



# The Downey Patriot



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Thursday, Feb. 6, 2014

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8301 E. Florence Ave., Suite 100, Downey, CA 90240

## SHARED STORIES: THE TIES THAT BIND

### A Lesson Well Learned

*Yolanda Adele has been a member of the writing class for nearly two decades. Probably everyone has at least thought about skipping school at one time or another, and in this piece Yolanda evokes the feelings and reasoning of her eight-year-old self that led her to do just that - with nearly disastrous consequences. Shared Stories is a weekly column featuring articles by participants in a writing class at the Norwalk Senior Center. Bonnie Mansell is the instructor for this free class offered through the Cerritos College Adult Education Program. Curated by Carol Kearns*

By Yolanda Adele

One enticingly warm day, after my children left for school, I was looking out of my kitchen window at the songbirds in my back yard. It brought to mind another summer day when I was about eight years old, and my innocent adventure that crossed paths with danger.

On my way to school that day I noticed little birds playing tag, others exploring toys left out on front lawns and trash cans. I envied the fun they were having. I thought of how lucky those birds were, not having any chores to do or summer school to go to. Then, the sound of a trash pick-up truck scared away all but one bird. The bird seemed to be following me, sometimes on the ground and sometimes from the air.

When I reached the corner in front of my school, children walked, ran, and skipped past me as they entered the school's gate. I stood alone, or so I thought, until I looked down at my new friend. The little bird looked up at me.

"Hey, little buddy, what do you want?" I asked it. Then it turned its head in a direction away from the school, then back at me. He repeated this motion several times. His actions reminded me of a dog-named Lassie from my favorite T.V. show. Often Lassie got people to follow her by doing that same thing.

"Huh! Is that it, Lassie Bird? Do you want me to follow you? How swell to fly free with you and your pals. O.K, let's go!"

I spread my arms out flapping the wind, running faster, and faster until I couldn't feel my feet touch the pavement. Everything was a blur as I soared by. The air felt light on my face and hair.

Then I became aware once again of the hard concrete under me. I stopped to look around, and nothing looked familiar.

Where are you Lassie Bird? I thought as I checked the sky. Wow, there are a lot of birds flying. Lassie Bird must be one of them. They are flying to a park I see across the street.

The park seemed deserted. That suited me just fine. I never had a park all to myself before. There were no bullies to push me off the jungle gym. I wouldn't have to wait my turn at the slide.

Immediately I took off my book-bag and threw it on the ground. I climbed to the top of the slide where I could see forever. "I'm queen of the birds... I'm somebody!" I shouted to my subjects. It was fun, repeatedly sliding backwards, sideways, and even on my belly. Then I ran to the monkey bars where I hung swinging like Tarzan.

Morning gave way to a hot afternoon. Big trees shredded the sun's blaze. My face was flushed and sweating. Zigzag lines of heat rose from the sidewalks. I felt the stinging tears bead down my face. I was too tired to play any longer.

I could only think of my mother's anger now, and what she might do to me for skipping school. She had already used up most of the switches on me before my Nana came to visit us from Texas. No doubt, Mom was saving what was left of the switches for when my Nana went back to Texas. It's not fair, I thought, for Mom to yell at me for not coming home. After all, she doesn't say anything to Dad when he forgets to come home. Maybe I'll be lucky like Dad.

I was not sure how to get home from the park. Where is my Lassie Bird? He might show me the way back to my house or school yard. Funny I never noticed when the birds all left the park.

I stood and picked up my book-bag, and followed the sounds of ducks quacking. It led me to a murky pond. There I splashed cool water on my face. To my surprise the ducks swam right up to me. Poor things, they must be as hungry as I was. I unzipped my book-bag and took out my peanut-butter sandwich.

This is a good time to find out if peanut butter will make the ducks beaks stick together, I thought. I held my sandwich over the water as I picked off tiny bits of it to share with the ducks. All of a sudden my sandwich fell in the yucky water. In a frenzy, ten or more ducks ate my sandwich. That's when I found out that peanut butter in water doesn't stick their beaks shut.

I watched helplessly as they ate each morsel of the only food I had with me. I grumbled and so did my tummy. Desperately looking in my book bag for a stick of gum or a piece of candy, I found a donation card for the March of Dimes with a dollar's worth of dimes in neat little rows, each tucked individually into half moon inserts.

I can borrow the money from it to buy something to eat, I told myself. I pulled out my good luck rabbit's foot and fastened it to my ponytail from its little link chain.

A gruff voice from behind jolted me, "Hey, girl, aren't you suppose to be in school?" Gulping hard I turned around to see a big man. His lip curled on a cigar, his skin looked tight over his cheekbones and jaw.

"Yes, Sir," I answered taking mincing little steps away from him. "I tried a new route to school, and got lost." He threw his head back with a thunderous laugh.

"Don't lie to me girl. You cut school!"

"I have to go. My mother and Nana will be sick with worry if I don't get home soon. I have a long walk ahead of me and I have to stop at the store to get something to eat."

"So, you got money, Kid? Maybe I can help you. See, I'm a cabby. My taxi is not parked too far from here. I can drive you home before



### Downey speed skater sets sights on Winter Olympics

• As Winter Olympics in Sochi get underway, Stacy Caprilli is looking ahead to 2018.

**DOWNEY** - Strong, quiet, focused and ambitious: that is how you will find Downey High School senior Stacy Caprilli, who has been short track speedskating for only the last 3 1/2 years but is already competing at the national level in her age group - and doing well.

As of the 2012-13 season, she is ranked fifth in the nation and first in California in the Junior B Girls division. She expects to skate the Junior A Girls in the unfolding 2013-14 season.

Before all this, Stacy had figure skated for nine years at Paramount Iceland. She watched the short track races on TV during the 2010 Vancouver Winter Olympics and decided she wanted to try it. She did and loved it.

Soon after, she was training regularly and became fast enough to train alongside some of the fastest skaters in the nation in B.E.S.T. Speedskating's



program. B.E.S.T. Speedskating is a nonprofit sports organization based in Paramount.

She currently has her sights set on the Junior World Team trials next month with an ultimate goal of competing in the 2018 Winter Olympics.

Stacy is no stranger to hard work when it comes to sports. She is a 2nd Dan Karate Black Belt and used to swim competitively.

Today she skates with B.E.S.T. Speedskating coaches Wilma Boomstra and Chris

McLaughlin at Paramount Iceland.

About her rigorous on-ice and off-ice training, Stacy says, "You got to love everything you do about it, enjoy every minute of it."

Stacy added that she has a great rapport with her coaches and "loves practicing with an elite group of skaters."

Among her inspirations on the ice are Joey Lindsey, Jeff Simon, JR Celski, Kyle Uyehara (all trained at B.E.S.T.) and Apolo Ohno.



### Residents warned of phone surveyors

**DOWNEY** - The city of Downey issued an advisory to residents this week after reports that surveyors were calling residents and spreading misleading or incorrect information.

The full advisory is below:

"City officials would like to advise the public that they may be receiving calls with specific questions regarding the Charter amendment, the Downey Fire Department, and contracting out fire services to the County. There have been reports that these callers are representing themselves as City employees calling on behalf of the City.

"Please be aware that the City is not conducting any community survey. These calls are not being made by City employees, but rather by third parties not associated with the City.

"We want to make sure our residents understand that these types of calls are not being conducted by any City employee and this survey is not sanctioned by the City. The City takes this matter very seriously and we want our residents to be well informed before responding to any survey," said Mayor Fernando Vasquez."

### Bus service to Wilderness Park suspended

**DOWNEY** - Effective Monday, DowneyLink is temporarily suspending service to three stops near Wilderness Park on its northeast route.

The suspension of service is due to the I-5 freeway expansion project at Florence Avenue, which is expected to last 18-24 months.

The three stops where service will be suspended are at Little Lake/Wilderness Park, Cecilia Avenue at Liebacher Avenue, and Studebaker Road at Dollison Drive.

The remainder of the northeast route will not be impacted.

For more information, call DowneyLink at (562) 529-5465 or the Parks and Recreation Department at (562) 904-7238.

The Caltrans project is expected to create increased traffic congestion around the 605 and 5 freeways at Firestone Boulevard, city officials warned.

### City seeks feedback from teenagers

**DOWNEY** - Attention teenagers: the city of Downey wants your feedback.

Two public forums have been scheduled specifically for Downey teenagers to offer their thoughts and opinions on potential city programs for the summer and fall.

The first forum is Feb. 28 and is intended for middle school students. A second forum March 7 is for high school kids.

Both forums are from 5:30-8 p.m. at the Barbara J. Riley Community and Senior Center.

"Yes, we want to hear from you!", city officials said in a statement. "This is your chance to express your thoughts, ideas, and likes for summer and fall 2014."

The forums will include interactive games, free food and raffles.

RSVPs are recommended by calling (562) 904-7223 or by emailing parksandrec@downeyca.org.

Students who cannot attend a forum can take an online survey at <https://www.surveymonkey.com/s/VJNQ9PP>

### Students make Dean's List

**DOWNEY** - Several Downey residents have been named to the Dean's List at their respective universities:

Kyeong Pil Kong earned Dean's List honors at Washington and Lee University for the recently ended winter term 2013.

Kong is scheduled to graduate in 2015.

Sean Regalado made the Dean's List at Paul Smith's College in New York for the 2013 fall semester.

Regalado is majoring in biology.

Jackie Raygoza was named to the Dean's List at Nazareth College for the fall 2013 semester.

Raygoza is a sophomore with a major in nursing.

Sarabeth Schibler has been placed on the Dean's List at Cornell University's College of Arts and Sciences for the fall 2013 semester.

Michelle Morales, a senior majoring in psychology, made the Dean's List at Clarkson University for the fall 2013 semester.

## Valentine's Day activities for kids

**DOWNEY** – The Downey City Library will host a Valentine's Day-themed preschool story time Tuesday from 10:30-11 a.m.

A bilingual version will be held Wednesday, also from 10:30-11 a.m.

Kids will hear stories about love and friendship, and create a Valentine's Day card.

The programs are free and intended for children ages 3-5. Only children and their caregivers will be admitted; no groups.

For questions, call (562) 904-7360, ext. 127.

## Pageant winner to speak at OLPH School

**DOWNEY** – Kari Volen, who was crowned Mrs. California and Mrs. America last year, will be guest speaker at an OLPH Women's Guild event Feb. 19 in the OLPH School auditorium.

Volen is also a community education and development representative for Downey Federal Credit Union.

The event begins at 10 a.m. A \$10 donation is requested to cover the cost of lunch.

## Poet to read work Thursday

**DOWNEY** – Poet and publisher Jim Natal will be the featured reader at the next presentation of Poetry Matters, this coming Thursday, Feb. 13, at Stay Gallery.

Natal has authored four poetry collections, served as executive director for the Creative Services office of the NFL, and currently runs indie publishing house Conflux Press with his wife, book artist Tania Baban.

Doors open at 7 p.m., with an open mike at 7:30. All ages are welcome.

## Classic rock show Saturday

**DOWNEY** – Classic rock band Z – featuring John Zander on guitar, Erik Moberly on vocals, Michael Carver on bass and Jacob Minnis on drums – will perform a free show at Mambo Grill this Saturday at 8 p.m.

According to the band's Facebook page, Z describes its music as "classic hard rock and a whole lotta Led Zeppelin."

For more details, visit facebook.com/zhardrock

## Book club meets next week

**DOWNEY** – A local book club will meet Thursday, Feb. 13, from 12-1 p.m. at the Downey City Library's to discuss "The Other Typist" by Suzanne Rindell.

"Book Lovers Club: Booked for Lunch" is free and open to the public.

Guests are welcome to participate in the discussion or can simply listen in.

For questions, call (562) 904-7360, ext. 132.

## Real estate tax seminar

**DOWNEY** – Local real estate professionals will present a free seminar, "Basic to Intermediate Level – 1031 Exchange Seminar," on Saturday, Feb. 15, inside the Keller Williams Realty office at 10835 New St.

Investors and homeowners can learn about the tax benefits and strategies used by experienced investors to increase cash flow.

Admission is free. RSVPs are requested by contacting Adriana Apodaca at (323) 219-9199 or e-mail TeamAM4u@gmail.com

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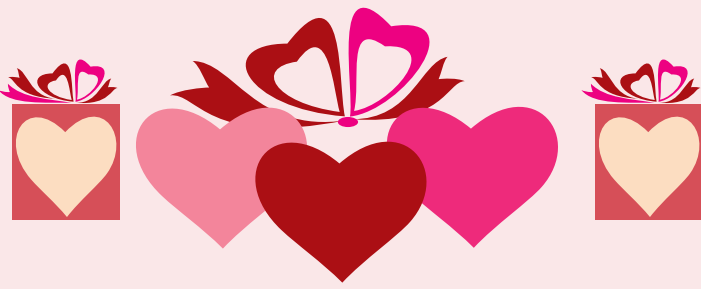
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Whether you're married, single or divorced, Valentine's Day's emphasis on romance and the expectations it sparks can create more stress than joy for many people, says Dr. Jaime Kulaga, a practicing therapist and life coach.

"There can be pressure on Feb. 14 for anyone," says Dr. Kulaga, author of "Type 'S'uperWoman – Finding the Work-Life Balance: A Self-Searching Book for Women."

"The 'happily single' may begin to have doubts; spouses may question the quality of their marital relationship; and for someone who recently experienced a breakup, the holiday can bring nothing but heartache."

Kulaga says she prefers to view Valentine's Day as an opportunity for personal growth.

She suggests planning a date with yourself on Valentine's Day, no matter your current relationship status.

• If you're single ... The holiday is not just for couples; it's for anyone who wants to strengthen a relationship, including the one with yourself. This is, after all, the most important and truly lifelong relationship we all have. Being comfortable in your own skin and in silence and with your own thoughts is a sign of self acceptance

and emotional maturity. So, what kind of date would you take you on?

Meditation can be like confronting yourself for the first time, mentally naked. Can you literally do nothing but keep quiet and still for five, 10 or 20 minutes? Maybe you want to take yourself on an adventure -- consider spending a day or evening visiting places you'd never otherwise go. Or, you may simply cook yourself your favorite meal -- or go out. Dinner for one is much cheaper!

• If you have a spouse ... Even though you likely won't be alone on Valentine's Day, there's no reason you shouldn't spend some time working on the relationship you have with yourself. Some couples participate in "girls' (or boys') night out" to gently establish a measure of independence in their relationship, but that's not the same as spending quality time alone. Try a peaceful walk in the park, fishing or spending a few hours with a great novel. If you have plans on Feb. 14, make some time for yourself Feb. 13. It can make date night on the next day all the more rewarding.

• If you're divorced or recently heartbroken ... As with a romance, you shouldn't limit your focus on improving your relationship to just one day of the year. Take yourself out to somewhere that's a treat; be spontaneous; think about your dreams and priorities -- the ones that come from your passions, talents and skills. Most importantly, be loving on this "date." Whether or not you're eager to find another romantic partner, you'll be in a better place to meet Mr. or Ms. Right if you're confident in your feelings about you. Your past relationships do not define you, but they can make you stronger and wiser.



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FETTUCCINI with alfredo sauce with soup or salad and garlic bread **\$19.95**

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3. SPAGHETTI-FETTUCCINI-MOSTACCIOLI (Each include soup or salad and garlic bread)

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**Heart Shape Pizza \$16.95**  
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**DOWNEY** 9148 Telegraph Rd. (562) 923-7248 FAX: 923-4983



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**Valentine's Day Champagne Dinner Menu**

Served Friday & Saturday  
February 14 & 15, 2014, from 4pm-to 10pm

Three Course Dinner Prepared by our Executive Chef Jose Torres

**1<sup>st</sup> Course**  
Sliced Mango, Cranberries, Caramelized Walnuts and Gorgonzola Cheese on a bed of Mixed Greens with Raspberry Vinaigrette

**2<sup>nd</sup> Course - choice of:**  
Atlantic Salmon with Toasted Macadamia Nuts topped with Red bell Pepper Sauce  
OR  
Angus Filet Mignon topped with Lobster Tail and Brandy-Peppercorn Sauce  
OR  
Rack of Lamb and Jumbo Prawns topped with Caramelized Shallots and Green Onion

**3<sup>rd</sup> Course**  
Red Velvet Cake and Chocolate Lovers Dream

All Entrees Include Unlimited Champagne

**\* \$43 per person**  
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## Mission Statement

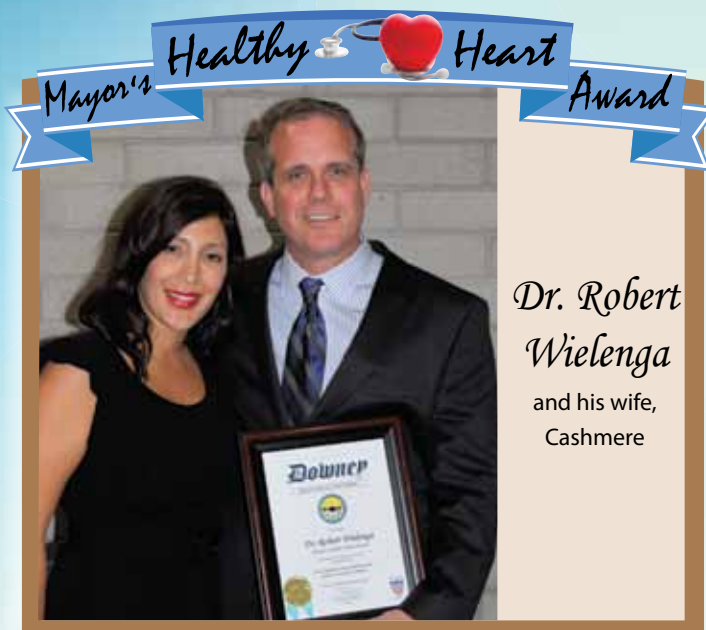
Healthy Downey is a community collaborative that focuses on health and nutrition, creating a sustainable approach to wellness that will positively impact current and future generations through forming partnerships with committed community stakeholders

## Mayor's Healthy Heart Award

Mayor Fernando Vasquez is recognizing individuals or organizations who are committed to improving the lives of others within the City of Downey. The Mayor recognized that countless individuals, in various professions make differences in others lives that contribute to improving their emotional, mental and physical health. Nominees can also be businesses that are committed to helping others improve their overall health and wellness.



