying, "Marilyn and Izzy are tireless, dedicated volunteer leaders and philanthropists. Among their involvement, Izzy is a past president of The Guardians (support group) and a past chair of the LAJH Board of Governors. Marilyn has been very active with LAJH and The Guardians, serving

(Continued to page 5)

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VIEWPOINT

English Channel

By Rodger Sterling

English Channel offers the best of the late editor Rodger Sterling's columns that ran continuously in the local papers since 1968.

• What the difference between roast beef and pea soup? Anyone can roast beef.

• Joe Bercsi checked in with this advice on how to get holy water. "It's simple," he said. "Just boil the hell out of it!"

• Here's a shopping tip from a local gal. You can get shoes for 85 cents at the bowling alley.

• Sign on a hospital maternity door: Push, push, push!

• An ostrich never buries its head in the sand. It only looks that way when it lowers its head in fear, to feed itself or to cover its eggs for protection. There, now you know and I'll bet you feel all better.

• Sign on a septic tank truck: "We're #1 in the #2 business."

• Quick pop quiz. What state was the first to require license plates on autos? Answer: New York. The registration fee was $1.00.

• Sign in a gynecologist's office: "Dr. Jones at your cervix." Which reminds us of another sign we always giggle at when we see it. It's at the aptly named "Crying Room" at St. Mel Church in Woodland Hills. The room is sound proofed so folks can keep control of unruly children yet still hear the services. A sign at the entrance pronounces the room "Heir Conditioned."

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Rantz & Ravez from Dennis P. Zine

HAPPY NEW YEAR 2025!

The year 2025 is expected to be a historic time for the United States of America and the world in general - from places of peace and tranquility to places with conflict and war and corruption and a myriad of other problems dealing with the economy, natural resources and a long list of social issues involving youth, seniors, disabled, visitors from across the globe and on and on with little compromise or resolution by world leaders and those pushing for a wide variety of changes.

Some ideas and concepts are worthy of review while others are ready to be pushed aside or disposed. The concerns and issues run long and deep with many opposing forces pushing hard to get their goals and missions achieved in spite of the positive or negative impact on the world's populations.

We begin the year with a newly elected American President and other newly elected representatives in various political offices on the national, state and local levels. We have a New L. A. County District Attorney, a new LAPD Police Chief and a host of other newly elected and appointed representatives as we roll out of 2024 and into 2025.

Will the New Year bring us a safer and more productive America and California? Will home prices line up with family income so people raising families can find a nice residence in a safe community with good schools, paved streets, community parks and a nice place to raise a family? That is the big question that only time will tell and statistics will reveal. We can only push for the positive and hold elected officials responsible to deliver the quality of life we all expect in our country, state and community.

In Los Angeles, Mayor Bass is preparing the vast region of our city and county for international events scheduled in the next few years. Events that will require all elements of local, state and federal government to participate. It is a massive task that will require thousands of people working together side by side. Having worked the 1984 Olympics as an LAPD member, I know the demands placed on everyone working 12 hour shifts seven days a week. The events were exciting and remained safe for all with the excellent coordination of multiple governmental agencies working together - a reflection of the professionalism and cooperation of all involved.

With a new president for the next four years, we can expect to see major changes in the way our national government operates from the power base of Washington D.C. to all corners across America. What has been happening since the election victory of Donald Trump is that Washington is alive with huge changes. Changes in the way the federal government operates in all domestic and international levels. A large number of entrenched federal political officials will soon be replaced with business-minded people carrying out the aggressive plans of the new administration. Billionaires and millionaires will soon be running a host of federal departments and agencies. Will this prove to be an improvement in the way Washington, D.C. runs America? Since many are not happy with the current operations in America with outgoing President Biden and Vice President Harris, this just might be what America needs for a wakeup call as we enter 2025. The Presidential election results across America demonstrated that people want change and change is what they are going to receive. Will they be pleased with the anticipated changes? We will find out shortly as programs develop and are either accepted or rejected by the supporting and opposing populations in our society.

The Year in Review….LAPD Citywide Personnel and Crime Stats as of 12-28-24

The LAPD total number of sworn personnel is at 8,774. This number reflects everyone from the Chief of Police to the recruit in the academy. All patrol, detectives,

(Continued to page 15)

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Growing Your Brand: Friendly Tips to Make it Happen in 2025

By Miri Rossitto

Have you ever wondered why some brands grow effortlessly while others struggle to gain traction? The secret often lies in their approach to marketing.

Enter Byron Sharp, a marketing guru whose groundbreaking book, *How Brands Grow*, challenges traditional ideas and offers simple, research-backed principles for brand growth. In 2025, these insights are more relevant than ever, as businesses navigate a rapidly evolving digital landscape and fierce competition.

Sharp's findings, rooted in empirical research, show that broadening your audience and making your brand easy to find - both physically and mentally - are the keys to success. Whether you're a small startup or an established name looking to expand, understanding these principles can help you connect with more customers, grow your market share, and thrive in today's fast-paced world.

Let's break down these concepts into actionable tips and see how they can help your brand shine in 2025 and beyond.

Loyalty Isn't Everything (But It's Not Nothing)

Think of your favorite Spotify Wrapped songs. Surprisingly, the difference between your top five and top 100 is a few plays. That's because loyalty isn't as strong as it seems - and that's okay! Sharp says instead of focusing on creating ultra-loyal customers, your energy is better spent reaching new people. When you grow your audience, loyalty will follow naturally.

More Buyers = More Growth

Here's a little secret: most people who buy your product or service will only do so occasionally. That's true for Coca-Cola and Taylor Swift alike! For example, half of Coke buyers only grab a can or two a year. But because so many people fall into that "light user" category, they're a massive part of overall sales.

The takeaway? Focus on increasing your brand's reach and getting more people to try it, even if they're not super fans.

Don't Overthink Targeting

We've all been tempted by hyper-targeted ads or niche marketing strategies, but Sharp's research shows that broad reach is where the magic happens. Think big! Instead of narrowing your audience, aim to include as many people as possible. After all, Spotify users listen to an average of 55 genres a year- people's tastes are more varied than you might think. So, cast a wide net, throw open the doors, and invite everyone in.

Be Easy to Find (Physically and Mentally!)

Making your brand available - both physically and mentally - is essential for growth. Here's what that means:

Physical availability:

Is your product on shelves, in stores, and online where people shop?

Are you easy to find on key platforms like Spotify, Amazon, or Google?

Can your customers get what they want, when they want it?

Mental availability:

Are your brand's name, logo, and colors memorable?

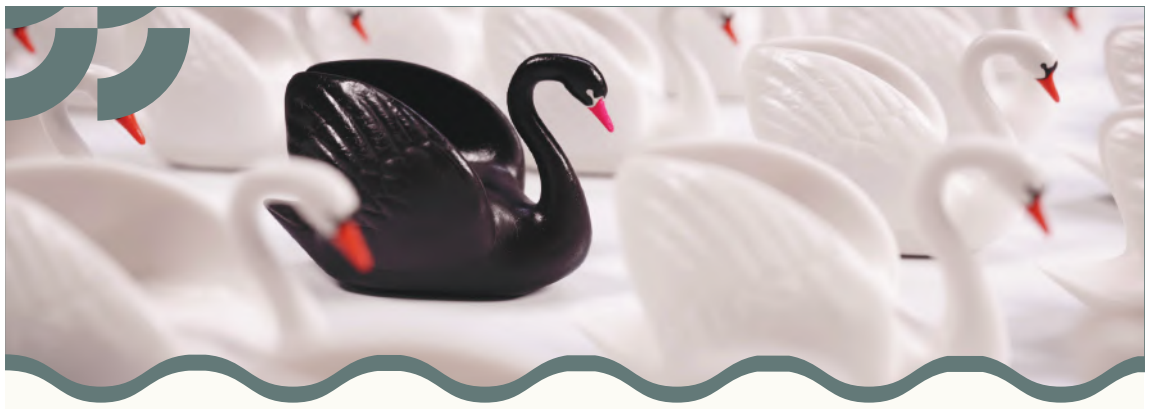
(Continued to page 8)

LAJH Honors Local Couple; Raises Over $500,000 at Gala

(Continued from page 3)

as co-chair for the 75th Gala, and serving for many years as the co-chair for the Marilyn and Monty Hall Statesman's Society giving circle. Marilyn spearheaded a tremendously successful special event entitled "1938" raising thousands of dollars to benefit the programs of LAJH. She has also offered expertise and advice in event planning. The Freemans lead by example as they demonstrate to their children and grandchildren the importance of giving back."

The evening raised over $500,000 for LAJH's award-winning programs and services.



