Cowboys: History & Hollywood at Reagan Library

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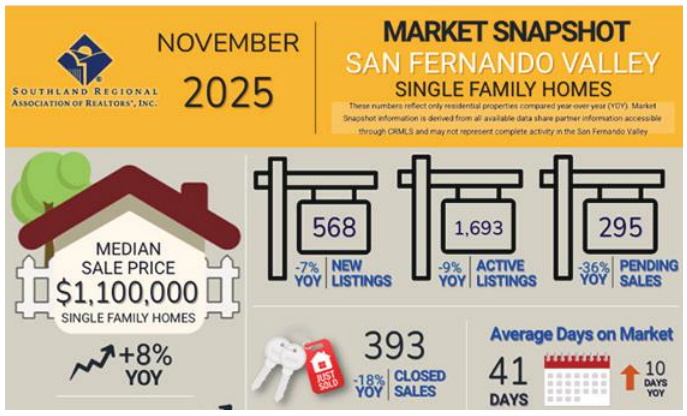

Valley Real Estate Market in Limbo

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Pure Water Project Building to Start Construction

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Valley Vantage

Volume 43, Number 38 | A Compendious Source of Information | December 18, 2025

News in Brief

Calabasas Landfill Case Goes to Trial

Calabasas Mayor James Bozajian is reporting that on December 15th, the Calabasas Landfill case — the contested matter involving the deposit of hazardous fire debris into the landfill — proceeded to trial in Los Angeles County Superior Court (City of Calabasas v. County of Los Angeles). Earlier that same day, the presiding judicial officer issued a tentative, written decision in favor of the county. In civil matters, judges often release tentative decisions prior to trial. As its name implies, this was only an indication of how the judge is inclined to rule based on the various pre-trial submissions by the parties. After the trial, the judge took the matter under consideration, stating that he would render a formal ruling on or before January 5, 2026. The judge has the option of adopting the tentative decision in whole or in part, or abandoning it altogether in favor of an alternative holding.

Holiday Stroll N' Shop in Canoga Park

Canoga Park Improvement Association and Main Street Canoga Park are hosting the first annual Holiday Stroll N' Shop in Canoga Park on Saturday, December 20. From noon to 4 pm visit the following merchants for treats and deals: Artfully Made, Henri's, Trio Coffee, Follow Your Heart, Alabama Antiques, The Beauty Club LA, Retro Relics, Main Street Antique Mall, Antique Store, Aardvark's Vintage, House of Vintage and more. Look for the penguin at participating merchants, stroll Canoga Park and shop for holiday gifts!

TSA to Charge $45 Without Passport or Real ID

Holiday travelers need not fret at the moment, but starting in 2026 the TSA will impose a $45 fee on travelers without proper documentation.

Set to take place in February 2026, travelers who do not present a Real ID or valid passport will be required to pay this fine before their trip. Travelers will pay via pay.gov before they travel to the airport, obtain a receipt and then show that proof to a TSA offficer during the typical security screening.

Once an individual makes a payment, the receipt will be good for 10 days. If travel takes longer, an individual will have to buy additional passes, one for departure and one for return. A spokesperson for TSA noted that about 94 percent of the traveling public is currently compliant, meaning they have a Real ID or passport, and thus won't have to go through this process.

Residents pack St. Mel Church, top. City Councilman Bob Blumenfield, left, and Woodland Hills Homeowners president John Walker discuss the project., above.

Over 1,600 Residents Attend Meeting on Country Club Project

Over 1,600 concerned residents, politicians, homeowners' representatives and candidates filled St. Mel Church in Woodland Hills last Friday for a community forum on the proposed development at Woodland Hills Country Club.

Resident and founder of the grassroots Woodland Hills Collective, Elise Tyler, organized the event for a discussion of the proposed 398-unit project with 835 cars proposed by developers Ryan Ogulnick and Arribus Capital.

Tyler's arguments against the project stem from it "attempting to be fast-tracked under AB 2011, which means no public meetings, no environmental review, no community feedback, no traffic study and no emergency evacuation study."

AB 2011 calls for ministerial approval for eligible housing on commercial corridors with no CEQA (California Environmental Quality Act) or community review. The bill was signed into law in September 2022.

We have had several meetings with constituents and city officials over the last week. We have encouraged the developer and the city to engage in serious conversations about the future of this development. - Assemblymember Jesse Gabriel

Assemblymember Jesse Gabriel, who voted for the bill, did not attend the meeting but told *Valley News Group*, "Our office is closely following the proposed Woodland Hills golf course housing development, and we have had several meetings with constituents and city officials over the last week. We understand that this proposed development is currently under review by the City of Los Angeles Planning Department. We have encouraged the developer and the city to engage in serious conversations about the future of this development."

At the December 12 meeting, a five-member panel discussed the issues they felt were most germane to their opposition. Tyler said that ingress and egress from the development is through the winding "spaghetti streets" of the old Girard tract, and during a fire they would become gridlocked, like what happened in the Paradise and Palisades fires.

She also stated that under AB 2011 a development cannot be in a high fire zone, which the country club property definitely

(Continued to page 12)

COMMUNITY CALENDAR

WOODLAND HILLS: The West Valley Playhouse will host a "Whodunnit" murder mystery party on Wednesday, January 31, New Year's Eve. "Solving crime has never been more fun," says Jon Berry, Artistic Director and producer at the West Valley Playhouse. The evening will include a murder, drinks, and food provided by The Olive Garden. The Grayston Street Band will perform. It will be held at Prince of Peace Episcopal Church, 5700 Rudnick Avenue in Woodland Hills. Doors open at 8 pm. Tickets are $50 per person and can be purchased at wvplayhouse.com.

CALABASAS: Ring in the New Year at the Sagebrush Cantina. Dance, party and shout your way into the new year with special guests The Dirty Lowdown and the pure rock 'n' roll magic. The Cantina is located at 23527 Calabasas Road in the heart of Old Town. For reservations call (818) 222-6062.

VAN NUYS: Mika's Tennis Academy and MTA Youth Sports Foundation is hosting a free "Winter Wonderland" event on Saturday, December 20, at 5 pm. Enjoy tennis and pickleball play a kids' zone, Santa and gifts, cookie decorating, cocoa, vendors, raffles and more. The grand raffle prize is a free week at tennis camp. Funds raised benefit low-income families and essential court resurfacing and facility upgrades. It will be held at 16600 Vanowen Street in Van Nuys. For more information visit mikastennisacademy.com.

WOODLAND HILLS: Pierce College's Encore (Older Adult Education) program presents "Holiday On Broadway & Screen" live performances of favorite holiday musical numbers. Friday, December 19, at 7 pm in the Performing Arts Building at 6201 Winnetka Ave., Woodland Hills. Admission is complimentary. For more information, please contact the Encore Office (818)710-2561.

RESEDA: ONEgeneration will hold their annual Holiday Show on Friday, December 19, at 1:30 pm at 18255 Victory Blvd. There is a suggested donation of $5 for entry and parking is limited on-site. There will be raffles, refreshments, singers and dancers getting the crowd into the holiday spirit!

ENCINO: The San Fernando Valley Audubon Society will be taking place in the 2025 Christmas Bird Count on Saturday, December 20, from 8 am to 4 pm. Those interested in participating at the Sepulveda Basin Wildlife Reserve will report all bird species observed, the individual numbers of each species, and the time you spent birding. For more info, visit sfvaudubon.org/event/2025-christmas-bird-count.

AGOURA: It's the season of giving and the American Red Cross is asking that those eligible donate blood this month as the holidays are a typically low period of donations. Courtyard by Marriott will host a blood donation drive on Friday, December 26, from 9 am to 3 pm. To schedule your life-saving appointment, visit redcrossblood.org.

CALABASAS: The City of Calabasas will hold an e-waste collection on Saturday, January 3, from 10 am to 3 pm. Get rid of the old after you get new for gifts! Bring those old TV, monitors, printers, copiers, computers, laptops, power tools, remote controls, keyboards, mice, cell phones, wired phones, cellphone and laptop batteries, media such as records, tapes, CDs and films and more to Albertson's back parking lot, 26521 Agoura Road. For a complete list of accepted items and those they will not take, visit cityofcalabasas.com.

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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.

- There are four stages of life and they all involve Santa.
  1. You believe in Santa.
  2. You don't believe in Santa.
  3. You are Santa.
  4. You look like Santa.

• Why are Dasher and Dancer always taking coffee breaks? Ans> Because they're Santa's star bucks.

• So as we're all holiday shopping. I go to the grocery store and buy: a pound of sliced ham in a plastic bag, a loaf of bread in a plastic gag, a gallon of milk in a plastic jug, a pack of napkins in plastic wrap, a store-made salad in a plastic tub, plastic bottles of mustand and ketchup, but they won't give you a plastic bag to hold it all.

• Yesterday my young son was chewing on an electrical cord. So I had to ground him.

• NASA is launching a satellite to say sorry to the aliens. They're calling it the Apollo G.

• I informed my family that someone in the the house was secretly an owl in disguise and our eldest daughter asked, "Who?" Honestly, I never suspected her...

• My dog accidentally ate a whole bag of Scrabble tiles. So I took him to the vet.

No word yet.

Word on the Street

----------From Kathleen Sterling

'Twas the issue before Christmas and all through the house...I was the only one stirring, contemplating my message for the week.

How fitting that this week we celebrate Chanukah and prepare for Christmas. Both are holidays that celebrate light - Jesus is heralded as the light of the world and Chanukah is the festival of lights, symbolized by candles lit each night for eight nights.

After a contentious year of political upheaval, acrimony and vitriol, it is lovely to think of us celebrating new beginnings. After the horrific shooting in Australia, and the anti-semitic news we've covered, it's time to heal and move forward, praying all together for peace across the world.

It would be wonderful if we could carry the joy of the season, and the message of two major religions at the holidays, into the new year - if we could put 2025 and its controversies behind us and start fresh.

I am reminded of the beautiful story of the Christmas truce in World War I. On the western front on Christmas Eve, French, British and Germans called an unofficial cease fire and ventured into each other's territory to exchange food and souvenirs. What a wonderful example of what the holidays are all about.

Christmas is a time of giving and Chanukah celebrates the oil that kept giving for eight days. Let us take these holidays as a chance to reflect on how we can give, not just to family and friends but to the community as well.

Giving doesn't have to be material. It can come from the heart. We can take the lesson from the Christmas truce and give the gift of forgiveness to someone who has wronged us, or the gift of time to someone we have neglected.

I always make New Year's resolutions, and start at this time of year to think of how I can be a better, more loving, more giving person.

Many of my resolutions focus on more time with those I love, those I perhaps have not given enough time to in the previous year. I get caught up in work responsibilities, activities, chores, and sometimes don't give the time I should to those I care

about. It is not that I don't love them, it's just been easy to have other priorities ahead of them, and for that I am sorry.

I have several people I need to forgive for real or perceived insults, and some friends I have to apologize to for hurting them. The end of the year is also the beginning of a new year, a new season, and a new chance to do better.

In this paper we offer many amazing examples of the community giving to those in need, to those they don't even know, but know need help. Let's follow their example.

May the spirit of Christmas and Chanukah be with you at this time, and I wish only love and happiness for you and yours in the coming year.

