





## Assistance League recruiting new members

DOWNEY - In need of new members, the Assistance League of Downey has announced a new membership policy that reduces the financial obligation on members.

Starting June 1, club members will be responsible only for their yearly dues.

Volunteers are asked, however, to work one or two half-days in the club-owned Second Tyme Around thrift shop on Downey Avenue.

The Assistance League of Downey is an all-volunteer chapter of National Assistance League.

Their major philanthropies are Operation School Bell, which provides new clothing to needy students; HOME (Housing for Medical Emergencies), a 10-unit apartment complex adjacent to Rancho Los Amigos National Rehabilitation Center, which provides temporary, low-cost housing to families who have loved ones in rehabilitative care; and a dental program for children of low-income families that lack insurance and medical benefits.

The Second Tyme Around Shop, located at 11026 Downey Ave., funds most of these philanthropies.

A new membership coffee event will be held April 17. To attend, or for more information, call (562) 861-3685.

## Day of prayer at flagpole

DOWNEY - The National Day of Prayer will be celebrated around the civic center flagpole near City Hall on May 2.

The ceremony begins at noon.

# Samuel Hurd, Pearl Harbor survivor, dies

*Samuel C. Hurd, a longtime Downey resident who survived the Japanese attack on Pearl Harbor, died last week. He was 91.*

The Downey Patriot profiled Hurd in our end-of-the-year magazine last December. We are republishing the story here on the occasion of his death.

By Henry Veneracion  
Staff Writer

DOWNEY - Samuel C. Hurd is one of a thinning number of Pearl Harbor survivors whose service to country, as well as those of other veterans of other wars, was honored on Veterans Day. The latest number of Pearl Harbor living survivors has been estimated at 2,000. Some 2,400 people, most of them in the military, were killed in the attack.

Hurd, a resident of Downey since 1960 and who turned 91 this year, was a cook attached to Anti-Aircraft Battery F of the 251st Coast Artillery during WWII as part of the California Army National Guard. The unit was deployed initially in Hawaii and later in the larger Pacific Theater.

Their permanent station in Hawaii was at Camp Malakole, a couple of miles north of Barber's Point in Oahu.

Hurd says he enlisted in the Army when he was 18 because he didn't want to get drafted, opting for an anti-aircraft unit rather than get a random assignment. It is believed Grandma Hurd, a pacifist, was not happy when he joined the Army.

Born in Huntington Park, Hurd qualified as a cook because he distinguished himself in his cooking class back at South Gate High School, when he was able to make a "solid"

custard.

The other members of his unit came from all over, one or two from South Gate itself, others from Bellflower, Long Beach, Hemet, etc. A guy he came to know came from as far away as Buffalo, New York.

Working in the mess hall at Oahu's Ford Island, he says he usually cooked for 60-80 soldiers at a time but an additional 50 recruits from Rochester, New York arrived and he had to feed that many more mouths.

"We served three meals a day: breakfast at 6:30 a.m., lunch at noon and supper at 5:15 p.m.," he says. "A typical meal was hamburger steak, mashed potatoes and carrots."

December 7, the day of the Japanese attack, started as a lazy Sunday morning, says Hurd, when "about 90 percent of the base personnel were on leave." He somehow decided to work that morning. As it turned out, it was a fortunate decision because three of his buddies chose to rent an airplane to go sightseeing but never returned: no sooner were they airborne when seven Japanese zeroes appeared from nowhere and took their airplane down.

"We watched the Japanese planes flying overhead towards the harbor," he says, "and we ran towards the harbor, but there was nothing we could do."

Hurd could only recollect the bare outlines of key events and or places during the remainder of his tour of duty. Thus, in his retelling of the war, famous places and battle scenes flashed by: in mid-May, 1942, "we left for the Fiji Islands; in 1943-45, we went to the Solomon Islands. We were at Guadalcanal for 30 days.



Photo by Martin Trejo

The Japanese were still on the island, and the Marines took over. Then we were in Bougainville."

"In 1945, we left the Pacific and disembarked at Louisiana. I had by then made Staff sergeant and First Cook," Hurd says. "I liked to listen to Louis Armstrong."

Returning to the familiar surroundings of South Gate and Huntington Park after he got out of the service, he hired on as a cabinet maker. It was at about this time that he met and married nurse Carola Schiller, with whom he eventually had three children, John, Trude and Steve. He can thank his bowling friend, Lou Wilson,

for introducing him to Carola, who has since passed away.

The family moved to Downey in 1960 and bought a 3-bedroom house on Guatemala Avenue. He still resides there.

Hurd then worked at McDonnell-Douglas Aircraft in Long Beach. As a wood mock-up person, he installed cabinets and other fixtures inside the plane.

After getting laid off from Douglas, Hurd went to work for Modern Fixtures, which made cabinets and

other fixtures--work with which by then he was very familiar.


Sam's older brother, John, also served in WWII with the Army Air Force in the European Theater. He was a B-17 Ball Turret Gunner. John flew 10 successful missions from England to Germany, was shot down over Germany in his 11th mission, and was a POW for over 365 days in the infamous Stalag 17B in Austria.

He died a few years ago.


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## Razorback now taking sign-ups

**DOWNEY** – Downey Youth Football will hold its first open registration for the 2013 season this Saturday from 10 a.m. to 2 p.m. at Furman Park.

The league offers flag football, tackle football and cheerleading to boys and girls ages 5-14.

New game jerseys and color schemes will be introduced this season, along with new spirit wear for both football and cheer.

Registration cost is \$180 for tackle football, \$120 for flag football and cheerleading. Registration includes trophy, league picture package, yearbook and game socks. All equipment is provided on loan.

Payment plans are available but registration must be paid in full by June 1.

Practices start July 29 and are held at Rio San Gabriel Park under real sports lights. Home games are played at Downey High School.

The Downey Razorbacks are part of the Pacific Coast Conference, which belongs to American Youth Football, the largest youth football organization in America.

For more information, or if you are interested in coaching, call Louis Morales at (310) 350-0220 or go online to downeyrazorbacks.com.

## Golf tournament for LAPD

**DOWNEY** – A golf tournament to support the LAPD Pacific Area Boosters Association will be held May 10 at the Rio Hondo Golf Club.

The tournament features a four-member team scramble with a shotgun start at 7 a.m.

Tax-deductible sponsorships ranging from \$40 - \$5,000 are available.

Cost to participate is \$140 per golfer and includes continental breakfast, lunch, an awards ceremony, auction and door prizes.

To sign-up, or for more information, go online to pacificbooster.org or call Officer Sophia Castaneda at (310) 202-2890.

## Warren High chasing Gahr at top of standings

**DOWNEY** – The Warren High School baseball team currently has an overall record of 11-3 and a league record of 4-1, good enough for second place in the San Gabriel Valley League standings.

Paramount is in first place at 5-0, Gahr is in third place at 3-2 and cross-town rival Downey is in fourth place at 2-3.

Lynwood and Dominguez round out the league standings at 1-4 and 0-5, respectively.