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VALLEY ENTERTAINMENT

Comic Book Store Owner Killed in Tragic Accident

Warren Jaycox, owner of the popular Van Nuys comic book store Galaxy of Comics, died on December 28 after getting trapped under an SUV at the Westfield Topanga mall. Jaycox was riding an e-scooter when an SUV leaving the parking lot turned right and struck him. He slid under the vehicle which proceeded to run him over. The 17-year-old driver stayed at the scene and cooperated with investigators. Jaycox was wearing a helmet, but died at the scene. Investigators are looking for surveillance video as they investigate who was at fault.

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Hollywood Story Consultant Guest Speaker at Writers' Group

The San Fernando Valley Branch of the California Writers Club (serving Los Angeles and Ventura counties) is pleased to welcome best-selling author and leading Hollywood story consultant, Dara Marks Ph.D., as the keynote speaker on Saturday, January 11 at 1 p.m., with a Zoom presentation entitled: "If It Doesn't Get Read, It Doesn't Get Sold."

Even the best stories can be overlooked, buried in the mountains of manuscripts that publishing and film industry readers tirelessly sift through. So, how do you ensure your work rises to the top heap?

To grab and hold a reader's attention beyond the second page requires more than a good story; it demands mastery of key techniques that transform your manuscript into a "can't-put-it-down" read. With over 30 years of experience, Marks will share actionable strategies to enhance readability and create unforgettable stories that get noticed—and remembered.

Marks is the author of the bestseller, *Inside Story: The Power of the Transformational Arc*, which has inspired screenwriters, novelists, and playwrights around the world to engage more deeply and effectively in the creative writing process. As an educator, Marks is committed to the ideal that a culture speaks through its stories and that every writer's voice matters.

Her unique method of story analysis has earned her top ratings by Creative Screenwriting Magazine as the best consultant in the business - with her advice sought-after by major Hollywood studios as well as countless independent film and television writers, producers, and directors. Marks holds a doctorate degree in Mythological Studies and lives in Ojai, California with her husband.

Currently, Marks is working on her new book, *Engaging the Feminine Heroic*, and has just released a comprehensive online writing course: "The Inside Story Writer's Training Program" for which CWC members will receive a discount.

Author Dr. Dara Marks

To learn more about Marks, visit: www.daramarks.com, and make sure to have your questions ready for the Q&A after the talk.

In-person Attendees: Mingle with other writers in the Saban Center at Motion Picture Television Fund, 23388 Mulholland Drive, Woodland Hills, CA 91364, and enjoy the presentation on a large, wide screen. In-person attendees do not need to register in advance. Members free. Guests pay $10 at the door. First visit free. Please arrive a few minutes early.

Zoom Attendees: All members of the CWC-SFV will receive a Zoom invitation to this presentation. Members of other CWC branches should contact Zoom host, Anat Wenick, by noon on January 10 at SFV.CWC@gmail.com for an invitation to register. Zoom guests may purchase admission at www.cwc-sfv.org by noon on Friday, January 10. After purchasing admission, guests will receive a Zoom invitation. Late requests unfortunately cannot be accommodated.

California Writers Club -San Fernando Valley
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√ Whether you're a seasoned writer, or have always wanted to write, CWC-SFV is your home for networking, motivation and professional development.
√Join one of several critique groups in a variety of genres.
√Enjoy monthly lectures given by writers and publishing professionals on the craft and business of writing, in person or via Zoom.

We meet at the Motion Picture & Television Fund Wasserman Campus / Saban Health Center 23388 Mulholland Drive Woodland Hills. 91364
Inquire about membership to access events and submission opportunities at all 21 CWC branches throughout California.
For more information visit cwc-sfv.org
We look forward to meeting you.

LEARN HOW TO COMBAT HUMAN TRAFFICKING

Come to a **FREE** community event to hear about internet-security and protecting our children

January 11, 2025 **2:00 p.m. to 4:30 p.m.**

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Growing Your Brand

(Continued from page 5)

Do people think of you at the right moment—like when they're craving a snack or planning a party?

A great example of mental availability is holiday music. When you think of Christmas, Mariah Carey probably comes to mind! What associations can you build for your brand?

Consistency is Key

Grow consistently, whether it's through social media, ads, or your product itself. The good news? You don't always need to create new content.

Revisit and share your greatest hits—new people discover your brand daily, and a little repetition never hurts.

The Big Picture

Byron Sharp's principles remind us that brand growth isn't about obsessing over superfans or perfect targeting. It's about reaching more people, being easy to find, and staying top of mind.

These lessons will be more useful than ever in 2025. With countless tools and platforms at your fingertips, the opportunity to grow your brand has never been greater. Whether you're starting small or looking to expand, focusing on broad reach, accessibility, and consistent messaging can propel your brand to new heights. Remember, growth comes from embracing the bigger picture- and now's the perfect time to start!

Miri Rossitto is CEO of Cowe Communications. Follow them on all social @CoweOfficial or visit their website at cowe.com.

The CHP Want You to be Safe on the Road

By Max Izenberg

Are you at the age where you may have considered parking your car permanently? Or maybe you have a concern about a family member who may have the same thoughts. There is really no perfect time to decide to give up driving for good, however, it is a very important concern to think about.

Many factors must be taken into consideration before making this important decision - the health of the person, their eyesight, as well as their hearing, medications, social life, and so many other issues - a very difficult problem that needs to be addressed.

To help shed light on this complex issue, the California Highway Patrol has developed a program, "Age Well Drive Smart" about keeping everyone safe on the road. It can help the state's most experienced drivers in refreshing their driving skills so they can drive longer and safer. They present it to churches, temples, womens' clubs, mens' clubs…any group comprised of people in the age range affected by this situation.

The CHP offers a free 45-minute program on "Age Well Drive Smart" to community groups.

You can offer this interesting, thought-provoking 45-minute program to members of a group you belong to. For more information, or to schedule this compelling educational presentation, please contact California Highway Patrol, Stuart Olesker, AWDS Coordinator at (818) 687-2479.

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The supportive staff and professional trainers create a fun, encouraging workout environment, making exercise enjoyable and adaptable to my needs.

How do you feel about the atmosphere and environment at Q4 Active?
The gym's inclusive atmosphere, supportive staff, and innovative circuit training approach improve my balance, flexibility, reaction, core strength, and challenge my brain.

show me the SAVINGS!

Are you wasting money on your ***Medicare supplement plan?*** *If you are on a Plan F, I, or J you probably are.*

MEDICARE SUPPLEMENT RATES	
AGE	PLAN G
65	146*
66	179
67	187
68	187
69	193**
70	197**
71	204**
72	211**
73	217**
74	224**
75	234**
76	247**
77	255**
78	264**
79	274***
80	274***
81	274***
82	274***
83	274***
84	274***
85	274***
86+	274***

Plan G is the Medicare supplement plan we are recommending for our new and existing clients. Since January 1, 2020, Plan G has been the **richest plan** that those new to Medicare can enroll in. Because of this, we are systematically moving all of our clients to Plan G.

Carriers are competing for this plan. **The ONLY difference between Plan F and Plan G is that Plan G has a once-a-year deductible.** In 2025 that deductible is $257. All other Medicare benefits are **identical**, and **the network of providers is identical**.

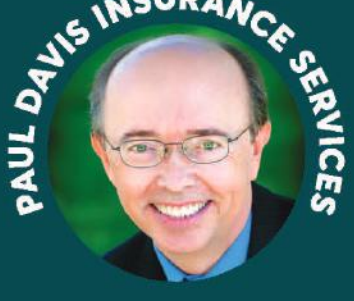
We are regularly saving people **$1000 or more** (net after the deductible) per year. And, we expect that savings to widen.

It's Time to Shop!

The California **"birthday rule"** guarantees you the right to change your Medicare supplement plan to any other carriers' same or lesser plan **within 60 days of your birthday**. You can change without answering health history questions.

L.A. County rate changes through 1/1/25. (Compilation of rates from 10 carriers) Rates subject to change. "F" Plans are only available to those eligible for Medicare prior to 1/1/2020. We do not offer every plan available in your area. Any information we provide is limited to those plans we do offer in your area. Please contact Medicare.gov or 1-800-MEDICARE to get information on all of your options. 5-10% couples discount available on some plans.

**Reflects $25/mo. new to Medicare Part B 12 month discount*
***Rates shown if you reside with another person over age 18*
****Rates if you start plan within 10 years of Part B effective date*



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REAL ESTATE

Vacant Lot on Ventura to Be Mixed-Use

A vacant lot on Ventura Blvd. just east of Winnetka that has been an eyesore for years is slated to become a mixed-use development.

The property at 19923 Ventura, just west of Hank's Tires, could soon be under development by property owner Dan Hosseini.

Plans submitted to the Woodland Hills Warner Center Neighborhood Council propose clearing a parking lot to construct a six-story building featuring 54 studio, one- and two-bedroom apartments above 1,250 square feet of ground-floor commercial. There will also be a 41-car garage on site.