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PUBLISHER
Kathleen Sterling
EDITOR
Katie Sterling
EXECUTIVE ASSISTANT
Connie Hein
BUSINESS EDITOR
Miri Rossitto
EDITORIAL ADVISORY BOARD
Joyce Fletcher
Martin Cooper
Rickey Gelb
Brad Rosenheim
Miri Rossitto
Richard Sherman
Scott Silverstein
John Walker
Diana Williams
Dennis Zine
PHONE 818.313.9545 FAX 818.302.1417
Email: ValleyNewsGroup@gmail.com
22025 Ventura Blvd. #303 Woodland Hills CA 91364
www.valleynewsgroup.com Facebook.com/valleynewsgroupwoodlandhills
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Guest Editorials:

Why the Country Club Proposal Cannot Proceed as Planned

By Tim Gaspar

I strongly support building more housing in Los Angeles, and I believe deeply in responsible, well-planned growth. However, the proposal to construct nearly 400 residential units on the Woodland Hills Country Club property—at this scale and in this location—raises serious and unresolved concerns. These concerns are not about opposing housing; they are about public safety, wildfire risk, and the growing problem of state-level preemption that silences local voices.

Our city urgently needs new homes. But housing must be safe and grounded in on-the-ground realities. This project would generate hundreds of additional daily vehicle trips onto narrow, aging hillside roads that were never designed to accommodate that level of traffic. It would require extensive grading in a Very High Fire Severity Zone, adjacent to the Santa Monica Mountains, where wildfire risk is not theoretical—it is recurring and severe. These are not minor technical issues; they are fundamental public-safety considerations.

In the event of a serious wildfire, tens of thousands of residents in the neighborhood surrounding this property would need to evacuate. We saw what happened in the Palisades Fire when motorists abandoned their cars on Sunset Blvd and a bulldozer had to end up moving them. However, unlike Sunset Blvd. many of the streets near the country club property are not even wide enough for two cars. If a single motorist were to abandon their vehicle, it would make that road impassable for the rest of the community.

In the 2018 Paradise Fire, at least seven individuals died in their vehicles trying to flee the fire. We of course know there were significant fatalities in the Eaton and Palisades fires but we have no way of knowing how many of those fatalities were caused by evacuation issues.

Equally concerning is how this project is being advanced. The developer is relying on AB 2011, along with subsequent amendments including AB 2243 and AB 893, to bypass local review and community input. These state laws effectively preempt the City's planning authority and limit residents' and their elected representatives' ability to meaningfully shape projects that will permanently affect their neighborhoods.

Thoughtful planning and genuine community engagement are meaningless if local planning powers have been stripped away. When Sacramento removes cities' and communities' ability

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An Open Letter to the Community on Proposed Development

From Barri Worth Girvan

Dear Neighbors,

I attended Friday's community meeting as both a resident and a candidate for City Council — but more importantly, I attended to listen and do my due diligence, because our community deserves honesty, transparency, and proactivity on the part of our elected representatives.

For the past several years, the State has enacted far reaching land use reforms. Once they pass, they become law. One of the things I dislike about politicians is the tendency for representatives to pass the buck. I don't believe in passing the buck. In this case, AB 2011 has already been signed into law. Pointing our neighbors to talk to their state representatives is a fool's errand. While state legislators can opine on the bill and its application, to suggest that they could effectuate change on this project in the face of existing law is a promise of false hope and an example of a vacuum of leadership.

State law may have allowed this project to go through streamlined review, but it does not prevent local city leaders from deciding how we adjust our approach in the wake of new laws. At the individual project

(Continued to page 6)

People in the News

Mark Davis receives the Presiden'ts Award from Melissa Garrett.

Craig Lally receives the Robert E. Gibson Award from Jannelle Watson.

Jordan Duke, left, accepts the Membership Champion Award from Theo Ossei Anto.

Miri Rossitto accepts the Harmon Ballin Award from Zeyad Hakam.

VICA Honors Valley Leaders

The Valley Industry & Commerce Association (VICA) held their annual meeting and award presentations on December 11.

They elected and swore in the 2026 board of directors, presented scholarships to local students and awards to VICA members.

The 20th annual President's Award was given to Mark Davis of the Hilton Universal City. Davis was honored for his five decades of experience, his leadership with VICA and the Hotel Association and other nonprofits including Tierra del Sol, Valley YMCA and Boys & Girls Club. Melissa Garrett of United Airlines presented the award.

Miri Rossitto of COWE Communications was given the Harmon Ballin Community Service Award for her service on the boards of VICA, the Child Development Institute, the West Valley YMCA and Valley Economic Alliance. Zeyad Hakam of Bechtel gave Rossitto her award.

Jordan Duke of Granada Hills Charter received the VICA Membership Champion Award for his commitment to collaboration, advocacy and supporting the Los Angeles business community. He received the award from Theo Ossei Anto of GPSN.

Craig Lally received the Robert E. Gibson Corporate Award of Excellence on behalf of the Los Angele Police Protective League, whose mission is to vigilantly protect, promote and improve working conditions, legal rights compensation and benefit for its members. Janelle Watson of Amazon presented the award.

Diana Duenas of The Gelb Group presented the Rickey M. Gelb Scholarships to Ester Yakhshyan of Los Angeles Valley College and Bryant Tran of USC.

Alina Barlow of UCLA received the Marvin R. Selter Memorial Scholarship and Venice Hernandez of Granada Hills Charter received the Melvyn A. Kohn Memorial Scholarship.

VICA is Southern California's most influential business advocacy group devoted to advancing the economic interests and opportunities of its members through effective legislative correspondence, civic leadership representation and conscious community engagement. It works to bring members together to improve, develop and connect community representatives, opinion leaders, and elected officials for engagement and collaboration.

BUSINESS

Iconic Brands of the San Fernando Valley: How the Valley Helped Shape American Culture

By Miri Rossitto

The San Fernando Valley is a cultural incubator. For decades, the Valley has provided the space, workforce, and audiences that allowed brands to grow from local favorites into nationally (and globally) recognized names. These iconic brands didn't simply operate in the Valley. They were shaped by it, reflecting its diversity, creativity, and everyday rhythms of life.

Bob's Big Boy (Burbank) embodied postwar Southern California life. The Burbank location, opened in 1949, arrived at a time when the Valley was booming with young families, car culture, and optimism. Its drive-in roots aligned perfectly with the Valley's sprawling layout and car-centric lifestyle.

Over time, Bob's Big Boy became a social hub where families celebrated milestones, classic car enthusiasts gathered weekly, and Hollywood insiders met casually outside studio walls. Its preservation amid changing trends turned it into a time capsule of Valley nostalgia, making it one of the most photographed and beloved landmarks in the region.

For Warner Bros., the Valley offered something Hollywood itself could not: space. Wide tracts of land, access to varied landscapes, and proximity to a growing suburban workforce allowed studios to expand beyond cramped city lots.

The studio's long-term presence helped transform the Valley into the backbone of the entertainment industry. Entire neighborhoods grew around production schedules, and generations of Valley residents built careers in film, television, animation, and music. Warner Bros. is inseparable from the Valley's identity as a place where stories are imagined and made.

Ventura Boulevard is the Valley's long memory. Running through multiple neighborhoods, it has long served as the region's commercial and social backbone. From old-school diners and record shops to modern cafes and boutiques, the Boulevard has adapted without losing its soul.

It became iconic through continuity. Locals growing up with it, working along it, dating along it, and returning to it generation after generation. Ventura Boulevard represents the Valley's blend of tradition, reinvention, and community-driven commerce.

Mission Foods reflects the Valley's multicultural foundation. As Southern California's Latino communities grew, the demand for accessible, authentic staple foods grew with them. Mission helped bridge cultural traditions with large-scale food production, making tortillas a household staple across America. In 1977, GRUMA acquired the old Mission Tortilla Factory located in the San Fernando Valley.

The Valley's central location, logistics infrastructure, and diverse workforce allowed Mission to scale efficiently while staying connected to its roots. Its success highlights how the Valley quietly influences what and how the nation eats.

Monty's Steakhouse earned its iconic status through longevity, consistency, and community connection. For decades, it was a gathering place for Valley families, business leaders, and longtime locals, a place where birthdays, anniversaries, and milestone dinners became traditions. Its classic steakhouse atmosphere reflected the Valley's mid-century growth era, when neighborhood restaurants served as community cornerstones. With the flagship located in Woodland Hills, Monty's Steakhouse represented familiarity and reliability, securing its place as a true Valley institution remembered fondly across generations.

Circus Liquor (North Hollywood) is unmistakably Valley. Its towering clown sign is a beacon along Burbank Blvd and Vineland Ave. Featured in countless films, TV shows, and music videos, it often serves as visual shorthand for "Los Angeles", even though its soul is purely Valley. Its endurance in an era of redevelopment and chain retail cemented its status as a cultural landmark.

K-mart's connection to the Valley reflects the region's role in American retail. As suburban life expanded, the Valley's growing neighborhoods and families became ideal testing markets for big-box retail models.

Valley Kmart locations became community anchors, places where everyday life happened. While the brand's national story evolved, its Valley footprint remains part of the collective memory of shopping trips, first jobs, and shared routines.

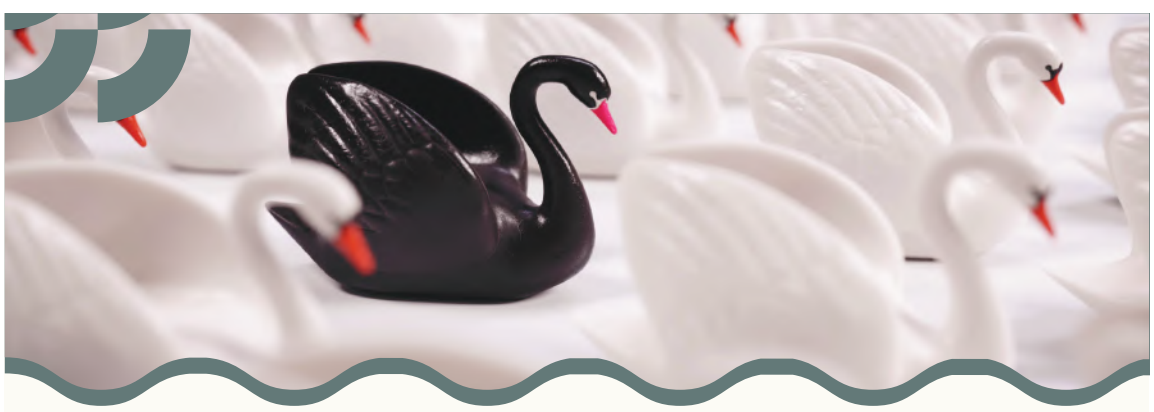
The Valley does not chase relevance. It outlasts it.

The San Fernando Valley consistently produces iconic brands because it offers something rare: scale without detachment. It is large enough to support innovation, yet intimate enough to create loyalty. It blends creativity with practicality, entertainment with industry, nostalgia with reinvention.

These brands are iconic because they grew with the Valley, not ahead of it. What endures here is built through daily use, shared routines, and quiet loyalty. Culture is not imported or announced. It is made incrementally, through storefronts, studio lots, and stories repeated often enough to stick.

Once something takes root in the San Fernando Valley, it does not fade into memory. It becomes part of the landscape we all recognize.

Miri Rossitto is the founder and CEO of Cowe Communications. Follow @CoweOfficial or visit cowe.com for more.



Letter to the Community on the Country Club Project

(Continued from page 4)

level, the councilmember must play a pivotal role in keeping people informed and facilitate conversation between the community stakeholders and project applicants early in the process, even for projects that can bypass the public hearing process. Waiting until it is too late and then pointing to an entity that cannot do anything passes the buck with a lack of leadership in a moment when our community requires it.

Under current land use laws, the councilmember's role in engaging the community is even more important than before. The councilmember must disseminate information and find solutions that work for our communities. There had been talk about an impending sale of the Woodland Hills Country Club for years, and with a project as significant as this, a council office should lead with proactive outreach to help the community understand what is under consideration with transparency.