Coach Jack Williams and Mayor Fernando Vasquez



Dr. Robert Wielenga and his wife, Cashmere



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## BIG REWARDS SMALL STEPS

### Diabetes Prevention Program DOWNEY FAMILY YMCA

You can reduce your risk for type 2 diabetes and gain tools for healthy living.

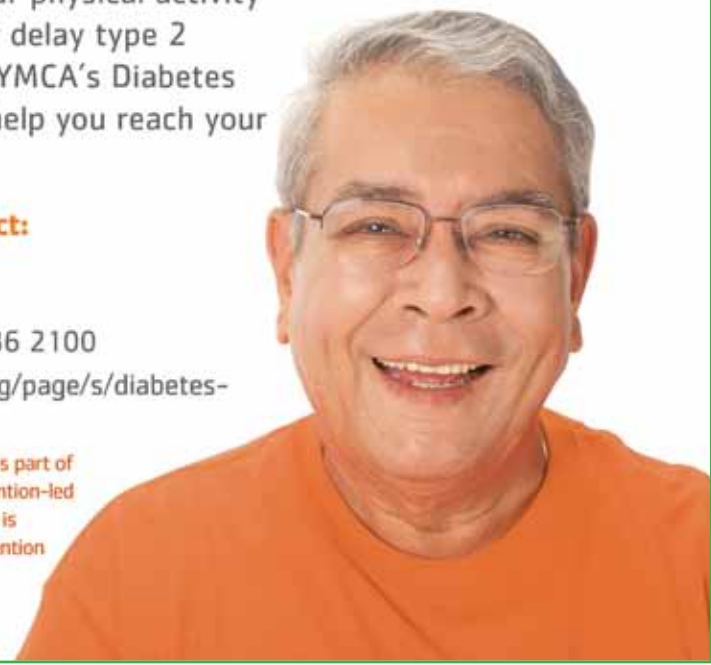
Did you know that losing a modest amount of weight and increasing your physical activity could help you prevent or delay type 2 diabetes? Learn how the YMCA's Diabetes Prevention Program can help you reach your healthy living goals.

**For more information contact:**

Lupita Lopez  
(E) marialopez@ymcala.org  
(P) 562 862 4201 (F) 213 736 2100

Online: <https://www.ymcala.org/page/s/diabetes-prevention-inquiry>

The YMCA's Diabetes Prevention Program is part of the Centers for Disease Control and Prevention-led National Diabetes Prevention Program and is nationally supported by the Diabetes Prevention and Control Alliance.



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## Pet adoption sale Feb. 15

**DOWNEY** - To celebrate Valentine's Day, SEACA is dropping its adoption fee for cats and dogs to \$14 on Saturday, Feb. 15.

The offer is good on animals ages 1 and older.

Adoption fee includes spay or neuter, microchip, flea treatment, first set of vaccines, a pet health guide, and a dog or cat toy.

For more information, call (562) 803-3301.

## DUSD begins open enrollment

**DOWNEY** - The Downey Unified School District is conducting its annual open enrollment this month for the 2014-15 school year.

During open enrollment, Downey parents who live within district boundaries can enroll their children in a Downey school outside their attendance area.

Applications are available at school offices and at the DUSD district office. New students (including kindergarteners) entering a Downey school for the first time should also register at their school of residence to guarantee admission in DUSD for the new school year.

Open enrollment is Feb. 3-28. Applications are due by 4 p.m. on Feb. 28.

Applications are not processed on a first-come, first-served basis. Instead, a random lottery is held to place students on their preferred school's waiting list for the 2014-15 school year. Schools may accept students from waiting lists according to priority, but only if space is available.

For questions, call the Office of Student Services at (562) 469-6554.

## SHARED STORIES: a lesson learned after ditching school

Continued from page 1

the truant cops pick you up and throw ya in jail?"

Jail! I never thought of that. Jumping Jupiter, Mom will kill me for sure! Even Nana won't be able to stop her!

"What's it going be, you pretty sweet thing? Go with me or go to the slammer?"

"Do you know where New Jersey Street is?" I asked in a cracked voice.

"Sure. Cab drivers know how to get anywhere, but it takes gas money, ya know?"

"I have some money, but I need it to buy some food. I didn't have any breakfast this morning, and I'm really hungry now."

He put his face close to mine and said, "Look, sweetheart, you can get food after I take you home, right? Just go in the car with me." He smelled like drain cleaner when he talked. I didn't want to be afraid of him if he could really drive me home. But my hero, Sheriff John says on T.V. that kids should never talk to strangers.

"C'mon, kid, I'm not going to waste anymore time with you. Now give me the money for gas and I will take you home!" I took out my March of Dimes Card, handed it to him. I stared at the brownish white of his eyes that had broken red streaks in them, making him look like the mean Boogey-man I had been warned about.

"What's this?" he asked as he looked down at the dimes card. Then I grabbed my book-bag, and kicked him as hard as I could somewhere below his belt. He shouted some names at me that I didn't understand. I ran like I was on fire and I spotted a policeman just outside the park giving out a traffic ticket. I ran toward him hollering, "Mr. Policeman, Mr. Policeman! Take me to jail. I don't care, only save me from the Boogey-man!"

When I reached him he said, "Slow down, Honey, tell me your name, what happened to you, and where you live." I tried to tell him how the bird made me go to the park where the Boogey-man robbed me of my March

of Dimes Card; and I had to get home to New Jersey Street.

I didn't know if he believed me. Still, he was nice. He said, "Don't worry. I will take you home, but first you must promise that you will never ditch school again."

"Oh I promise officer! Hope to die, stick two needles in my eyes!" I liked sitting in the front seat of the police car.

When we finally reached New Jersey Street I saw my Nana walking down the street. "That's my Nana, that's my Nana," I cried out.

The officer pulled up next to her. I could see that she was crying when she turned to look at us. "Nana, I'm O.K." I bolted from the car and hugged her tightly. I felt her large, doughy body trembling.

"Mija, where the @#\$\$%^&\* have you been?" She spoke in broken English. "Did she break the law, Mr. Policeman? What did she do wrong? Did somebody hurt her, is she alright?"

"Everything is fine." He tried to calm her. "She is not any worse for wear. She is just shook up enough to learn a lesson about the dangers of ditching school."

Nana thanked the policeman for bringing me home. Then she pulled me by my earlobe all the way to the house, half a block away. "Hurry up. What are the neighbors going to think, you coming home in a police car?"

"Nana what are the neighbors going to think when they see you pulling me by my ear?"

"First you come home in a police car, and then you talk back to your Nana! I'm going to slap

you good when we get home."

I tried to explain how the Lassie Bird and Boogey-man tricked me, but she didn't want to hear any part of it. She was still yelling when we reached our house. Inside she let go of my throbbing ear.

"Nana, all you care about is what the neighbors think, you don't care about me," I shouted.

"Child, I have been looking for you ever since the school called to say you weren't there this morning. I have been sick with worry. Now, you listen to me! Unless you want your mama to know that you didn't go to school, you better be on your best behavior from now on. No ifs, ands, or buts! You will do all your chores, and help with mine. Your homework will be done before you even think of going out to play. Do you understand me?"

Before I could answer she slapped me so hard across the face that I nearly fell over. Then she covered my cheek with kisses, and hugged me tightly. Her apron smelled like vanilla extract. We both cried. Her tears mixed with mine.

"You're the best Nana in the whole world," I said. And I meant it. We shared a special kinship after that experience. Even though I didn't always finish my chores or my homework, Nana never told my mother what happened that day. A few days later the news reported a little girl my age was found at the park walking in a daze. She had been molested.

I never ditched school or stared at dumb birds again. I had learned my lesson well.

## In Memory of Gwendolyn Marcella Tippit Maughan

July 14, 1926 to January 29, 2014



Gwendolyn Marcella Tippit Maughan, age 87, of Lehi, Utah, passed away on January 29, 2014 at UVRMC in Provo, Utah.

Gwen was born July 14, 1926 in Oklahoma City to James Ollie and Goldie Robinett Tippit. Gwen attended various country schools in Oklahoma before the family moved to Los Angeles in 1937. She attended high school in Los Angeles. She worked in an imported linens and lace shop next door to a drug store owned by the parents of her future husband, George Maughan. They married in Las Vegas in 1946.

Gwen lived most of her adult life in Downey, California where she worked for Downey Unified School District for 30 years driving school bus, becoming dispatcher, and finally as Supervisor of Transportation. After retirement she lived for a number of years in Palm Desert, California. She moved to Utah almost 10 years ago, where she has enjoyed family and good friends that made living in the cold weather "worth it!"

Gwen was a woman of many talents, a fantastic attitude, and a sweet disposition. She loved quietly serving others. Her favorite church calling was working as librarian in her LDS ward where she got to know and love her ward family.

Gwen is survived by her daughter Linda Banks (Randy) of Highland, Utah, and son Craig Maughan of Twentynine Palms, California; grand children Matthew (Amy), Natalie (Lance), Trevor, and Devan Banks. Great-grandchildren include Jedrik, Xiomara, Brayden, and Anna.

She was preceded in death by her husband George A. Maughan Jr., granddaughter Samantha, and her brother, Billie Tippit.

A special thanks to the nurses and doctors at UVRMC that tried so hard to save her when her knee replacement surgery turned to Pneumonia. Gwen's favorite saying was, "Life is what happens when you have made other plans!" She has been unexpectedly reunited with loved ones.

Funeral services were held on Saturday, February 1, 2014 at 3:00 pm in the Ivory Ridge LDS Chapel, 127 East 3200 North, Lehi Utah. Family and friends are invited to a viewing at the church from 1:30-2:30 pm prior to services. Interment will be at a later date at Forest Lawn Cemetery in Glendale, California. Condolences may be sent to the family at [www.warenski.com](http://www.warenski.com).



## Services held for Wanda Wendell

**DOWNEY** - Downey resident Wanda Lee Wendell passed away at home Jan. 26 on her 92nd birthday.

She was born Jan. 26, 1922 to Prentice and Hattie Deason. She was the wife of Paul Arthur Wendell.

She is survived by her two sons, Stephen and Michael; three grandchildren; and two great-grandchildren.

She was involved with the Catholic Women's Guild at OLPH for many years.

A viewing and vigil was held Jan. 31 at Downey Zrelak Family Mortuary. A Mass was held Feb. 1 at Our Lady of Perpetual Help Church.

## Dolly Fisher passes away

**DOWNEY** - Dolly G. Flannery Fisher, a longtime Downey resident, passed away peacefully Jan. 22 at the Silverado Senior Care facility in Alhambra where she had been living for the past 11 years.

She was born July 6, 1928 in Illinois to Arch and Gertrude Flanery. She came to California a couple of years after high school and joined the U.S. Navy.

She was stationed in San Diego, where she met her husband, Don Fisher. They were married March 27, 1953.

After both Don and Dolly were discharged from the Navy, they moved to Downey, the city where Don had grown up. While Don and his brother, Bob, ran General Insurance Agency, Dolly raised the couple's four children: Peggy, Robert, Janis and Jo Ann.

Dolly was an active member of the First Presbyterian Church and PEO. She worked as a playground aide at Rio Hondo Elementary and was also the first paid employee of Downey's Meals on Wheels program.

Dolly was preceded in death by her parents, four siblings and her husband.

She is survived by her sister, Marge Richards, of Claremont; son, Robert (Ginnie) Fisher, of Pasadena; daughters Peggy Fisher, of Downey, Janis Flores (Jesse) of Downey, and Jo Ann Kearns, of Irvine; and three granddaughters, Jessica Flores, Emily Fisher and Rachel Kearns.

A celebration of Dolly's life will be held this Saturday at 1 p.m. at First Presbyterian Church of Downey.



The Clear Choice for Dental Care

# LASER GUM TREATMENT

NO Cutting or Stitches

Laser treatment is an advanced technique that uses a laser light to gently remove harmful bacteria and diseased tissue from the gum pocket. This allows the body to heal naturally so that the gum pockets improve. Laser treatment can also increase bone growth around the tooth.

Call us if you have gingivitis or periodontal disease and we will show you how easy laser dentistry can save your gums and teeth.

John McAllister, D.D.S.  
**562-869-0928**  
 10917 Paramount Blvd.  
 Downey, CA 90241  
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## The Arc Walk for Independence

# SAVE THE DATE

# MARCH 22, 2014

A one or three mile Walk to raise funds for people with intellectual and developmental disabilities.

**Stonewood Center - Downey**  
**Acapulco Restaurant**

**Opening Ceremonies 8:00 a.m.**      **Walk Starts 8:30 a.m.**

**Registration Fee - \$15.00**

**Host Sponsor - Los Angeles County Supervisor Don Knabe**  
**Get Your Teams Ready. Wear your Team colors,**  
**Who will have the largest team this year?**

**For Corporate Sponsorship or Registration Information**  
**Call 562-803-4606 ext. 223,**  
**Register on-line at: [www.arcwalk.org](http://www.arcwalk.org)**

The Arc is a non-profit organization serving over 400 people with intellectual and developmental disabilities every day in 14 different programs.

Downey Civic Theatre presents:

# Sleeping Beauty

**Russian National Ballet Theatre**

Saturday, February 15, 2014  
 8:00 PM

A Special Valentine's Day Show!

Downey Civic Theatre  
 8435 Firestone Blvd.  
 Downey CA 90241  
 Box Office: **562.861.8211**  
[www.downeytheatre.com](http://www.downeytheatre.com)

## Letters to the Editor:

### Public safety vote

Dear Editor:

In regards to the June 3 ballot measure (“Downey Consolidates June 3 Ballot Measure,” 1/30/14), let’s not forget that the Downey Fireman’s Association was only able to collect enough signatures by lying to the public about what they were signing.

If I remember correctly, I recall reading that the Downey Fireman’s Association claimed they had no control over the signature collectors, nor did they instruct them to lie to the public. Even through the Downey Fireman’s Association was aware of these issues, you would think that they would have taken responsibility, stepped back and discounted all the signatures and start over again with honest signature collectors, not liars.

Alas, this did not happen, and signatures were still collected and here we are, with a ballot measure that will cost the city when that money could have been put to better use.

I say if the measure doesn’t pass, the Downey Fireman’s Association should pay the city for the money wasted.

If Downey firefighters are really that unhappy working for Downey FD, why are they still here? As far as I know, they’re allowed to quit and apply elsewhere; plus, I know many people who would be more than happy to take their spots.

Do not let this measure pass; the residents of Downey should be the ones to decide to give authority to contract our emergency services, not the city council members without our approval.

**Guillermo Vazquez**

**Downey**

### Climate change

Dear Editor:

It’s summer in Australia and it’s getting hotter. The worst summer since records began.

Melbourne reached 109 degrees the other day. Plastic water bottles were melting in the sun. Cardiac arrests came in about every six minutes. The paramedic system was drained.

Yet it’s getting colder everywhere. The Midwest has been in a freeze, but California is in a winter heat wave? How much more evidence do we need?

I hear from science channels on the radio that the gulf stream is falling apart. The flow from the two main reservoirs in California have been reduced. Lake Mead and Lake Powell are at record-low levels for the first time in history. For the first time, water flowing from the lakes will be reduced 75,000 acre feet, which would have supplied over 1.5 million homes.

This is real, and unless we do something about this there is a very bleak future ahead for all of us.

California is in drought mode. I thought it would hit the breadbasket of the U.S. first but I was wrong. Gov. Jerry Brown tells us not to flush our toilets and to take 2-minute showers while he considers fracking in the Monterey shale fields. The L.A. Times tells me a government think tank has decided that the XL pipeline poses no threat to us. I think differently and so do you.

Fracking will take what we have left of our water supply and all the methane emissions that result from fracking are double trouble for global warming and for all of us.

And if we are all alone out here, and we just might be, then do we not have a responsibility to safeguard this planet for the ones we leave behind?

**Margaret Hittinger**

**Downey**

### Water rate adjustments

Dear Editor:

I read Byron Dillon’s letter (“Water Conservation,” Letters to the Editor, 1/23/14) and, like him, I am concerned about our water supply.

Conservation seems obvious, but private water companies are undermining our conservation efforts with a process in our water bills by which we are essentially penalized for saving water. It’s called WRAM – “Water Rate Adjustment Mechanism” – and you will find it on your private company water bill.

I live in the Northern California town of Chico. I have a group of friends, Chico Taxpayers Association, who have been networking with a growing number of people in Butte, Sutter, Lake and Glenn counties who are concerned about the way private water companies are billing consumers.

WRAM comes into your bill when your water usage falls below what your private provider determines is necessary to cover their expenses for that month. Over the past year this has added anywhere from \$8-\$20 to my monthly bill, while I’ve been replacing plumbing and killing sections of landscaping.

Here in Chico, Cal Water’s “expenses” included over \$1.7 million to provide fully-paid pensions and health benefits, cover “general office operation expenses” and new salaries, but only \$163,000 for infrastructural maintenance. WRAM allows them to manipulate rates at will, monthly, without any public hearing or CPUC process.

Municipal water companies do not have WRAM.

My friends and I are asking legislators to suspend WRAM for full investigation. You can contact me at [chicotaxpayers.com](mailto:chicotaxpayers.com).

You can also contact Assemblyman Anthony Rendon ([assemblymember.rendon@asm.ca.gov](mailto:assemblymember.rendon@asm.ca.gov)), who sits on the committee that oversees water issues, and ask him to call for the suspension of WRAM.

**Juanita Sumner**

**Chico**

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TEL (562) 904-3668   FAX (562) 904-3124   Hours Monday-Friday 9a.m. - 3p.m. 8301 E. Florence Ave., Suite 100, Downey, CA 90240   <a href="http://www.thedowneypatriot.com">www.thedowneypatriot.com</a> Adjudication # 85124251 The Downey Patriot is published weekly by The Downey Patriot, Inc. Controlled Distribution, 25,000 copies printed. Distributed by CIPS Marketing Group, Inc., Los Angeles, CA.	