Warren defeated Downey, 5-3, at Downey on March 15 in the league opener for both schools. Warren then defeated Dominguez at Warren, 20-0, in a shortened game on March 19, beat L.A. Wilson, 8-3, on March 20 in a non-league matchup and defeated Lynwood on the road, 12-2, on March 22.

The Bears were defeated by Paramount, 4-1, on March 26, lost to Valley Christian, 7-2, on March 30, defeated St. Bernard, 18-1, on Monday and defeated San Jacinto, 12-0, in the St. Paul Tournament on Tuesday.

Warren will hit the ground running after spring break when they play their home and away series against Downey on Tuesday (at home) and then play (away) at Downey on Friday.

Coach Pearson and his team have had a solid start to league play. The Bears are gearing up for the home and away portion of their league schedule. This is when the best team emerges as the league champion and the other teams earn their respective playoff spots.

Last year Downey was the league champion at 11-4 and Warren earned a wildcard entry at 9-6. Two games separated four teams in the final league standings, with Gahr and Paramount being the other two.

This year looks to present the same scenario with the same four teams in the hunt for the title. The next three weeks will certainly determine who places where and how the Division III playoff bracket will be set up. Things are heating up in S.G.V.L. play.

– Mark Fetter, contributor

## Critical stretch of games loom for Downey

**DOWNEY** – The Downey High School baseball team currently has an overall record of 9-7 and a league record of 2-3.

The Vikings were defeated by cross-town rival Warren at Downey, 5-3, on March 15, were defeated by Gahr at Downey, 3-0, on March 19, were defeated by Paramount at Paramount, 5-0, on March 21, defeated Dominguez at Downey, 18-3, on March 26 and defeated Lynwood at Lynwood, 7-1, on March 28.

The Vikings will play Flintridge Prep of La Canada tomorrow. Downey will begin their away and home portion of their league schedule as they play at Warren next Tuesday and then play at Downey next Friday.

Downey then travels to Gahr on April 16 and then host Gahr on April 19. The schedule then takes the Vikings to Paramount on April 23 and before a home rematch against Paramount on April 26.

Downey coach Jess Gonzalez and his team are looking forward to the home and away portion of their league schedule. The Vikings excelled last year at this time and finished league play with a record of 11-4, earning the top seed from the San Gabriel Valley League.

Gahr also finished 11-4 (Downey held the tiebreaker), Paramount was 10-5 and Warren finished at 9-6. All four teams participated in postseason play.

The same four teams are once again competing for the S.G.V.L. title. The next three weeks in league play will determine a league champion and part of the C.I.F. Division III playoff bracket.

– Mark Fetter, contributor

## Downey-Warren set to battle for softball title

• Last year's co-champions appear just as even this season; rivals clash Tuesday.

By Mark Fetter Contributor

**DOWNEY** – The Downey High School softball team currently has an overall record of 9-5 and will start league play when they host cross-town rival Warren at Downey this Tuesday.

Downey was a San Gabriel Valley League co-champion last season with Warren, at 9-1, respectively. Both teams want to win the title outright and know each other well.

The Lady Vikings were recently defeated by King, 2-0, on March 23, defeated by Centennial, 6-5, on March 23, defeated Chino Hills, 7-4, on March 26 and were defeated by Santa Fe at Santa Fe, 4-3 and 7-4, on April 2 in a double header.

The Lady Vikings will have a busy league schedule once they return from spring break. Downey will host Gahr on April 11, play Sonora at the Downey Classic Tournament the following day, play at Paramount on April 16, host Dominguez on April 18 and participate in the Thousand Oaks Tournament on April 20.

The Lady Vikings are led by senior pitcher Ale Guillen, returning Dream Team and S.G.V.L. Player of the Year senior Anissa Urtez and junior Alexis Zavala. The Lady Vikings are currently ranked fifth in the Long Beach Press Telegram's top ten poll while Warren is ranked sixth.



Cross-town rival Warren will once again provide Downey with tough competition. Warren senior pitcher Kendall Zarate and her Bear teammates will battle Downey for the San Gabriel Valley League's top spot.

Coach Karzen and his team are looking forward to the start of league play and competing for another league title and deep run in the C.I.F. Division III playoffs.

### WARREN

The Warren High School softball team currently has an overall record of 7-5 and will start league play next Tuesday on the road at Downey.

Warren and Downey were co-S.G.V.L. champions last year with 9-1 records, respectively.

Warren defeated Cathedral Catholic, 9-2, on March 23 and Santa Fe at Santa Fe, 5-3, on March 26.

The Bears have gained valuable game time experience this pre-season in preparation for the start of league play.

Once Warren returns from Spring Break, they will certainly have a busy league schedule. War-

ren will host Dominguez on April 11, play at Lynwood on April 16 and travel to Paramount on April 18. The Bears will follow that up by playing in the La Mirada Showtime Tournament on April 20.

The Bears have been led by the strong pitching of returning S.G.V.L. Pitcher of the Year senior Kendall Zarate and the consistent field play of junior Arika Araujo, sophomore Whitney Pemberton and senior Justene Reyes.

Coach Starksen and her team are looking forward to the start of league play. A San Gabriel Valley League title and a strong run in the C.I.F. Division III playoffs are certainly goals for the upstart Bears.

Cross-town rival Downey will once again provide Warren with tough competition. Warren is currently ranked sixth in the Long Beach Press Telegram's top ten poll while Downey is ranked fifth.

Downey senior pitcher Ale Guillen and her Lady Viking teammates will once again battle Warren for the San Gabriel Valley League's top spot.

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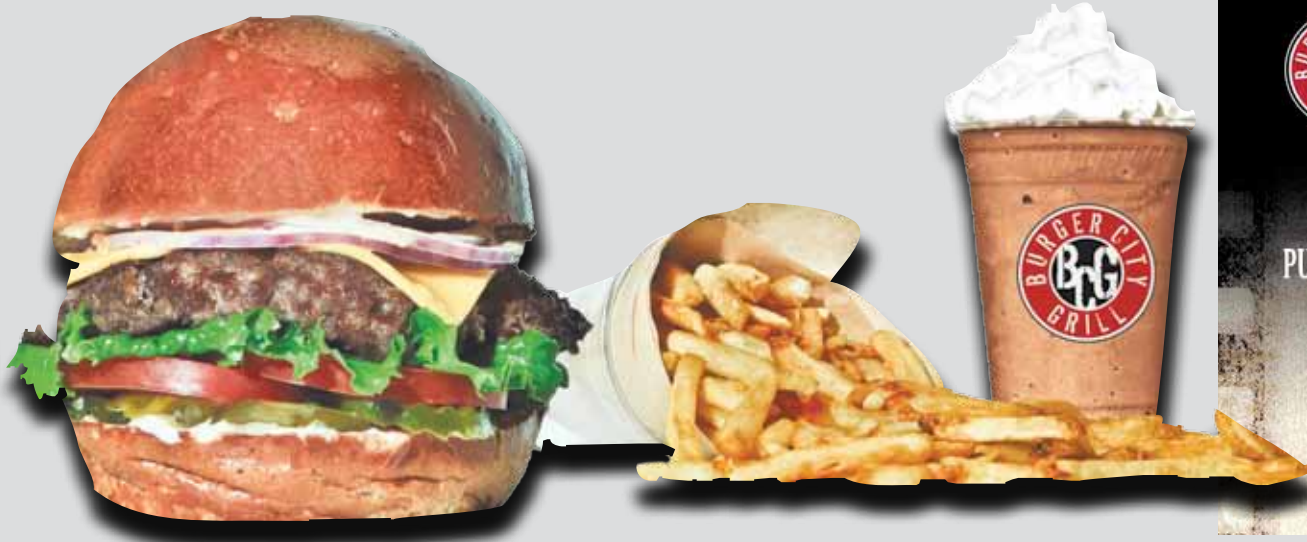
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**Restaurant Spotlight:**