We need to build housing, but we must do so thoughtfully and responsibly. New housing must go hand in hand with public safety. Housing projects must have infrastructure to support them. With a project like this, we must examine the effects on our transportation infrastructure and our emergency services.

Having just come through the worst fire in our country's history, we need a fire protection plan that addresses evacuation capacity with clarity – we cannot afford to cut corners. I am very concerned about fire safety, and I want to ensure that any project proposed in this community has a clear plan to address this. We need infrastructure in place to ensure safety for our residents, and it is up to the council office to lead this effort.

This project is now in the hands of the City Planning Department, and we must be clear that it is the City Planning Department – not the State Legislature – who will determine if this project meets the criteria for approval.

As your councilmember, I will not pass the buck and send constituents on a goose chase that I know will be a dead end. Engaging the community to mitigate and identify solutions that work for our community is the role of an active and engaged councilmember that puts its constituents first.

We need development that is responsible, safe, and transparent. We must work together to find solutions that work for our communities. And we deserve leadership that treats us as partners to do this

Barri Worth Girvan is a candidate for Third District City Council.

President Reagan's Cowboy Spirit Inspires Exhibit, "Cowboys: History & Hollywood," at Reagan Library

The Ronald Reagan Presidential Foundation and Institute today announced its new exhibition, "Cowboys: History & Hollywood," which will run through April 19, 2026. The exhibition will take visitors on a journey through the reality and the cinematic allure of the American cowboy—an enduring symbol of strength, self-reliance, and freedom.

Blending true Western history with Hollywood mythmaking,

the 10,000-square-foot exhibition will feature authentic gear, rare photographs, historic artifacts, and memorabilia from classic Western films that shaped the cowboy image we know today. Visitors will discover how the cowboy became a cultural icon whose influence extends far beyond the open range.

"It's a privilege to present an exhibition that explores both the history and the Hollywood magic of the American cowboy," said David Trulio, President & CEO of the Ronald Reagan Presidential Foundation and Institute. "President Reagan himself embodied the cowboy spirit through his values of hard work, liberty, and determination. This exhibition not only celebrates the cowboy as an American icon, but also reflects the leadership qualities that President Reagan held dear."

The upcoming exhibition explores how the work of cowboys has changed, from riders on horseback to today's modern animal management. Visitors will see how herding methods have advanced from dusty trails to helicopters and ATVs.

Additional highlights of "Cowboys: History & Hollywood" include:

- Dozens of historic saddles, cowboy hats, firearms, and other cowboy equipment from the 19th and early 20th centuries;

- Roy Rogers' Trigger and Bullet, the beloved horse and dog that became television legends, along with Rogers' wife Dale Evans' horse, Buttermilk;

- Iconic Hollywood costumes, objects and artifacts from *Yellowstone, Gunsmoke, Back to the Future Part III, Nope,* and *Annie Get Your Gun*;

- Items belonging to John Wayne, Clint Eastwood and President Ronald Reagan, showcasing their connection to the cowboy image;

- President Reagan's 1953 Willys Jeep CJ-6, which he drove at Rancho del Cielo;

- An NSYNC tour cowboy costume;

- Autographed guitar of Lee Greenwood, "God Bless the

USA" singer;

President Ronald Reagan once said, "I seem to remember a famous country and western song warning mothers not to let their babies grow up to be cowboys… The song forgot that cowboys can sometimes grow up and be President."

To learn more about the cowboy way of life and how President Reagan himself embraced the cowboy persona, purchase tickets to this upcoming exhibit on the Reagan Library website, reaganfoundation.org.

VALLEY ENTERTAINMENT

Holiday Gift Guide - Shop Local!

Give a Gift of Health

To be "absolutely grounded" is to live a life of movement, self-love and joy," says Conni Ponturo, the owner of Absolutely Grounded and Absolute Pilates studio in Calabasas.

Ponturo offers wide range of movement, mindset, and motivation programs to help individuals live a pain-free, ageless life, including Pilates, meditation, breathwork and more.

Absolutely Grounded is an online membership site with access to hundreds of motivating videos, including Pilates, meditation, daily doses of health and more. Visit absolutely grounded.com.

The studio is located at 4766 Park Granada. For information on group or private classes, gift certificates and online sessions, call (818) 805-3056.

Give the Gift of Reading

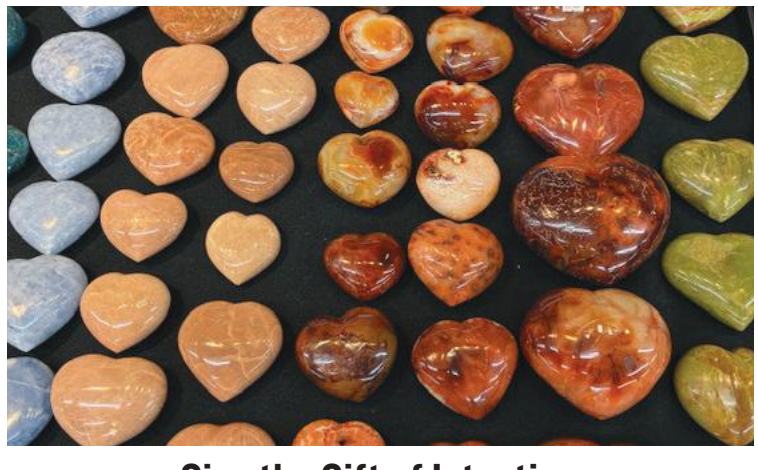
Give the reader on your list the latest bestseller or a gift certificate to pick out their own selection.

The Open Book in Woodland Hills is nestled inside the upscale, outdoor mall The Village at 6320 Topanga Canyon Blvd.. A hidden treasure just waiting to be found, this independent bookstorecelebrated its three year anniversary in November, having opened its doors on November 25, 2022. Initially located upstairs, the store recently moved down in April to the main thoroughfare, next to Wokcano.

This independent bookstore not only houses a large selection of new, like new, signed, and vintage books at affordable prices, but is also known for having an eclectic mix of memorabilia, collectibles, jewelry, antiques, and physical media (vinyl, CDs, DVDs, etc.) that will have you reliving your younger years. "We have a little something for everyone" is their motto, which makes this the perfect place for buying gifts during the holiday season. They also offer physical and e-gift cards for the more harder-to-shop-for person in your life, as well as a lifetime discount tote bag: you buy it once for $20, and every time you come in and shop with them, you get 20% off your purchase.

They've also fostered a wonderful sense of community. They have three monthly book clubs, monthly open mic and trivia nights, craft making events (including their popular after hours Book Bedazzling nights), as well as bolstering support for local authors by giving them a space to host signings. They even hope to branch out this year by partnering with publishers to include bigger, private ticketed events for bestselling authors.

The Open Book hours are Monday to Thursday, 10 am to 8 pm, Friday and Saturday 10 am to 9 pm and Sunday 11 am to 8 pm. Call (747) 226-0334 for more information or gift certificates.



Give the Gift of Intention

Intention stones from the Native Spirit Lodge give the introspective person on your list a special present. Owner Greywolf says, "First you have to love yourself, and gift yourself."

Come shop their large selection of beautiful gift items, from sound bowls to crystals, Kachinas, crystal bracelets, intention stones (shown above) and more. Choose the perfect gift for that spiritual someone from semi-precious stones, incense burners, sage and incense to tarot and oracle decks.

Native Spirit Lodge is located at 22559 Ventura Blvd. They are open Tuesday through Sunday from 11 am to 7 pm. They are open Christmas week but closed Mondays and Christmas Day. For more information call (818) 703-7046.

The Reel History of the Valley

By Martin M. Cooper

A Garden Like No Other

The Garden of the Gods sounds as if it should be located in a valley somewhere in Greece. In reality, it's a lot closer, and its importance in history is not cemented by Zeus, Poseidon, and Hades, but rather by William S. Hart, Tom Mix, and John Wayne.

Located in the northwest corner of Chatworth, this 23-acre portion of the famed Iverson Ranch, with its distinctive sandstone rock outcroppings, has been the setting for more Western motion pictures than any other single location.

From 1912 through the mid-1960s, the sound of stagecoach wheels clattering over the rocks, the ricocheting of six-shooter bullets, and the cadence of horses' hooves on the dusty trail were the prevailing sounds of this area of the ranch.

Some of the Western stars whose films were shot in the Garden of the Gods included Hoot Gibson, Roy Rogers (whose ranch was just five miles from the Garden), Randolph Scott, and John Wayne.

The area also stood in for Asia, Africa, and the South Seas. A few non-Western films shot partially or completely at the Garden of the Gods include *Man-Woman-Marriage* (1921), Buster Keaton's *Three Ages* (1923), *Noah's Ark* (1928), *The Fighting Seabees* (1944), *The Saga of the Viking Women and Their Voyage to the Waters of the Great Sea Serpent* (1957), *The Female Animal* (1958), *Panic in Year Zero!* (1962), *Panic in the City* (1968), and *The Harpy* (1971).

One of the most popular television programs of all time was *The Lone Ranger*, whose opening and closing scenes were filmed on the ranch.

It was near the Nyoka Cliff area that perhaps the most iconic footage in all Western television history was shot: the 40-second opening sequence of *The Lone Ranger,* with Silver, the "fiery horse with the speed of light," rearing on his hind legs to the strains of Rossini's William Tell Overture. The masked rider opens the program in front of what is now known as the Lone Ranger Rock, located in the Lower Iverson Gorge on the southeastern side of the gorge next to Nyoka Cliff.

The Garden of the Gods appears at the end of each *Lone Ranger* episode when he and Tonto ride up the trail, away from camera, ready for their new adventures. They are riding up between the two large rock formations that make up the Garden of the Gods.

But it wasn't only Westerns that the Garden hosted. Republic Pictures, headquartered at the old Mack Sennett studio, less than a dozen miles from Iverson, used the area for dozens of serials. One of these was *Perils of Nyoka*, a 1943 Republic serial starring Kay Aldridge, which was likely the most popular of the jungle-set films of the era. The serial ran a total of 261 minutes over 15 chapters, just perfect for the Saturday-morning matinees.

Above: The Garden of the Gods is the only part of the famed Iverson Ranch still open to the public.

At left: Silver, the Lone Ranger's white stallion, is one of the best-known equines in film and television history.

The plot: Nyoka (Aldridge), with help from Larry Grayson, attempts to discover the golden tablets of Hippocrates, which contain the medical knowledge of the ancients and are buried with a treasure trove. In search of the tablets, they travel from the African jungle to the Arabian desert where Queen Vultura (Lorna Gray) and her Arab cohort are also searching for them. Of course, Larry saves Nyoka from the usual Saturday morning cliffhanging perils, including being captured by Vultura and her pet gorilla, Satan.

Larry and Nyoka track down Vultura, who has found the tablets. While Larry and the other expedition members engage Vultura's men, Nyoka and Vultura battle each other in one of the rare female-against-female fights in serial lore. The battle ends when Satan hurls a spear at Nyoka, misses her and unintentionally kills Vultura. Larry wins the battle against Vultura's men, shoots Satan, saves Nyoka, and retrieves the tablets.

And what ties *Perils of Nyoka* to *The Lone Ranger*? Clayton Moore. Kay Aldridge's friend Dr. Larry Grayson is played by Clayton Moore, in his 10th film role. He later gains fame playing the Lone Ranger for many years.

The Garden of the Gods is the only area of the Iverson Ranch that still allows public access; street parking is available on Redmesa Road in Chatsworth. The easy hiking trail of the Garden of the Gods is available for those who want to "return to those thrilling days of yesteryear" and imagine what it was like in the heyday of the Iverson Ranch.