# BALANCING LIBERTY AND SECURITY IS A NEVER-ENDING CHALLENGE

By Lee H. Hamilton

Every few days, we learn yet one more way in which government’s expanded surveillance powers intrude upon our privacy and civil liberties.

Last week, it was the revelation that spy agencies in the U.S. and Britain have been snagging personal data from the users of mobile phone apps. Before that came news that the NSA was tracking our social connections; that it was delving into our contact lists; that it was logging our telephone calls; and that it had figured out how to conduct surveillance on some 100,000 computers around the world. It appears the agency can do anything it wants when it comes to collecting information on pretty much anyone it wants.

We can take pride in this technological virtuosity, but it has propelled an expansion of government power unlike anything I’ve seen since I joined Congress 50 years ago. The NSA’s surveillance and monitoring abilities are unprecedented and seem unlimited. So we face the crucial question of how we can prevent abuse of the capabilities the NSA has been given. Our challenge is to put into place a permanent system to oversee that power.

The agency gained its capabilities over the course of at least a decade with the full knowledge of some members of Congress and the judiciary, and of the White House. This is perplexing. At a time of rising public suspicion of government, did those in the know really believe no public policy debate was necessary?

The intelligence community has convinced two presidents, leading members of Congress, and a series of judges that our safety depends on its ability to discover plots against us by tracking connections among adversaries. Although in the end federal data collection programs will continue and not fundamentally change, a spirited public debate about these spying powers is now under way, covering the scope, legality, costs and benefits of the programs.

The White House argues that there are elaborate “checks and balances” within the executive branch to prevent abuses. That’s commendable but insufficient under a separation of powers system. Congress has been timid, and the court overseeing the NSA has granted almost every request the agency has made. There is a lack of evidence that

## Russia’s energy market is running on fumes

By Chris Faulkner

Russian president Vladimir Putin has won some begrudging admiration for his strategic triumph during the Syria crisis. Let him have his moment. It won’t last long. A new development threatens to rob Putin of a significant part of his international heft.

That development, of course, is America’s energy revolution.

By ExxonMobil’s estimates, natural gas is on track to becoming the second-largest energy source in the world by 2025, outpacing even coal. And the United States just became the biggest natural gas producer on the globe, overtaking -- you guessed it -- Russia.

While the United States will benefit economically, politically and diplomatically from this energy revolution, Russia will come out the biggest loser.

Start with simple economics. As much as 40 percent of Russia’s economy is dependent on its oil and gas sales. According to some experts, the U.S. shale boom could undermine this source of growth, causing Russian oil exports to plummet by as much as 25 percent over the next several years as other nations embrace the American energy alternative.

There’s a political factor at play, too. The post-Soviet government has sought a social contract that goes something like this: The Kremlin will ensure economic stability, just so long as the citizenry kindly stays out of politics. But building political legitimacy on economic progress can be an awfully risky endeavor, as Putin will soon learn.

And while it’s possible that Russia may have untapped natural gas resources, the country is not competitive in developing them -- nor is it likely to be. Russia’s political class is heavily entrenched in its business sector, which is as corrupt as Siberia is cold. Efficiency isn’t the country’s strong suit. Don’t expect any new infrastructure to be built without the Kremlin’s friends siphoning off a bit of cash first.

Russia’s Soviet-era energy infrastructure is aging, and was of questionable quality even when it was first erected. There’s reason to believe Russia is already performing at capacity, adding further questions to its competitive potential.

In 2007, when TIME named Putin its Man of the Year, two of its correspondents remarked to the man himself that he “must feel lucky that the price of oil is so high.”

“Fools are lucky,” Putin responded. “We work day and night!” And yet, a savvy observer might note, Russia continues to fall behind in the energy-export race.

And keep in mind that the United States is beating Russia on price, too. The price of American natural gas is about a third of Russia’s. International buyers are catching on. Where Russian gas giant Gazprom once fulfilled the orders for 37 percent of Europe’s natural gas supply, it now sells only 25 percent.

This extra competition is internationally disruptive. The Kremlin has long used its near-monopoly in the energy sector as a tool to assert its global power.

For example, in 2006 and 2009, Russia tried to strong-arm Ukraine

### Obscene surprise

Dear Editor:

Valentine’s Day is supposed to be a day about love and expressing love for others. Unfortunately, that has not been the case for me.

Somebody left an obscene Valentine’s Day card on my front porch in the night and I was horrified that my 4-year-old daughter discovered it early the next morning when we were leaving the house to take her to school.

It was a Barney valentine card that somebody had drawn private parts on.

Who would do such a thing? What is this city coming to that it is not even safe to leave our own houses out of fear of the obscene?

My daughter now has a negative connotation of “Barney and Friends” when she used to enjoy the show very much. This is very upsetting to me.

**Adriana Montes**

**Downey**

Congress and the courts provided pushback on any of the intelligence community’s initiatives to expand its power — they have been reliable and relatively uncritical allies of the intelligence community.

I do not see how we get the balance between liberty and security right unless the courts and the full Congress — not just certain committee members — get all the information they need and step up to their constitutional responsibilities to check and balance executive power.

At a minimum, then, Congress and the courts should do the job our system counts on them to do, and commit to rigorous and sustained oversight and, in the case of Congress, to legislative action to refine the laws governing federal surveillance. Congress should clarify the Patriot Act so that this massive power is clearly delineated and is relevant to an investigation into potential acts of terror. The legal foundation that the government has used simply does not provide an adequate basis for the program.

Government should not be entitled secretly to get information on anyone whenever it wants without more transparency, more information, more debate, more oversight, and additional constraints.

So Congress needs to address a lot of questions. Can intrusions into the lives of Americans be minimized without harm to national security? Isn’t public debate about the powers of government less a danger than to allow surveillance powers to grow in secret? What should be done when agencies besides the NSA seek these powers to catch drug dealers, say, or nuclear proliferators? What rights do citizens have to the information collected about them? Are the NSA’s powers to infringe on Americans’ privacy proportionate to the threat we actually face?

Sorting through these questions will be arduous and is the work of many years. Yet the public policy issues they raise are of enormous magnitude. Getting the balance right between liberty and security is a daunting job, and now is the time for the Congress and the courts to exert leadership.

*Lee Hamilton is Director of the Center on Congress at Indiana University. He was a member of the U.S. House of Representatives for 34 years.*

by shutting off its gas supplies, leading to energy shortages across Europe. Putin used this geopolitical move to underscore his influence throughout the region, winning diplomatic points at the expense of Europe’s shivering families that winter. Russia’s move was retaliation against the Ukrainian government, which has been leaning westward since the Orange Revolution.

Likewise, Russia has used energy prices to try to control its neighbors. After the 2003 Rose Revolution, Georgia too began to orient its foreign policy towards the West and away from Russia. The Kremlin promptly responded by announcing significant price increases for gas.

However, despite this move, Georgia has been able to supplant its supply somewhat, thanks to its neighbor Azerbaijan. This alternative has given the local government confidence to hold firm against Russian pressure.

These are just two examples among many demonstrating how Russia’s energy policy supports -- and sometimes drives -- its foreign policy.

But as the global energy equation tilts toward the United States, Russia’s influence and international leverage diminishes. The United States must continue to develop its natural gas supply. The benefits redound far beyond the domestic sphere.

*Chris Faulkner is President and Chief Executive Officer of Breitling Oil and Gas.*

## Mental illness and the judicial system

An accurate estimation of people with serious mental disorders who are booked into U.S. jails each year is difficult to find, but one solid figure from Psychiatric Services puts it at 2.1 million. That estimate drastically increases when factoring in state and federal prisons.

A report from the Treatment Advocacy Center says there are more mentally ill people in jails and prisons than in hospitals, which should raise all kinds of ethical questions regarding the state of care for mentally disabled people, U.S. prisons and even our philosophy of justice, says retired physician Mohinder Goomar.

“Our judicial system is based on the fundamental concept of individual culpability, that someone with reasonable control of his or her faculties has the power of free will and the ability to obey the law; doesn’t the imprisonment of those with severe mental disability break the law’s own rules?” says Goomar, author of “It’s Just My Opinion,” which discusses his experience with dissociative identity disorder (DID), formerly known as multiple personality disorder.

Goomar discusses the role of prisons and jails today as centers for mental disorders.

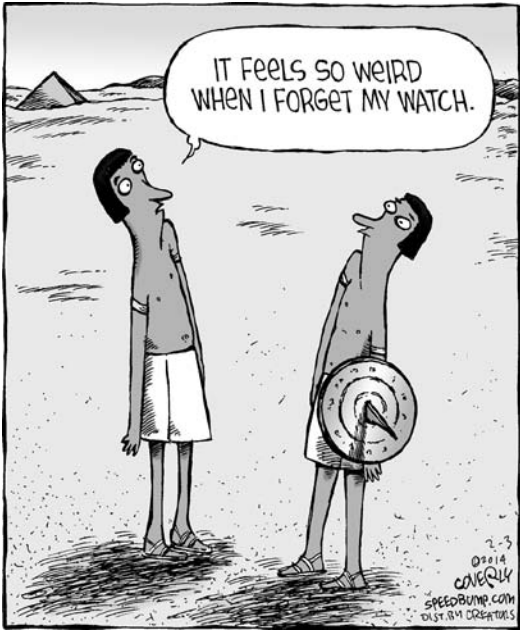
- Depressing facts about prison in the U.S.: The number of people incarcerated in prisons has exponentially swelled from 500,000 people in 1980 to 2.3 million in 2008, according to the National Association for the Advancement of Colored People. And, while the U.S. has 5 percent of the world’s population, it houses 25 percent of its prisoners.

- Some recent history: Large hospitals specifically geared toward housing and rehabilitating the mentally ill used to exist, but were closed during the 1970s. Some patients are among the homeless; others have gone to jail, and many have been both jailed and homeless. The old facilities closed with the idea that community-based care would step in and provide better treatment, which never happened. Detention facilities are now forced to house the psychologically distressed who commit crime, but jails and prisons cannot force inmates to take medication.

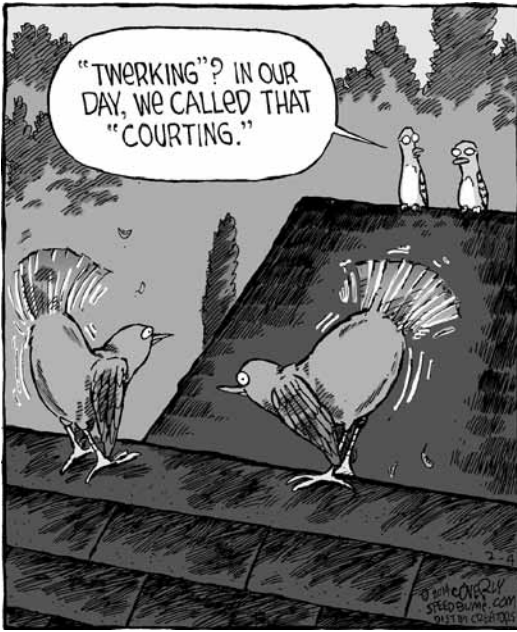
- The lose-lose scenario: People with major psychological disorders are significantly more likely to be sexually victimized by other inmates, according to the Justice Department, which recently reported rampant sexual abuse by staff members at Alabama’s Tutwiler Prison.

Additionally, for the prisoner who is simply doing time, being housed with criminals and the mentally ill takes a deteriorating toll on a relatively stable mind. Far from rehabilitation, prison in the U.S. today further unhinges the incarcerated.

## SPEED BUMP



## DAVE COVERLY



# Downey Community Calendar

### Events For February

Sat. Feb. 8: **Z Band**, Mambo Grill, 8 p.m.  
Sun. Feb. 9: **Chinese New Year celebration**, Pina Pizza House banquet room, 12 p.m.  
Thurs. Feb. 13: **Book club meeting**, Downey City Library, 12 p.m.  
Thurs. Feb. 13: **Poetry Matters**, Stay Gallery, 7 p.m.

### City Meetings

1st & 3rd Wednesday, 6:30 p.m.: **Planning Commission**, Council Chamber at City Hall.  
1st Tuesday, 4:00 p.m.: **Recreation and Community Services Commission**, Council Chamber, City Hall.  
1st Tuesday, 6:00 p.m.: **Emergency Preparedness Committee**, at Fire Station No. 1, 12222 Paramount Blvd.  
2nd & 4th Tuesday, 6:30 p.m.: **City Council**, Council Chamber.  
3rd Tuesday, 6:30 p.m.: **Library Advisory Board**, at Downey City Library.  
4th Mon., 5 p.m.: **Green Task Force**, at City Hall.

### Regularly Scheduled Meetings

#### Mondays

7 p.m.: **Boy Scout Troop 2**, at Downey United Methodist Church, for information call 869-6478.  
2nd Mon., 11 a.m.: **American Legion Auxiliary #270**, at United Methodist Church.  
3rd Mon., 7 p.m.: **American Legion Post #270**, at Rio Hondo Event Center, for more info. call 806-2100.  
4th Mon., 7:30 p.m.: **Downey Numismatists**, at Downey Retirement Center, call 862-6666.

#### Tuesdays

9:30 a.m.: **Downey Seniors Club**, at Apollo Park, for information call Paul Sheets at 714-618-1142.  
10 a.m.: **Downey Bocce Club**, at 7850 Quill Drive, for information call John Fiorenza at 652-4399.  
12 p.m.: **Rotary Club**, at Rio Hondo, for information e-mail Diane Davis at dianedavis4sc@gmail.com.  
6 p.m.: **Toastmasters Club 587**, at First Baptist Church, for info call Raul Castillo 400-2561.  
6:15 p.m.: **Downey Knights of Columbus Bingo**, at 11231 Rives, for info call 923-1932.  
1st Tues., 7:30 a.m.: **Gangs Out of Downey**, at City Hall training room.  
2nd Tues., 3:30 p.m.: **Keep Downey Beautiful**, at City Hall, for more information call 904-7117.  
2nd and 4th Tues., 6 p.m.: **Sertoma Club**, at Cafe 'N Stuff, for information call 927-6438.  
2nd Tues., 6 p.m.: **Downey Fly Fishers**, at Apollo Park, for information call 425-7936.  
3rd Tues., 6:30 p.m.: **Community Emergency Response Team meeting**, Fire station 1, 12222 Paramount.  
Tues., Thurs. & Sat., 10 a.m.: **Downey Bocce Club**, at 7850 Quill Drive, for info. call John Fiorenza 652-4399.

#### Wednesdays

7 a.m.: **Kiwanis Club**, at Rio Hondo Events Center. Call Steve Roberson at 927-2626.  
1 p.m.: **Women's Bocce Club**, at 7850 Quill Drive, for information call Marie Puch at 869-4366.  
7 p.m.: **Out Post 132 Royal Rangers**, at Desert Reign Church, for info call 928-8000.  
1st Weds., 11 a.m.: **Woman's Club of Downey**, for information call Cheryl Olson 833-8954.  
1st Weds., 11:30 a.m.: **Downey Coordinating Council**, at Community Center, for information call Cindy 803-4048.  
1st Weds., 7:30 p.m.: **Downey Stamp Club**, at Maude Price School cafeteria, for information call 928-3028.  
2nd Weds., 11:30 a.m.: **Christian Women's Club**, at Los Amigos Country Club, call Anita 861-3414.  
2nd Weds., 7:30 p.m.: **Downey Model A Club**, at Gallatin School Cafeteria, for information call 928-4132.  
3rd Weds., - **Downey Dog Obedience Club**, at Apollo Park, for info. call Gina 869-5213 or Valerie 420-2972.  
3rd Weds., 10 a.m.: **Los Angeles County Quilters Guild**, at Women's Club, for information call (310) 322-2342.  
3rd Weds., 6 p.m.: **American Business Women's Association**, Rio Hondo Country Club, Call Barbara Carlson 863-2192.  
4th Weds., 12:00 noon: **Retired Federal Employees**, at Barbara J Riley Center, call 943-5513.  
4th Weds., 7:30 p.m.: **US Coast Guard Aux. Flotilla 5-10**, at First Presbyterian Church of Downey, call Brian 419-5420.  
Wed. & Fri., 10:15 a.m.: **Senior Bingo**, at Apollo Park, for information call 904-7223.

#### Thursdays

7:30 a.m.: **Connections Networking**, at Bob's Big Boy, for info., call Nick Smith, 861-5222.  
7:30 a.m.: **Soroptimist Int'l of Downey**, for information, call Mia Vasquez, 806-3217.  
9:30 a.m.: **Take off Pounds Sensibly**, at Barbara Riley Senior Center, call (800) 932-8677.  
12 p.m.: **Kiwanis Club of Downey**, at Rio Hondo Events Center, call Roy Jimenez 923-0971.  
12 p.m.: **Optimist Club of Downey**, at Rio Hondo Events Center.  
6:30 p.m.: **Downey United Masonic Lodge # 220**, 8244 3rd St., Call 862-4176.  
7 p.m.: **Troop 351, Boy Scouts of America**, at First Baptist Church, for information call 776-3388.  
1st Thurs., 12:00 noon: **Downey Christian & Professional Luncheon**, at Sizzler's Restaurant, call James Vanlengan 310-1335.  
2nd Thurs., 7:30 p.m.: **Beaming Rebel Foxes Collectors Club**, for more information call Carl D. Jones at 923-2400.  
2nd & 4th Thurs., 6 p.m.: **Lions Club**, at Coco's, for information call Lenora (310) 283-9825.  
3rd Thurs., 4 p.m.: **Public Works Committee**, at City Hall Training Room.  
3rd Thurs., 6 p.m.: **Downey CIPAC**, at Sizzler's Restaurant, for information call Rich Tuttle 413-6045.  
4th Thurs., 10 a.m.: **Assistance League**, at Casa De Parley Johnson, for information call 869-0232.  
4th Thurs., 7:30 p.m.: **Downey Historical Society programs**, at Community Center. Call 862-2777.