Hosseini has asked for city approval of density bonus incentives to permit the larger building with less parking - in exchange for six very low-income apartments.

Architectural plans submitted by Aaron Brumer & Associates show renderings of a contemporary podium-style building clad in stucco. It would have an O-shaped footprint, wrapping around a central courtyard with rooftop decks.

Warner Center has seen a boom in new housing, specifically with the number of new "Q" apartment buildings constructed by Canoga Park's California Home Builders, but new zoning rules could bring more multifamily buildings to the Ventura Boulevard corridor to help alleviate Los Angeles' lack of housing.

Nightrek Report: What to See in the January Sky

By Neill Simmons

The highlight of January is the red planet, Mars, returning to our early night sky. Look low in the east to spot the planet. This will be visible with your naked eye. On Monday, the 13th, at 6 pm, the full Moon will cover Mars for approximately one hour and will reappear at 7 pm. This is an interesting and rare astronomical event called an occultation. However, it may be difficult to spot Mars because of the Moon's bright glare. Mars will be at its peak brightness on Wednesday, the 15th. During the month, Mars will move position from the constellation of Cancer into the constellation of Gemini. Viewed through binoculars, the white polar caps of Mars may be visible.

The Quadrantids Meteor Shower is considered among the top annual meteor showers and it peaks between January 3 and 4. During peak activity and under favorable conditions, this shower can produce about 100 shooting stars per hour. During the peak, the Moon will be only 11% illuminated which will make it easier to see the meteors.

Venus is still the brightest object in the night sky. Look westward. Early in the month, Venus and the Moon will appear to be very close together. This will be a dazzling sight. On Sunday, the 19th, Venus will be joined by Saturn in the west. Venus is the second brightest natural object in the night sky, after the Moon. It's often called the Morning Star or Evening Star because it's so visible in the morning and evening. It is the hottest planet in our solar systems with a surface temperature of about 900 degrees Farenheit.

The planet Jupiter has been outstanding in brightness and is overhead in January. Look on Friday, the 10th, when the Moon and Jupiter appear very close together. Jupiter is the largest planet in our solar system, more than twice as massive as all the other planets combined. It's so big that over 1,300 Earths would fit inside it! Jupiter is the fastest spinning planet in our solar system, with a day lasting just under 10 hours. It is a gas giant made up of mostly hydrogen and helium, the same elements as our sun.

The first full Moon, the Wolf Moon, occurs on January 13. It is thought that January's full Moon came to be known as the Wolf Moon because wolves were more likely to be heard howling at this time. It was traditionally believed that wolves howled due to hunger during winter, but we know today that isn't accurate. Howling and other wolf vocalizations are heard in the wintertime to locate pack members, reinforce social bonds, define territory, and coordinate hunting.

At this time of the year, the Winter Hexagon is visible. The Winter Hexagon is not a constellation but an asterism which links the six brightest stars in each of six major constellations. The six stars are among the brightest in the northern hemisphere sky and why this formation is able to be identified despite its coverage of a large section of the sky. It links the stars of Rigel (Orion), Sirius (Canis Major), Procyon (Canis Minor), Pollux (Gemini), Capella (Auriga), Aldebaran (Taurus). It is considered one of the easiest formations to identify as it includes four of the eight brightest stars visible in the night sky.

Mark your calendars for Saturday, January 4. Griffith Park Observatory will be having their monthly Star Party on the front lawn from 2 pm until 9:45 pm. There will be telescopes available with guides to explore the sky. This event is FREE!

When not star-gazing, Neill Simmons is a Wealth Advisor with LPL Financial in Woodland Hills. If you have any astronomy or financial questions, he may be reached at (818) 936-2626 or email at neill.simmons@lpl.com.

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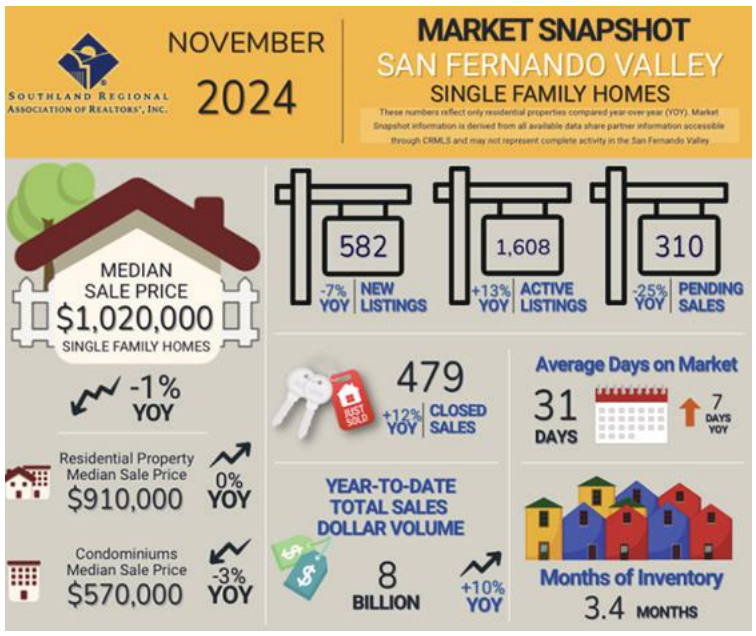
Paint and Oil Roundup in Calabasas January 11

The City of Calabasas will hold a water-based paint and used oil roundup on Saturday, January 11, from 10 am to 2 pm. Bring your used oil, oil filters, anti-freeze, latex paint, and car batteries to Calabasas City Hall, 100 Civic Center Way. Maximum amount accepted is 15 gallons or 125 pounds total. For more information on accepted and non accepted items visit cityofcalabasas.com.



Active Home Listings Rose 13% in November Condo Listings Rose 26%

San Fernando Valley home and condominium prices moderated while sales posted double-digit increases and the inventory of properties listed for sale continued to climb during November, the Southland Regional Association of Realtors® has reported.

Local Realtors® assisted the close of escrow last month on 545 single-family homes and 133 condominiums. Compared to November 2023, the home tally was up 12.4% while the condo total increased 26.7%.

"Regardless the market or state of the national economy, homeowners and homebuyers always find a way to consummate sales," said Bob Khalsa, the 2024 President of the 11,000-member Southland Regional Association of Realtors®. "This year has seen high interest rates on home loans fall low enough to entice some buyers back into the market only to see the rate rise again. Now rates are in the low 6% range, which is far preferable to a year ago when they were in the mid- to high- 7% range. That combined with an expanding inventory has house hunters out even as the holidays approach and activity typically slackens."

The Association reported a total of 1,608 single-family home listings plus 495 condominiums active listings at the end of November. The home supply was up 15.8% and condo listings were 49.4% higher than 12 months ago.

While down from October, when active listings for both categories hit their highest mark in multiple years, November's robust supply continued to lure buyers into the market, which, in turn, prompted more owners to list their home for sale.

"Now that the national and local elections are settled," said Valerie Biletsky, SRAR's Chief Executive Officer, "many buyers realize there are fewer competitors to deal with around the holidays and have the added incentive of falling interest rates and an expanded inventory."

The San Fernando Valley homes that closed escrow during November had a median price - meaning half were higher and half lower - of $1.02 million, which was down 1.0% from the median reported in November 2023.

The condominium median price of $570,000 was down 3.4% from the prior year. Both categories saw record highs set

Both categories saw record highs set in July with the home record at $1.14 million and the condo record of $660,000.

in July with the home record at $1.14 million and the condo record of $660,000.

SRAR's Income-to-Loan guide found that an income of $255,118 was needed to qualify for an 80% loan of $816,000 on a San Fernando Valley median-priced single-family home of $1.02 million. With today's lower interest rate than a year ago, the income needed to qualify was down 8.9%. The monthly PITI — principal, interest, taxes and insurance payments — would come to $6,378.

Pending escrows — an indicator of future sales — were down 25% for homes and off 28% for condominiums.

Chartered by the National Association of Realtors® in 1920, the Southland Regional Association of Realtors® is the voice for real estate in San Fernando and Santa Clarita Valleys. With 11,000 members, SRAR serves as a trusted resource and partner to the real estate profession and the community at large. Realtors® are dedicated to the highest standards of ethics and professionalism and committed to championing real property rights and pathways to homeownership for all. SRAR local market statistics are compiled from all available data share partner information accessible through CRMLS and may not represent complete activity for the San Fernando and Santa Clarita Valleys.