**The secret to Burger City Grill's** resounding popularity is really no secret at all: handmade burgers using **certified Angus beef, hand-cut potatoes, hand-scooped premium ice cream shakes and craft beers.**

BCG officially opened its doors last week, its highly-anticipated grand opening at Downey Gateway drawing hundreds of customers. BCG is both comfortable and inviting - it's a place where families and friends want to enjoy time together. The house music is a nice up beat tempo that changes on the hour by the mood of the day. The decor is stylish and comfortable with a mix of booths and open counter seating.

Co-owned by lifelong friends Abraham Shakolas and Efthemios Tsiboukas, these two **Burger City Grill Boys** were destined to burger greatness. Both coming from family owned restaurants - Abraham belonging to Harry's Place Family Restaurant and Efthemios belonging to Fantastic Cafe. The Downey location is the second **BCG Gourmet Burger Concept**, the first being in Lomita, which was voted "Favorite Burger" in the South Bay in 2011 and "Best Burger" in 2012.

BCG specializes in **handmade burgers, hand-cut fries and hand-scooped shakes.** All burgers are served on a signature brioche bun with a 6 oz fresh certified Angus Beef patty, dill pickle chips, roma tomatoes, green leaf lettuce and red onions. From there, it's up to the customer how creative and adventurous they want to get.

**BCG's Signature Burgers:**

**The Cali** adds applewood-smoked bacon, a heaping serving of fresh avocado and BCG's signature spread;

**The City Slicker** also features applewood-smoked bacon, but this time slathered in Sweet Baby Ray's barbecue sauce;

**The Sloppy** overflows with no-bean, certified Angus beef chili, made fresh every day;

**The Shroomer** is packed with hand-sliced mushrooms and grilled onions, sitting on a bed of crumbled bleu cheese;

**The Aloha** has applewood-smoked bacon and fresh grilled, hand-sliced pineapple slices, with its kick coming from tangy Kikkoman's teriyaki glaze;

**The Yorker** (our favorite) is spectacular with authentic New York deli-style pastrami.

**The Holy Moly** bursts with a generous portion of homemade guacamole and chipotle BCG spread,

Each of the burgers can be enhanced with choice of cheese (American, cheddar, Swiss, pepper jack, provolone or bleu) and the brioche bun can be substituted with a whole wheat bun or lettuce wrap at request. Turkey and veggie patties are available at no extra charge.

BCG is cooking **6 oz patties** - this is no drive thru burger stand. Expect to relax and unwind at BCG your order will arrive in a timely fashion and remember a fresh prepared meal is worth the wait.

You can expect the highest grade potatoes delivered fresh from the farm and then **hand-cut** daily in house.

**Enjoy the Hand-Cut Potatoes:**

**Fries** - hand-cut, made to order,

**Potato Chips** - hand sliced, thin, crisp, and perfectly browned.

**BCG's Signature Fries are:**

**Sloppy Fries** - topped with homemade chili and cheddar cheese,

**BCG FRIES** - topped with Applewood smoked B-acon, C-heese, G-rilled onions with BCG spread and your choice of cheese!

**POUTINE FRIES** - Great for 2 people! Topped with imported Wisconsin white curd cheese and BCG gravy.

A **Cola-Cola Freestyle** machine offers more than 100 flavors of soda. Yes choose from over 100 unique beverages at your fingertips!!!

The 21-and-over crowd has the option of **eight craft beers:**

**Avery White Rascal**, a truly authentic Belgian style wheat or "white" ale;

**Stone IPA**, dry-hopped an extra two weeks for a beautiful hop aroma and rich hop flavor;

**Black Market Hefeweizen**, (an authentic, traditional Bavarian style wheat ale);

**Eagle Rock Revolution XPA**, a variation of American pale ale;

**Mad River Jamaica Red**, a malty American Amber style ale;

**AlSmith Nut Brown**, rich malty flavor balanced by a slight dryness provided by chocolate malt;

**Lost Abbey Devotion**, a freshly fragrant and blonde abbey-style ale); and

**Oskar Blues Mama's Little Yella Pils**, a small-batch version of the beer that made Pilsen, Czech Republic famous.

To wash it all down are **hand-scooped** milkshakes made with award winning ice cream, and topped with fresh whipped cream.

BCG puts as much effort into the restaurant's ambience as its recipes, situating several large flat-screen TVs in such a way that there is no bad seat in the house. An outdoor patio allows guests to dine outside near the Downey Gateway fountain.

BCG has modernized the **Burger Concept** - beginning with a **digital Coke machine** to developing the ability to **text your order**. Yes, text your order and let them know your arrival time - you'll receive a text confirming your order. Best of all no waiting!

Efthemios and Abraham (**the BCG Boys**) created this concept to provide better customer service and convenience. BCG does not want customers to have to wait while a phone order is being taken - the phone was an annoyance to the BCG Boys and they did away with that.

Perhaps most important of all, BCG has committed to giving back to the Downey community. BCG has already sponsored an art exhibit at nearby Stay Gallery, and the **BCG Boys** look forward to hosting fundraisers for local non-profits.

Currently if you purchase any burger, side, and a drink your eligible to purchase AMC's Gold Tickets at a discounted rate. The Gold Ticket allows you to see any movie.

"Our commitment to you is that everything - every day - will be handcrafted, fresh and delicious," said to you by our BCG Boys Efthemios and Abraham.

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**How Real Homeowners Escaped an Unmanageable Mortgage without Going Through Foreclosure**



Lisa and Mark\* purchased their first home in 2004. They were newly married, had 2 young children and were quickly outgrowing their apartment. Their parents encouraged them to purchase their first home, even helping them with their 5% down payment. "This is the American Dream!" they thought. They purchased a 3 bedroom, 1 bathroom starter home. The house needed a little bit of work, but Mark was good with his hands and they were not worried. Mark's buddies could come over for a pizza and beer party...after helping to paint a wall or two.

A few years later, their daughter started suffering seizures. After several visits to the hospital, Lisa and Mark decided to pull their daughter out of traditional school and Lisa, a teacher's aide, would quit work and home school their daughter and son. Now the medical bills were adding up and their household income was greatly reduced.

One day, Mark heard a radio ad about a "cash out refinance." This sounded like the answer to their prayers! The value of their home had gone up and interest rates had come down. They could refinance their home and pull out enough cash to pay down their debts and replenish their rainy day fund. Their monthly payments would only go up about \$50 a month. They could handle that, right?