#### Fridays

7:30 a.m.: **Pro Networkers**, at Mimi's Cafe, for information call Barbara Briley Beard at 869-7618  
3rd Fri., 8:30 a.m.: **Women's "In His Glory" Ministry** at Los Amigos C. C. 622-3785.

#### Saturdays

9 a.m.: **Farmers Market**, Downey Avenue at 3rd Street, for information call 904-7246.

## On This Day...

**Feb. 6, 1895:** Baseball Hall of Famer George Herman "Babe" Ruth was born in Baltimore.  
**1993:** Tennis Hall of Famer Arthur Ashe, who had contracted HIV through a tainted blood transfusion, died at age 49.  
**2000:** First lady Hillary Rodham Clinton launched her successful candidacy for the U.S. Senate.  
**2003:** Rapper 50 Cent's debut CD, "Get Rich or Die Tryin'," was released.  
**Birthdays:** Actress Zsa Zsa Gabor (97), broadcast journalist Tom Brokaw (74), singer Natalie Cole (64), rock singer Axl Rose (52) and basketball player Kris Humphries (29).

## THE NEWSDAY CROSSWORD

Edited by Stanley Newman (www.StanXwords.com)

### PAPER CHASE: All sorts of pulpy products

by Gail Grabowski

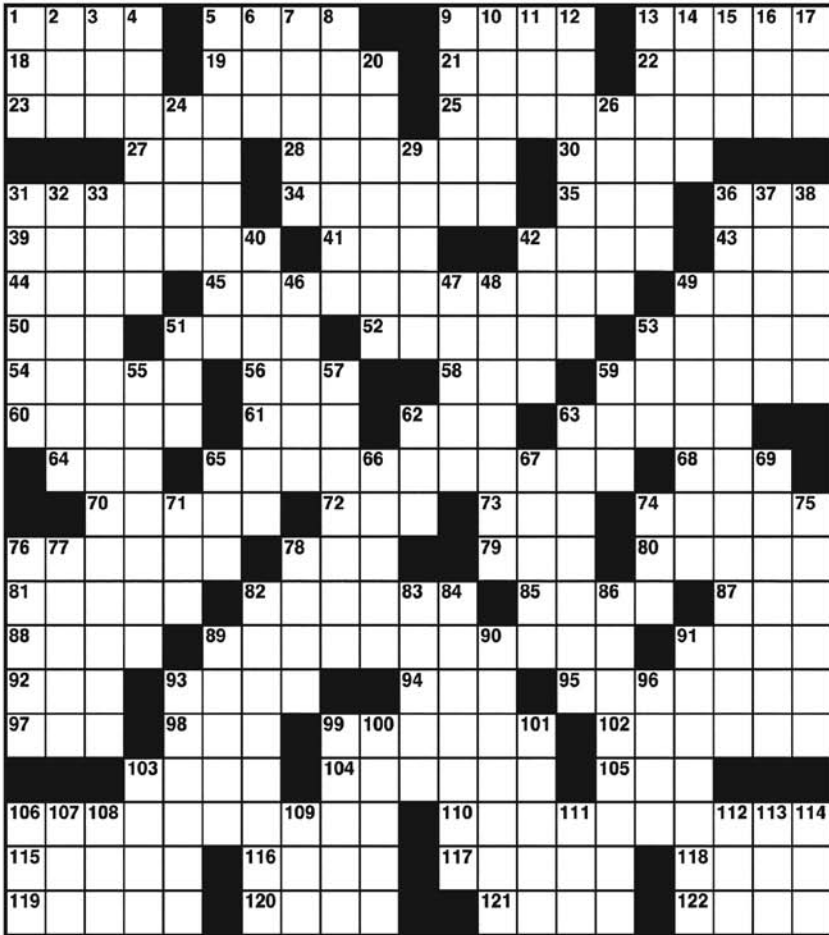
- ACROSS
- 1 Soap additive
  - 5 Kitchen protector
  - 9 Young whale
  - 13 Hypnotist's directive
  - 18 University VIP
  - 19 In the open
  - 21 "Peek-!"
  - 22 Gem-studded accessory
  - 23 Skin or muscle
  - 25 Sort of bed
  - 27 College dorm VIPs
  - 28 Carol lord, for one
  - 30 Keycard receiver
  - 31 Have an influence on
  - 34 Palette user
  - 35 Show of affection
  - 36 TiVo ancestor
  - 39 Removed, as a magazine page
  - 41 Anger
  - 42 Broadway auntie
  - 43 NPR host Glass
  - 44 Supportive soccer cries
  - 45 Approve automatically
  - 49 Sports pg. number
  - 50 What a fluid oz. measures
  - 51 Munich mister
  - 52 Opulent residence
  - 53 Socially smooth
  - 54 First Lady before Michelle
  - 56 Actress Vardalos
  - 58 No. after a phone no.
  - 59 Gave shape to
  - 60 Beer holder
  - 61 Work on seams
  - 62 Santa \_\_, CA
  - 63 Mold and mildew
  - 64 Part of SASE
  - 65 Wild West showman
  - 68 Wind up
  - 70 Bed bulb
  - 72 Place into service
  - 73 Baton Rouge sch.
  - 74 Bag carrier
  - 76 Old Glory
  - 78 Conniving
  - 79 Sci-fi beings
  - 80 Pointless
  - 81 Made bundles
  - 82 Surprisingly
  - 85 Extremely
  - 87 Marcel Marceau character
  - 88 Fail to mention
  - 89 Follow all rules
  - 91 Jazz singer Laine
  - 92 Homer Simpson's dad
  - 93 Very much
  - 94 Suffix for proverb
  - 95 Boat steerers
  - 97 Car washer's challenge
  - 98 "Now" or "never": Abbr.
  - 99 Cloud type
  - 102 Taoism founder
  - 103 Rural container
  - 104 Like a he-man
  - 105 Set fire to
  - 106 "I Walk the Line" singer
  - 110 Verify from other sources
  - 115 Anticipate
  - 116 Choral part
  - 117 Very strange
  - 118 Other than that
  - 119 Outperforms
  - 120 Wear well
  - 121 It might be pounded out
  - 122 Leave rolling in the aisles
- DOWN
- 1 Program stoppers
  - 2 Novelist Tolstoy
  - 3 Clumsy person
  - 4 Culinary creations
  - 5 Dehumidifier's target
  - 6 RN setups
  - 7 Silicon Valley car company
  - 8 Bone attached to the sternum
  - 9 Informal eateries
  - 10 Scrub, at NASA
  - 11 Gymnast
  - 12 "Tsk!"
  - 13 Comedian's sidekick
  - 14 Market goer's memo
  - 15 Erode
  - 16 Poetic preposition
  - 17 Golf standard
  - 20 Aromatherapy oil source
  - 24 Tex-Mex snack
  - 26 Expand, as franks
  - 29 Docking places
  - 31 Snorkeling spots
  - 32 Produce leaves
  - 33 Airline's important customer
  - 36 Food supplement
  - 37 Hunger for
  - 38 Evaluated
  - 40 Comes to light
  - 42 Lauer of Today
  - 46 To the point
  - 47 Shorthand user
  - 48 Of interest to the IRS
  - 49 Hospital specialist
  - 51 Solo of Star Wars
  - 53 Business partner, perhaps
  - 55 Brook
  - 57 To an extreme degree
  - 59 Adjective suffix
  - 62 It's drawn in pubs
  - 63 Drugstore offering, perhaps
  - 65 Gargantuan
  - 66 Thus far
  - 67 "Ain't so!" reply
  - 69 They won't admit it
  - 71 Young fellow
  - 74 Spanish uncle
  - 75 Relaxation
  - 76 WWII vessel
  - 77 Brazilian dance
  - 78 Weeps and wails
  - 82 Mimetic
  - 83 British county
  - 84 America's Cup, e.g.
  - 86 Relevant abilities
  - 89 Pious
  - 90 Hard to discern
  - 91 Shirts and shorts
  - 93 Contaminates
  - 96 Not of the clergy
  - 99 Sells for
  - 100 \_\_ water (facing trouble)
  - 101 Gooney campfire snack
  - 103 Fit of temper
  - 106 Quick thrust
  - 107 Have to pay
  - 108 Contains
  - 109 Taking after
  - 111 Moral misstep
  - 112 90-degree pipe fitting
  - 113 Civil War letters
  - 114 Pivotal

Reach Stan Newman at P.O. Box 69, Massapequa Park, NY 11762, or at www.StanXwords.com

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2/2/14



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## Cerritos College launches 18-week esthetician course

**NORWALK** – The Cerritos College Cosmetology program is offering a new one-semester Esthetician program.

In 18 weeks, students in the Introductory Esthetician course will learn to work on all client procedures and will prepare for careers in esthetics.

The Cerritos College Esthetician program first started in 2004. Since the program's inception, hundreds of students have graduated. The program does not require prior knowledge of the field, only an interest in esthetics. In the program, students receive class lecture, training by experts from Dermalogica, and hands-on experience in the salon.

In the classroom, students learn how to perform a facial, different types of facial massage, various massage techniques, electrical modalities, microdermabrasion, chemical exfoliants, waxing and hair removal procedures and makeup applications. Students also learn theories of skin, histology, physiology, chemistry, bacteriology, nutrition and anatomy.

The Esthetician program is a Dermalogica-partnership school. Dermalogica's experts from the renowned International Dermal Institute teach classes to our students. Students receive advanced training on Dermalogica products and treatment protocols, experience hands-on practical application using professional-grade products, learn how to build client connections and revenue from retail sales and receive access to advanced postgraduate training when transitioning to become a professional.

In addition to the classroom training, students in the program are also provided hands-on experience in the Cerritos College salon. The salon is open to the public and is operated as a professional salon.

The Cerritos College Cosmetology program's mission is to prepare students for a career. Cerritos College offers Cosmetology and Esthetician programs. The Cosmetology program provides students with the skills to cut, color, perm, straighten, and braid hair, manicure, pedicure, and skin care as well as other applications and techniques. Students in the Esthetician program learn how to analyze skin, perform facials, massages, extractions, make-up, and how to treat skin.

The Cerritos College Cosmetology program consists of 1,600 clocked hours, of which 75% is spent performing hands-on applications. The Esthetician program consists of 600 clocked hours, of which 75% is spent performing hands-on applications. The program also houses a salon which is open to the public and prepares students for their career by providing real life training.

For more information, visit [cerritos.edu/cosmetology](http://cerritos.edu/cosmetology) or call (562) 467-5047.

PEOPLE PROFILE

## GETTING TO KNOW: JASON VALLE

• East Middle School alum co-owns a successful financial investment firm.

By Henry Veneracion  
Staff Writer

**DOWNEY** – Jason Valle, whose family has lived in Downey for more than 35 years, was relating how as a financial advisor around the pivot year 2008 he advised his clients to unload their securities holdings because he somehow foresaw the coming financial collapse.

During this time, he says, half of the people in the financial industry were losing clients and assets.

When he partnered with another financial advisor like himself and started their own financial services firm in 2011, he encountered no trouble in getting these former now-grateful clients in entrusting the management of their investments to their newly-formed Los Alamitos-based firm, Independence Financial.

Jason had worked as a financial advisor with FMC Financial Group in Newport Beach from April 2008 to October 2011, and prior to this as sales director for Dwellings Real Estate in Los Angeles from February 2005 to April 2008.

Today, Jason says Independence Financial's portfolio has reached a robust and exhilarating \$50 million in holdings (including sales of insurance products), which is very good in any language, certainly a solid achievement considering the firm operates with just a five-member staff, consisting of his Vietnamese partner, Mai Vu, who has an MBA with honors from the University of Irvine; Jason, who has a BA with honors from Loyola Marymount University, plus a full year of law; a health insurance specialist; a junior financial advisor; and a full-time assistant and office manager.

"I handle the investment research part and deal mainly with Spanish-speaking/Mexican-American clients, while Mai takes care of the Vietnamese community," says Jason, whose mother was born in Havana, Cuba while his father came from Nicaragua. "The 30-odd percent Filipino, Japanese, etc., groups we divide between ourselves."

"Our investment strategy is sector-based," he continues. "We lump together our investment portfolios, say, in real estate securities, or in health care, or financial services, or Obamacare. We've never gone in for speculation. We're content to hold securities that give steady, moderate returns over the long-term."

"And this is one reason, I'm sure, why we have a growing

clientele which at current estimates now total more than 600 clients," Jason says.

Jason's degree from Loyola Marymount had history as his major, classics his minor, with business law as his concentration. As mentioned earlier, he tried law for a year, but that didn't jell. So he did real estate, or property investment, with Dwellings Real Estate, which had dealings in Dubai.

"While with them I got to travel a lot. They even wanted me to go to Dubai," he continues. "Then after joining FMC in 2008, they made me take graduate school-based correspondence courses which originated from the American College in Pennsylvania. It was then that I got my investment and securities license to become a financial advisor. Then out of the blue I met Mai, as smart and savvy in the financial services area as there is."

Jason is a product of Rio San Gabriel Elementary and East (now Doty) Middle School, as well as Don Bosco Tech in Rosemead where he opted for the 5-year, college-credit program. Also at Don Bosco he was at one time Scholar-Athlete of the Year and, while enrolled in its electronics and computer program, was very active with the robotics team; he was voted best varsity doubles player while graduating third in class. He has by the way maintained his 'A' tennis player ranking, obtained through the USJTA then and through the USTA now.

He met future wife Natalie at St. Raymond's; the couple now has a 2-1/2 year-old daughter, Jacqueline, nicknamed Jackie. Natalie did breast cancer research at City of Hope prior to joining Rancho Los Amigos three years



ago where she currently does stroke and neurology research.

A member of the morning Downey Kiwanians since 2012, Jason was rumored to be a potential candidate to take over Mario Guerra's City Council soon-to-be-vacant seat later this year, but Jason says he's definitely not a candidate this time because of family-related reasons.

"Perhaps some other time in the future," he says.

In the meantime, he serves as a commissioner for the Downey Public Facilities Financing Corporation which among other things advises on or actually handles bond financing and other community development projects for the city.

He has of course received numerous awards and distinctions over the years but this is not so important, he says, as actually giving back to the Downey community "which raised me."

Indeed, he and Mai have a non-profit pro bono program going, wherein they offer free one-hour financial workshops for people who have been laid off, offering job training opportunities as well as job counseling, and the like. Often such non-profs as Goodwill Industries, etc., take advantage of the program.

He estimates the program touches about 1,000 people a year.

## CRIME REPORT

**Saturday, Jan. 25**

At 3:30 p.m., a shoplifter assaulted a Sears (Stonewood) security officer when the officer attempted to detain the suspect. The suspect fled the scene and evaded capture. Detectives are investigating.

At 7:00 p.m., a woman was robbed of her iPhone at Wilderness Park where she had arranged to meet the prospective buyer of her phone. The victim arranged the transaction with the suspect, but when she arrived at the park, the suspect grabbed her phone and ran to a waiting car. Detectives are investigating.

At 8:45 p.m., officers arrested two men for attempted robbery after they entered the Carl's Jr. restaurant (9110 Imperial) and attempted to rob it. The suspects demanded money from the cash register and one of them brandished an object resembling a handgun. Officers surrounded the business and arrested the suspects as they exited. No loss was taken from the business.

**Sunday, Jan. 26**

At 1:00 a.m., officers responded to an audible burglar alarm at the Green Olive Restaurant (9234 Lakewood). Officers found the front door had been pried open and items appeared to have been taken from the business. Forensic Unit conducted an investigation and Detectives are continuing to investigate.

**Wednesday, Jan. 29**

At 1:45 a.m., officers responded to a traffic accident in the area of Telegraph Road and Passons Road. When officers arrived they saw a vehicle had crashed into a parked semi-truck with an attached flat bed trailer. The passenger in the vehicle suffered major injuries and was transported to a local hospital. A second passenger suffered moderate injuries and was also transported to a local hospital for treatment. The driver suffered minor injuries and officers conducted a Driving Under the Influence investigation. Traffic investigators from the Major Accident Investigation Team responded and conducted an investigation and the driver was booked for suspected Driving Under the Influence of alcohol. The truck was unoccupied at the time of the accident.

*Information provided by Downey Police Department.*

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# MONEY and TAXES 2014

Entity Strategies : One of the many factors of tax planning that is often overlooked is that of entity planning. This is the ownership structure of your company or business. It could be structured as a Sole Proprietor (Self-Owned), A Partnership (Shared Ownership), A Corporation (Shareholders) or as an LLC. . All of these different types of entities give you advantages and disadvantages in their income tax impact on your business. As a Sole Proprietor, you will be assessed self-employment tax on the income from the business. A Corporation can incur double taxation of dividends. A partnership may run into a requirement to pay guaranteed payments and be subject to self-employment taxes. The business could very well need to change in order to avoid the pitfalls described above. A business can take advantage of the benefits of either reduced tax rates, distributed income, corporate reimbursements or separation of assets. Our firm can help you choose from many strategies available to you that can benefit your tax situation. Whether you have a small, medium or large business, you can improve your tax situation.

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**Brian J. Saylor, CPA, Managing Partner - Strayer, Saylor & Associates, Inc.**  
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## SPORTS BRIEFS: Braves commit to colleges

• Ten St. John Bosco athletes sign letters of commitment with colleges and universities.

By Mark Fetter Contributor

**DOWNEY** – The St. John Bosco High School football team had 10 players signing national letters to play college football on Wednesday. The much anticipated signings started at 7:45 a.m. in the gymnasium on the campus at St. John Bosco.

The Braves finished their season 16-0 and were the California state champion after defeating Concord De La Salle 20-14 in December at the Stub Hub Center in Carson. De La Salle had won the previous four state titles but were denied their fifth by the Braves.

Bosco was also recognized by Maxpreps as their national champion on Jan. 28.

Safety Brett Baldwin signed with the Air Force Academy and will become a Falcon. Defensive lineman Malik Dorton and offensive lineman Damien Mama both signed with USC and will become Trojans.