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2024 228472 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as RSG Digital Ventures, 24458 Valencia Blvd., #4201, Valencia CA 91355, Los Angeles County. This business is conducted by an individual. s/ Ray Guiao, owner, 24458 Valencia Blvd., #4021, Valencia CA 91355. This statement was filed with the County Clerk of Los Angeles on 11/5/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 / 1-2 - 2024 2024 238339 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Bangin Buns, 1457 E Florence Ave., Los Angeles, CA 90001, Los Angeles County. This business is conducted by a corporation, s/ Nshan Anthony Nshanyan, President, Gasn Inc, 1457 E Florence Ave., Los Angeles, CA 90001; California corporation; articles of incorporation no. 4633943. This statement was filed with the County Clerk of Los Angeles on 11/19/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

024 232906 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Pure Seoul Korean Skincare, 417 Arden Ave, Suite 103, Glendale, CA 91203, Los Angeles County. This business is conducted by an individual, s/ Leo Davoudi, Owner, 417 Arden Ave, Suite 103, Glendale, CA 91203. This statement was filed with the County Clerk of Los Angeles on 11/12/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 11/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 232630 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Peters Welding and Electric Gates, 7245 Eton Ave, Canoga Park, CA 91303, Los Angeles County. This business is conducted by an individual, s/ Pedro J Diaz Castro, Owner, 7245 Eton Ave, Canoga Park, CA 91303. This statement was filed with the County Clerk of Los Angeles on 11/12/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 232591 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Ashpog, 904 Raligh St, Glendale, CA 91205, LA County. This business is conducted by an individual, s/ Ashkhen Poghosyan, Owner, 904 Raligh St, Glendale, CA 91205. This statement was filed with the County Clerk of Los Angeles on 11/12/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 02/2015. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 233977 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as George's Auto, 7349 Canby Ave, Reseda, UMI. This business is conducted by an individual, s/ Suhel Amin, Owner, 7349 Canby Ave, Reseda, CA 91335. This statement was filed with the County Clerk of Los Angeles on 11/13/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 09/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 233578 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Masmel, 904 Raleigh St, Glendale, CA 91205, Los Angeles County. This business is conducted by an individual, s/ Masis Melikyan, Owner, 904 Raleigh St, Glendale, CA 91205. This statement was filed with the County Clerk of Los Angeles on 11/13/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 03/2015. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 234269 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Bridgetelecom, 4705 Hermano Dr, Tarzana, CA 91356, Los Angeles County. This business is conducted by an individual, s/ Sun Mee Kim, Owner, 4705 Hermano Dr, Tarzana, CA 91356. This statement was filed with the County Clerk of Los Angeles on 11/13/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 11/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 234940 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Office of Uganda's Ambassador for Women and Girls, 7711 Reseda Blvd, Reseda, CA 91335, Los Angeles County. This business is conducted by a corporation, s/ Fatuma K. Namugumbe, Secretary, Office of Uganda's Ambassador for Women and Girls, 7711 Reseda Blvd, Reseda, CA 91335; California corporation; articles of incorporation no. 5532279. This statement was filed with the County Clerk of Los Angeles on 11/14/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 234886 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as A to Z Landscaping, 557 Hawthorne St, Glendale, CA 91204, Los Angeles County. This business is conducted by a general partnership, s/ Silva Kalpakyan, General Partner, 557 Hawthorne St, Glendale, CA 91204; Abraham C. Kalpakyan, 557 Hawthorne St, Glendale, CA 91204. This statement was filed with the County Clerk of Los Angeles on 11/14/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 236947 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Just Drains, 7848 Ben Ave, North Hollywood, CA 91605, Los Angeles County. This business is conducted by an individual, s/ Franklin Ortega, Owner, 7848 Ben Ave, North Hollywood, CA 91605. This statement was filed with the County Clerk of Los Angeles on 11/18/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 03/2001. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 236739 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Patriot Bookkeeping and Tax Service, 8860 Corbin Ave, Ste 160, Northridge, CA 91324, Los Angeles County. This business is conducted by a limited liability company, s/ Edith V Garcia, President, Patriot Bookkeeping and Tax Service LLC, 8860 Corbin Ave, Ste 160, Northridge, CA 91324; CA LLC; articles of organization no. 202464411265. This statement was filed with the County Clerk of Los Angeles on 11/18/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 238684 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Bless Care Solutions, 8870 Burnet Avenue, North Hills, CA 91343, Los Angeles County. This business is conducted by a corporation, s/ Edna Lawas, President, Bless Care Solutions, Inc., 8870 Burnet Avenue, North Hills, CA 91343; California corporation; articles of incorporation no. 5488062. This statement was filed with the County Clerk of Los Angeles on 11/20/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 238870 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Nurse of the Universe, 17154 Clemons Drive, Encino, CA 91436, Los Angeles County. This business is conducted by an individual, s/ Jaymie Khalil, Owner, 17154 Clemons Drive, Encino, CA 91436. This statement was filed with the County Clerk of Los Angeles on 11/20/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 238792 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Insanely Chocolate, 3658 Barham Blvd P 205, Los Angeles, CA 90068, Los Angeles County. This business is conducted by a limited liability company, s/ Oleg Hovnanyan, President, Chocoberry LLC, 3658 Barham Blvd P 205, Los Angeles, CA 90068; CA corporation. This statement was filed with the County Clerk of Los Angeles on 11/20/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 11/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 238844 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Bassriff Productions, 1836 Coldwater Canyon Drive, Beverly Hills, CA 90210, LA County. This business is conducted by an individual, s/ Sean McNabb, Owner, 15021 Ventura Boulevard #865, Sherman Oaks, CA 91403. This statement was filed with the County Clerk of Los Angeles on 11/20/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 01/2006. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 238897 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as DMJ Auto Repair, 15740 Ryon Ave Apt 4, Bellflower, CA 90706, Los Angeles County. This business is conducted by an individual, s/ Martha Aurora Zea Garcia, Owner, 15740 Ryon Ave Apt 4, Bellflower, CA 90706. This statement was filed with the County Clerk of Los Angeles on 11/20/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 11/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 239973 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Quick Stay PCS, 23777 Mulholland Hwy Spc 59, Calabasas, CA 91302, Los Angeles County. This business is conducted by an individual, s/ Garry D. Zeigler, Owner, 23777 Mulholland Hwy Spc 59, Calabasas, CA 91302. This statement was filed with the County Clerk of Los Angeles on 11/21/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 240973 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Excellent Elderly Care, 7934 Laurel Canyon Blvd 13, North Hollywood, CA 91605, Los Angeles County. This business is conducted by a limited liability company, s/ Shiela Marjorie Liwanag, CEO, Excellent Elderly Care LLC, 7934 Laurel Canyon Blvd 13, North Hollywood, CA 91605. This statement was filed with the County Clerk of Los Angeles on 11/22/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 11/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 240936 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as OEM Auto Mall, 7825 Sepulveda Blvd Unit P, Van Nuys, CA 91405, Los Angeles County. This business is conducted by a corporation, s/ Ivan Bogdan, CEO, Rapid Service Union, 7825 Sepulveda Blvd Unit P, Van Nuys, CA 91405; CA corporation. This statement was filed with the County Clerk of Los Angeles on 11/22/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 241168 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Liquor Corner, 465 W Broadway, Glendale, CA 91204, Los Angeles County. This business is conducted by an individual, s/ Gevork Ghazaryan, Owner, 1516 E Broadway Apt 1, Glendale, CA 91205. This statement was filed with the County Clerk of Los Angeles on 11/22/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 240961 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Kelsey the Travel Girl, 4400 W Riverside Dr #110-2123, Burbank, CA 91505, Los Angeles County. This business is conducted by an individual, s/ Kelsey Zamora, Owner, 4400 W Riverside Dr #110-2123, Burbank, CA 91505. This statement was filed with the County Clerk of Los Angeles on 11/22/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 11/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 237249 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Village Cleaners, 8265 Santa Monica Blvd, West Hollywood, CA 90046, Los Angeles County. This business is conducted by a corporation, s/ Hossein Jalalvandi, CEO, Bubbles West Hollywood Inc, 30745 Pacific Coast Hwy N1, Malibu, CA 90265; CA corporation; articles of incorporation no. 6450469. This statement was filed with the County Clerk of Los Angeles on 11/18/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

PETITION TO ADMINISTER THE ESTATE OF GUADALUPE G. TRUJILLO
CASE NO: 24STPB13536

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of GUADAULUPE G. TRUJILLO

A PETITION FOR PROBATE has been filed by ERIC VALENTIN TRUJILLO in the Superior Court of California, County of Los Angeles

The PETITION FOR PROBATE requests that ERIC VALENTIN TRUJILLO 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: January 13 , 2025 at 8:30 AM, in Dept ST62 , of the Superior Court of California, County of Los Angeles, located at the Stanley Mosk Courthouse, 111 North Hill Street, 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

credi-tor. 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. PETITIONER: Eric Valentin Trujillo, 6824 Mammoth Ave., Van Nuys CA 91405 (818) 437-4492

Valley Vantage 12-12, 19, 26 - 2024

Notice

Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of

the state of California, the undersigned Tuxford Collision Cenere, 11589 Tuxford St., Sun Valley CA 91352 will sell at public sale on 1-10-25 at 10:00 AM the following property 2019 CANAM. Lice #P557400 VIN #3JBVNAW2XKK002472 Engine #3JBVNAW2XKK002472 . The lien holder has theright to bid at the sale:Auto Registration & Lien SaleService, 14034 Runnymede St.,Van Nuys CA 91405. 1-2-25

Notice of Public Hearing – Video/Telephone Conference

The application described below has been filed with the City of Calabasas Community Development Department. This notice has been delivered to you because you meet at least one of the following criteria: 1) you own, are the agent of, or are the applicant of the property being considered, 2) you own property located within five hundred (500) feet of the proposed project, 3) you represent a local agency that may be directly or indirectly affected by the project, 4) you own property that might be affected by the proposed project, or 5) you filed a written request for notice.