For half a century, the Garden of the Gods was the location of almost every major Western star's movies… this plaque is their homage.

Martin Cooper, President of Cooper Communications, supervised public relations for the Academy of Motion Picture Arts & Sciences for 10 years; held executive positions with Disney and Universal Studios; and was Board Chairman of the UCLA Film & Television Archive. He is a Fernando Award Honoree and Past Chairman of VICA. An award-winning author, he has written four books, two of them on the San Fernando Valley. His fifth book, The 'Reel' Hollywood: The San Fernando Valley, the history of motion pictures in the Valley, will be out January 2026.

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Seniors Spread Holiday Cheer in Calabasas

The Calabasas Senior Center hosted an evening of holiday cheer at the Senior Center.

The center's choir director, Kyla Williams, led the "Savvy Singers" in a program of Christmas and Hanukah songs. She herself sang "Silent Night." The "Four and a Half" student ensemble from Viewpoint School, also performed holiday favorites. Shown above clockwide are the Savvy Singers: Suzanne Buck, Jeri Cohen, Beth Crofoot, Denise Elder, Paul Flick, Leslie Gordon, Tslila Hogen, Carmen Kampf, Pepper Lipton, Jacqueline Okada, Michelle Peck, Dennis Rinsler, Harlene Rosen, Ruth Rosen, Bonnie Somers, Annalisa Ugolini, Melinda Warren, Michael Weiser, Anita Weiss, Carolyn Weiss and Susan Wiebusch. The Four and a Half: Jasper Hughes, Charlie Luborsky, Jishnu Mukherjee, Thomas Hemmens and Max Zou; Choir Director Williams.

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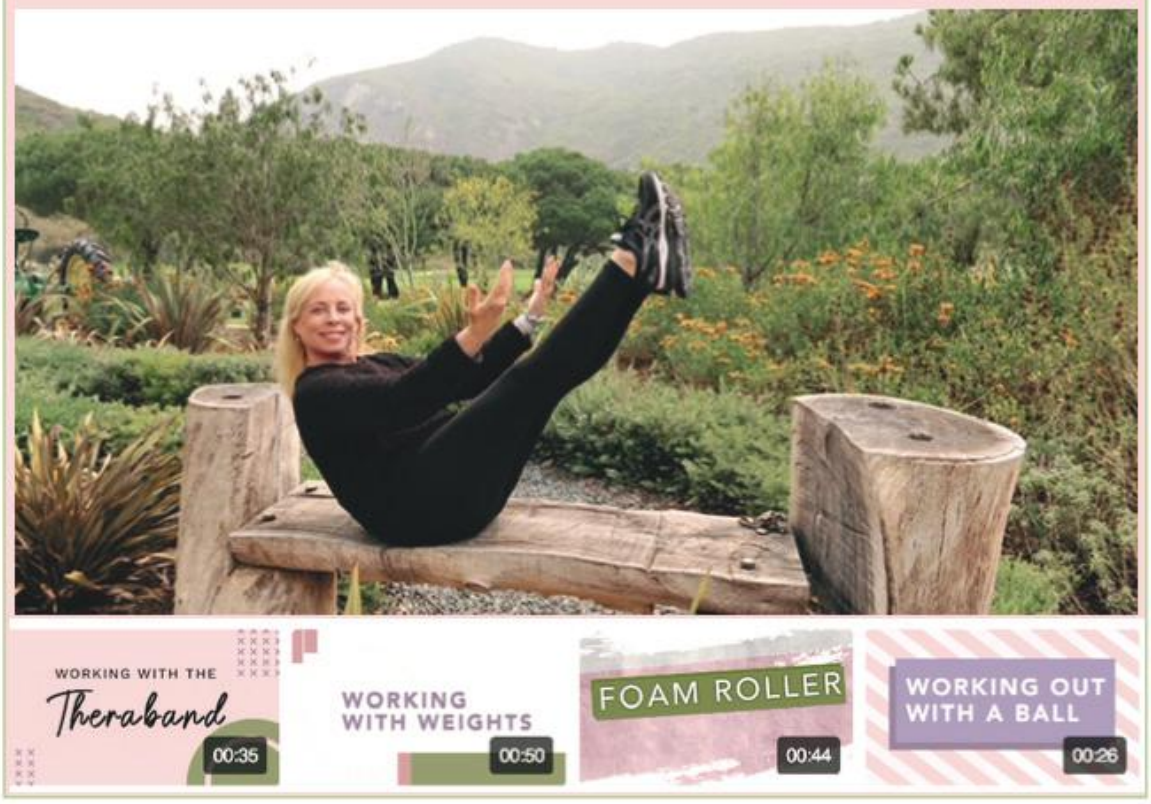
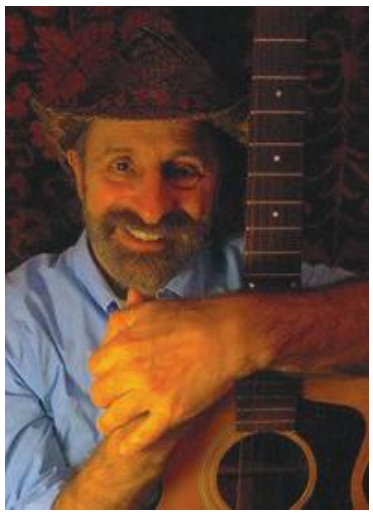


Musician to Speak to Writers Club On "Go For It"

The San Fernando Valley Branch of the California Writers Club, which meets at the Motion Picture & Television Fund, Saban Center, 23388 Mulholland Drive, Woodland Hills, has the distinct pleasure of welcoming Ken Mazur as the keynote in-person and Zoom speaker on Saturday, January 3, at 1 pm. His inspiring presentation, "Go for It," is about his story as a musician and a newly minted writer and how he overcame certain obstacles to reach the pinnacles of success.



Ken Mazur

Becoming an arranger, building a studio, adapting to the advent of the computer age in the 80s, playing jazz, writing jingles, scoring, writing his novels and Reedsy, are among the topics Mazur will discuss.

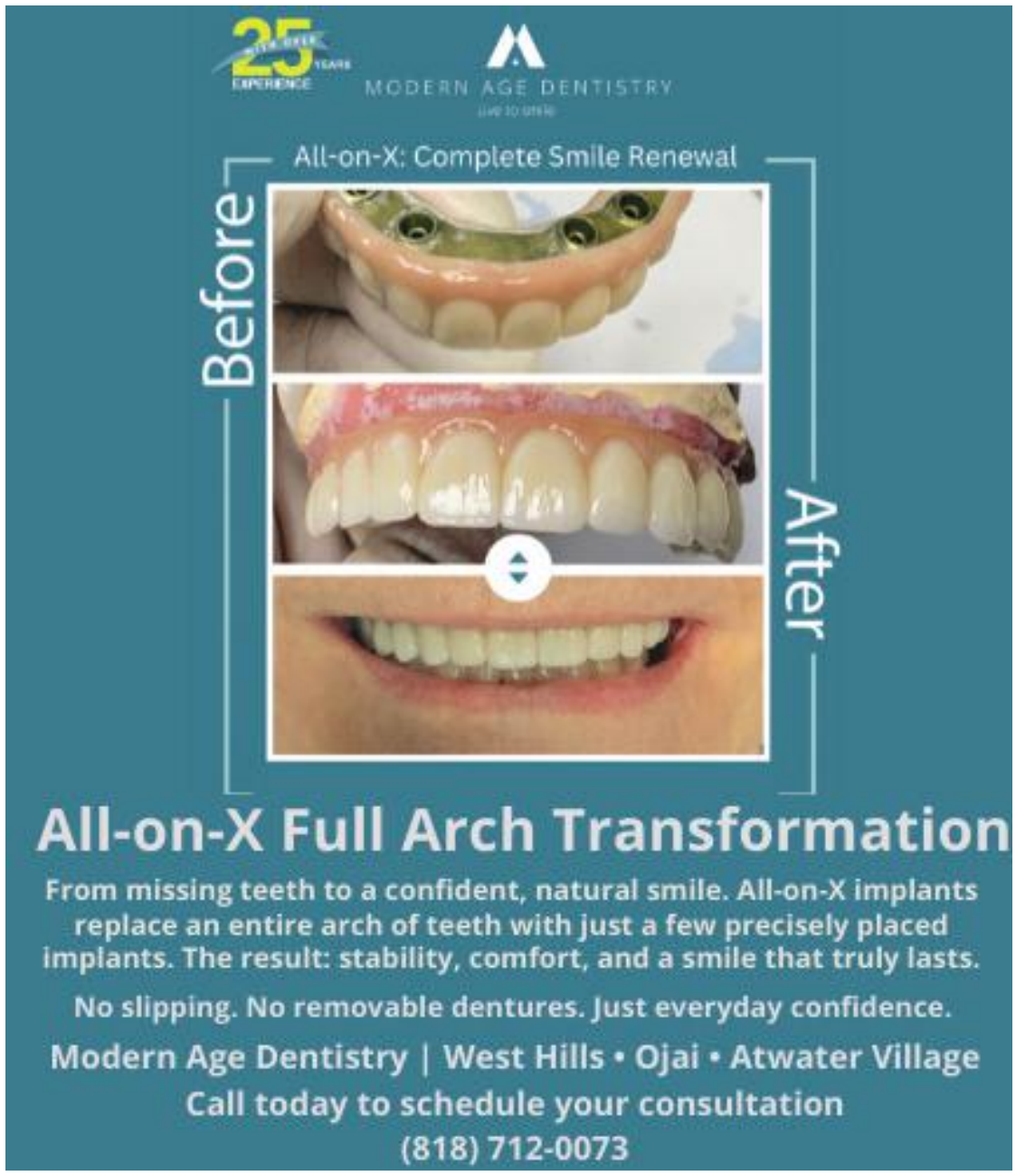
Even some of the top musicians tend to fade away over time. Not Mazur, lead guitarist for the Robert Palmer band. He's still at the top of his game after four decades working in the recording industry and is continuing to grow as an artist. And his best is yet to come. He is writing a detective science fiction series, the first book of which is titled *Harvesting the Immortal*.

Mazur has recorded with other musical greats including INXS, Tina Turner, Paul Winter, The O'Jays, Musique Eddie Kendrix, Mink Deville and Herbie Mann.

To learn more about Mazur, visit kenmazurcomposer.com and make sure to have your questions ready for the Q & A after the talk.

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 guests may purchase admission at www.cwc-sfv.org by noon on January 2. After purchasing admission, guests will receive a Zoom invitation. Late requests cannot be accommodated.



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REAL ESTATE

Forum on Country Club Gathers over 1,600 Residents

(Continued from page 1)

falls under.

Architect Lauren Coffman reiterated that the main concern is not the design or how many units they want to build, but again, it's fire. "Eight hundred cars feeding into Canoga Avenue as the main outlet will form a bottleneck. There has been no evacuation analysis - this would be a failure."

She said that AB2011 required a development to be in a "commercial corridor," and the developers are trying to claim Canoga Avenue is a commercial zone based on its width. "This is an abuse of the 2011 process," said Coffman.

Civil Engineer Alex Reyman discussed that the country club property is a landslide zone. "The golf course is like a sponge that feeds into the aquifer. What happens when it rains?" He also pointed out the club is in the Santa Monica Mountains Zone established in 1980 by the legislature, whom he said had no knowledge of the proposed development.

Filmmaker and lifelong Girard Tract resident Abteen Bagheri told the crowd, "We are not NIMBY's. We are pro-development in Woodland Hills and welcome change. Under the Warner Center Specific Plan there should be 18,000 units built by 2035. We're already developing homes in Warner Center, where they belong. We support that."