Well, not really. Business was slow and Mark's employer cut back his hours. Mark and Lisa found themselves in the same situation as before the refinance - too many bills and not enough money to cover all their expenses. The stress caused Mark and Lisa to lose sleep, and they fought more than they ever did before. Finally, they reluctantly made the decision to file bankruptcy to get some breathing room from their overwhelming debt.

They decided to exclude their home from the bankruptcy so they could pursue a loan modification with their lender, Bank of America. The modification payments were tough but bearable; they made some sacrifices but worked things out so they never missed a payment. Then came a punch in the gut.

After making every modification payment on time for more than a year, Mark and Lisa were informed that their permanent loan modification was being *denied*. In less than 2 months, their payment would go back to the previous payment amount, an amount that the bank already knew they could not afford.

Mark and Lisa were shocked and confused. Why would the bank deny a permanent loan modification when they made every payment on time? Shortly thereafter, they received a letter saying that there would be a new servicer on their loan. When they called their bank to see what was going on and to ask why their permanent loan modification was denied, they were advised to wait until the new servicer took over and "try again."

Mark and Lisa felt like they were being punished for trying to be responsible homeowners. They eventually got tired of getting calls from one servicer's collections department when they were told by the loss mitigation department to wait to talk to their new servicer for help. They were "over it." Lisa and Mark contacted Caroline Gim at Expert Real Estate & Investment. Could she help them? Absolutely.

*I listed Lisa and Mark's home for sale and successfully negotiated a short sale with their servicer in less than 90 days. The homeowners are happy to be free of their unmanageable mortgage and even happier that they did not have to pay one penny out of their pockets for my services.*

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\*Lisa and Mark are actual clients and this is their true story. We changed their names out of respect for their privacy.

# CRIME REPORT

**Friday, March 29**

During P.M. hours, Downey Police Officers conducted ABC compliance/City ordinance checks at several bars and restaurants within the City. A few minor violations were observed and citations were issued for the violations.

**Saturday, March 30**

At 1:30 A.M., officers responded to 8206 Firestone Blvd. regarding a subject passed out in the parking lot. The subject was found to be too intoxicated to provide officers a statement. Downey Fire responded and the subject was transported to a local hospital for treatment.

From 7:00 A.M. to 12:00 noon, Downey Police Explorers assisted the Downey Fire Department with the City's water barrel give away to local residents. The event was held in the Stonewood Mall parking lot.

**Sunday, March 31**

At 9:30 A.M., officers responded to a call in the 12200 block of Woodruff Ave., where officers located a subject who was found to be in possession of illegal narcotics.

At 9:15 P.M., a male suspect responded to a residence in the 8000 block of Brookpark Rd. regarding a "Craigslis" add for the sale of an "Iphone 5." Once inside the residence, the suspect grabbed the phone from the victim's hand and ran from the residence to an awaiting vehicle.

Information provided by Downey Police Department.

# Native American pow wow festival comes to CSUDH

**CARSON** - Native American culture will be celebrated over two days in April at the third annual Cal State Dominguez Hills Native American Pow Wow.

A social and sacred gathering of Native Americans tribes, the pow wow will take place from 11 a.m. to 7 p.m. Saturday, April 20, and 11 a.m. to 6 p.m. Sunday, April 21, in the university's Sculpture Garden.

A pow wow is an educational as well as cultural event that brings together in celebration Native American Nations from across the country.

The CSU Dominguez Hills Pow

Wow will feature exhibitions of the traditional songs and dances performed by men and women in colorful and elaborate tribal regalia as well as social dancing, singing and drumming, and flute music. Many vendors will be in attendance at the event's Native American Marketplace, selling arts and crafts such as Indian jewelry, clothes, music, books, and food including Indian tacos and frybread.

The theme this year honors Native American victims of crime and violence. April 21 to 27 is National

Crime Victims' Rights Week. A message board will be available for families to post photographs or articles of/about loved ones who have been victims.

The event is open to the public. Guests are asked to bring their own

chairs. A campus map can be viewed online at [csudh.edu/visitus/campusmap.shtml](http://csudh.edu/visitus/campusmap.shtml).

For more information, call (310) 243-2438 or visit [csudh.edu/csl](http://csudh.edu/csl).

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**42 PG-13** Thu. 10:00 PM  
★ **EVIL DEAD** R (12:05, 2:25, 4:45), 7:05, 7:45, 9:25, 10:05  
★ **JURASSIC PARK 3D** PG-13 (10:35, 1:25, 4:25), 7:20, 10:20  
**THE HOST** PG-13 (10:40, 1:35, 4:30), 7:25, 10:05  
**TYLER PERRY'S TEMPTATION** PG-13 (11:40, 2:20, 5:00), 7:40, 10:25  
★ **G.I. JOE: RETALIATION** PG-13 (11:10, 11:50, 1:50, 2:30, 4:30, 5:10), 7:10, 7:50, 9:50  
★ **G.I. JOE: RETALIATION 3D** PG-13 10:30 PM  
**THE CROODS** PG (12:00, 12:30, 2:25, 2:55, 4:50, 5:20), 7:15, 9:40  
**OLYMPUS HAS FALLEN** R (11:00, 1:50, 4:40), 7:30, 10:20  
**OZ THE GREAT AND POWERFUL** PG  
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# Café N' Stuff's Ebie Ghaneian likes to reinvent his restaurant

• Owner of Cafe N' Stuff restaurant enjoys what he does.

By Henry Veneracion  
Staff Writer

**DOWNEY** – The last time this reporter had as much as peeped inside Café N' Stuff was years ago. Revisiting it on Monday on assignment provided a few surprises.

The fuzzy picture of the restaurant I carried in my mind all this time was that it was small, with only a few tables inside, distinguished only by its outside panoplied café. I was never more mistaken.

Glancing around while owner Ebie Ghaneian and catering manager Rita DeBenedictis fed me with information about its operation, the inside seemed to have at least tripled in size. Of course its décor changed as well. Its walls and its lighting exuded a warm, inviting feeling to the place. Café N' Stuff, 9306 E. Firestone Blvd., had been transformed!

In due course, I would view its bakery and cold storage facilities, and, to the left of the entrance to the Downey Elks Lodge building, its warehouse (where its dry goods are stored). I already knew of its conference room, scene of many service clubs' meetings. I learned that over time a previously occupied space on the restaurant's right and on its left

had been added to accommodate expansion.

Ebie Ghaneian, 60, is a native of Shiraz (pop. 1.2 million), Iran, which is some 571 miles south of Tehran, the two cities separated by the Zagros Mountains whose southern portion roughly parallels the Persian Gulf. After graduating in 1976 with a bachelor's in physics from Shiraz' Arak University, he went on a company scholarship to San Diego's International University where he obtained an MBA in retailing in 1978. He was supposed to go back to Iran, but the Iranian Revolution put an end to that idea.

Ebie's family in Iran belonged to a line of merchants and businessmen and, as he was growing up, he had learned how to prepare food. So, settling in Torrance, he started a small restaurant, with himself as chef.

In the meantime, in 1978, he married Azar; they have two children: their 30-year old daughter has a master's in child psychology and works for UCLA, while the 24-year old son is currently in property management.