Defensive lineman Jacob Tuioti-Mariner and receiver Jaleel Wadood both signed with UCLA and will become Bruins, while receiver Shay Fields signed with Colorado and will become a Buffalo.

Defensive back Najiel Hale signed with Washington and will become a Husky. Linebacker Chandler Leniu signed with California and will become a Golden Bear. Ivan Martinez signed with Idaho State and will become a Bengal.

Defensive back Chandler Hawkins signed with the Naval Academy and will become a Midshipman.

••  
The Warren High School girls' basketball team currently has an overall record of 12-9 and are 5-1 in S.G.V.L. play.

Warren traveled to cross-town rival Downey on Wednesday evening to play the Lady Vikings and were defeated, 44-39. Warren defeated Downey in their first round matchup 33-26 at Warren on 1/17.

Warren will host Dominguez tonight at the "Cave." Tonight's game will be senior night for the Lady Bears.

Warren defeated Gahr 55-32 at Gahr on 1/15, defeated Dominguez 57-25 at Dominguez on 1/22, were defeated by Lynwood 52-28 at Warren on 1/24, defeated Paramount at Warren 64-22 on 1/29 and defeated Gahr 66-50 at Warren last Friday.

The Lady Bears have played well of late and are preparing for the C.I.F. Division 1AA playoffs. Coach Palmer said that "things have pretty much gone the way I thought they would so far." Palmer thought the Lady Bears "would have had a few more wins in the preseason but is pleased with how things have progressed and how hard her girls continue to work."

Palmer points to close losses against ranked teams such as Redondo Union 49-39 on 12/26 in the Larry Doyle Orange County Championships, Orange Lutheran 54-50 on 12/5, St. Anthony's 53-47 on 12/10, San Juan Hills 49-41 on 12/11 and to South Mountain, Arizona, 66-55 on 12/19 in the Nike Tournament of Champions as "experience builders" for her team.

The Lady Bears have been led by senior captain Priscilla Gaxiola, junior Vivian Hernandez, junior captain Denise Gonzalez, senior Gianni Blankenship, senior captain Jacinda Reyes and senior Janeane Hernandez. The Lady Bears wrap up S.G.V.L. play against Lynwood next Tuesday and Paramount next Thursday.

••  
The Warren High School wrestling team defeated Paramount at Warren Tuesday evening 51-13. With the win over Paramount, the Bears secured second place in the S.G.V.L.

Wrestling has been extremely competitive in the San Gabriel Valley League over the past three seasons with three different schools claiming a title. Warren won the 2012 S.G.V.L. and C.I.F. titles, Paramount won the 2013 S.G.V.L. title and Downey is the 2014 S.G.V.L. champion.

The Warren-Paramount dual meet started at the traditional 106 pounds. Warren won the first five matches and built an early 23-0 lead. The Pirates finally got on the scoreboard when Warren narrowly lost a 2-1 decision at 138 pounds. Paramount also won a 3-1 decision at 145 pounds and a 7-1 decision at 152 pounds. After the 152 pound patch, Warren still led 23-9.

Warren answered back at 160 pounds with a pin at the 3:16 mark of the second period. Warren's Julian Gutierrez (170) pinned his Paramount opponent and Brian Vives (182) major decisioned his opponent 16-3 and earned four team points. Warren clinched the dual meet win after Gutierrez's win at 170 pounds.

Warren's Alex Mendez (195) pinned his opponent and stretched the Bear lead to 45-9. Paramount

earned four team points when Pirate standout and 2013 state qualifier Noe Sandoval (220) major decisioned his Warren opponent. Warren heavyweight Juaquin Durazo (285) pinned his Pirate opponent at the 2:39 mark of the second period and ended the match. Warren won going away 51-13 and will now await the bracket for the C.I.F. Division 4 Dual meet championship.

••  
The Downey High School wrestling team defeated Paramount at Downey 57-6 last Thursday night, 1/30, to claim the 2014 San Gabriel Valley League title. Paramount was the 2013 S.G.V.L. champion.

The dual meet began at 126 pounds when Downey's Armando Padilla started things off with a victory. Johnny Robles' (132) victory gave the Vikings another win and an early 8-0 team lead. Downey's Antonio Santana (138) was defeated 8-6 in a close match and Paramount pulled to within 8-3.

Downey went on to win the next six matches and twelve of fourteen to close out the win. Brian Puente (145) won 9-2, Dylan Moreno (152) won 6-4 and Jacob Beltran (160) won 11-0. Downey's Juan Soto (170) pinned his Pirate opponent in 58 seconds and Stephen Chavez (182) pinned his opponent at the 1:11 mark of the first period. Downey led 30-3 after Chavez's match.

Downey's Jorge Guerrero (195) won by forfeit when Paramount did not send a wrestler to the mat. Guerrero's forfeit clinched the dual meet win. Ben Cuellar (220) was defeated by Paramount state qualifier from last season Noe Sandoval 8-4. Downey heavyweight Anthony Florido (285) pinned his Paramount opponent in 26 seconds. Downey led 42-6 after Florido's win.

The Vikings' Mark Lopez (106) pinned his opponent in the first period as did his twin brother Andrew Lopez (113). Downey's Carlos Rivas (120) ended the evening with a 7-2 win. Downey won the match going away 57-6.

## St. John Bosco celebrates state title

**BELFLOWER** – The St. John Bosco Braves celebrated a sports milestone last Monday – a ceremony to commemorate the high school's first football state title in its history.

A crowd of football players, students, staff, family members and community supporters gathered at the school's gymnasium to hear speeches from school administrators, a representative from MaxPreps (an online high school sports website owned by CBS Interactive), and football coach Jason Negro for the annual MaxPreps Tour of Champions.

MaxPreps also bestowed a No. 1 National Ranking trophy to the Bellflower high school.

St. John Bosco was ranked highest by the MaxPreps Freeman Rankings. The computer ranking system takes into account game results, quality of wins against opponents, and strength of schedule to determine the rankings of high school football programs.

"You have started a legacy. We will not disappoint you," said Paul Escala, president of the high school.

A Division I CIF Championship banner, CIF state championship banner and national title banner, and a No. 1 rankings banner courtesy of MaxPreps, were all unveiled during the ceremony.

Coach Negro was also awarded the national high school football Coach of the Year award by MaxPreps.

Negro, who coached the Braves to an undefeated season of 16-0 including an Open Division state championship against Concord's De La Salle High School with a 20-14 victory, said the team's cohesiveness led them all to victory.

"[It was an] incredibly long journey for the kids to stay focused as long as they did. The fact is [we were] able to stay focused and stay healthy," he said.

Although Negro said the team will have big shoes to fill next year, he is confident in the ability of his returning players.

"Anything is possible with these talented individuals," Negro said. Shay Fields, a senior wide receiver, said the experience was a great one.

"It's a humbling feeling – a great experience overall with the coaches and players," Fields said.

–Jacqueline Mejia



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## MAYOR'S CORNER: an exciting, productive year on tap

Dear Downey Family,  
I want to first of all extend a warm greeting to all of our wonderful Downey residents. As your new Mayor, I feel extremely honored and humbled to represent our City and I look forward to an exciting and productive year!

Where do I begin...first, we kicked off the year by introducing one of my major initiatives- Stay Fit 2014. Stay Fit is a continuation of former Mayor Guerra's Healthy Downey campaign, which he introduced for the first time last year.

My goal for Stay Fit 2014 is to continue promoting a healthier Downey, while focusing on our well-being through mind, body and soul. With the continued support of all of our community partners - Kaiser, Downey YMCA, Care More, PIH Downey, Downey Art Vibe, and the Downey Patriot, just to name a few - we will continue to work hard to promote healthy and active lifestyles. We will once again host Healthy Downey events such as 5k for TLC, YMCA Kids Fun Day/Carnival of Champions, Bike to School Day, and Kids Day, among many others. I want for us as a community to work together in order to not only inspire ourselves to live a healthier life, but our future generation - our youth! For more information on how to get involved, please contact our Parks & Recreation Department at (562) 904-7236 or visit our City website.

To go along with my Stay Fit Downey theme, we have several, new and unique events lined up for the year. Save the date for Tour De Downey Bike Tour and Make Music Downey on Saturday, June 14th. This event will not only encourage bicycling throughout the City, but will help bring together some of the best local musicians to the Downtown area.



Get ready to enjoy Summer Sunset Rooftop Movies and Music Events, which will run from August to October. More details will become available soon, so please check our website! Downey will also experience an International Food Festival in Downtown Downey this September, which will feature a variety of delicious ethnic cuisine. From Cuban, to Lebanese, to Korean and Mexican, there will be something for everyone to enjoy.

In addition, the City will provide the first ever FIFA World Cup Viewing Party. This is sure to attract many of our soccer enthusiasts and we will kick off the event on Saturday, June 22nd when the U.S. plays against Portugal. We will host another viewing on Saturday, July 13th for the finals. Very exciting so stay tuned as we will begin publicizing all of these events in the next couple of months!

I'm also very excited for the launching of our new City branding. We are working with the Downey Art Vibe/Stay Gallery to roll out a whole new unique and distinctive brand that will better serve to market and promote our City. We feel this will help convey our City's real identity and will help put Downey on the

radar, especially for economic development purposes. You will begin seeing marketing for our new brand here in the Downey Patriot, as well as in all City publications. This new brand will bring out the best of our City and I can't wait until it is revealed.

I would like to encourage you all to nominate an individual or organization for my Mayor's Healthy Heart Award. This award will be given to those individuals and organizations who are committed to improving the lives of others in our City. Those who make differences in others' lives by improving their emotional, mental and physical health. Please contact the Council office at (562) 904-7274 or visit our website for an application.

Through my monthly Mayor's Corners, I hope to provide you with an insight into what is going on in our City. I welcome your questions and ideas, so please feel free to reach me at City Hall, (562) 904-7274 or by email at fvasquez@downeyca.org. I look forward to meeting many more of my fellow Downey residents and to serving you as your Mayor. Until next month!

Sincerely,  
Mayor Fernando Vasquez

## Downey cardiologist named 'Super Doctor'

**DOWNEY** - Board-certified cardiologist Dr. Jerry Floro has been named a "Southern California Super Doctor" by Los Angeles magazine for the fifth straight year.

Featuring the top 5 percent of doctors in Los Angeles and Orange counties, the January 2014 issue of the magazine highlights top doctors as determined through peer nominations (including ballots distributed to more than 30,000 local doctors), a blue ribbon panel review process, and independent research on candidates.

The entire list can be viewed online at superdoctors.com.

Floro practices at Pioneer Medical Group's Downey and Lakewood locations.

He received his undergraduate degree from USC and attended medical school at Vanderbilt University, completing his training at Vanderbilt and Harbor General-UCLA Medical Center.

## Valentine's Day concert

**DOWNEY** - Sebastian Sidi is performing a live Valentine's Day concert at his personal recording and performance studio Feb. 14 at 8 p.m.

Australian violinist Anna Savery will open the concert.

Sidi is a Downey resident and currently has his own public television special, "From Street to Center Stage," airing on KCET.

Tickets are \$35 and can be purchased by calling (562) 544-7774 or online at sebastiansidi.com.

## Kaiser hospital earns 4-star rating

**DOWNEY** - For the sixth consecutive year, Kaiser Permanente Downey Medical Center, along with all other Kaiser Permanente hospitals in the Southern and Northern California region, has received a top four-star rating in the state's annual clinical-quality report card.

Kaiser earned the highest possible rating for overall quality of care as measured by cancer screenings, diabetes care, heart care, hypertension treatment, maternity care, and other quality-of-care measures.

No other health plan received the top rating for overall clinical care measures.

The annual HMO Quality Report Card gives California consumers side-by-side comparisons of the 10 largest HMO and six PPO health plans in the state, ranking them on several national "quality of care" and "member care experience" measures that have "significant implications for personal health."

"We are delighted that our members are so positive about the care they receive, from prevention to our top-notch care treating diseases like cancer, diabetes and heart disease," said Edward Ellison, MD, executive medical director of the Southern California Permanente Medical Group.

## Rummage sale at church

**DOWNEY** - Good Shepherd Lutheran Church will hold its annual rummage sale and bake sale this weekend, Feb. 7-8, from 8 a.m. to 2 p.m.

Items for sale include toys, clothing, household items, books, baked goods and more.

## New auto import technician program

**NORWALK** - Cerritos College's Automotive Mechanical Repair Department is now accepting applications for the start of its Import Technician Training Program, which begins in March 2015.

ITTP is a two-year automotive certificate program designed to meet the needs of the import automotive industry and students with a combination of lectures, lab and on-the-job training.

Students who complete the program possess a strong foundation that will benefit them in their automotive career, college officials said.

Employers can also bring in entry-level technicians who are ready to learn and take their career to the next level.

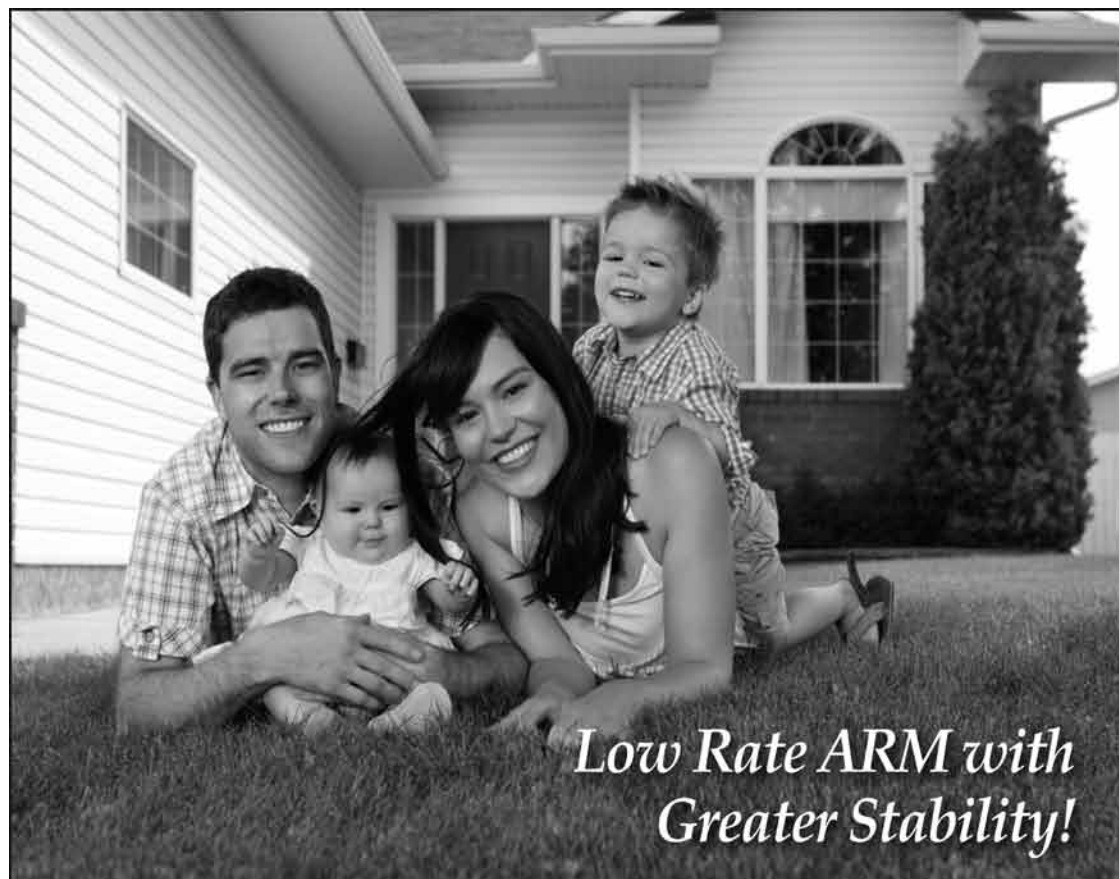
"It's a winning solution for all," said automotive instructor Leonard Glick.

The curriculum was designed by Cerritos College automotive program instructors in a format patterned after the highly-successful GM, Ford and Chrysler programs at the college. It requires nine weeks in school followed by nine weeks working in a shop or dealership.

The cycle continues for two years with six required automotive classes and five "on-the-job" work experience classes.

Upon completion of the program, students will receive an ITTP certificate from Cerritos College. Students can also receive an associate degree when they complete the academic portion of the program.

Students can register for the program online at cms.cerritos.edu/auto and clicking the "Import Technician" link on the left.



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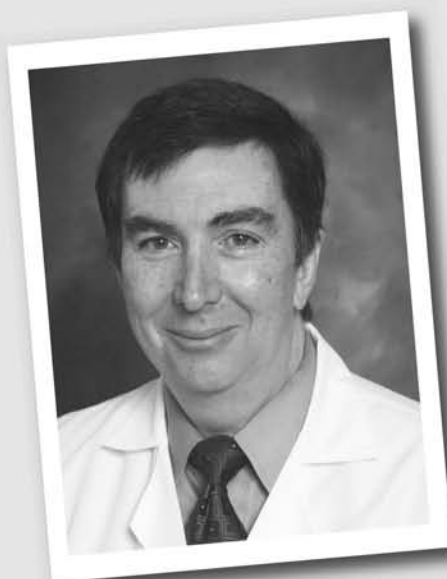
Downey, CALIFORNIA - January 2014 - Pioneer Medical Group (PMG) is pleased to announce that Dr. Jerry Floro has been selected as a 2014 Southern California Super Doctor for the fifth straight year by Los Angeles Magazine.

The January 2014 issue of the magazine features the top 5% of doctors in Los Angeles and Orange Counties as determined through peer nominations (with ballots mailed to more than 30,000 doctors in Los Angeles and Orange counties), a blue ribbon panel review process, and independent research on candidates. The listing also appears online at www.superdoctors.com.

A board-certified cardiologist, Dr. Floro received his undergraduate degree from USC and attended medical school at Vanderbilt University, completing his training at Vanderbilt and Harbor General - UCLA Medical Center.

Dr. Floro practices at PMG's Lakewood and Downey locations. To schedule an appointment, please call (562) 904-8144.