Nick Streightiff, Woodland Hills Country Club member and golfer, related the history of the club from the early days of Girard until now. He said the community is going to lose a valuable resource, and he has reached out to various golf organizations who are willing to help maintain it.

One of the country club's longest standing members, Chuck Underhill, said that equity partners were paid an initial $75,000 when Ogulnick purchased the club, and were promised another approximate $65,000, which they have not seen and have "no idea where the money is."

Which led many residents to question the developer himself. Ogulnick has been fined in Orange County for a "dark money" campaign. He was issued a $87,000 fine from the Fair Political Practices Commission, the state's campaign finance watchdog, for an alleged political money-laundering scheme in Santa Ana.

The City of Santa Ana also filed a lawsuit seeking an injunction against Ogulnick's firm, Dyer 18 LLC, for a homeless shelter he was building. The suit claimed he had a "ploy to thwart a homeless shelter."

One of the last speakers at the forum was Councilman Bob Blumenfield, who said the developers had come to him several years ago with a proposal, and he asked them, "Have you gone to the Neighborhood Council? I always go through the process."

In this case, Blumenfield said that the city council is effectively overruled because AB2011 is a state mandate. "I would love to have veto power in times like this, but the state has taken my control away."

John Walker, president of the Woodland Hills Homeowners Organization, ended the meeting by saying they are not averse to suing. "We sued Westfield over the gas station at The Village - and it got changed. We want good development," he said, "Not stupid development, and this is a stupid development."

JPA Board Approves Contract for Construction of Pure Water Project

The Las Virgenes – Triunfo Joint Powers Authority (JPA) Board of Directors approved the progressive design-build contract for Phase 2 design and construction of the Advanced Water Purification Facility (AWPF) at its regularly scheduled meeting Monday night, fulfilling a critical component of the Pure Water Project Las Virgenes – Triunfo (PWP).

Following several months of negotiations with Walsh Construction, JPA staff presented the guaranteed maximum price (GMP) of Phase 2 for Board approval, encompassing the construction of the AWPF and a Reverse Osmosis Concentrate pipeline. Approval of the GMP reflects more than a decade of stakeholder coordination, planning, design and other preparatory work to allow the JPA to build this generational project.

The Pure Water Project Las Virgenes-Triunfo is one of the most significant capital improvement projects in the JPA's 60-year history, creating a new and sustainable water supply for the drought-prone Las Virgenes-Conejo region. Once operational, the project will provide up to 30% of the region's water needs from a local source, significantly reducing the JPA's reliance on imported water from the State Water Project.

Furthermore, the project will effectively eliminate the discharge of recycled water into Malibu Creek, protecting the sensitive ecosystem of the Malibu Creek Watershed.

"This vote is the culmination of years of dedicated research, planning, collaboration and public engagement," said JPA Chair and TWSD Chair Leon Shapiro. "Approving this contract is the single most important step we can take right now to secure a sustainable, resilient water supply for our community now and into the future."

Construction of the AWPF, which will be located in Agoura Hills, is set to begin in April 2026, with a groundbreaking ceremony tentatively scheduled for March 2026. Construction for all elements of the facility and associated pipelines is scheduled to be completed by 2029, clearing the way for an operational start in early 2030.

The new AWPF will take recycled water from Tapia Water Reclamation Facility and purify it to exceed state and federal drinking water standards through an advanced purification process comprised of microfiltration, reverse osmosis and ultraviolet disinfection with advanced oxidation. This purified water will be sent to the Las Virgenes Reservoir to be mixed with the existing imported water supply before reentering the distribution system and arriving at customers' homes and businesses. The PWP will be the third surface water augmentation project of its kind in the state.

With the contract approved, the AWPF will produce water for 105,000 customers served by the JPA for a total estimated project cost of $466 million.

For the first time ever, we will have a local source of drinking water.

"This is a monumental project that will benefit our ratepayers for generations," commented JPA Vice Chair and LVMWD Board President Andy Coradeschi. "This is about future-proofing our entire region to the impacts of climate change and subsequent water supply challenges. For the first time ever, we will have a local source of drinking water. We are investing in the resilience and long-term reliability of this region and ensuring that we are not solely dependent on fragile imported supplies. This project secures our future and is a crucial investment."

A project of this size and scope is made possible through the JPA's collaboration with a progressive designbuild team contracted to bring the PWP to fruition, which includes Walsh Construction, Jacobs Engineering, Carollo Engineers, and Brown and Caldwell. Additionally, partnerships with agencies including the City of Agoura Hills, City of Westlake Village, City of Thousand Oaks and Calleguas Municipal Water District have been integral to making sure this project crosses the finish line.

Be sure to follow LVMWD and TWSD on Facebook and X @lvmwd and @TriunfoWSD, and on Instagram @LasVirgenes_MWD for updates and more information on the PWP.

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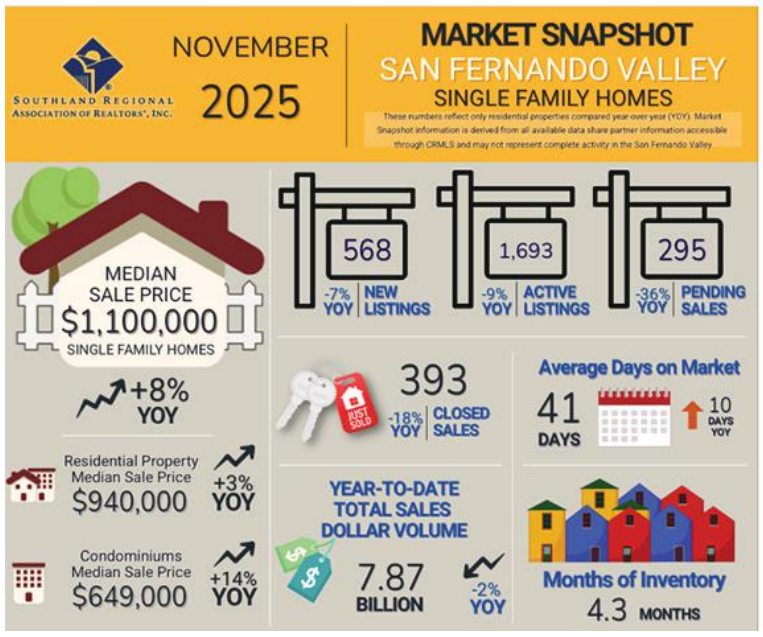

Valley Real Estate Market in Limbo Due to Economic Concerns in 2025

If economic and seasonal trends hold during December as expected, the residential real estate market in the San Fernando Valley likely will close 2025 with home and condominium sales down by a single digit compared to 2024, resale prices hovering just below record highs, and the inventory of properties listed for sale surpassing levels not seen since 2019, the Southland Regional Association of Realtors reported today.

The 393 single-family homes that closed escrow during November fell 18% compared to a year ago. Realtors guided 143 condominium sales to completion, a total that was up 5.9% from November 2024. If December condo activity matches the tally reported a year ago, annual condo sales will be down by approximately 1.5%.

Condo active listings remain a bright spot in the market with the inventory posting the best numbers in six years. The active inventory typically diminishes in the waning months of each year, though this year the condo supply came in at 799 active listings, up 38.5% from a year ago. The association also reported 1,693 active listings of single-family homes. That was down 9.1% from November 2024.

"Growing numbers of homeowners listed their property for sale this year and we saw plenty of pent-up demand from families eager to buy," said Anthony Bedgood, the 2025 President of the 10,000-member Southland Regional Association of Realtors. "Yet, concerns over the economy – whether it's headed up or down – has cast a shadow over the market."

"We finally have a decent supply of homes listed for sale, interest rates now are at their lowest level since last December, and sellers often are open to compromise on prices," Bedgood said. "Yet sales that close escrow take longer and are more complicated."

The average number of days a home is on the resale market increased to 41 days in November, up 10 days from a year ago. Similarly, condos stayed on the market 44 days, up six days.

"The numbers suggest there are ample reasons and plenty of opportunities for people who want to buy a home to get off the sidelines and jump into the market," said Valerie Biletsky, the Association's Chief Executive Officer. "There are fewer competitors during the holidays and through the early months of

Condo active listings remain a bright spot in the market with the inventory posting the best numbers in six years.

each new year. Plus, interest rates often fall in the next few months to their lowest level before heading up again in the spring."

Pending sales – a measure of future closed escrows – fell 36% for homes and 14% for condominiums.

SRAR's Income-to-Loan guide for November found that an income of $164,303 was needed to qualify for an 80% loan of $519,200 on a San Fernando Valley median-priced condominium of $649,000. With the national average interest rate at 6.34% during November – the lowest since December 2024's 6.31% and well below the 7.79% of October 2023 – the income needed to qualify increased 15.2% compared to a year ago. The monthly PITI — principal, interest, taxes and insurance payments — totaled $4,108.

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 10,000 members, SRAR serves as a trusted resource and partner to the real estate profession and the community at large.

Why the Country Club Proposal Cannot Proceed

(Continued from page 4)

to evaluate wildfire evacuation, emergency-response capacity, roadway access, and infrastructure limits, it undermines both public safety and public trust.

To be clear: I want more housing built. I am not anti-growth or anti-development. But housing policy must reflect real-world conditions, especially in hillside communities facing extreme fire risk. Evacuating the neighborhoods surrounding the Woodland Hills Country Club during a major wildfire is already challenging. Adding nearly 400 additional households without full local review compounds that risk in ways that cannot be responsibly ignored.

I urge the developer to pause and return to the community for a genuine, collaborative planning process. And I call on our representatives in Sacramento to revisit, reform, and revise state legislation, including AB 2011 and its amendments, that removes local discretion and community voice from projects with significant safety impacts.

We can build more housing while protecting our hillsides. We can add homes while respecting wildfire risk and emergency access.

But that requires laws that empower—not silence—local communities, and development processes rooted in transparency, safety, and accountability.

Tim Gaspar is a candidate for Third District City Council.