His parents, four brothers (one passed away last December) and two sisters, who followed him to the U.S. ten years later, all live in Orange County. His parents, since deceased, are interred at Forest Lawn in Glendale.

In 1989, he went ahead and bought Café N' Stuff from a Mr. Kishmaz for \$35,000. Today, he estimates the restaurant is valued at \$800,000 to \$900,000.

The secret to his success? Rita, who has been his catering manager going on 20 years now, says it's because "He likes what he does. The business is his hobby."

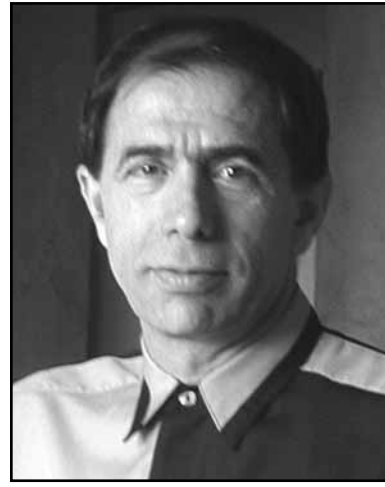
Ebbie nodded his head in obvious agreement. He explained: "We've renovated the place six or seven times since I acquired it. In fact, we upgrade practically everything—the menu, try new things, etc.—every two or three years. We want to keep things fresh, we want to keep everything here moving. In other words, we welcome change. We try to improve things, we try to innovate."

The restaurant's catering operation produces 90 percent of total business. It is also, as in many restaurant operations, the source of much of its profit. Hence Rita's role is significant. A former resident of Downey and transplanted to Menifee near Temecula, she has a BA in graphic arts and design from Cal State Long Beach and she uses these skills to advantage: in addition to managing Café N' Stuff's catering department, she says "I design all of our menus, advertising, marketing and uniforms. Yes, I make the crazy drive everyday, 72 miles one way. I really must love my job." She was born in Artesia and raised in Huntington Park. She'd had 18 years of catering experience in Huntington Park before joining up with Ebie.

In addition to the restaurant's service staff of three waitresses and one waiter (all of whom have been with the company for a long time), the catering department has for the past ten years been functioning with the same four fulltime staff and about thirty part-time servers. Ebie says they service customers' needs within a 25-mile radius, especially such areas as Whittier, Bellflower, Cerritos, Santa Fe Springs, South Gate, Montebello, Long Beach, parts of Orange County, and Los Angeles.

"We work as family. We've had no staff lay-offs, even during the bad times," Rita said.

"We specialize in weddings, corporate functions, and quinceaneras," she adds. Wedding groups range from thirty to three hundred people. Café N' Stuff has also made service arrangements with such parties/groups as the OASIS Club held at Columbus High and the Seniors' Club for its special events (e.g., the Mother's Day Tea in May, the Valentine's Dinner), as well as entered into a partnership



Ebie Ghaneian

with the Downey Theater to provide food and beverage. Further, it has entered into an exclusive arrangement with the city of Santa Fe Springs to handle its catering for all their Heritage Park events such as weddings, picnics, and other special events.

Users of its meeting/conference room include the Toastmasters' Club, the Exchange Club, the Sertoma Club, and the Downey Networking Club; the Kiwanis Club board as well as the Optimist Club of Cerritos (of which Ebie is a member) also hold their meetings in the restaurant.

Soccer was Ebie's sport in high school (in Iran). Today he likes to play racquetball. Rita says Ebie "watches all sports" (football, Lakers basketball, baseball, etc.). Lately he has taken to fishing: he went to Sitka, Alaska last August, and he is gearing up for another trip this summer.

He makes sure he is involved in the community, for networking purposes, to volunteer his services. He says his memberships in these service groups provide him with an opportunity to "give back to the community." A member of the Chamber of Commerce as well as Kiwanis for 24 years, he is also active with the Elks Lodge, the Lions Club of Whittier, and the aforementioned Cerritos Optimist Club.

Still a resident of Torrance, site of his first restaurant venture, Ebie says running Café N' Stuff involves long hours but it has also provided him with a good slice of the American Dream.

# Counsel's corner: estate planning and advancements

• Steve Lopez explains the benefits of having an estate plan.

LAW OFFICES OF STEVE LOPEZ

By Steve Lopez

Parents often give a large sum of money to one of their children during life with the intention of making that gift an advancement against the child's inheritance. Many times the parents making the gift are reluctant to explain their intention to their children because they do not want to hurt their feelings. Some of the gifts occur during special occasions such as weddings which could blur the line as to whether the gift is a true gift or if it was going to count against their inheritance.

When this situation happens and a parent passes away without an estate plan, that gift against the child's inheritance is called "advancement." Usually, in a situation where a parent leaves no estate plan, this could result in fighting amongst the siblings as to whether to count the gift as an advancement or a gift given during the parent life time, an "inter vivos gift."

The law on advancement is complicated and could lead to some contentious litigation. Generally, in order for a transfer of property to be considered an advancement there must be a showing of an intention on the part of the parent to treat the transfer as part of the child's inheritance. An advancement is an irrevocable gift, usually made by a parent to a child wherein the parent intends for it to be charged against the child's share of the estate should the parent dies without a will or trust. The doctrine of advancements is based on the assumption that a parent would prefer that his children share equally in his estate so that one child is not preferred to another.

This doctrine originated in several early English statutory enactments and has become part of the common law of the United States. Most jurisdictions in the United

States, however, have enacted statutes modifying the common law of advancements in one way or another, usually with the purposes of settling disputed or doubtful points, clarifying the doctrine, and preventing fraud.

Many states have enacted provisions of the Uniform Probate Code, or similar provisions, allowing for an advancement although the decedent did not otherwise so intend, provided that certain conditions specified in the statute exist. Some states, such as California and Nebraska, have statutorily modified the common law to expand application of the doctrine of advancements to inter vivos gifts made by one who dies and leaves a will. For this reason, it is important that counsel consult any applicable state statute when dealing with a case involving a question of advancement.

The question whether a particular transfer constitutes an advancement usually arises in the course of proceedings after the parent's death to determine the distribution of his or her estate. Such proceedings are usually initiated by the administrator of the parent's estate (usually the oldest sibling) or by petition to the probate court by another child, seeking a declaration that the sibling's share of the estate should be reduced by the amount of the gift. In certain situations, such as where an administrator asserts that a transfer was a loan, the child himself may petition the court for a declaration that the transfer was an advancement, subject to setoff rather than repayment.

If you pass away leaving behind a will or trust, the terms of that document control the amount of your loved ones' inheritances. So, if you give your child a large gift during your lifetime and did not account for it in your Will or Trust, then the terms of the document control the distribution of your estate. Your remaining beneficiaries can't request that the gift be treated as an advancement on that child's inheritance.

If you intend to treat a lifetime gift to a loved one as an advancement against his or her inheritance, you'll want to put it in writing, preferably in your will or trust.

The purpose of this column is to provide general information on the law, which is subject to change. It is not legal advice. Consult a lawyer if you have a specific legal problem.

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Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (see Section 14411 et. seq., Business Professions Code).