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## Cerritos Library named one of world's most beautiful

**CERRITOS** – The Cerritos Library is listed as number 28 in the feature article “The World’s 50 Most Beautiful Libraries” presented on the Best Value Schools website.

The article can be viewed at [bestvalueschools.com](http://bestvalueschools.com).

The list includes libraries in Australia, Austria, Brazil, Canada,

Czech Republic, Egypt, England, Germany, France, Ireland, Italy, Japan, Norway, Mexico, the Netherlands, Peru, Portugal, South Korea, Sweden, Switzerland and the United States.

The article states: “Libraries are some of the most complete and incredible tributes to human knowledge imaginable, and with

their range of resources, they’re invaluable when it comes to studying. However, reading up on a topic of choice Cerritos Library among world’s most beautiful libraries needn’t be done in a bland and boring building, as the following institutions demonstrate. And while it’s the books and facilities that make a library, being in lovely surroundings may provide inspiration and help you to work that little bit harder. Whether they feature sleek, eye-catching architecture or extravagant interiors, the 50 libraries on this list are the most beautiful in the world.”

The article’s description of the Cerritos Library states: “Cerritos’ Millennium Library is pioneering in more than one way. As well as being the USA’s first building to be covered with titanium paneling, it has also been termed the first “Experience Library,” because the facility puts a spotlight on fascinating themed areas, stunning art and interesting architecture. There is a children’s library that incorporates a marine aquarium with coral and sharks, while for the more grown-up scholar, the Old World Reading Room is inspired by 19th-century European design and is outfitted with chandeliers and a fireplace. Californian architects Charles Walton Associates were responsible for the sleek and shining addition to the city, and the building was finished in 2002.”

The Best Value Schools website presents information about how to get the most value in an undergraduate or graduate degree.

## REVIEW: symphony concert fun and flawless

• Downey Symphony enjoys first sell-out crowd in nearly 30 years.

By Brad Wethern  
Guest Contributor

**DOWNEY** – Imagine a magical evening in which the forces of the seasons are woven together with inspiring celebrity, an intriguing history, stellar performances and delightful showmanship rolled out with the warmth and hospitality of a hometown symphony and you might come close to the evening I spent at the Downey Symphony Orchestra’s presentation entitled “Venice, Vivaldi, and the Red Violin” last Saturday. It was a magic carpet ride, fun and flawless, two words I no longer consider mutually exclusive.

The headliner was Elizabeth Pitcairn, world famous violinist with her nearly equally famous co-star, the venerable 1720 Red Mendelssohn Stradivarius, which is known to the world simply as “The Red Violin.” It inspired the movie by that name starring Samuel L. Jackson, which was shown earlier in the day and seen by over 75 people. But what about the music, Brad? The music reminds me of the title of another film, which has no relation, but describes the orchestra and Ms. Pitcairn’s performance perfectly: As Good As It Gets. She performed Vivaldi’s Four Seasons with the poise of a dedicated natural. Her light and masterful approach to the instrument brought it alive in a way that interprets each season uniquely with its impactful and perennial qualities. The Downey Symphony musicians, under the direction of Sharon Lavery, blended perfectly with her virtuosity as only a true outstanding musical ensemble can do.

Added to the music, is the haunting pastoral poetry that accompanies The Four Seasons. These poems were interpreted by



PHOTO BY CAROL KEARNS

Elizabeth Pitcairn, renowned concert violinist, poses with fans from a sell-out crowd after her appearance with the Downey Symphony Orchestra. She performed The Four Seasons by Vivaldi on the legendary Red Violin, nicknamed for its color and made by Stradivarius 300 years ago. In conjunction with this special concert, the Downey Arts Coalition hosted an art exhibit in the theatre’s lobby featuring the work of over 25 local artists. The next concert in April will celebrate the music of composers from countries participating in this year’s World Cup. For details, go to [downeysymphony.org](http://downeysymphony.org)

Anthony Moreno (in Italian) and Ms. Pitcairn’s friend, television and film star, Sela Ward (in English). Between the seasons, while the poetry was being read, Ms. Pitcairn exited the stage, returning in a different and equally stunning gown which helped to set the scene for the interpretation of the next season. The gowns were tastefully selected and donated by Michael Kasher of LaFemme Fashion.

The first half included Edvard Grieg’s Holberg Suite and Samuel Barber’s Adagio for Strings, two delightful and beautiful works. Adding a further special dimension to the evening was an exhibition of artwork, “Rhapsody in Red,” by 26 local artists in the lobby, including Jorge del Toro’s brilliant ceramic sculpture of the Red Violin. The work continues on display for a month.

Following the performance,

as the last note pealed from Ms. Pitcairn’s Red Violin, there was a pause while the sold out crowd caught their collective breath and then quickly rose to give a standing ovation for four curtain calls. I considered it a response well deserved.

In the lobby, following the show, there was a new kind of excitement, as Ms. Pitcairn sat to autograph full color 8x10’s and her CDs which were on sale. Upon request she would stand and provide a photo op for anyone who requested it. I got my autograph and picture taken with her. She asked if she could make it to someone. I said “Can you make it to Brad the Dad?” She smiled and said yes she would. As she signed her name, I realized that she is a woman of uncommon poise and charm in addition to her great talent. The Downey Symphony Orchestra is going to be on my “GO TO” list from now on.

Brad Wethern is a writer and humorist.

You are Invited!

### Messiah Lutheran Church

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- ★ **THE LEGO MOVIE** PG-13 Fri to Mon: (11:35, 2:10, 4:45), 7:20, 9:55; Tue: (11:35, 2:10, 4:45), 7:20
- ★ **THE MONUMENTS MEN** PG-13 9:40 PM
- ★ **THE MONUMENTS MEN** PG-13 (11:05, 1:55, 4:35), 7:15, 10:00
- ★ **VAMPIRE ACADEMY** PG-13 (11:15, 1:55, 4:35), 7:15, 10:00
- ★ **LABORDAY** PG-13 (11:10, 2:00, 4:50), 7:40, 10:25
- ★ **THAT AWKWARD MOMENT** R (10:50, 1:05, 3:20, 5:35), 7:50, 10:10
- ★ **I, FRANKENSTEIN** PG-13 9:50 PM
- ★ **THE NUT JOB** PG (10:45, 12:55, 3:10, 5:20), 7:30
- ★ **RIDE ALONG** PG-13 (11:50, 2:20, 4:40), 7:20, 9:45
- ★ **LONE SURVIVOR** R Fri & Sat: (11:20, 2:05, 4:55), 7:50, 10:40; Mon & Tue: (11:20, 2:05, 4:55), 7:50, 10:40
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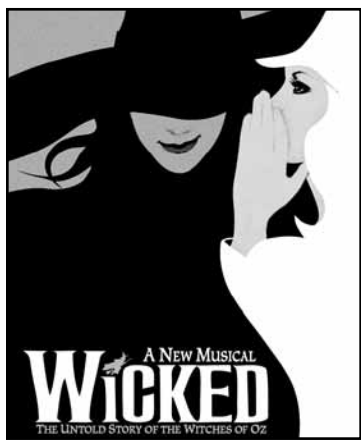
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# 'Wicked' returning to Pantages for the holidays



• "Wicked" returns to Los Angeles in December for eight-week run.

**HOLLYWOOD** – The Pantages Theatre has announced its 2014-15 season schedule, featuring six blockbuster productions currently playing to sold-out houses on Broadway and a new production of a beloved title.

Broadway's biggest blockbuster, "Wicked," will return during the 2014 holiday season.

Below is the complete schedule:

**Oct. 1-19, 2014: "Jersey Boys"**

"Jersey Boys" is the story of Frankie Valli and The Four Seasons: Frankie Valli, Bob Gaudio, Tommy DeVito and Nick Massi. This is the story of how a group of blue-collar boys from the wrong side of the tracks became one of the biggest American pop music sensations of all time. They wrote their own songs, invested their own sound and sold 175 million records worldwide – all before they were 30.

Hit songs featured in "Jersey Boys" include "Sherry," "Oh, What a Night," "Big Girls Don't Cry," "Walk Like a Man," "Can't Take My Eyes Off You" and "Who Loves You."

As of September 2013, "Jersey Boys" has been seen by more than 18 million people worldwide.

**Oct. 21-Nov. 9, 2014: "Pippin"**

Royal heir Pippin is spurred on by a mysterious group of performers to embark on a death-defying journey to find his "corner of the sky." The original production of "Pippin" premiered on Broadway in 1972 and won five

Tony Awards, running for nearly 2,000 performances before closing in 1977.

"Pippin" is noted for many Broadway standards including "Corner of the Sky," "Magic To Do," "Glory," "No Time at All," "Morning Glow" and "Love Song."

**Nov. 11-30, 2014: "Kinky Boots"**

Inspired by a true story, "Kinky Boots" tells the story of Charlie Price, a man who has reluctantly inherited his father's nearly bankrupt shoe factory. Trying to live up to his father's legacy and save his family business, Charlie finds inspiration in the form of Lola, a fabulous entertainer in need of some sturdy stilettos.

As they work to turn the factory around, this unlikely pair finds that they have more in common than they ever dreamed possible...and Lola turns out to be the one person who can help Charlie become the man he's meant to be.

**Dec. 10, 2014 – Feb. 1, 2015: "Wicked"**

By popular demand, "Wicked" will return to the Pantages Theatre for an eight-week holiday engagement.

Long before Dorothy drops in, two other girls meet in the Land of Oz. One – born with emerald-green skin – is smart, fiery and misunderstood. The other is beautiful, ambitious and very popular. "Wicked" tells the story of their remarkable odyssey, and how these two unlikely friends grow to become the Wicked Witch of the West and Glinda the Good.

Based on the best-selling 1995 novel by Gregory Maguire, "Wicked" is the winner of over 50 major awards, including a Grammy and three Tony Awards. The blockbuster musical recently celebrated its 10th anniversary on Broadway, a milestone achieved by only 10 other Broadway productions in history.

**March 24 – April 19, 2015: "Newsies"**

Based on true events, "Newsies" tells the captivating story of a band of underdogs who become unlikely heroes when they stand up to the most powerful men in New York. It's a rousing tale about fighting for

what's right...and staying true to who you are.

The Disney musical features a Tony Award-winning score with music by Alan Menken.

**April 28 – June 7, 2015: "Motown the Musical"**

The hit Broadway musical follows Berry Gordy's journey from featherweight boxer to the heavyweight music mogul who launched the careers of Diana Ross, Michael Jackson, Smokey Robinson and many more.

The CBS Morning News called "Motown the Musical" "more than a Broadway show. A celebration of music that transformed America." "Motown the Musical" includes some of Gordy's most legendary hits including "I Want You Back," "Ain't No Mountain High Enough," "I'll Be There," "My Girl," "Please, Mr. Postman" and "Signed, Sealed, Delivered."

**June 10 – July 26, 2015: "The Phantom of the Opera"**

With reinvented staging and scenic design, this new version of "Phantom," the longest-running show in Broadway history, will be performed by a cast and orchestra of 52, making this one of the largest productions on tour in North America.

Based on the classic novel "Le Fantome de L'Opera" by Gaston Leroux, "The Phantom of the Opera" tells the story of a masked figure who lurks beneath the catacombs of the Paris Opera House, exercising a reign of terror over all who inhabit it. He falls madly in love with an innocent young soprano, Christine, and devotes himself to creating a new star by nurturing her extraordinary talents and by employing all of the devious methods at his command.

"It's wonderful to have a new production of 'Phantom' touring America now that the show has celebrated over 25 years on Broadway," said composer Andrew Lloyd Webber. "Director Laurence Connor has done an amazing job and this production has received huge critical acclaim in the UK."

For more information on any of the shows, visit [hollywoodpantages.com](http://hollywoodpantages.com).

PEOPLE PROFILE

## GETTING TO KNOW: LUZ PEREZ

• Downey resident runs TLC Center, which helps needy DUSD students.

By Henry Veneracion Staff Writer

**DOWNEY** – The True Lasting Connections (TLC) Family Resource Center was launched in 2001 because the Downey Unified School District and concerned community members saw the need to help students and their families cope with serious disruptions ranging from the parents' drug addiction to their losing their homes to getting their normal routine shattered by domestic violence to the death of siblings, and, perhaps the most jarring of all, to the death of the parents themselves.

The thinking was that if the kids cannot focus on school matters, or they harbor insecurities or inner turmoil especially while at school, how can they be expected to perform well?

So the decision was made that the children and, by extension, the other members of the family as well need as much support as the system can provide.

Funding the program has never been easy. According to Luz Perez, TLC site administrator at its headquarters at the corner of Bellflower Blvd. and Foster Road, TLC has had to depend from the start solely on charitable contributions and foundation grants.

TLC's average annual budget is \$200,000. "Yet, somehow," Perez says, "we have raised the necessary funds year after year." (TLC answers to Dr. Robert Jagielski, director of student services).

The recent "State of the Schools" fundraising luncheon, for instance, which featured DUSD superintendent John Garcia as main speaker, raised \$5,000.

Another fundraiser held Feb. 6 at the Downey Civic Theatre called "A Piano Full of Laughs" featured pianist-host Mark Shearer, who teaches at Carpenter Elementary and is a film & TV



Luz Perez, left, and her staff.

composer. Familiar names such as Kirk Cartozian, Kari Volen, Barb and Kent Halbmeier, Phil Davis, Eric Pierce, Valentin Flores, Roger Brossmer, Blanca Rochin, Fernando Vasquez, Mario Guerra, Robert Jagielski, Luz Perez herself, and Downey High School students gave special comedic performances, with all proceeds benefiting TLC.

For years, TLC has held a well-attended annual fundraising luncheon at the Rio Hondo Event Center. This year, in its stead it's holding its second annual "5K For TLC" for a Healthy Downey on Saturday, April 5, at Rancho Los Amigos.

TLC's programs include a counseling program, vision and medical clinics, case management, parenting education, health insurance enrollment, the McKinney Vento program for homeless students, emergency intervention programs, food and clothing and even toys, and referral services to outside agencies.

These services are all free to families whether they are uninsured or underinsured.

Today, one of TLC's major successes is its link to more than 50 agencies which, Perez says, are dedicated to "providing effective support to our children and their families."

One of the most referred and helpful agencies, she says, is the county's Department of Children & Family Services, "when we feel the situation at the home is not safe."

Perez' staff includes: Claudia Garcia, office manager; Lori Roman, assistant; Olivia Gutierrez, case worker; and counselors Amy Damian and Lorena Meghan. Dr. Shane Noble Aguilar is the scheduled service optometrist, while the volunteer pediatricians all come from Kaiser Permanente.

In addition to the two long-serving regular volunteers, retired special ed administrator Julie Helm and retired DUSD head nurse Rose Boland, there is a grieving counselor from Kaiser who provides weekly group counseling for grieving students.

"The saddest event I've ever witnessed at TLC," Perez says, "is watching parents lose their children, either through an accident or sickness. It's always hard."

Receiving over 2,000 referrals a year, the TLC center has often been referred to as a model and award-winning program. Perez says the Association of School Administration was the first to recognize the program's significance in June, 2006 with the Partners in Educational Excellence award. In 2009, the California School Boards Association gave TLC the prestigious Golden Bell award. TLC has also won the Superintendent's Vision Award, plus a host of other awards, not to mention receiving numerous congressional recognitions.

On a personal level, Perez, who has administered TLC since its inception, has been the recipient of many associated awards as well.

"I like what I do because I help people who experience difficulties," says Perez, who was born in Mexico City and brought to the United States at age 3. "I realize how lucky I am. I guess my whole staff is imbued with the same feeling."

Married to Sol, the couple has resided in Downey for 15 years. She holds a BS in human services ('99) from Cal State Long Beach and hired on at DUSD initially in 1992 as a teacher's aide at Gaudin, then at Unsworth, and for five years was a senior instructional aide at Warren High School.

Luz (Spanish for "light") and Sol ("sun") have two daughters: Melissa, 18, who goes to Whittier College, and Martha, 15, who attends Warren High.

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Ellen Sherman

"You always acted in a professional manner. Your advice and counsel during the process was very helpful. I appreciate the fact that you were always available when I needed you and that you always acted with professional confidence, while at the same time being very personable in your approach to people."  
Robert E. Emerick, Ph.D.

"We were so impressed with your knowledge and abilities. The way you explained things and worked with us and our buyer to make the sale happen was wonderful. You truly have experience and that experience definitely comes through."  
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"I just wanted to let you know how much we appreciate your assistance in working with our family and most importantly, my 90 year old mother in the sale of her home. We were very pleased with your professionalism during the course of the process as well as the ultimate result. You understood my Mom's situation and worked to ensure that the required showing of the home was as easy as possible. You were able to find a willing buyer despite many limitations and really did not let these restrictions impact the successful marketing of the home."  
Raymond A. Tabar

"Despite questionable behavior on the other broker's part, you pulled it all together. Thanks for your help."  
Isabel Palomera

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Tim & Mary Behncke

"I put off listing my house for almost 2 years because I was concerned that it would be on the market for a long time, I was wrong! When you suggested pricing the home under what I wanted for it, I was concerned too-but you knew what you were doing, since it sold in only 6 days and for much more than it was listed at! I can only credit this to your ability as a Real Estate Agent, and to your knowledge of the market"  
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Marie Mckenzie

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# NORWALK BALKS AT SENIOR CENTER RENOVATION COSTS

• City costs, Norwalk City Council decides against renovations at senior center.

By Christian Brown  
Staff Writer

**NORWALK** – Citing the significant costs, the Norwalk City Council on Tuesday abandoned plans to renovate the city senior center, which would have received an upgraded billiards room and activity space.

While earlier assessments valued the project at roughly \$38,000, architectural consultant Meyer and Associates estimated the two-room renovation could easily surpass \$77,000.

“That’s a lot of money to add one pool table,” said Councilman Mike Mendez, making it clear that the renovation would have to be sidelined for the time being. “This isn’t new to us, we’ve had

growing pains for a long time. We’ll have to put this on the list as one of the possibilities down the road.”

Last year, the council directed staff to look into the feasibility of enhancing the senior center’s billiards room by adding another pool table.