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2025 248794 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Famous Detail Academy; Famous Vinyl; Famous PPF Academy; Famous Wrap Academy; Famous Tint Academy; Famous Auto Detail Supplies; Famous Car Care; Famous Detail Supplies; Water So Good; Famous Auto Detail Products; Famous Detail Products; Water U Love, 7503 Topanga Canyon Blvd, Canoga Park, CA 91303, Los Angeles County. This business is conducted by a corporation, s/ Harutyun Kesaryan, CEO, Water So Good, 7503 Topanga Canyon Blvd, Canoga Park, CA 91303; California corporation. This statement was filed with the County Clerk of Los Angeles on 11/04/25. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 264744 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Direct Support 365, 214 ½ W. 7th Street, Los Angeles, CA 90014, Los Angeles County. This business is conducted by an individual, s/ Maximiliano Antonio Canela, Owner, 214 ½ W. 7th Street, Los Angeles, CA 90014. This statement was filed with the County Clerk of Los Angeles on 11/25/25. 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: 01/2022. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 267261 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Anaya Services, 8155 Hesperia Ave, Reseda, CA 91335, Los Angeles County. This business is conducted by an individual, s/ Romualdo Anaya, Owner, 8155 Hesperia Ave, Reseda, CA 91335. This statement was filed with the County Clerk of Los Angeles on 12/01/25. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 267235 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as AH Modern Electric, 21572 Canyon Cove, Chatsworth, CA 91311, Los Angeles County. This business is conducted by an individual, s/ Armen Razmik Harutyunyan, Owner, 21572 Canyon Cove, Chatsworth, CA 91311. This statement was filed with the County Clerk of Los Angeles on 12/01/25. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 267036 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as JC Signs and Neon, 1697 S Longwood #2, Los Angeles, CA 90019, Los Angeles County. This business is conducted by an individual, s/ Jose Ardani Cabrera, Simon, Owner, 1697 S Longwood #2, Los Angeles, CA 90019. This statement was filed with the County Clerk of Los Angeles on 12/01/25. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 267265 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as California Bakery and Cafe, 18579 Soledad Canyon Road, Santa Clarita, CA 91351, Los Angeles County. This business is conducted by a corporation, s/ Augustine Prieto, President, California Bakeries & More Enterprises, 18579 Soledad Canyon Road, Santa Clarita, CA 91351; CA corporation; articles of incorporation no. 6029212. This statement was filed with the County Clerk of Los Angeles on 12/01/25. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 266914 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as NGA Marketing, 10351 Foothill Blvd, Sylmar, CA 91342, Los Angeles County. This business is conducted by an individual, s/ Narek Ghazaryan, Owner, 10351 Foothill Blvd, Sylmar, CA 91342. This statement was filed with the County Clerk of Los Angeles on 12/01/25. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 267296 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Dab Daddy; Delights Gummies; Distro 25; Todays Special, 11618 Pendleton St, Sun Valley, CA 91352, Los Angeles County. This business is conducted by a limited liability company, s/ Arcides Amaya, CEO, Valley of the Sun LLC, 11618 Pendleton St, Sun Valley, CA 91352; CA LLC. This statement was filed with the County Clerk of Los Angeles on 12/01/25. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 266597 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Maan Garments Manufacturing, 420 E 11th St Suite 301, Los Angeles, CA 90015, Los Angeles County. This business is conducted by a corporation, s/ Sandeep Singh Maan, CEO, Maan Holdings Inc, 420 E 11th St Suite 301, Los Angeles, CA 90015; California corporation; articles of incorporation no. B20250392278. This statement was filed with the County Clerk of Los Angeles on 12/01/25. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 266594 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Harman Holding, 396 S Los Angeles St Suite 222, Los Angeles, CA 90013, Los Angeles County. This business is conducted by a corporation, s/ Harmanpreet Singh, CEO, Orient Craft Inc, 396 S Los Angeles St Suite 222, Los Angeles, CA 90013; California corporation; articles of incorporation no. B20250392267. This statement was filed with the County Clerk of Los Angeles on 12/01/25. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 266600 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Consultation Whitewater, 1051 Justin Avenue Apt 110, Glendale, CA 91201, Los Angeles County. This business is conducted by an individual, s/ Samvel Mirzoyan, Owner, 1051 Justin Avenue Apt 110, Glendale, CA 91201. This statement was filed with the County Clerk of Los Angeles on 12/01/25. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 266602 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Management Palm Sam, 1051 Justin Avenue Apt 110, Glendale, CA 91201, Los Angeles County. This business is conducted by an individual, s/ Samvel Mirzoyan, Owner, 1051 Justin Avenue Apt 110, Glendale, CA 91201. This statement was filed with the County Clerk of Los Angeles on 12/01/25. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 266916 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as True Marketing Groups, 1051 Justin Avenue Apt 110, Glendale, CA 91201, Los Angeles County. This business is conducted by an individual, s/ Edgar Stepanyan, Owner, 1051 Justin Avenue Apt 110, Glendale, CA 91201. This statement was filed with the County Clerk of Los Angeles on 12/01/25. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 266912 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as EWLife Support Services, 1051 Justin Avenue Apt 110, Glendale, CA 91201, Los Angeles County. This business is conducted by an individual, s/ Edgar Stepanyan, Owner, 1051 Justin Avenue Apt 110, Glendale, CA 91201. This statement was filed with the County Clerk of Los Angeles on 12/01/25. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 268567 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as CA Easy Tax Services, 214 ½ West 7th Street, Los Angeles, CA 90014, Los Angeles County. This business is conducted by an individual, s/ Maximiliano Antonio Canela, Owner, 214 ½ West 7th Street, Los Angeles, CA 90014. This statement was filed with the County Clerk of Los Angeles on 12/02/25. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 268232 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Facial Studio LA, 17454 Chatsworth St Unit E, Granada Hills, CA 91344, Los Angeles County. This business is conducted by an individual, s/ Kawtar Mezouaq, Owner, 17454 Chatsworth St Unit E, Granada Hills, CA 91344. This statement was filed with the County Clerk of Los Angeles on 12/02/25. 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: 12/2025. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 269226 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Sterling Alliance, 1729 N Wilton Pl Apt 10, Los Angeles, CA 90028, Los Angeles County. This business is conducted by an individual, s/ Apon Barua, Owner, 1729 N Wilton Pl Apt 10, Los Angeles, CA 90028. This statement was filed with the County Clerk of Los Angeles on 12/03/25. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 269713 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Let's Chyll, 5404 Whitsett Ave #78, North Hollywood, CA 91607, Los Angeles County. This business is conducted by a corporation, s/ Pierre Charbat, CEO, BSP Wireless, Inc, 16136 Sherman Way, Van Nuys, CA 91406; CA corporation. This statement was filed with the County Clerk of Los Angeles on 12/03/25. 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: 12/2025. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 270537 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as AMK Tile Service and Repair, 12129 El Dorado Ave Apt 106, Sylmar, CA 91342, Los Angeles County. This business is conducted by an individual, s/ Jose Dejesus Enriquez Rodriguez, Owner, 12129 El Dorado Ave Apt 106, Sylmar, CA 91342. This statement was filed with the County Clerk of Los Angeles on 12/04/25. 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: 12/2025. 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) 12-11, 18, 25 - 2025 & 1-1- 2026

2025 270753 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Cutesy Charms, 16443 Rinaldi St, Granada Hills, CA 91344, Los Angeles County. This business is conducted by a general partnership, s/ Vivian G. Lim, General Partner, 16443 Rinaldi St, Granada Hills, CA 91344; Gemma Bergstrom, 2593 North Phyllis St, Simi Valley, CA 93065. This statement was filed with the County Clerk of Los Angeles on 12/04/25. 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: 07/2025. 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

2025 276543 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Business Supply Depot, Eastern Workplace Solutions, Pro Office Performance, United Work Products, 8352 Topanga Canyon Blvd. #418, Canoga Park CA 91304, Los Angeles County. This business is conducted by a California corporation #6226941, s/ Gil Santander, President, Statestream Solutions, Inc., 8352 Topanga Canyon Blvd., #418, Canoga Park CA 91304. This statement was filed with the County Clerk of Los Angeles on 12/12/25. 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- 18, 25 - 2025 & 1-1, 8 - 2026

2025 252016 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Frankie Kevich, 5433 Coldwater Canyon Ave., Sherman Oaks CA 91401, Los Angeles County. This business is conducted by an individual. s/Melissa Francikiewicz, 5433 Coldwater Canyon Ave., Sherman Oaks CA 91401. This statement was filed with the County Clerk of Los Angeles on 11/7/25. 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: 11/2025. 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- 18, 25 - 2025 & 1-1, 8 - 2026

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE
CASE NO. 25AVPB00015 Superior Court of the State of California for the County of LOS ANGELES in the matter of the estate of ADELINA K. SALIMKHAN, deceased. Notice is hereby given that the undersigned will sell at public sale on or after 01/02/2026 at the office of Alexander Cabrera (Realtor Associate), Coldwell Banker Realty, 12930 Ventura Blvd #202, Studio City, CA 91604, phone (818) 201-6322 to the highest bidder, and subject to confirmation by said Superior Court, all right, title and interest of said deceased at the time of death, and all right, title and interest in the estate has additionally acquired, in and to all the real personal property situated in the County of LOS ANGELES, State of California, described as follows; LAND DESC IN DOC 0810294,80-08-22 (EX OF ST) POR NE ¼ OF SE ¼ SEC 16 T7N R12W, commonly known as: 1025 W. Newgrove Street, Lancaster CA 93534. Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are agreeable to the personal representative. 20% of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale. Dated 12/16/2025. Ira M. Salimkhan, Personal Representative of the estate of said deceased. Valley Vantage 12-18, 25 - 2025, 1-1 & 8 - 2026

2025 267739 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Rosa Viva, 27521 Orsini Ave, Canyon Country, CA 91351, Los Angeles County. This business is conducted by an individual, s/ Rosa Villanueva, Owner, 27521 Orsini Ave, Canyon Country, CA 91351. This statement was filed with the County Clerk of Los Angeles on 12/02/25. 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) 12-18, 25 - 2025, 1-1 & 8 - 2026

2025 267334 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Ronald's Painting, 12358 Lull St, North Hollywood, CA 91605, Los Angeles County. This business is conducted by an individual, s/ Ronald Sifred Galdamez, Owner, 12358 Lull St, North Hollywood, CA 91605. This statement was filed with the County Clerk of Los Angeles on 12/01/25. 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) 12-18, 25 - 2025, 1-1 & 8 - 2026

2025 268332 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Stepshake, 1125 E. Broadway #50, Glendale, CA 91205, Los Angeles County. This business is conducted by a corporation, s/ Vadim Harutyunov, President, Stepshake Social Technologies, Inc, 1125 E. Broadway #50, Glendale, CA 91205; California corporation. This statement was filed with the County Clerk of Los Angeles on 12/02/25. 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: 11/2025. 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) 12-18, 25 - 2025, 1-1 & 8 - 2026

2025 268509 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Dr. Janet's Sweet & Savory Studio, 14500 Sherman Circle Apartment 339, Van Nuys, CA 91405, Los Angeles County. This business is conducted by an individual, s/ Janet Jefferson, Owner, 369 S. Doheny Dr PMB 412, Beverly Hills, CA 90211. This statement was filed with the County Clerk of Los Angeles on 12/02/25. 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

NOTICE OF PETITION TO ADMINISTER ESTATE OF MICHAEL CONAWAY aka MICHAEL AARON CONAWAY
CASE NO: 25STPB13803

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of MICHAEL CONAWAY aka MICHAEL AARON CONAWAY

A PETITION FOR PROBATE has been filed by MYKA JP ENRIQUEZ CONAWAY in the Superior Court of California, County of Los Angeles.

The PETITION FOR PROBATE requests that MYKA JP ENRIQUEZ CONAWAY 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: Date: 1/9/2026; Time: 8:30 am; Dept 11; Room 246 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 creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Petitioner: Myka JP Enriquez Conaway, 5909 Atlas Way, Palmdale CA 93552.