**The Downy Patriot**  
3/28/13, 4/4/13, 4/11/13, 4/18/13

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number 2013041918

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) GUTIERREZ AND SONS SILKSREEN AND DESIGN, 6041 GREENLEAF AVE, WHITTIER, CA 90601, COUNTY OF LOS ANGELES. Articles of Incorporation or Organization Number (if applicable): AI #0N: N/A REGISTERED OWNERS(S): (1) JESUS GUTIERREZ, 6041 GREENLEAF AVE, WHITTIER CA 90601 State of Incorporation: N/A This business is conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on N/A

I declare that all information in this statement is true and correct. (A registrant who declares true information which he or she knows to be false is guilty of a crime.) S/JESUS GUTIERREZ, OWNER

This statement was filed with the County Clerk of Los Angeles on MARCH 1, 2013 NOTICE-in accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (see Section 14411 et. seq., Business Professions Code).

**The Downy Patriot**  
3/14/13, 3/21/13, 3/28/13, 4/4/13

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number 2013052948

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) SAMIR SERVICES, 2696 W 12TH ST, APT. 1, LOS ANGELES, CA 90006, COUNTY OF LOS ANGELES. Articles of Incorporation or Organization Number (if applicable): AI #0N: N/A REGISTERED OWNERS(S): S/MARIA EUGENIA HERNANDEZ LANDAVERDE, 2696 W. 12TH ST APT. 1, LOS ANGELES CA 90006 State of Incorporation: N/A This business is conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on N/A

I declare that all information in this statement is true and correct. (A registrant who declares true information which he or she knows to be false is guilty of a crime.) S/MARIA EUGENIA HERNANDEZ LANDAVERDE, OWNER

This statement was filed with the County Clerk of Los Angeles on MARCH 18, 2013 NOTICE-in accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (see Section 14411 et. seq., Business Professions Code).

**The Downy Patriot**  
3/28/13, 4/4/13, 4/11/13, 4/18/13

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number 201305189

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) REAL ESTATE EXECUTIVES SECURE PROPERTIES, 8141 2ND ST, STE 404, DOWNEY CA 90241, COUNTY OF LOS ANGELES. Articles of Incorporation or Organization Number (if applicable): AI #0N: N/A REGISTERED OWNERS(S): (1) LOPEZ JOE LOUIS, 10011 LESTERFORD AVE, DOWNEY CA 90240 State of Incorporation: N/A This business is conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on 04/21/2008

I declare that all information in this statement is true and correct. (A registrant who declares true information which he or she knows to be false is guilty of a crime.) S/JOE LOUIS LOPEZ, INDIVIDUAL

This statement was filed with the County Clerk of Los Angeles on FEBRUARY 21, 2013 NOTICE-in accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (see Section 14411 et. seq., Business Professions Code).

**The Downy Patriot**  
3/21/13, 3/28/13, 4/4/13, 4/11/13

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number 2013044654

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) CALI PRO SHOP PRISMATIC APPAREL, 6721 S BROADWAY, LOS ANGELES CA 90003, COUNTY OF LOS ANGELES. Articles of Incorporation or Organization Number (if applicable): AI #0N: N/A REGISTERED OWNERS(S): (1) JORGE GARCIA, 6721 S BROADWAY, LOS ANGELES CA 90003 (2) PRISCILA LLAMAS, 6721 S BROADWAY, LOS ANGELES CA 90003 State of Incorporation: N/A This business is conducted by Copartners

The registrant commenced to transact business under the fictitious business name or names listed above on 03/06/2013

I declare that all information in this statement is true and correct. (A registrant who declares true information which he or she knows to be false is guilty of a crime.) S/JORGE GARCIA, CO PARTNER

This statement was filed with the County Clerk of Los Angeles on MARCH 6, 2013 NOTICE-in accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (see Section 14411 et. seq., Business Professions Code).

**The Downy Patriot**  
3/14/13, 3/21/13, 3/28/13, 4/4/13

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number 2013053736

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) ADVANCE LIGHTING AND ELECTRIC, 6305 CORONA AVE, BELL CA 90201, COUNTY OF LOS ANGELES. Articles of Incorporation or Organization Number (if applicable): AI #0N: N/A REGISTERED OWNERS(S): (1) BERNARDO TORRES, 6305 CORONA AVE, BELL CA

90201 State of Incorporation: CA This business is conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on N/A

I declare that all information in this statement is true and correct. (A registrant who declares true information which he or she knows to be false is guilty of a crime.) S/JESUS GUTIERREZ, OWNER

This statement was filed with the County Clerk of Los Angeles on MARCH 1, 2013 NOTICE-in accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (see Section 14411 et. seq., Business Professions Code).

2013 State of Incorporation: CA This business is conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on N/A I declare that all information in this statement is true and correct. (A registrant who declares true information which he or she knows to be false is guilty of a crime.) S/BERNARDO TORRES, OWNER

This statement was filed with the County Clerk of Los Angeles on MARCH 18, 2013 NOTICE-in accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (see Section 14411 et. seq., Business Professions Code).

**The Downy Patriot**  
3/28/13, 4/4/13, 4/11/13, 4/18/13

**GOVERNMENT NOTICE CALLING FOR BIDS**

**CASH CONTRACT NO. S.S. 628 BROOKSHIRE AVENUE PAVEMENT REHABILITATION PROJECT**

Sealed bids will be received at the office of the City Clerk of the City of Downey until 11:00 AM on Thursday, April 18, 2013, when the proposed bids will be publicly opened and read in the City Hall at 11111 Brookshire Ave., Downey, California for Cash Contract No. S.S. 628 Brookshire Avenue Pavement Rehabilitation Project. The work to be performed under this Contract generally consists of saw cutting; removal, disposal and cold-milling of existing pavement; scarifying, re-grading and compacting of existing subgrade; miscellaneous unclassified excavation; asphalt pavement reconstruction and asphalt rubber hot mix overlay; construction of concrete curbs and sidewalks; utility curbs, gutters, cross gutters and spandrels, driveway approaches, alley intersections, curb ramps and sidewalks; asphalt pavement slot paving; adjustment of manholes, meter boxes, water valves and survey monuments to grade; minor parkway grading behind concrete and masonry walls and Specifications needed for striping and pavement markings; traffic control and all appurtenant work thereto necessary for the proper construction of the contemplated improvements, in accordance with Plans and Specifications entitled Cash Contract No. S.S. 628.

Plans and Specifications for this project are on file in the office of the City Cashier at 11111 Brookshire Ave., Downey, California, where they may be examined and copies obtained at a cost of \$40.00 per set. The cost of said Plans and Specifications is non-refundable and will be returned. Plans and Specifications may be mailed for an additional charge of \$20 via On-Trac Overnight courier.

**BIDS MUST BE MADE ON THE PROPOSAL FORM INCLUDED IN THE PLANS AND SPECIFICATIONS FOR CASH CONTRACT NO. S.S. 628.** Each proposal or bid must be accompanied by a certified cashier's check, bidder's bond, or a cash deposit, payable to the City of Downey, in the sum of not less than ten percent (10%) of the total amount bid as a guarantee that the bidder, should he be successful, will, within ten (10) days after the date of award, execute the contract or furnish the necessary bonds. Should a bidder's bond be submitted with any proposal or bid, the bid bond form provided by the City shall be used, and use of substitute forms may disqualify the bid.