File No.: SGNP-2024-001, MSCP-2024-003
Project Location: 26500 Agoura Rd, in the City of Calabasas, County of Los Angeles.
Homeowners Association: N/A
Project Description: Request for a Sign Program and Minor Scenic Corridor Permit, to accommodate new signage at the Malibu Canyon Plaza shopping center located at 26500 Agoura Rd (APN: 2064-020-008) within the Commercial Retail (CR) zoning district, Scenic Corridor (-SC) overlay zone, and Las Virgenes Gateway Master Plan Area.
Applicant: Signs and Services Company
Property Owner: Malibu Canyon Plaza LLC
Hearing Body: Planning Commission
Meeting Date & Time: Thursday, January 16, 2025, at 6:00 PM
Meeting Location: 100 Civic Center Way
Environmental Review: The project is exempt from environmental review in accordance with Section 15061 (b)(3)(General Rule Exemption) and Section 15301 (e)(1) (Existing Facilities) of the California CEQA Guidelines.

For questions, comments or concerns regarding the project, or if you wish to review the project file please contact:
Project Planner: Jaclyn Rackerby, Planner
T: (818) 224-1705 Email: jrackerby@cityofcalabasas.com

The Planning Commission will hold a public hearing on the above-described project on January 16, 2025 at 6:00 PM in in the Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas, California. Anyone wishing to address the Planning Commission regarding this project may attend the public hearing or send their comments in writing to the Planning Department, Calabasas City Hall, 100 Civic Center Way, Calabasas, California. Written testimony may be submitted via email, or by U.S. mail to the staff identified above. Written correspondence should be presented on letter size paper (8 ½" by 11"). Written correspondence delivered at least eight (8) days prior to the scheduled hearing date will be included in the packet for and available to the Planning Commissioners in advance of the hearing; written correspondence delivered less than eight (8) days before the scheduled hearing date will be provided to the Planning Commissioners at the hearing. Please call or email the staff identified above, at least one (1) business day in advance to arrange to view project files. Files are not available for review the day of the hearing. Please note that all written correspondence submitted to the Department or Commission become City property and will not be returned. Furthermore, the City, at its sole discretion, may post all written correspondence on the City's website.

The decision of the Planning Commission is final and conclusive unless the decision is appealed to the City Council within ten (10) business days following the date of decision. Appeals must be filed with the City Clerk at Calabasas City Hall, 100 Civic Center Way, Calabasas, California in writing on the approved application form, to include a statement of the reason for the appeal and must be accompanied by the appropriate filing fee. Appeals may be transmitted by mail, postmarked by the deadline to appeal or by e-mail to lpope@cityofcalabasas.com. If sent by e-mail, the City must be mailed a copy of the original appeal along with the application fee. If you challenge any of the foregoing actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the public hearing.

Signature: Tom Bartlett, City Planner
Calabasas Enterprise 1-2-2025

PETITION TO ADMINISTER THE ESTATE OF
RODOLFO MISUGAS CLAVERIA
CASE NO: 24STPB10934

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of RODOLOFO MISUGAS CLAVERIA

A PETITION FOR PROBATE has been filed by RODA MELIZA CLAVERIA in the Superior Court of California, County of Los Angeles

The PETITION FOR PROBATE requests that RODA MELIZA CLAVERIA 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: May 6, 2025 at 8:30 AM, in Dept 5, ROOM 236, of the Superior Court of California, County of Los Angeles, located at the Stanley Mosk Courthouse, 111 North Hill Street, 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

credi-tor. 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. PETITIONER: Road Meliza Claveria, 18920 Delight St., Canyon Country CA 91351 (818) 282-5485

Valley Vantage1-2, 9, 16 - 2025

SUMMONS
CASE NUMBER 23BBCV01587

NOTICE TO DEFENDANT (AVISO AL DEMANDADO)**: BRAD HOLTZMAN AND DOES 1 through 50, inclusive.**

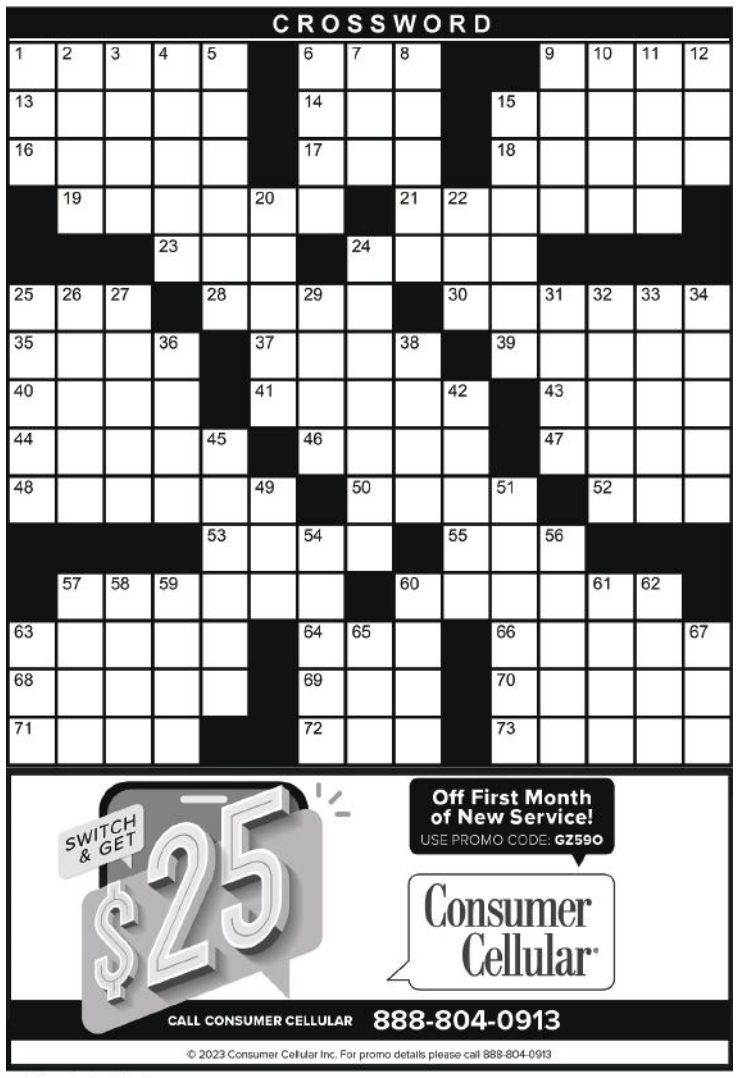
YOU ARE BEING SUED BY PLAINTIFF (EL NOMBRE DEL DEMANDANTE ES): **CABRINI VILLAS HOMEOWNERS ASSOCIATION**

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

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 protegen. 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,

The name and address of the court is: (El nombre y direccion de la corte es): California Superior Court, Alhambra Courthouse, 150 West Commonwealth Avenue, Alhambra CA 91801. The name, address and telephone number of the petitioners attorney or the petitioner without an attorney, are(El nombre, direccion y el numero de telefono del abogado del demandante, o del demandante si no tiena abogado, son): Eileen T. Booth - 182974, Jacobsen & Mcelroy PC, 2401 American River Drive, #100, Sacramento CA 95825 (916) 971-1400.
Dated: 7-18-2024
By David W. Slayton, Execcuive Officer/Clerk of Court by N. Le Deputy Clerk
Valley Vantage 12-12, 19, 26 / 1-2 - 2024

PUBLIC NOTICES



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STATEPOINT CROSSWORD
THEME: SYNONYMS