According to the staff report, the current billiards room is too small for an additional table, requiring the city to move the tables into the adjacent TV lounge room.

However, city officials say the new pool room would require new flooring to maintain level play, specialized lighting, chair rails, cabinet and counter modifications, wall repairs, and plumbing fixes. The former billiards room would have been converted into an activity room.

The price tag, including architectural services and construction expenses? A figure

to rich for Vice Mayor Marcel Rodarte.

“I was on the fence about this...I was hoping the numbers were going to go the other way,” he said. “But the number is not feasible.”

Despite the council’s decision, staff said they will work with pool room patrons to improve efficiencies through facility use guidelines if possible.

•Council members also voted on Tuesday night to initiate a general plan amendment and zone change at a triangular parcel on Firestone Boulevard, in the hope of eventually merging the vacant lot with the adjacent Bhakta Cultural Center.

Due to its limited size and irregular shape, the city council in 2007, changed the site’s land use designation from general commercial to low density residential in order to prevent substandard commercial uses.

Recently purchased by Shree Remkabar Bhakta Samaj of Southern California, city staff now believe that a lot merger will prevent issues resulting from multiple land use designations in the future.

Representatives from the Bhakta Cultural Center, however, insist that the organization is still unsure how it will develop the 5,200-sq.-ft. property, located at 12323 Firestone Blvd. They say mandating a lot merger would cost them upward of \$1300 -- an amount they cannot afford.

Nonetheless, Director of Community Development Kurt Anderson says the two lots should be merged.

“Our concern is if the zoning is not changed, it can be turned back into a single parcel that could be sold for commercial purposes,” Anderson said.

The council voted 4-0, with Mayor Luigi Vernola absent,

to process a new general plan amendment and zone change at the site only when the property owners initiate applications for a lot merger and precise development plan.

•The city will move forward with plans for two, new air-conditioning units at the Norwalk Arts and Sports Complex after the city council approved authorization to advertise for replacements.

According to the staff report, the original air-conditioning units, installed in the 1980s, have reached the end of their service life. Nearly \$60,000 is currently budgeted for the new equipment, which will meet current standards of efficiency and air quality.

The work is scheduled to begin in May and will take close to 30 days to complete.

•Remediation activities at

the Norwalk Tank Farm will continue this year as the Norwalk City Council on Tuesday granted a non-consumptive water use permit to the agencies handling the groundwater cleanup.

The Water Replenishment District of Southern California requires both Kinder Morgan Energy Partners’ pipeline contractor SFPP, L.P. and the Defense Logistics Agency, operator for the U.S. Department of Defense, to obtain a water use agreement with a local water agency.

While the city is not a part of the remediation activities, the agreement allows the agencies to continue extracting groundwater through February 2019 or upon completion of the groundwater remediation activities.

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# LEGAL NOTICES

## BUSINESS

**NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES**  
Department of Alcoholic Beverage Control  
222 E. Huntington Drive, Suite 114  
Monrovia, CA 91016  
(626) 256-3241  
Date of Filing Application: December 12, 2013  
To Whom It May Concern:  
The Name(s) of the Applicant(s) is/are: **RUNGNAPHA NOIKRUT**  
The applicants listed above are applying to the Department of Alcoholic Beverage Control to sell alcoholic beverages at: **10341 LAKEWOOD BLVD, DOWNEY, CA 90241-2743**  
Type of license(s) Applied for: **41 - On-Sale Beer And Wine - Eating Place**

## CIVIL

**STATE OF NORTH CAROLINA DURHAM COUNTY**  
File No. 13-CVD-5861  
In The General Court of Justice  
District  
**CIVIL SUMMONS ALIAS AND PLURIES SUMMONS (ASSETS FEE)**  
Date Original Summons Issued: 12/31/2013  
Name of Plaintiff: **YVONITA COLLANTRES ESTREMOS**  
Address: **4 RIVERWALK TERRACE**  
City, State, Zip: **DURHAM, NC 27704**  
Name of Defendant(s): **ROBERT GARTH ADDINGTON**  
To Each Of The Defendant(s) Named Below: **ROBERT GARTH ADDINGTON 11017 LAKEWOOD BOULEVARD DOWNEY, CA 90241**  
A Civil Action Has Been Commenced Against You!  
You are notified to appear and answer the complaint of the plaintiff as follows:  
1. Serve a copy of your written answer to the complaint upon the plaintiff or plaintiff's attorney within thirty (30) days after you have been served. You may serve your answer by delivering a copy to the plaintiff or by mailing it to the plaintiff's last known address, and  
2. File the original of the written answer with the Clerk of the Superior Court of the county named above.  
If you fail to answer the complaint, the plaintiff will apply to the Court for the relief demanded in the complaint.  
Date Issued: **JANUARY 27, 2014 at 2:41 PM**  
Signature: **STEPHANIE W. BENEFIELD, DEPUTY CSC**  
Name And Address of Plaintiff's Attorney (If None, Address of Plaintiff)  
**4 RIVERWALK TERRACE DURHAM, NC 27704**

The Downey Patriot  
1/30/14, 2/6/14, 2/13/14, 2/20/14

## FICT. BUSINESS NAME

**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**  
2014016776  
File Number 2012111372 DATE FILED: JUNE 7, 2012  
NAME OF BUSINESS(ES): **M M TOBACCO STREET ADDRESS, CITY, STATE, ZIP CODE: 8101 LONG BEACH BLVD. SUITE G, SOUTH GATE, CA, 90280**  
REGISTERED OWNERS(S): (1) **MONIR IBRAHIM, 8101 LONG BEACH BLVD. SUITE G, SOUTH GATE, CA 90280**  
State of Incorporation: **N/A**  
This business was conducted by an Individual  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)  
S/ **MONIR IBRAHIM, OWNER**  
This statement was filed with the County Clerk of LOS ANGELES on JANUARY 21, 2014

**THE DOWNY PATRIOT**  
1/30/14, 2/6/14, 2/13/14, 2/20/14  
**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: **2014022027**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **IV SPECIAL EVENTS, 2622 W BEVERLY BLVD, MONTEBELLO, CA 90640, COUNTY OF LOS ANGELES**  
Articles of Incorporation or Organization Number (if applicable): **AI #ON: N/A**  
REGISTERED OWNERS(S): (1) **VINCENT NAVARRO, 4103 LAYMAN AVE, PICO RIVERA, CA 90660, (2) IBET S. RODRIGUEZ, 4103 LAYMAN AVE, PICO RIVERA, CA 90660**  
State of Incorporation: **N/A**  
This business is conducted by a General Partnership  
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 as true information which he or she knows to be false is guilty of a crime.)  
S/ **VINCENT NAVARRO, OWNER**  
This statement was filed with the County Clerk of Los Angeles on JANUARY 28, 2014  
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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.  
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 Downey Patriot  
1/16/14, 1/23/14, 1/30/14, 2/6/14

## PROFESSIONS CODE

**THE DOWNY PATRIOT**  
1/30/14, 2/6/14, 2/13/14, 2/20/14  
**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number **2014005437**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **TRINITY AMBULANCE AND MEDICAL TRANSPORTATION, 8205 SOMERSET BLVD, PARAMOUNT CA 90723, COUNTY OF LOS ANGELES**  
Articles of Incorporation or Organization Number (if applicable): **AI #ON: 200636110028**  
REGISTERED OWNERS(S): (1) **GOOD SAVIOR LLC, 8205 SOMERSET BLVD, PARAMOUNT CA 90723**  
State of Incorporation: **N/A**  
This business is conducted by a Limited Liability Company  
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 as true information which he or she knows to be false is guilty of a crime.)  
S/ **ATEF AWADA, PRESIDENT, GOOD SAVIOR LLC**

**THE DOWNY PATRIOT**  
1/16/14, 1/23/14, 1/30/14, 2/6/14  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**  
2013265838  
File Number 2013226515 DATE FILED: OCTOBER 31, 2013  
NAME OF BUSINESS(ES): **HELPING WITH COFFEE**  
STREET ADDRESS, CITY, STATE, ZIP CODE: **10426 CORLEY DR., WHITTIER, CA 90604**  
REGISTERED OWNERS(S): (1) **JUAN E. GONZALEZ, 10426 CORLEY DR., WHITTIER, CA 90604 (2) ETHEL M. CARBONE, 23611 ARLINGTON AVE #116, TORRANCE, CA 90501**  
State of Incorporation: **N/A**  
This business is conducted by a General Partnership  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)  
S/ **JUAN E. GONZALEZ, PARTNER**

The Downey Patriot  
1/16/14, 1/23/14, 1/30/14, 2/6/14

## STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

**THE DOWNY PATRIOT**  
1/30/14, 2/6/14, 2/13/14, 2/20/14  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**  
2014021160  
File Number 2013146734 DATE FILED: July 15, 2013  
NAME OF BUSINESS(ES): **OASIS NAIL AND SPA**  
STREET ADDRESS, CITY, STATE, ZIP CODE: **15650 LEFFINGWELL RD, WHITTIER, CA 90604**  
REGISTERED OWNERS(S): (1) **HONG VAN VU THI TRAN, 1048 MISSION DR #C, COSTA MESA CA 92626**  
State of Incorporation: **N/A**  
This business is conducted by an Individual  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)  
S/ **HONG VAN VU THI TRAN, OWNER**  
This statement was filed with the County Clerk of LOS ANGELES on JANUARY 27, 2014

**THE DOWNY PATRIOT**  
2/6/14, 2/13/14, 2/20/14, 2/27/14  
**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number **2014002022**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **TWISTED HANGERS, 11853 HORTON AVE, DOWNEY CA 90241, COUNTY OF LOS ANGELES**  
Articles of Incorporation or Organization Number (if applicable): **AI #ON: N/A**  
REGISTERED OWNERS(S): (1) **LEAH COX, 11853 HORTON AVE, DOWNEY CA 90241**  
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 01/01/2014  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)  
S/ **LEAH COX, OWNER**  
This statement was filed with the County Clerk of Los Angeles on JANUARY 6, 2014  
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 DOWNY PATRIOT**  
1/16/14, 1/23/14, 1/30/14, 2/6/14  
**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number **2014018740**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **LA ELECTRIC (2) LA ELECTRIC & CONST INC, 7315 VIA RIO NIDO, DOWNEY CA 90241, COUNTY OF LA, P.O. BOX 5124, DOWNEY CA 90241**  
Articles of Incorporation or Organization Number (if applicable): **AI #ON: 1767351**  
REGISTERED OWNERS(S): (1) **LA ELECTRIC AND CONST INC, 7315 VIA RIO NIDO, DOWNEY CA 90241**  
State of Incorporation: **CA**  
This business is conducted by a Corporation  
The registrant commenced to transact business under the fictitious business name or names listed above on 01/07/2014  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)  
S/ **CLAUDIA HERNANDEZ, EXEC SECRETARY/MANAGER, LA ELECTRIC AND CONST INC**  
This statement was filed with the County Clerk of Los Angeles on JANUARY 23, 2014  
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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.  
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 Downey Patriot  
1/16/14, 1/23/14, 1/30/14, 2/6/14

## STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

**THE DOWNY PATRIOT**  
1/30/14, 2/6/14, 2/13/14, 2/20/14  
**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number **2014006004**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **DELIGHTFUL BY THE DOZEN, 13824 BIRKHALL AVE, BELLFLOWER CA 90706, COUNTY OF LOS ANGELES**  
Articles of Incorporation or Organization Number (if applicable): **AI #ON: N/A**  
REGISTERED OWNERS(S): (1) **JUSTINE ARCHULETA, 13824 BIRKHALL AVE, BELLFLOWER CA 90706**  
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 as true information which he or she knows to be false is guilty of a crime.)  
S/ **JUSTINE ARCHULETA, OWNER**  
This statement was filed with the County Clerk of Los Angeles on JANUARY 9, 2014  
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 DOWNY PATRIOT**  
1/16/14, 1/23/14, 1/30/14, 2/6/14  
**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number **2014015995**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **GREATER THAN 1 MINISTRIES, 10241 VICTORIA AV, WHITTIER CA 90604, COUNTY OF LOS ANGELES**  
Articles of Incorporation or Organization Number (if applicable): **AI #ON: N/A**  
REGISTERED OWNERS(S): (1) **ROGER WHEELLOCK, 10241 VICTORIA AV, WHITTIER CA 90604**  
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 09/01/2013  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)  
S/ **ROGER WHEELLOCK, OWNER**  
This statement was filed with the County Clerk of Los Angeles on JANUARY 21, 2014  
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

**THE DOWNY PATRIOT**  
1/16/14, 1/23/14, 1/30/14, 2/6/14  
**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number **2014018740**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **LA ELECTRIC (2) LA ELECTRIC & CONST INC, 7315 VIA RIO NIDO, DOWNEY CA 90241, COUNTY OF LA, P.O. BOX 5124, DOWNEY CA 90241**  
Articles of Incorporation or Organization Number (if applicable): **AI #ON: 1767351**  
REGISTERED OWNERS(S): (1) **LA ELECTRIC AND CONST INC, 7315 VIA RIO NIDO, DOWNEY CA 90241**  
State of Incorporation: **CA**  
This business is conducted by a Corporation  
The registrant commenced to transact business under the fictitious business name or names listed above on 01/07/2014  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)  
S/ **CLAUDIA HERNANDEZ, EXEC SECRETARY/MANAGER, LA ELECTRIC AND CONST INC**  
This statement was filed with the County Clerk of Los Angeles on JANUARY 23, 2014  
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

The Downey Patriot  
1/16/14, 1/23/14, 1/30/14, 2/6/14





Judge of the Superior Court  
Petitioner or Attorney In Pro Per  
**Christine Marie Baumgarten**  
6739 E Hanbury St  
Long Beach, California 90808  
(562) 619-4699

**The Downey Patriot**  
2/6/14, 2/13/14, 2/20/14, 2/27/14

**SUPERIOR COURT OF CALIFORNIA,  
COUNTY OF LOS ANGELES,  
NORWALK SUPERIOR COURT  
ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME  
CASE NUMBER: VS025368**

TO ALL INTERESTED PERSONS: Petitioner JUSTINE RENEE AYON filed a petition with this court for a decree changing names as follows:

Present name JUSTINE RENEE AYON to Proposed name JUSTINE RENEE GONZALEZ

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: 3-5-14, Time: 1:30pm ,  
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**.

January 07, 2014  
Margaret M. Bernal  
Judge of the Superior Court  
Petitioner or Attorney  
**Justine Renee Ayon**  
8317 Leeds St  
Downey, CA 90242  
(213) 925-1643

**The Downey Patriot**  
1/23/14, 1/30/14, 2/6/14, 2/13/14

**SUPERIOR COURT OF CALIFORNIA,  
COUNTY OF LOS ANGELES  
NORWALK SUPERIOR COURT  
ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME  
CASE NUMBER: VS025398**

TO ALL INTERESTED PERSONS: Petitioner CHRISTINA L. GARCIA filed a petition with this court for a decree changing names as follows:

Present name MATTHEW JOSEPH COLEMAN to Proposed name MATTHEW DAVID GARCIA.

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: March 12, 2014, Time: 1:30pm ,  
Department C, Room 312

The address of the court is Norwalk Superior Court, 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, **DOWNEY PATRIOT**

January 16, 2014  
Sherril R. Carter, Executive Officer/Clerk  
By Beatriz Gonzalez, Deputy  
Petitioner or Attorney  
**Christina L. Garcia**  
6119 Fidler Avenue  
Lakewood, CA 90712  
(562) 866-9192

**The Downey Patriot**  
1/30/14, 2/6/14, 2/13/14, 2/20/14

## PROBATE

**NOTICE OF PETITION TO  
ADMINISTER ESTATE OF  
BLANCHE WILLOUGHBY**

Case No. BP149045

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

A PETITION FOR PROBATE has been filed by HAZEL Marie Zaricor in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Hazel Marie Zaricor be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on March 3, 2014 at 8:30 AM in Dept. No. 9 located at 111 N. Hill St., Los Angeles, CA 90012.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Attorney for petitioner:  
**ERIC R ADLER ESQ**  
SBN 194393  
**MAGEE & ADLER APC**  
400 OCEANVIEW  
STE 1030  
LONG BEACH CA 90802

CN895215  
**The Downey Patriot**  
2/6/14, 2/13/14, 2/20/14

## TRUSTEE SALES

T.S. No.: 2012-20739 Loan No.: 709288229

**NOTICE OF TRUSTEE'S SALE  
PURSUANT TO CIVIL CODE § 2923.3(a),  
THE SUMMARY OF INFORMATION  
REFERRED TO BELOW IS NOT**

**ATTACHED TO THE RECORDED COPY  
OF THIS DOCUMENT BUT ONLY TO  
THE COPIES PROVIDED TO THE  
TRUSTOR**

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注: 本文件包含一个信息摘要  
참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP  
LUU Y: KEM THEO DAY LA BAN TRINH BAY TOM LUOC VE THONG TIN TRONG TAI LIEU NAY

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/30/2006. 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.**

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Trustor: **JOHN L TIRONA, A SINGLE MAN AND DEMETRIO F. PAGULONG, A SINGLE MAN AS JOINT TENANTS**

Duly Appointed Trustee: **Western Progressive, LLC**

Recorded 2/13/2006 as Instrument No. 06 0324034 in book, page and recorded on --- as --- of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 3/7/2014 at 11:00 AM Place of Sale: **By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766**

Estimated amount of unpaid balance and other charges: **\$638,474.26**

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale, the opening bid may be less than the total debt. Street Address or other common designation of real property: **14419 HELWIG AVE, NORWALK, CALIFORNIA 90650** A.P.N.: 8072-013-011

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

**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 the 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 of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

**NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924 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 (866)-960-8299 or visit this Internet Web site <http://allisource.com/resware/TrusteeServicesSearch.aspx> using the file number assigned to this case: 2012-20739. 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. The best way to verify postponement information is to attend the scheduled sale. Date: 1/24/2014 **Western Progressive, LLC, as Trustee c/o 30 Corporate Park, Suite 450 Irvine, CA 92606** Automatic Sale Information Line: (866) 960-8299 <http://allisource.com/resware/TrusteeServicesSearch.aspx> For Non-Automated Sale Information, call: (866) 240-3530