The successful Bidder will be required to submit Corporate surety bonds with the Contract. A bond in the sum of one hundred percent (100%) of the Contract price shall be furnished, guaranteeing the faithful performance of said Contract, and a bond in the sum of one hundred percent (100%) of the Contract price shall be furnished for the protection of all laborers and materialmen.

The local prevailing wages, as determined by the State of California, Director of Industrial Relations pursuant to California Labor Code Part 7, Chapter 2, Sections 1770, 1773 and 1773.1 are on file in the office of the City Clerk of the City of Downey. The Contractor for this work shall not pay less than the prevailing wage determinations by the State of California. All projects require the successful bidder to possess a valid State of California Contractor's License at the time of Contract Award in accordance with Section 20103.5 of the Public Contract Code. The City has determined that the Contractor to whom the subject contract is awarded shall possess a valid State of California Contractor's License in the Classification of A, "General Engineering Contractor"

Each Contractor submitting a proposal or bid for his work shall complete and submit with the proposal all of the forms included therein, including the Bidder's Qualifications Statement, Declaration of Subcontractors, the Non-Collusion Affidavit, the Pre-Bid Site Inspection Certification and the Signature Page. Failure to include any of these documents with the proposal may disqualify the proposal. The City of Downey reserves the right to reject any and all bids, and to waive any formality in any bid received, and to be the sole judge of the merits of the respective bids received. The award, if made, will be made to the lowest responsible bidder.

**QUESTIONS REGARDING THIS PROJECT SHOULD BE ADDRESSED TO THE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION, AT (562) 622-3468. NO LATE BIDS WILL BE ACCEPTED.** CITY OF DOWNEY, CALIFORNIA

Adria M. Jimenez, CMC City Clerk

**The Downy Patriot**  
3/28/13, 4/4/13

**PUBLIC NOTICE OF CAMPAIGN CONTRIBUTION LIMITATIONS ANNUAL ADJUSTMENT**

Notice is hereby given that in accordance with Downey Ordinance No. 11-1291, Section 2943(B)(3) and Section 2945(D), the Campaign Contribution Limitations are hereby adjusted based on the increase in the Los Angeles-Long Beach-Anaheim Urban Consumers Consumer Price Index (CPI) for the prior twelve (12) month period ending on August 31, 2012. The CPI ending August 31, 2012, was 2.3%.

**CAMPAIGN CONTRIBUTION LIMITATIONS:**

For city council elections in Districts 1 through 4, candidates or their controlled committees who agree to limit their campaign expenditures pursuant to Section 2945 may accept contributions of up to one thousand five hundred dollars (\$1,500.00) from any single election.

For city council elections in Districts 5, candidates or their controlled committees who agree to limit their campaign expenditures pursuant to Section 2945 may accept contributions of up to two thousand dollars (\$2,000.00) from any single person in any single election.

For city council elections in Districts 5, candidates or their controlled committees who do not agree to limit their campaign expenditures pursuant to Section 2945 may accept contributions of up to one thousand five hundred dollars (\$1,500.00) from any single person in any single election.

**VOLUNTARY EXPENDITURE LIMIT**

For city council elections in Districts 1 through 4, no candidate or the candidate's controlled committee who voluntarily accepts the expenditure limit shall make campaign expenditures, including the expenditure of loan proceeds, in excess of an amount equal to thirty-one thousand dollars (\$31,000).

For city council elections in District 5, no candidate or the candidate's controlled committee who voluntarily accepts the expenditure limit shall make campaign expenditures, including the expenditure of loan proceeds, in excess of an amount equal to fifty-one thousand dollars (\$51,000).

For information, please contact the City Clerk's Office at (562) 904-7280.

Adria M. Jimenez, City Clerk  
Published: April 4, 2013

**The Downy Patriot**  
4/4/13

**LIEN SALES**

**NOTICE OF SALE**  
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to sections 21700 - 21716 of the CA Business and Professions Code, CA Commercial Code Section 2328, Section 1812.600 - 1812.609 and Section 1988 of CA Civil Code, 353 of the Penal Code.

The undersigned will sell at public sale by competitive bidding on Wednesday 17th day of April, 2013 at 2:00 P.M. on the premises where said property including: household goods, tools, electronics, and personal effects, have been stored and which are located at Paramount Self Storage, 8160 E. Rosecrans Ave., Paramount, County of Los Angeles, State of California, the following:

Customer Name	Unit #
Benito Garcia	1165
Salvador Duran	1257
Serio Gomez	1336
Denise Arias	1412
Delrita Jasper	1503
Roberto Alaniz	1540
Ignacio Erazo	2052
Ramon Tachiquin	2182
Jose Pena	2370

Purchases must be paid for at the time of purchase in cash only. All purchased items sold as is, where is and must be removed at the time of sale. Sale subject to cancellation in the event of settlement between owner and obligated party.

Dated this 4th of APRIL 2013 and 11th day of APRIL 2013.

Self Storage Management Co. Bond #: WL11254152  
562.630.7270

**The Downy Patriot**  
4/4/13, 4/11/13

**NOTICES**

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, NORWALK**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NUMBER: VS024279

TO ALL INTERESTED PERSONS: Petitioner KENNETH RONALD WALTON filed a petition with this court for a decree changing names as follows: Present name KENNETH RONALD WALTON to Proposed name KENNETH RONALD CASHMAN.

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
Date: 5-8-13, Time: 1:30 p.m., Department C, Room 312

The address of the court is 12720 Norwalk Blvd., Norwalk, CA 90650

A copy of this Order to Show Cause shall be published at least once a week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in the county, THE DOWNEY PATRIOT NEWSPAPER, March 06, 2013

Yvonne T. Sanchez  
Judge of the Superior Court  
Petitioner or Attorney  
Kenneth Ronald Walton,  
14015 Cornuta Ave  
Bellflower, CA 90706  
(174) 620-4331

**The Downy Patriot**  
3/14/13, 3/21/13, 3/28/13, 4/4/13

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, NORWALK**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NUMBER: VS024346

TO ALL INTERESTED PERSONS: Petitioner ELIZABETH CRISTINA FLORES filed a petition with this court for a decree changing names as follows:

Present name ELIZABETH CHRISTINA ENNIS FLORES to Proposed name ELIZABETH CRISTINA FLORES.

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
Date: 5-22-13, Time: 1:30 p.m., Department C, Room 312

The address of the court is 12720 Norwalk Blvd., Norwalk, CA 90650

A copy of this Order to Show Cause shall be published at least once a week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in the county, THE DOWNEY PATRIOT NEWSPAPER, March 25, 2013

Yvonne T. Sanchez  
Judge of the Superior Court  
Petitioner or Attorney  
Elizabeth Cristina Flores In Pro Per  
9713 Imperial Hwy, #204  
Downey, CA 90242  
(562) 441-3102

**The Downy Patriot**  
4/4/13, 4/11/13, 4/18/13, 4/25/13

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, NORWALK**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NUMBER: VS024292

TO ALL INTERESTED PERSONS: Petitioner MANUEL EFREN CASILLAS MENDOZA filed a petition with this court for a decree changing names as follows:

Present name MANUEL FREN CASILLAS MENDOZA to Proposed name MANUEL EFREN CASILLAS MENDOZA.