ACROSS
1. Half of half-and-half
6. *Gratuity
9. Remain unsettled
13. Pita, alt. sp.
14. Uncle Sam wants whom?
15. Played violin, e.g.
16. "Encore!"
17. Young canine
18. Amber warning
19. *Entice
21. *Agreement
23. "____ Te Ching"
24. Goose egg
25. Antonym of keep
28. *Affection
30. Open wine, e.g.
35. Frosts a cake
37. Leave in a bucket
39. *Parlor
40. Coating of aurum
41. Like many bathroom floors?
43. Border pass
44. Full of emotion (2 words)
46. Opposite of talker?
47. Tel ____, Israel
48. Auto____ website
50. *Module
52. Compass point between NE and E
53. *Insane
55. Old-fashioned before
57. *Prevent
60. *Ditch
63. Peninsula of 38th parallel fame
64. Single-____ plastics
66. Donkey + horse, pl.
68. All told (2 words)
69. '80s band "____ At Work"
70. Bay window
71. Chapter 11 issue
72. Mouse turf
73. Email option

DOWN
1. Tax pro, acr.
2. Capital of Latvia
3. Bibliographical abbr.
4. Not upright
5. Instructions handbook
6. Use an Underwood
7. Promissory note letters
8. Cocoon dwellers
9. Horse and mallet sport
10. *Pitcher
11. One ridiculed for studiousness
12. Banned insecticide, acr.
15. Kevin ____ and Sir Francis ____
20. Resting spot for a chicken
22. French vineyard
24. *Avid
25. *Correct
26. *Slipperier
27. 4th letter of Greek alphabet
29. *Nothingness
31. Spanish sparkling wine
32. Martini garnish
33. Violinist's pine resin
34. *Rogue
36. Wall support
38. It often precedes "eye"
42. Laundry room appliance
45. Correspondence friend
49. Feel remorse
51. Seismic shake
54. Card game move
56. Accustom
57. *Sharpen
58. A in UAE
59. Cheesy patty
60. Be inclined
61. Paper holder
62. Dog command
63. Baby goat
65. Pirate's turf
67. "Rocky" creator

2024 224682 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Nova Ready Mix, 7970 Woodman Ave Apt 115, Panorama City, CA 91402, Los Angeles County. This business is conducted by an individual, s/ Jeisy Correa, Owner, 7970 Woodman Ave Apt 115, Panorama City, CA 91402. This statement was filed with the County Clerk of Los Angeles on 10/30/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 10/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-12, 19, 26 - 2024 & 1 - 2 - 2025

2024 239845 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Georgian LA Community Center, 1201 N. Pacific Ave., #204, Glendale, CA 91202, Los Angeles County. This business is conducted by an individual, s/ Irakli Gagua, Owner, 1201 N. Pacific Ave., Ste 204, Glendale, CA 91202. This statement was filed with the County Clerk of Los Angeles on 11/21/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 11/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 239847 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Lead Free Communities, 2222 Foothill Blvd., Unit 333, La Canada, CA 91011, Los Angeles County. This business is conducted by a corporation, s/ Sokrat Arzumanyan, President, Healthy Home Initiative, Inc., 2222 Foothill Blvd., Unit 333, La Canada, CA 91011; California corporation; articles of incorporation no. 6429194. This statement was filed with the County Clerk of Los Angeles on 11/21/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 10/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 244871 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Eclat Luxury Real Estate, 23371 Mulholland Drive #484, Woodland Hills, CA 91364, Los Angeles County. This business is conducted by a corporation, s/ Carin Molin, President, Topagent, Inc, 2382 Camino Vida Roble Suite J, Carlsbad, CA 92011, CA corporation. This statement was filed with the County Clerk of Los Angeles on 12/3/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 11/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 248599 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Happy Juice Cafe, 8968 Corbin Ave, Northridge, CA 91324, Los Angeles County. This business is conducted by an individual, s/ Ramiro Lopez, Owner, 8968 Corbin Ave, Northridge, CA 91324. This statement was filed with the County Clerk of Los Angeles on 12/6/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 12/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 248748 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as DNTG, 228 W Channel Rd, Santa Monica, CA 90402, Los Angeles County. This business is conducted by an individual, s/ John W Ashton, Owner, 228 W Channel Rd, Santa Monica, CA 90402. This statement was filed with the County Clerk of Los Angeles on 12/6/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 249184 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as W and A Construction, 5120 San Bernardino Street #13, Montclair, CA 91763, San Bernardino County. This business is conducted by an individual, s/ Waed Alaridi, Owner, 5120 San Bernardino Street #13, Montclair, CA 91763. This statement was filed with the County Clerk of Los Angeles on 12/9/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 01/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 247645 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Express RX Pharmacy and Medical Supplies, 2503 Beverly Blvd, Los Angeles, CA 90057, Los Angeles County. This business is conducted by a corporation, s/ Boris Grinshteyn, President, Express RX, Inc, 2503 Beverly Blvd, Los Angeles, CA 90057; California corporation, articles of incorporation no. 2973462. This statement was filed with the County Clerk of Los Angeles on 12/5/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 08/2020. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 247648 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Express RX, 2503 Beverly Blvd, Los Angeles, CA 90057, Los Angeles County. This business is conducted by a corporation, s/ Boris Grinshteyn, President, Express RX, Inc, 2503 Beverly Blvd, Los Angeles, CA 90057; California corporation, articles of incorporation no. 2973462. This statement was filed with the County Clerk of Los Angeles on 12/05/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 08/2020. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 217635 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Toi Jovan; Toi Jóvan, 5350 Ben Ave, Valley Village, CA 91607, Los Angeles County. This business is conducted by an individual, s/ Toi Pinell, Owner, 5350 Ben Ave, Valley Village, CA 91607. This statement was filed with the County Clerk of Los Angeles on 10/21/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 252862 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as S. Miller, 21031 Ventura Blvd. Suite 200, Woodland Hills, CA 91364, Los Angeles County. This business is conducted by a limited liability company, s/ Steven Louis Miller, CEO, S. Miller LLC, 21031 Ventura Blvd. 200, Woodland Hills, CA 91364; CA LLC; organization no. 202464814526. This statement was filed with the County Clerk of Los Angeles on 12/13/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 220674 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Happy Wok Asian Kitchen, 3160 N Garey Ave, Pomona, CA 91767, Los Angeles County. This business is conducted by a corporation, s/ James P Huynh, CEO, JR Asian Kitchen, 3160 N Garey Ave, Pomona, CA 91767. This statement was filed with the County Clerk of Los Angeles on 10/24/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 10/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 231628 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Aura Hair LA, 13455 Ventura Blvd Suite #204, Sherman Oaks, CA 91423, Los Angeles County. This business is conducted by an individual, s/ Alyssa Breanne Graham, Owner, 13455 Ventura Blvd Suite #204, Sherman Oaks, CA 91423. This statement was filed with the County Clerk of Los Angeles on 11/08/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 229359 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as KS Ventures, 4630 Van Nuys Blvd, Sherman Oaks, CA 91403, LA County. This business is conducted by a corporation, s/ Sammy Sahak Sahakyan, CFO, Keshishyan Sahakyan Ventures, Inc, 4630 Van Nuys Blvd, Sherman Oaks, CA 91403; California corporation. This statement was filed with the County Clerk of Los Angeles on 11/05/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 11/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 244062 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Tea Zakare, 19748 Buckeye Meadow Lane, Porter Ranch, CA 91326, Los Angeles County. This business is conducted by an individual, s/ Mariam Meliksetyan, Owner, 19748 Buckeye Meadow Lane, Porter Ranch, CA 91326. This statement was filed with the County Clerk of Los Angeles on 12/2/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 12/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 245487 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Delights, 12740 Hart Street, North Hollywood, CA 91605, Los Angeles County. This business is conducted by an individual, s/ Vahe Karagyezyan, Owner, 12740 Hart Street, North Hollywood, CA 91605. This statement was filed with the County Clerk of Los Angeles on 12/03/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 245790 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Voice of Hope TV, 7135 Firmament Ave. #17, Van Nuys, CA 91406, Los Angeles County. This business is conducted by a corporation, s/ Nazaret Jamgotchian, President, Rock of Salvation Christian Ministries, Inc, 7135 Firmament Ave. #17, Van Nuys, CA 91406; CA corporation. This statement was filed with the County Clerk of Los Angeles on 12/3/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 12/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 245407 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Modern Decor, 11676 Tuxford St, Sun Valley, CA 91352, Los Angeles County. This business is conducted by a corporation, s/ Arshak Karadjian, CEO, EA Modern Home Solutions Inc, 11676 Tuxford St, Sun Valley, CA 91352; California corporation; articles of incorporation no. 6240662. This statement was filed with the County Clerk of Los Angeles on 12/03/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 245138 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Big Animal Gear 369, 11626 Strathern Street, North Hollywood, CA 91605, Los Angeles County. This business is conducted by an individual, s/ Harvey Stephenson, Owner, 11626 Strathern Street, North Hollywood, CA 91605. This statement was filed with the County Clerk of Los Angeles on 12/03/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 09/2008. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 246921 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Nama Consulting & Marketing, 22815 Ventura Blvd 134, Woodland Hills, CA 91364, Los Angeles County. This business is conducted by a corporation, s/ Amir Jalali Farahani, CEO, Nama Global Trading Inc, 22815 Ventura Blvd 134, Woodland Hills, CA 91364; CA corporation. This statement was filed with the County Clerk of Los Angeles on 12/4/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 04/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 246601 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Empower Auto Leasing Inc, 14545 Friar Street Unit 202N, Van Nuys, CA 91411, Los Angeles County. This business is conducted by a corporation, s/ Tigran Sulyan, CEO, Empower Auto Leasing Inc, 14545 Friar Street Unit 202N, Van Nuys, CA 91411; California corporation; articles of incorporation no. 6480231. This statement was filed with the County Clerk of Los Angeles on 12/04/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 232862 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as EZ Handyman, 6750 Hollywood Blvd Ste #200, Hollywood, CA 90028, Los Angeles County. This business is conducted by a general partnership, s/ Emille Agakishiev-Gold, General Partner, 6750 Hollywood Blvd Ste #200, Hollywood, CA 90028; Ella Gold McQueen, 6750 Hollywood Blvd Ste #200, Hollywood, CA 90028. This statement was filed with the County Clerk of Los Angeles on 11/12/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: n/a. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