Valley Vantage 12-18, 25 -2025 / 1-1-2026

NOTICE

Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of the state of California, the undersigned Bendave Towing, 174 W. Verdugo Ave., Burbank CA 91502 will sell at public sale on 1-2-2026 at 10:00 AM the following property 2017 MERZ Lic 8YEY398 Vin # 55SWF6EB1HU180672 . The lien holder has the right to bid at the sale:Auto Registration & Lien Service, 14034 Runnymede St., Van Nuys CA 91405. Valley Vantage 12-18-25

Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of the state of California, the undersigned Precision Collision, 7239 Woodley Ave., Van Nuys CA 91406will sell at public sale on 12-27-2025 at 10:00 AM the following property 2016 Sun T Hull ID# BUJ07704G516 and a 2016 CARRI Vin# 4TM13DN14GB001184. The lien holder has the right to bid at the sale:Auto Registration & Lien Service, 14034 Runnymede St., Van Nuys CA 91405. Valley Vantage 12-18-25

Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of the state of California, the undersigned Erland Auto Body, 18440 Hart St., #E, Reseda CA 91335 will sell at public sale on 12-27-2025 at 10:00 AM the following property 2020 TOYT Lic8T-PW943 Vin # 4T1J31AK3LU542512 . The lien holder has the right to bid at the sale:Auto Registration & Lien Service, 14034 Runnymede St., Van Nuys CA 91405. Valley Vantage 12-18-25

Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of the state of California, the undersigned Number One Collision, 8426 San Fernando Rd., Sun Valley CA 91352 will sell at public sale on 12-27-2025 at 10:00 AM the following property 2024 NISS Lic 9POK615 Vin # 5N1DR3AC4RC301072 . The lien holder has the right to bid at the sale:Auto Registration & Lien Service, 14034 Runnymede St., Van Nuys CA 91405. Valley Vantage 12-18-25

PUBLIC NOTICES

CLASSIFIEDS

$15 FOR 20 WORDS

$50 FOR 4 WEEKS

CALL 818.313.9545

HELP WANTED

Flight School Instructor: Prepare syllabus & formulate training for individuals based on goals & interests. Provide safety rules, licensing, & FAA regulations & assess students' progress in hands-on training. Jobsite: Van Nuys, CA. Min. H.S. Diploma or foreign equiv., + 2 yrs. exp. as Flight Instructor, Flight School Instructor, or Flight Trainor + Flight Instructor Certificate + skilled in Aircraft Operation & Navigation, including procedures during takeoff & landing, handling emergency & safety procedures, communications, licensing reqs. & FAA regulations req'd. Mail CV to LA Flight Academy, LLC, attn.: A. Nercessian @ 7900 Balboa Blvd., Unit G6, Van Nuys, CA 91406

JOB WANTED

Private caregiver available. Live out, drives own car. Experience, flexible, reliable. I can be a great asset for your loved one. Call (818) 217-5916.

BOOKKEEPER

Full-service, freelance bookkeeper experienced with a variety of businesses and personal bookkeeping. Fourteen years experience with QuickBooks. See the 5-star reviews online for S & J Bookkeeping and Secretarial Service. Call Susan Newman for a free consultation at (818) 587-9130. www.sjbookkeeping.com

2025 258085 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Frilllspace, 21803 Dumetz Rd., Woodland Hills CA 91364, Los Angeles County. This business is conducted by an individual, s/ Aileen Del Cid Barton, 21803 Dumetz R.d, Woodland Hills CA 91364. This statement was filed with the County Clerk of Los Angeles on 11/17/25. 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: 11/2015 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) 12-4, 11, 18, 25- 2025 2025 248696 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Domestic Agency Magic Care, 14232 Erwin St Van Nuys Apt 7, Van Nuys, CA 91401, Los Angeles County. This business is conducted by an individual, s/ Daniela Mishel Rodriguez Chiti, Owner, 14232 Erwin St Van Nuys Apt 7, Van Nuys, CA 91401. This statement was filed with the County Clerk of Los Angeles on 11/04/25. 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: 11/2025. 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) 12-4, 11, 18 & 25 - 2025 2025 249106 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Tesorito; Chica De Luz; DM Homes, 11054 Ventura Blvd, Studio City, CA 91604, Los Angeles County. This business is conducted by a general partnership, s/ Daisy Mendieta, General Partner, 5727 Fulcher Avenue, North Hollywood, CA 91601; Ginelie Mendieta, 5727 Fulcher Ave, North Hollywood, CA 91601; Jocelyn Mendieta, 5727 Fulcher Avenue, North Hollywood, CA 91601. This statement was filed with the County Clerk of Los Angeles on 11/04/25. 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: 10/2025. 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) 12-4, 11, 18 & 25 - 2025 2025 256571 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as House of BLK, 408 Hargrave Street Unit A, Inglewood, CA 90302, Los Angeles County. This business is conducted by a corporation, s/ Briana Kamara, CEO, Hob Holdings, 408 Hargrave Street Unit A, Inglewood, CA 90302; CA corporation; articles of incorporation no. B20250319812. This statement was filed with the County Clerk of Los Angeles on 11/14/25. 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: 10/2025. 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) 12-4, 11, 18 & 25 - 2025 2025 258827 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Water Works Car Wash & Detailing, 16274 Vasquez Canyon Rd #86, Canyon Country, CA 91351, LA County. This business is conducted by an individual, s/ Yoni Lemuel Medina Lucero, Owner, 16274 Vasquez Canyon Rd #86, Canyon Country, CA 91351. This statement was filed with the County Clerk of Los Angeles on 11/18/25. 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) 12-4, 11, 18 & 25 - 2025

SUMMONS (CITACIÓN JUDICIAL) CASE NUMBER 25VECV02517

NOTICE TO DEFENDANT(AVISO AL DEMANDADO): ROSA ABGARYAN, an individual; and DOES 1 to 50 YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): CONSTANCE ADLER GALLOWAY

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 dirección de la corte es): 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, dirección y el numero de telefono del abogado del demandante, o del demandante si no tiene abogado, son): Mark S. Glazer (State Bar #102314) & David M.S. Taam (State Bar #126389) 501 Marin Avenue, Suite 110, Thousand Oaks CA 91360 Tel (818) 591-0190..

Dated: 05-05-2024. By David W. Slayton, Executive Officer/Clerk of Court, by P. DiazDeputy Clerk.
Valley Vantage 12-4, 11, 18,25 - 2025

Notice of Lien Sale
We, Citywide Towing Inc. has a
2015 Wabash LC#'s 7185STY MN Vin #'s 1JJV532B4FL880125
Which will be sold on 12/30/2025 at 10:00Am At 1501 Fishburn Ave., Los Angeles, CA
We, Quik Tow LLC has a
2014 Infi LC#'s 7DGX629CA Vin #'s: JN8AZ2ND7E9750763
Which will be sold on 12/30/25 at 10:00Am At 1525 W 2nd St., Pomona, CA
We, All City Tow Service has a
2021 Kia LC DK33G16 CA Vin #'s: KNDJ23AU7M7139038
2019 BMW LC None CA Vin #'s: WBAFY4C54KBX39667
2020 Honda LC 8SWD106 CA Vin #'s: 7FART6H28LE014519
Which will be sold on 12/30/25 at 8:00Am At 5832 West Adams Blvd, Culver City, CA
We, Freeway Towing, Inc. - SC has a
2021 Lmbo LC#'s 8XQC632 CA Vin #'s: ZPBUA1ZL6MLA14841
Which will be sold on 12/30/25 at 8:00Am
At 26921 Ruether Ave., Unit B, Santa Clarita, 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 dencoliensales@gmail.com Valley Vantage 12-18-25

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NO. VECP00407
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES TO ALL INTERESTED PERSONS:
Petitioner(s): Hamid Dehghan filed a petition with this court for a decree changing names as follows:
Present Name: Hamid Dehghan
Proposed Name: Hamid Eliaszadeh
Present Name:Arman Dehghan
Proposed Name: Arman Eliaszadeh
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING: 1/16/2026 Time: 8:30 am; Dept. A Room 520; Superior Court of California, County of Los Angeles, 6230 Sylmar Ave., Van Nuys CA 91401 . Dated: 11-10-2025. By Huey Cotton , Judge of the Superior Court; by David W. Slayton, Executive Officer/Clerk of Court; by R. Redmond, Deputy.
Valley Vantage 12-4, 11, 18, 25 - 2025

2025264971 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Sushi Iki, 18663 Ventura Blvd., Tarzana CA 91356, Los Angeles County. This business is conducted by a California limited liability company. s/Ryota Okumura, President, Okumura Plannings LLC, 9400 Corbin Ave., Unit 1041, Northridge CA 91324. This statement was filed with the County Clerk of Los Angeles on 11/26/25. 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) 11-27 /12-4, 11, 18 - 2025 2025 224668 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Wovow Studio, 21050 Vanowen Streeet 230, Canoga Park CA 91303, Los Angeles County. This business is conducted by an individual. s/Akram Honarmand, owner, 21050 Vanowen Street 230, Canoga Park CA 91303. This statement was filed with the County Clerk of Los Angeles on 10/29/25. 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) 11-27 /12-4, 11, 18 - 2025 2025 257206 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Kings Contractors Inc., 1401 W. 9th St., Spc 79, Pomona CA 91766, Los Angeles County. This business is conducted by a California corporation #3755820. s/Osmin Giovanni Villatoro, President, Kings Contractors Inc., 1401 W 9th St Spc 79, Pomona CA 91766. This statement was filed with the County Clerk of Los Angeles on 11/14/25. 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: 11/2025. 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) 11-27 /12-4, 11, 18 - 2025 2025 2622117 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Calabasas Wealth Management, 23622 Calabasas Road, Suite 349, Calabasas CA 91302, Los Angeles County. This business is conducted by an individual. s/Gina Lapiner, owner, 23622 Calabasas Road Suite 349, Calabasas CA 91302 . This statement was filed with the County Clerk of Los Angeles on 11/21/25. 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: 11/2025. 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) 11-27 /12-4, 11, 18 - 2025 2025 241880 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as LTC Search, 5642 Ponce Ave, Woodland Hills CA 91367, Los Angeles County. This business is conducted by an individual. s/Lynne Caputo, owner, 5642 Ponce Ave , Woodland Hills CA 91367 . This statement was filed with the County Clerk of Los Angeles on 10/24/25. 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: 10/2025. 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) 11-27 /12-4, 11, 18 - 2025 2025 257860 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as The Cure Company Dispensary, Downtown Patient Group, 9310 S. Alameda Street, Los Angeles CA 90022, Los Angeles County. This business is conducted by a California corporation #3170526. s/Gloria Chavez, CEO, DTPG Collective, Inc., 930 S. Alameda Street, Los Angeles CA 90021. This statement was filed with the County Clerk of Los Angeles on 11/17/25. 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) 11-27 /12-4, 11, 18 - 2025 2025 256402 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Vibeprint Music, 11565 Erwin Street, Apt 5, North Hollywood CA 91606. This business is conducted by an individual. s/Rick Palmobi, owner, 11565 Erwin Street Apt 5, North Hollywood CA 91606This statement was filed with the County Clerk of Los Angeles on 11/13/25. 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) 11-27 /12-4, 11, 18 - 2025

NOTICE
I, Tara Lynne Borelli, daughter of Alberto William Borrelli claim, claim sole heiress to the ALBERT WILLIAM BORRELLI ESTATE. Valley Vantage 12-18, 25 - 2025/ 1-1-2026

Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of the state of California, the undersigned MY CAR 4110 LANKERSHIM BLVD NORTH HOLLYWOOD, CA, 91602 will sell at public sale on 12/31/2025 at 10:00 AM the following property 2024 FORD TRANSIT VIN # 1FTYE-1C83RKA51571 The lien holder has the right to bid at the sale: KING LIEN SERVICE, P.O. Box 280267, Northridge, CA 91328. VALLEY VANTAGE 12/18/2025

Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of the state of California, the undersigned DB COLLISION CENTER 8841 WILBUR AVE NORTHRIDGE, CA, 91324 will sell at public sale on 12/31/2025 at 10:00 AM the following property 2024 AUDI RS3 VIN # WUAG4DGY7RA902130 The lien holder has the right to bid at the sale: KING LIEN SERVICE, P.O. Box 280267, Northridge, CA 91328. VALLEY VANTAGE 12/18/2025

Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of the state of California, the undersigned GR1ND CITY AUTO 8841 2911 WINONA AVE BURBANK, CA, 91504 will sell at public sale on 12/31/2025 at 10:00 AM the following property 1996 CHEV CORVETT VIN # 1G1YY32P9T-5109631The lien holder has the right to bid at the sale: KING LIEN SERVICE, P.O. Box 280267, Northridge, CA 91328. VALLEY VANTAGE 12/18/2025

Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of the state of California, the undersigned GR1ND CITY AUTO 8841 2911 WINONA AVE BURBANK, CA, 91504 will sell at public sale on 12/31/2025 at 10:00 AM the following property 1986 ROROY SILVER VIN # SCAZ-N42A1GCX15861The lien holder has the right to bid at the sale: KING LIEN SERVICE, P.O. Box 280267, Northridge, CA 91328. VALLEY VANTAGE 12/18/2025

Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of the state of California, the undersigned GR1ND CITY AUTO 8841 2911 WINONA AVE BURBANK, CA, 91504 will sell at public sale on 12/31/2025 at 10:00 AM the following property 2012 CADI ESCALAD VIN # 1GYS4JEF-4CR222535 The lien holder has the right to bid at the sale: KING LIEN SERVICE, P.O. Box 280267, Northridge, CA 91328. VALLEY VANTAGE 12/18/2025

NOTICE
Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of the state of California, the undersigned Diamonds Collision Center, 14748 Calvert St., Van Nuys CA 91411 will sell at public sale on 12-27-2025 at 10:00 AM the following property 2025 MAZD Lic 9RXZ920 Vin # 3MVDMBAM5SM762953 . The lien holder has the right to bid at the sale:Auto Registration & Lien Service, 14034 Runnymede St., Van Nuys CA 91405. Valley Vantage 12-18-25

2025 260755 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Handmade Genealogy, 1975 N Beachwood Dr Apt 412, Los Angeles, CA 90068, Los Angeles County. This business is conducted by an individual, s/ Derek Doran Wood, Owner, 1975 N Beachwood Dr Apt 412, Los Angeles, CA 90068. This statement was filed with the County Clerk of Los Angeles on 11/19/25. 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: 11/2025. 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) 11-27, 12-4, 11 & 18 - 2025 2025 258292 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as SMG Services, 11618 Keswick Street, North Hollywood, CA 91605, Los Angeles County. This business is conducted by an individual, s/ Sonya Mikaelyan, Owner, 11618 Keswick Street, North Hollywood, CA 91605. This statement was filed with the County Clerk of Los Angeles on 11/17/25. 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) 11-27, 12-4, 11 & 18 - 2025 2025 258203 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as R and T Services, 8452 Springford Drive, Sun Valley, CA 91352, Sun Valley. This business is conducted by an individual, s/ Robert Tarverdyan, Owner, 8452 Springford Drive, Sun Valley, CA 91352. This statement was filed with the County Clerk of Los Angeles on 11/17/25. 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) 11-27, 12-4, 11 & 18 - 2025 2025 247869 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as American Icon: A Mustang Immersive Experience, 516 S Mission Rd Ace 3, Suite 501-3, Los Angeles, CA 90033, Los Angeles County. This business is conducted by a limited liability company, s/ Tom Zaller, President, Imagine Studio 60, LLC, 1800 Briarcliff Road, Atlanta, GA 30329; Georgia corporation. This statement was filed with the County Clerk of Los Angeles on 11/03/25. 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: 08/2025. 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) 11-27, 12-4, 11 & 18 - 2025 2025 247866 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Fox Car Sales, 5500 W Century Blvd., Los Angeles, CA 90045, Los Angeles County. This business is conducted by a corporation, s/ Cathay Cao, CFO, Fox Rent a Car Inc, 5500 W Century Blvd., Los Angeles, CA 90045; California corporation. This statement was filed with the County Clerk of Los Angeles on 11/03/25. 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

2025 259702 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Moonlite Reiki, 6710 Variel Ave Apt. 316, Canoga Park, CA 91303-2827, Los Angeles County. This business is conducted by an individual, s/ Larisa Plotkin, Owner, 6710 Variel Ave Apt. 316, Canoga Park, CA 91303-2827. This statement was filed with the County Clerk of Los Angeles on 11/19/25. 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) 12-4, 11, 18 & 25 - 2025 2025 262807 FICTITIOUS BUSINESS NAME STATEMENT The following person(s) is (are) doing business as Karapetyan Construction, 14541 Sayre St, Sylmar, CA 91342, Los Angeles County. This business is conducted by a corporation, s/ Martin Karapetyan, CEO, Reef Booster, 14541 Sayre St, Sylmar, CA 91342. This statement was filed with the County Clerk of Los Angeles on 11/21/25. 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: 11/2025. 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) 12-4, 11, 18 & 25 - 2025

SUMMARY OF ADOPTED ORDINANCE NO. 2025-420

AN ORDINANCE OF THE CITY OF CALABASAS, CALIFORNIA REPEALING CHAPTER 15.04 OF THE CALABASAS MUNICIPAL CODE, AND ADOPTING A NEW CHAPTER 15.04 OF THE CALABASAS MUNICIPAL CODE PURSUANT TO GOVERNMENT CODE SECTION 50022.2, THAT ADOPTS THE CALIFORNIA CODE OF REGULATIONS – TITLE 24, CONTAINING THE 2025 CALIFORNIA BUILDING STANDARDS CODE PARTS 1 THROUGH 12 WITH LOCAL ADMINISTRATIVE AMENDMENTS THERETO IN ACCORDANCE WITH CALIFORNIA HEALTH AND SAFETY CODE SECTION 17958, ADOPTING THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, AND ADOPTING BY REFERENCE, THE 2025 CONSOLIDATED FIRE PROTECTION DISTRICT CODE OF THE COUNTY OF LOS ANGELES

Adopted Ordinance No. 2025-420 Chapter 15.04 of the Calabasas Municipal Code, adopts the California Code of Regulations, Title 24 with local administrative amendments. This update is in compliance with Section 17958 of the California Health and Safety Code, which requires that the latest California Codes apply to local jurisdictions 180 days after they become effective at the State level. On July 1, 2025, The California Building Standards Commission adopted the 2025 Building Standards Codes, which will become effective at the local level on January 1, 2026.

Ordinance No. 2025-420 was introduced by the Calabasas City Council at its meeting held November 12, 2025, and was adopted on December 3, 2025, by the following vote:

AYES: Albrecht, Shapiro, Weintraub, and Kraut
NOES: Bozajian
ABSENT: None
ABSTAIN: None

The full text of Ordinance No. 2025-420 is available on the City's website at www.cityofcalabasas.com and in the City Clerk Department at City Hall.

Calabasas Enterprise 12-18-25

CELEBRATING **NOCHEBUENA'S 10TH ANNIVERSARY** WITH AN EXPANDED SCHEDULE OF PERFORMANCES

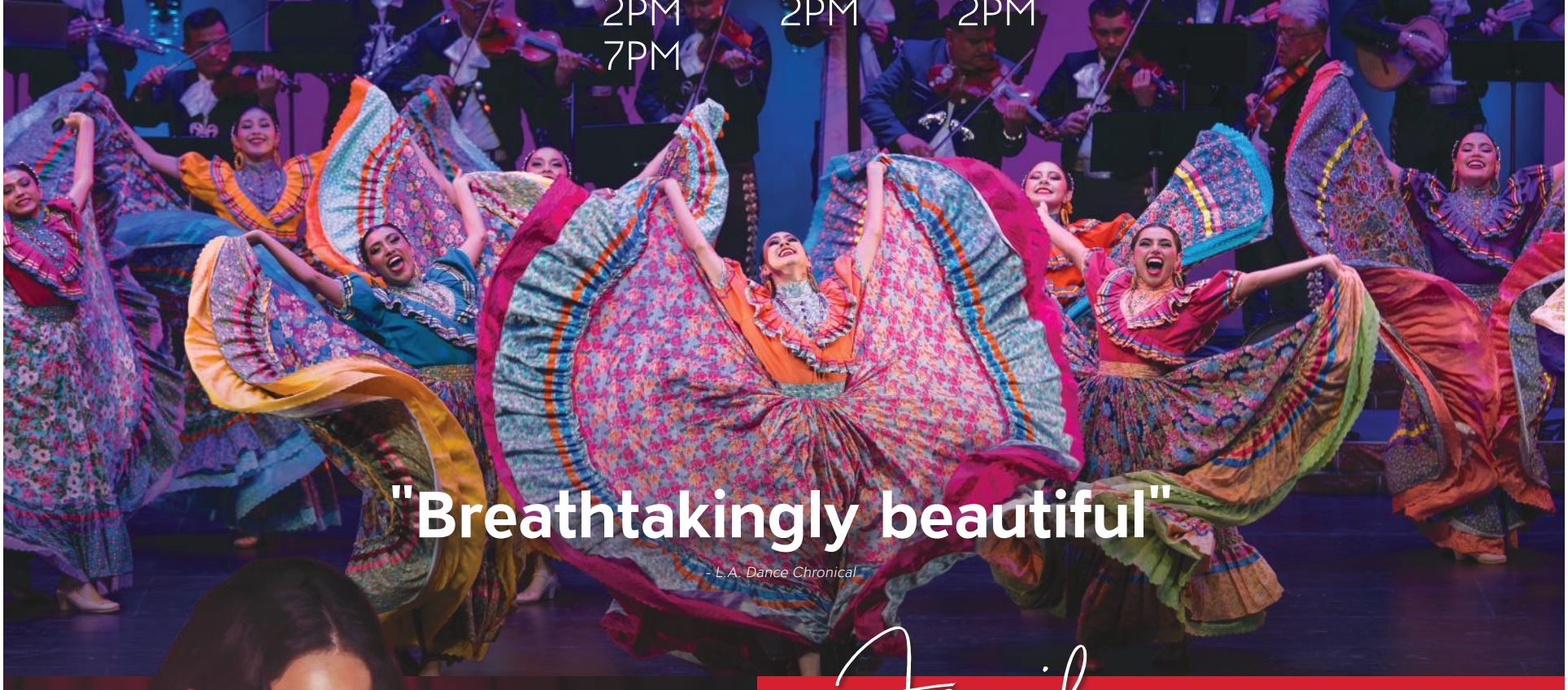
15 THE SORAYA

Nochebuena

A Christmas Spectacular

Featuring **Ballet Folklórico de Los Ángeles** and **Mariachi Pueblo Viejo**
With Special Guest **Ximena Sariñana**

SAT	SUN	MON
DEC 20	DEC 21	DEC 22
2PM 7PM	2PM	2PM



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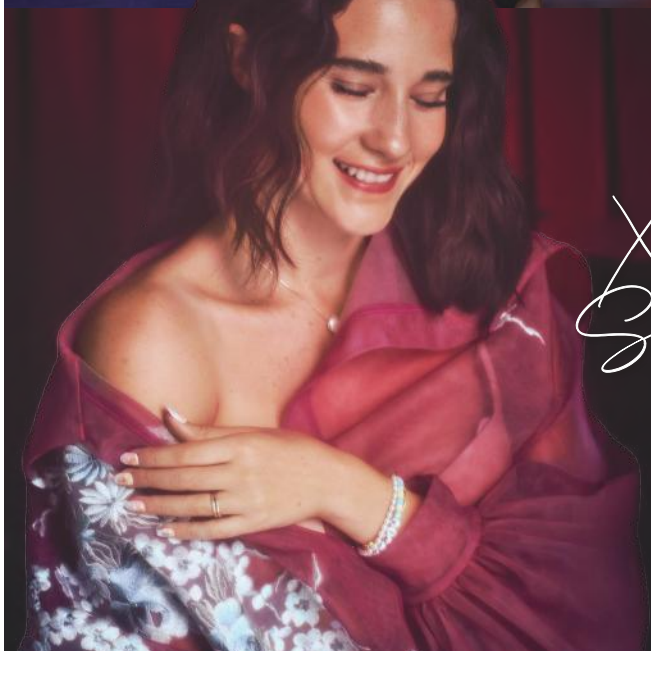

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