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
Date: 5/8/13, Time: 1:30 p.m., Department C, Room 312

The address of the court is 6333 FLORA AVE APT B, BELL 90201

A copy of this Order to Show Cause shall be published at least once a week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in the county, THE DOWNEY PATRIOT NEWSPAPER, March 25, 2013

**NEWSPAPER**  
March 11, 2013

Yvonne T. Sanchez  
Judge of the Superior Court  
Petitioner or Attorney  
Manuel Casillas  
6333 FLORA AVE, APT B  
Bell, CA 90201  
(323) 572-0185

**The Downy Patriot**  
3/28/13, 4/4/13, 4/11/13, 4/18/13

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, NORWALK**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NUMBER: VS024355

TO ALL INTERESTED PERSONS: Petitioner FRANCISCO JAVIER SANCHEZ, JEANETTE DOLORES DURAN filed a petition with this court for a decree changing names as follows: Present name JUSTIN TROY DURAN SANCHEZ to Proposed name JUSTIN TROY SANCHEZ.

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**  
Date: 5-29-13, Time: 1:30 p.m., Department C, Room 302

The address of the court is 12720 Norwalk Blvd., Norwalk, CA 90650

A copy of this Order to Show Cause shall be published at least once a week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in the county, THE DOWNEY PATRIOT NEWSPAPER, March 26, 2013

Yvonne T. Sanchez  
Judge of the Superior Court  
Petitioner or Attorney  
Francisco Javier Sanchez,  
Jeanette Dolores In Pro Per  
10403 Lesterford Ave.  
Downey, CA 90241

**The Downy Patriot**  
3/28/13, 4/4/13, 4/11/13, 4/18/13

**TRUSTEE SALES**

NOTICE OF TRUSTEE'S SALE TS No. 11-0107553 Doc ID #000514070842005N Title Order No. 11-0087286 Investor/Insurer No. 051407084 APN No. 6255-011-037 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/01/2004, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by SAUL TORRALBA AN UNMARRIED MAN, dated 04/01/2004 and recorded 4/15/2004, as Instrument No. 04 0913018, in Book N/A, Page N/A, of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 04/25/2013 at 9:00AM, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, Vineyard Ballroom at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 8324 DAVIS STREET, DOWNEY, CA, 90241. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$696,372.23. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or check drawn on a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and the trusts created by said Deed of Trust. NOTICE TO POTENTIAL BIDDERS If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on a property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either the lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER The sale date shown on this notice of sale may be postponed one or more times by the mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-281-8219 or visit this Internet Web site www.recontrustco.com, using the file number assigned to this case TS No. 11-0107553. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. DATED: 02/24/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93069 Phone: (800) 281-8219, Sale Information (626) 927-4399 B; Trustee's Sale Office RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. A-4371609 03/28/2013, 04/04/2013, 04/11/2013

**The Downy Patriot**  
3/21/13, 3/28/13, 4/4/13

NOTICE OF TRUSTEE'S SALE TS No. 10-07043037 Doc ID #












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 <b>MULTIPLE OFFERS!</b> NEEDS A LITTLE TLC 3 BD, 2 BA, N. Downey home w/ 1,587 sq. ft. on a 7,906 sq. ft. lot w/ permitted bonus room. \$399,900. Call Carrie Uva 562-382-1252	 <b>COMING SOON!</b> PRIME DOWNEY LOCATION! 2 Units, Cottage style. Be the first to call! Call Marie Picarelli 562-618-0033	 <b>AND HE DID IT AGAIN...</b> <b>IN ESCROW</b> 12259 CALADRE, DOWNEY 3 BD, 1 ¼ BA, 1,595 sq. ft. built in 1962. Priced at: \$375,000. Contact Mario at (562) 533-7433 Or email: Mario@Mariopersico.com
 <b>NORTH DOWNEY!</b> SPLISH! SPLASH! N. Downey home w/ 4BD, 3BA, living room, family room, w/fireplace, pool, 2,294 sq. ft. on a 7,380 lot. Priced at \$649,900. Call Carrie Uva 562-382-1252	 <b>NOW TAKING LISTINGS!</b> It's A Sellers Market! Call for a FREE Market Evaluation! <b>Sonia Banauelos</b> (562)972-7115	 <b>AND HE DID IT AGAIN...</b> <b>IN ESCROW</b> 9568 KARMONT Standard sale. 1,570 sq. ft. condo, in the Downey Unified School District. Contact Mario at (562) 533-7433 Or email: Mario@Mariopersico.com
 <b>DOWNEY</b> HOME OF DISTINCTION! Charming Downey home, remodel. Kitchen, 2,424 sq. ft., 9,469 sq. ft. lot. Priced at: \$595,000 Call Carrie Uva 562-382-1252	 <b>MUST SEE!</b> NORTH DOWNEY HOME! 4 BD, 2 BA, kitchen with eating area, 1,668 sq. ft., 5,467 sq. ft. lot Priced at: \$315,000. Call Pam Lee (562) 537-1134	 <b>Attention!!!</b> MARIO IS NOW TAKING LISTINGS! Call for my <b>FREE</b> "No Strings attached*" Listing plan! "Your home sells at the price YOU want... or we don't sell it all!" *Call Mario For Details BORN* EDUCATED* LIVES *WORSHIPS IN DOWNEY MARIO PERSICO SELLS DOWNEY
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 <b>SOLD FOR \$473,000</b> 10340 Newville Ave., Downey Listed & Sold in 3 Days!	 <b>SOLD FOR \$620,000</b> 9219 Lubec St, Downey Listed & Sold in 5 Days!	 <b>SOLD FOR \$399,000</b> 8817 Birchleaf, Downey Listed & Sold in 1 Week!
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 <b>SOLD, I CAN SELL YOURS TOO!</b> Call Me Now! Martha Washington 310-387-6773	 <b>SOLD IN FIVE DAYS!</b> 3BD, 1BA, \$348,800 Francisco Gomez 562-261-5995	 <b>Huntington Park Home!</b> 1BD, 1BA, \$220,000 Claudia Arriola 562-396-7893	 <b>Maywood Units!!</b> 3 units, For more info call Miguel Lopez 562-818-4874	 <b>South Gate Home</b> 2 BD, 1 BA, \$180,000 Martha Franco 323-422-6065	 <b>SOLD</b> <b>Downey Home!</b> Downey area Specialist, Call Leo Goldschwartz 714-719-0670
 <b>Gorgeous Gardena Home!!</b> 4BD, 3BA, \$499,900 For more info Jose Garcia-Yanez 562-519-4010	 <b>Artesia Home!</b> 4BD, 3BA, Listed at \$649,000 Ingrid Louangxay 310-213-6171	 <b>Lancaster Home, Call!!</b> Peter Jimenez 562-261-5995	<b>Call for Your Free Market Evaluation</b>		

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