2024 238813 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as NK Global Jets, 14547 Titus St #205, Panorama City, CA 91402, LA County. This business is conducted by a corporation, s/ Nshan Kotoukian, President, Nick Auto World Inc, 14547 Titus St #205, Panorama City, CA 91402; California corporation. This statement was filed with the County Clerk of Los Angeles on 11/20/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 10/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 12-19, 26 - 2024, 1 - 2 & 9 - 2025

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Math Instructors and confidence builders. Mathnasium is hiring for several valley locations. Seeking candidates with 20+ years experience of math teaching (retired teacheres welcome), emotional intelligence, energetic and supportive personalities and a passion for helping keeping kids learn math and develop their confidence. Flexible working hours. References preferred. Call (818) 800-2202 or email Amirah.meghani@mathnasium.com

Notice

Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code ofthe state of California, the undersigned Auto Service Center, 152 W PicoBlvd. LA CA 90015 will sell at public sale on 1-9-25 at 10:00 AM the following property: 2022 RAM Lic #46592B2 VIN# 1C6SRFJM6NN293973. The lien holder has theright to bid at the sale: Auto Registration & Lien SaleService,

NOTICE

Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of the state of California, the undersigned JR Auto Body, 14524 Keswick St E1 Van Nuus CA 91405 will sell at public sale on 1-9-2025 at 10:00 AM the following property 2017 HOND Lic #8BOC680 ,VIN#2HGFC2F84HH508460 . The lien holder has theright to bid at the sale: Auto Registration & Lien SaleService, 14034 Runnymede St.,Van Nuys CA 91405. 1-2-2025

LAS VIRGENES MUNICIPAL WATER DISTRICT
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Directors of Las Virgenes Municipal Water District will conduct a public hearing on Tuesday, January 21, 2025, at 9:00 AM, at Las Virgenes Municipal Water District Headquarters, Board Room, 4232 Las Virgenes Road, Calabasas, California 91302, to consider the following matter: Continuation of the water availability or standby charge for the Fiscal Year commencing July 1, 2025. Persons interested may appear and present oral testimony and comments concerning the subject or file written statement with the Secretary of the District at least three days prior to the hearing. Such oral or written presentation will be considered by the Board of Directors in making their determinations.

BY ORDER OF THE BOARD OF DIRECTORS OF LAS VIRGENES MUNICIPAL WATER DISTRICT.
/s/ Josie Guzman, MMC
Deputy Secretary of the Board
Dated: November 13, 2024
Calabasas Enterprise December 19, 2024, and January 2, 2025

LAS VIRGENES MUNICIPAL WATER DISTRICT
LEGAL NOTICE
SUMMARY OF ADOPTED ORDINANCE NO. 288

NOTICE IS HEREBY GIVEN that at its regular meeting on December 17, 2024, the Board of Directors of Las Virgenes Municipal Water District adopted the following ordinance:

ORDINANCE NO. 288
AN ORDINANCE OF THE BOARD OF DIRECTORS OF LAS VIRGENES MUNICIPAL WATER DISTRICT AMENDING THE ADMINISTRATIVE CODE AS IT RELATES TO DIRECTORS' COMPENSATION

The ordinance updates the Board Members' per diem rate, and recognizes the District's appointed member to the Metropolitan Water District of Southern California (MWD) Board as separate and distinct and eligible for separate per diem compensation when MWD and District Board meetings occur on the same day.

Ordinance No. 288 was adopted by the following vote: AYES: Burns, Coradeschi, Levine, Lewitt, Polan. NOES: None. ABSENT: None. ABSTAIN: None.

A certified copy of the full text of this ordinance is available for review in the Clerk of the Board's Office, 4232 Las Virgenes Road, Calabasas, California 91302.

BY ORDER OF THE BOARD OF DIRECTORS OF LAS VIRGENES MUNICIPAL WATER DISTRICT.
/s/ Josie Guzman, MMC Deputy Secretary of the Board of Directors
Calabasas Enterprise January 2, 2025

Notice of Lien Sale
We, Citywide Towing Inc. has a 2020 Ford LC BD56V69 CA
Vin: 1FM5K8GC7LGC04879
2016 Chev LC None TX Vin: 3GCPCTEC1GG284710
Which will be sold on 1/8/2025 at 10:00Am At 1501 Fishburn Ave., Los Angeles, CA
We, Al's Towing has a
2018 Hyun LC 8FMV668 CA Vin: 5NPD74LF7JH382164
2016 Hyun LC 8MIB321 CA Vin: 5NPDH4AE7GH729489
2015 BMW LC 8SUP324 CA Vin: WBA3R1C54FK194266
2024 Nissan LC 9JUG165 CA Vin: 3N1AB8CV1RY221682
Which will be sold on 1/8/2025 at 10:00Am At 6180 St. Andrews Pl., Los Angeles, CA
The lien holder has the right to bid at the sale - Denco Lien Sales, Inc. P.O. Box 1921 ~ Glendora, CA 91740 Phone (626)852-1244 ~ Fax (626)852- 1292 dencolien- sales@ gmail. com Valley Vantage 1-2-25

NOTICE OF PUBLIC SALE

Noce is hereby given that Golden State Storage intends to sell the personal Property described below to enforce a lien imposed on said property pursuant to the lien Sale per the California Self-Service Storage Facility Act (B & P Code Secon 21700, et seq.). GoldenState Storage will sell items at Www.storagetreasures.com by competitive bidding endingon January 9, 2025 at 2pm. The said property has been stored and is located at GoldenState Storage, 15655 Roscoe Blvd. North Hills, CA. 91343
K4 - Bunkbed Set, Box of Unknown.
L13 - Desk, Wall Art, Bedframe, Large Glass Table, Home Decor, Upholstered Furniture, (10+) Boxes of Unknown, Wire Basket Storage, Laundry Basket, Kids Toys, Household Items.
Purchases must be paid at the me of sale with Cash Only. All Sales are subject to Prior Cancellation. Sale rules and regulations are available at the time of sale. The company reserves the right to refuse any online bids. Dated: 12/24/2024
Valley Vantage 1-2-25

NOTICE OF PUBLIC SALE

Noce is hereby given that Golden State Storage intends to sell the personal property described below to enforce a lien imposed on said property pursuant to Lien Sale per the California Self-Service Storage Facility Act (B & P Code Secon 21700, et seq.). GoldenState Storage will sell items contained in units **S21** and **J60** at www.storagetreasures.com by competitive bidding neidng on January 9, 2025, 15 10 am. The said property has been stored at Golden State Storage and is located at 26825 Oak Ave. Santa Clarita CA 91351.
Purchases must be paid at the time of sale with Cash Only. All Sales are subject to Prior Cancellation. Sale rules and regulations are available at the time of sale. The company reserves the right to refuse any online bids. Dated: 12/23/2024. Auction by www.storagetreasures.com Phone (480) 397-6503 Valley Vantage 1-2-25

Notice

Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of the state of California, the undersigned SUN Motorsport, 421 S Raymond Ave., Alhambra CA 9180 will sell at public sale on 1-9-25 at 10:00 AM the following property 2024 AUDI, Lic #9LNG034 VIN # WAUV2BF22RN002348 The lien holder has theright to bid at the sale:
Auto Registration & Lien SaleService, 14034 Runnymede St.,Van Nuys CA 91405. 1-2-25

SUMMONS
CASE NUMBER 24VEFL01451

NOTICE TO DEFENDANT (AVISO AL DEMANDADO**: OLIVIA C. MORRIS**
YOU ARE BEING SUED BY PLAINTIFF (EL NOMBRE DEL DEMANDANTE ES): **CHELSYE A. LIFFORD-BERNARDEZ**

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.

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 protegen. 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 un abogado, es posible que cumpla con 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.

The name and address of the court is: (El nombre y direccion de la corte es): California Superior Court - 6230 Sylmar Avenue, Van Nuys CA 91401. The name, address and telephone number of the petitioners attorney or the petitioner without an attorney, are(El nombre, direccion y el numero de telefono del abogado del demandante, o del demandante si no tiena abogado, son): CHELSYE A. LIFFORD-BERNARDEZ, 4620 Rubio Ave., Encino CA 91436 (818) 941-6530
Dated: October 23, 2024
By David W. Slayton, Executive Officer/Clerk of Court by M. Kocharyan, Deputy Clerk
Valley Vantage 1- 2, 9, 16, 23 - 2025

Rantz & Ravez from Dennis P. Zine

(Continued from page 4)

training staff and specialized divisions. Think about the city population at 3,908,705 with 472.93 square miles to cover. 8,774 sworn LAPD to patrol and investigate all REPORTED crimes. Is it a difficult or impossible task? That is the question. If you are looking for a challenging profession and have a clean record and in good physical shape, consider law enforcement. The LAPD, Los Angeles County Sheriff, California Highway Patrol (one in six CHP positions remain vacant) and most Southern California law enforcement agencies are actively recruiting both sworn and civilian personnel. Are you ready for a challenging career? The New Year may be the time for you to move forward with a new career. You only live once, why not move forward and enjoy it while you can. Preliminary LAPD Crime Stats for the year 2023 vs 2024.

	2023	2024
Homicide	327	268
Burglary	15188	14033
Rape	1502	1391
GTA	26604	24631
Robbery	8625	8550
Theft from Veh	30579	26424
Aggravated Assault	19874	17519
Larceny	35779	3534
Person Crimes	30328	27728
Prop Crimes	108150	100429

Reviewing reported crime numbers from 2023 vs 2024 it appears LAPD personnel did an OUTSTASNDING job addressing crimes in the City of Los Angeles in spite of some ANTI-LAPD elected members of the Los Angeles City Council who have done nothing to support the personnel who serve ALL the people of Los Angeles with pride and determination and who will continue "To Protect and Serve" into the future…..

What kind of Los Angeles City Council member would publicly state "F—K The Police" at a meeting? Ysabel J. Jurado, the newly elected representative of the 14th Council District, did just that. What an unusual way to start serving your community that is concerned about public safety and quality of life. Jurado is the newest member of the Council to join the Los Angeles City Council's "Crazy Train" of elected officials. Good luck if you reside in District #14. The other "Crazy Train" Councilmembers are Eunisses Hernandez from District 1, Nithya Raman from District 4 and Hugo Soto Martinez from District 13. This list will be expanded or reduced if and when those elected to serve our communities fail to support public safety for all the residential and business communities.

I look forward to next year with more RantZ and RaveZ for your review. May your 2025 be filled with good health, happiness andpProsperity.

Dennis P. Zine is the author of RantZ and RaveZ. He is retired from law enforcement and the L.A. City Council. Dennis is a law enforcement specialist and can be seen and heard on local TV and radio stations.

PUBLIC NOTICES

2024 254226 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Slayer Sweets 10136 Gerald Ave., North Hills CA 91343, Los Angeles County. This business is conducted by an individual, s/ Cassidy Winner, 10136 Gerald Ave., North Hills CA 91343. This statement was filed with the County Clerk of Los Angeles on 12/16/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 12/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1-2, 9, 16, 23 - 2025

2024 2259939 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Evolve Physical Therapy and Wellness, 20756 Berdon Street, Woodland Hills CA 91367, Los Angeles County. This business is conducted by an individual, s/ Shandiz Kamrava, 20756 Berdon Street, Woodland Hills CA 91367. This statement was filed with the County Clerk of Los Angeles on 12/26/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 12/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1-2, 9, 16, 23 - 2025

2024 261236 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as SAPPA, 475 S. Oakland Ave #2, Pasadena CA 91101, Los Angeles County. This business is conducted by a Nevada corporation #NV20232864604. s/ William Mitchell, President, Scholarship Audition Performance Preparatory Academy, Inc., 475 S. Oakland Ave., #2, Pasadena CA 91101. This statement was filed with the County Clerk of Los Angeles on 12/27/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 8/2023. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1-2, 9, 16, 23 - 2025

2024236875 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Fast Kill Pest Control, 1754 Buyers St., Simi Valley CA 93063Los Angeles County. This business is conducted by a California corporation. s/ Andri Santiago Coron, CEO Fast Kill Pest Control, 1754 Buyers At., Simi Valley CA 93063. This statement was filed with the County Clerk of Los Angeles on 11/18/24. The Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Clerk. The registrant commenced to transact business under the fictitious business name(s) listed above on: 11/2024. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the right of another under Federal, state or common law (see Section 14411 ET SEQ., Business and Professions Code) 1-2, 9, 16, 23 - 2025

PUBLIC NOTICE: VEHICLE UNDER LEGAL OWNERSHIP
NOTICE OF CLAIM AND PROTECTION AGAINST UNAUTHORIZED OWNERSHIP

This notice is being issued to inform the public that the vehicle described below is the legal property of The Generations Trust, and any claim of ownership, seizure, or theft of this vehicle is unlawful and will be prosecuted. Vehicle Description: Make: Toyota Model: Year: 2006 Color: Red. Vehicle Identification Number (VIN): 4T1CA38P66U069799 License Plate: 9BWH699

This vehicle is the sole property of the above-named owner and is not for sale or transfer unless authorized by the owner. LEGAL NOTICE: 1. Unauthorized Ownership Claims: Any attempt to unlawfully claim this vehicle as your own or to transfer ownership without the owner's explicit consent is illegal. Under California Penal Code Sections 484 (Theft) and 490.5 (Theft from Vehicle), making a false claim of ownership is considered fraud and theft. 2. Prosecution for Fraudulent Claims: Individuals or entities who attempt to make fraudulent claims regarding the ownership of this vehicle will be subject to criminal prosecution and civil penalties. Any person or party attempting to seize, sell, or otherwise misappropriate this vehicle will be reported to local law enforcement authorities, including the Sheriff's Department. 3. Unauthorized Towing: Any attempt to remove, tow, or tamper with this vehicle without the owner's consent is prohibited and will be reported to law enforcement and regulatory authorities. The vehicle is protected under California Vehicle Code Section 10851 (Vehicle Theft). 4. Reporting to Authorities: Any person or entity attempting to claim, steal, or unlawfully possess this vehicle will be reported to local authorities, including [Local Police Department Name], and may face legal action. OWNER INFORMATION: Owner's Name: The Generations Trust

Contact Information: 818-231-8602 / hunterhamp@yahoo.com This notice serves as a formal declaration of ownership and a warning that any unauthorized claims or actions involving this vehicle will result in immediate legal action. Valley Vantage 1 - 2, 9 & 16 - 2025

NOTICE OF APPLICATION FOR POLICE PERMIT

Notice is hereby given that application has been made to the Board of Police Commissioners for a permit to conduct a: ENTITY NAME: El Vallejo Entertainment Inc, DOING BUSINESS AS: Casa Jalos, LOCATED AT: 14034-38 Vanowen St, Van Nuys, CA 91405. Any person desiring to protest the issuance of this permit shall make a written protest before February 1 to the LOS ANGELES POLICE COMMISSION, 100 West First Street, Los Angeles, CA 90012. Upon receipt of written protests, protesting persons will be notified of date, time, and place for hearing. BOARD OF POLICE COMMISSIONERS.
Valley Vantage 1-2 & 9 - 2025

Spirit of Calabasas Award

(Continued from page 1)

to use Chamber-member vendors, choosing the local bakery, hotel, musicians, rentals, and photographer.

Rick Bilgrien is truly the Spirit of Calabasas!"

Bilgrien will be honored at the Calabasas Chamber's Installation Gala and Casino Night on Saturday, January 25, which will also kick off the 70th anniversary year for the chamber, which was founded in 1955.

The gala at the Calabasas Country Club will include the Board of Directors Installation, presentation of awards, two-hour casino gaming with a jazz lounge and prizes.

Tickets for chamber members are $150 ($170 after January 10) and $200 for non-members, and include appetizers, a three-course supper, raffle tickets and $500 in casino money. To purchase visit calabasaschamber.com

THE SORAYA

SAT JAN 18
3PM
8PM

SUN JAN 19
3PM

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