Porsche Smiley, Trustee Sale Assistant

**THIS FIRM IS ATTEMPTING TO COLLECT YOUR PAY AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE**

**The Downey Patriot**  
2/6/14, 2/13/14, 2/20/14

T.S. No.: 9551-1077 TSG Order No.: 130169328-CA-MA A.P.N.: 6359-005-006  
**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/11/2005. 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.** NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **ARMANDO CABRERA AND WIFE AS JOINT TENANTS RECORDED 10/3/2006** as Instrument No. **06 2199218** and modified as per Modification Agreement recorded 1/5/2010 as Instrument No. **20100007296** of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: **2/13/2014 at 11:00 AM** Place of Sale: **By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766** Amount of unpaid balance and other charges: **\$77,841.94** Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale, the opening bid may be less than the total debt. Street Address or other common designation of real property: **MAIDSTONE AVENUE, NORWALK, CA 90650** Assessor's Parcel No.: **8023-013-005** **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 the 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 of these resources, you should be aware that the same 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 mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924 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 **714-730-2727** for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-13-588425-AB**. 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. **Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.** If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. **QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL**

charges and expenses of the Trustee and of the trusts created by said Deed of Trust. To-wit: \$22,548.97 (Estimated) as of 02/05/2014. Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. **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 the 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, 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 of these resources, you should be aware that the same 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 mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924 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, 916-939-0772 for information regarding the trustee's sale or visit this Internet Web site, [www.nationwideposting.com](http://www.nationwideposting.com), for information regarding the trustee's sale or visit this Internet Web site, [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case, T.S.# 9551-1077. 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. If the Trustee is unable to convey title for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. **Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.** If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. **QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL**

**BE USED FOR THAT PURPOSE.** Date: **Quality Loan Service Corporation 2141 5th Avenue San Diego, CA 92101 619-645-7711** For NON SALE information only Sale Line: **714-730-2727** Or Login to: <http://www.qualityloan.com> Reinstatement Line: **(866) 645-7711 Ext 5318** Quality Loan Service Corp. TS No.: **CA-13-588425-AB** IDSPub #0061223 1/23/2014 1/30/2014 2/6/2014

**The Downey Patriot**  
1/23/14, 1/30/14, 2/6/14

**NOTICE OF TRUSTEE'S SALES TS No. CA-09-332634-RM** Order No.: **090866853-CA-09** **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/5/2006. 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.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **MONICA LUNA GONZALEZ A SINGLE WOMAN** Recorded: **6/26/2006** as Instrument No. **06 1393441** of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: **2/20/2014 at 11:00 AM** Place of Sale: **By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766** Amount of unpaid balance and other charges: **\$766,708.26** The purported property address is: **11253 QUINN ST, DOWNEY, CA 90241** Assessor's Parcel No.: **8019-032-029** **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 the 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 of these resources, you should be aware that the same 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 mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924 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 **714-730-2727** for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-09-332634-RM**. 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. **Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.** If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. **QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL**

**The Downey Patriot**  
2/6/14, 2/13/14, 2/20/14

**NOTICE OF TRUSTEE'S SALE TS No. CA-13-588425-AB** Order No.: **1243215** **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/25/2006. 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.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **ARMANDO CABRERA AND WIFE AS JOINT TENANTS RECORDED 10/3/2006** as Instrument No. **06 2199218** and modified as per Modification Agreement recorded 1/5/2010 as Instrument No. **20100007296** of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: **2/13/2014 at 11:00 AM** Place of Sale: **By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766** Amount of unpaid balance and other charges: **\$77,841.94** Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale, the opening bid may be less than the total debt. Street Address or other common designation of real property: **MAIDSTONE AVENUE, NORWALK, CA 90650** Assessor's Parcel No.: **8023-013-005** **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 the 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 of these resources, you should be aware that the same 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 mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924 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 **714-730-2727** for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-13-588425-AB**. 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. **Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.** If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. **QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL**

BE USED FOR THAT PURPOSE. Date: **Quality Loan Service Corporation 2141 5th Avenue San Diego, CA 92101 619-645-7711** For NON SALE information only Sale Line: **714-730-2727** Or Login to: <http://www.qualityloan.com> Reinstatement Line: **(866) 645-7711 Ext 5318** Quality Loan Service Corp. TS No.: **CA-13-588425-AB** IDSPub #0061223 1/23/2014 1/30/2014 2/6/2014

**The Downey Patriot**  
1/23/14, 1/30/14, 2/6/14

**NOTICE OF TRUSTEE'S SALES TS No. CA-09-332634-RM** Order No.: **090866853-CA-09** **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/5/2006. 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.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **MONICA LUNA GONZALEZ A SINGLE WOMAN** Recorded: **6/26/2006** as Instrument No. **06 1393441** of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: **2/20/2014 at 11:00 AM** Place of Sale: **By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766** Amount of unpaid balance and other charges: **\$766,708.26** The purported property address is: **11253 QUINN ST, DOWNEY, CA 90241** Assessor's Parcel No.: **8019-032-029** **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 the 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 of these resources, you should be aware that the same 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 mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924 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 **714-730-2727** for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-09-332634-RM**. 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. **Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.** If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. **QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL**</



note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **ARIEL CIRIBE, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY RECORDER: 5/2/2005** as Instrument No. **05 1014231** of Official Records in the office of the Recorder of **LOS ANGELES** County, California; Date of Sale: **2/20/2014 at 11:00 AM** Place of Sale: **By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766** Amount of unpaid balance and other charges: **\$804,216.96** The purported property address is: **9663 CLANCY AVE, DOWNEY, CA 90240** Assessor's Parcel No.: **6390-004-016** **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 the 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 of these resources, you should be aware that the same 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 mortgagee, 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 **714-730-2727** for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com> using the file number assigned to this foreclosure by the Trustee: **CA-13-594919-JP**. 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. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$690,656.76. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. **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 the 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 of these resources, you should be aware that the same 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 mortgagee, 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 **714-730-2727** for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com> using the file number assigned to this foreclosure by the Trustee: **CA-13-594919-JP**. 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. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$690,656.76. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. **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 the 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 of these resources, you should be aware that the same 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 mortgagee, 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 (916)939-0772 or visit this Internet Web <http://search.nationwidewesting.com/> propertySearch?Terms.aspx, using the file number assigned to this case **CA13023457**. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 6 Campus Circle, 2nd Floor Westlake, TX 76262 First American Title Insurance Company MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FOR TRUSTEE SALE INFORMATION PLEASE CALL: (916)939-0772 OR 2025620 To: THE DOWNEY PATRIOT 01/30/2014, 02/06/2014, 02/13/2014

#### The Downey Patriot 1/30/14, 2/6/14, 2/13/14

Trustee Sale No.: 20110187501186 Title Order No.: 14543585 FHA/VA/PMI No.: NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/13/2006. 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. NDEX West, L.L.C., as duly appointed Trustee under and pursuant to Deed of Trust recorded on 1/29/2006 as Instrument No. 212639857 of Official Records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: MANUELA L SUAREZ, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 02/19/2014 TIME OF SALE: 10:00 AM PLACE OF SALE: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA CA. STREET ADDRESS AND OTHER COMMON DESIGNATION, IF ANY, OF THE REAL PROPERTY DESCRIBED ABOVE IS REPORTED TO BE: 7403 CECILIA ST, DOWNEY, CALIFORNIA 90241 APN#: 6249-015-013 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$690,656.76. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. **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 the 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 of these resources, you should be aware that the same 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 mortgagee, 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 916-939-0772 for information regarding the trustee's sale or visit this Internet Web site <http://www.nationwidewesting.com/> for information regarding the sale of this property, using the file number assigned to this case 20110187501186. 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. FOR TRUSTEE SALE INFORMATION PLEASE CALL: NATIONWIDE POSTING & PUBLICATION A DIVISION OF FIRST AMERICAN TITLE INSURANCE COMPANY 5005 WINDPLAY DRIVE, SUITE 1 EL DORADO HILLS, CA 95762-9334 916-939-0772 [www.nationwidewesting.com](http://www.nationwidewesting.com) NDEX West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NDEX West, L.L.C. as Trustee Dated: 01/23/2014 NPP0226040 To: THE DOWNEY PATRIOT 01/30/2014, 02/06/2014, 02/13/2014

#### The Downey Patriot 1/30/14, 2/6/14, 2/13/14

Trustee Sale No.: 20110187501186 Title Order No.: 14543585 FHA/VA/PMI No.: NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/13/2006. 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. NDEX West, L.L.C., as duly appointed Trustee under and pursuant to Deed of Trust recorded on 09/21/2006, as Instrument No. 06 2101307, in book page . . . of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: MARIA PEREZ, A SINGLE WOMAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA All right, title and interest conveyed to and now held by I under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 6260-013-014 The street address and other common designation, if any, of the real property described above is purported to be: 12733 ORIZABA AVENUE, DOWNEY, CA 90242 the undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$479,461.58. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be recorded. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. **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 the 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 of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this

#### The Downey Patriot 1/30/14, 2/6/14, 2/13/14

TSG No.: 8346155 TS No.: CA1300255457 FHA/VA/PMI No.: 14543585 APN: 6260-013-014 Property Address: 12733 ORIZABA AVENUE DOWNEY, CA 90242 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/14/2006. 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. ON 02/19/2014 AT 10:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 09/21/2006, as Instrument No. 06 2101307, in book page . . . of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: MARIA PEREZ, A SINGLE WOMAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA All right, title and interest conveyed to and now held by I under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 6260-013-014 The street address and other common designation, if any, of the real property described above is purported to be: 12733 ORIZABA AVENUE, DOWNEY, CA 90242 the undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$479,461.58. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be recorded. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. **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 the 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 of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this

#### The Downey Patriot 1/30/14, 2/6/14, 2/13/14

NOTICE OF TRUSTEE'S SALE T.S No. 1280797-31 APN: 8080-027-023 TRA: 006768 LOAN NO: XXXXXX7132 REF: Gonzales, Carmen IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED January 16, 2007, 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. ON **February 26, 2014**, at 9:00am, Cal-western Reconveyance Lic, as duly appointed trustee under and pursuant to Deed of Trust recorded January 26, 2007, as Inst. No. 200701162830 in book XX, page XX of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by Carmen Gonzales, A Widow, will sell at public auction to highest bidder for cash, cashier's check drawn by a state or federal credit union, or a check drawn by 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: Behind the fountain located in civic center plaza, 400 civic center plaza, Pomona, California, all right and interest conveyed to and now held by I under said Deed of Trust in the property situated in said County and State described as: **Completely described in said deed of trust** The street address and other common designation, if any, of the real property described above is purported to be: 12051 Barnwell St Norwalk

CA 90650-6602 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$352,225.98. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. **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 the 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 of these resources, you should be aware that the same 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 mortgagee, 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 (619)590-1221 or visit the internet website [www.dplpic.com](http://www.dplpic.com), using the file number assigned to this case **1280797-31**. 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. For sales information:(619)590-1221. **Cal-Western Reconveyance Lic, 525 East Main Street, P.O. Box 22004, El Cajon, CA 92022-9004** Dated: January 22, 2014. (DLPP-436022) 02/06/14, 02/13/14, 02/20/14

#### The Downey Patriot 2/6/14, 2/13/14, 2/20/14

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 751275CA Loan No. 0014985972 Title Order No. 11036214-CA-MAI ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED DOCUMENT IS FOR INFORMATION ONLY. NOTICE PROVIDED TO THE TRUSTOR ONLY. PURSUANT TO CALIFORNIA CIVIL CODE 2923.3 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02-16-2006. 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. ON 02-20-2014 at 11:00 A.M., ALAW as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 03-02-2006, Book N/A, Page N/A, Instrument 06 0458257, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: CHRISTOPHER HERNANDEZ AND TINA HERNANDEZ, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, MORGA ELECTRONIC RECONVEYANCE SYSTEMS, INC. AS NOMINEE FOR FREEDOM HOME MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS., as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by 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. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT 80, OFF TRACT NO. 14810, IN THE CITY OF DOWNEY, 701 S. 137th OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 368, PAGE(S) 30 TO 32 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$433,222.73 (estimated) Street address and other common designation of the real property: 8608 NADA STREET DOWNEY, CA 90242 APN Number: 6258-012-037 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-27-2014 ALAW, as Trustee VERONICA RUANO, ASSISTANT SECRETARY ALAW 9200 OAKDALE AVE. - 3RD FLOOR CHATSWORTH, CA 91311 (818)435-3661 For Sales Information: [www.lpsasap.com](http://www.lpsasap.com) or [www.priorityposting.com](http://714-730-2727) or 1-800-280-2832 ALAW IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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 the 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 of these resources, you should be aware that the same 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 mortgagee, 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, this information can be obtained from one of the undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$289,939.66. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. **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 the 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 of these resources, you should be aware that the same 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 mortgagee, 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 916-939-0772 for information regarding the trustee's sale or visit this Internet Web site <http://www.nationwidewesting.com/> for information regarding the sale of this property, using the file number assigned to this case 20130177900122. 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. FOR TRUSTEE SALE INFORMATION PLEASE CALL: NATIONWIDE POSTING & PUBLICATION A DIVISION OF FIRST AMERICAN TITLE INSURANCE COMPANY 5005 WINDPLAY DRIVE, SUITE 1 EL DORADO HILLS, CA 95762-9334 916-939-0772 [www.nationwidewesting.com](http://www.nationwidewesting.com) NDEX West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NDEX West, L.L.C. as Trustee Dated: 01/23/2014 NPP0225993 To: THE DOWNEY PATRIOT 01/30/2014, 02/06/2014, 02/13/2014

#### The Downey Patriot 1/30/14, 2/6/14, 2/13/14

NOTICE OF TRUSTEE'S SALES TS No. CA-13-560415-JP Order No.: 130090871-CA-MAI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/5/2006. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): RAUL VILLARRUEL, A SINGLE MAN RECORDER: 1/12/2006 as Instrument No. 06 0079438 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 2/20/2014 at 11:00 AM Place of Sale: **By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766** Amount of unpaid balance and other charges: **\$614,237.55** The purported property address is: **13165 DEMING AVENUE, DOWNEY, CA 90242** Assessor's Parcel No.: **6266-004-032** **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 the 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 of these resources, you should be aware that the same 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 mortgagee, 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 **714-730-2727** for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-13-560415-JP**. 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the successful bidder shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. **QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** Date: 01/23/2014 NPP0226040 To: THE DOWNEY PATRIOT 01/30/2014, 02/06/2014, 02/13/2014

#### The Downey Patriot 1/30/14, 2/6/14, 2/13/14

NOTICE OF TRUSTEE'S SALE TSG No.: 730-1302396-70 TS No.: 2001-007282-F00 (THE FOLLOWING REFERENCE TO AN ATTACHED DOCUMENT IS FOR INFORMATION ONLY. NOTICE PROVIDED TO THE TRUSTOR ONLY) NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED August 07, 2006. 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. ON February 13, 2014, Sage Point Lender Services, LLC, as duly appointed Trustee WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state, or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States). The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust with interest and late charges thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. All right, title and interest conveyed to and now held by I under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN BELOW MENTIONED DEED OF TRUST Executed by Jeffrey A. Heplinstal and Angela M. Heplinstal, Husband and Wife as Joint Tenants Recorded on August 15, 2006, as Instrument No. 06 1810272, of Official Records, in the office of the County Recorder of Los Angeles County, California Date of Sale: February 13, 2014 at 11:00 AM Place of Sale: by the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 The street address and other common designation, if any, of the real property described above is purported to be: 11627 SPRY STREET, NORWALK, CA 90650 APN# 8023-018-006 The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is \$454,633.25. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the trustor's deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. **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 the 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.

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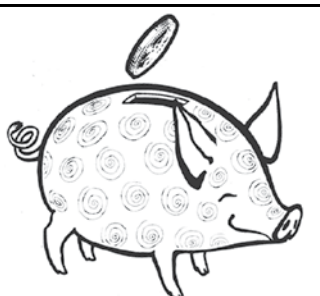
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said Deed of Trust in the property situated in said County and state, and as more fully described in the above referenced Deed of Trust. Sale Date and Time: 02/27/2014 at 11:00 AM Sale Location: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 The street address and other common designation, if any, of the real property described above is purported to be: 12019 ROSETON AVENUE, NORWALK, CA 90650 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$314,901.80 (Estimated) as of 02/22/2014. Accrued interest and advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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 the 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 of these resources, you should be aware that the same 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 mortgagee, 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.reconstruc.com, using the file number assigned to this case TS No. 09-0079935. 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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. NBS Default Services, LLC 301 E. Ocean Blvd, Suite 1720 Long Beach, CA 90802 800-766-7751 For Trustee Sale Information Log On To: www.auction.com or Call: 1-800-280-2832. NBS Default Services, LLC, Suzanne Castle "We are attempting to collect a debt, and any information we obtain will be used for that purpose." A-4439574 02/06/2014, 02/13/2014, 02/20/2014

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, expressed 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 of 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 of these resources, you should be aware that the same 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 mortgagee, 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.reconstruc.com, using the file number assigned to this case TS No. 09-0079935. 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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. NBS Default Services, LLC 301 E. Ocean Blvd, Suite 1720 Long Beach, CA 90802 800-766-7751 For Trustee Sale Information Log On To: www.auction.com or Call: 1-800-280-2832. NBS Default Services, LLC, Suzanne Castle "We are attempting to collect a debt, and any information we obtain will be used for that purpose." A-4439574 02/06/2014, 02/13/2014, 02/20/2014

**The Downey Patriot 1/23/14, 1/30/14, 2/6/14**

NOTICE OF TRUSTEE'S SALE TS No.: 9411-6243 TSG Order No.: 1522216 A.P.N.: 8020-019-002 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED (The attached statement is in accordance with the scheduled sale. DATED: 09/05/2009 RECONTRUST COMPANY, N.A. 1800 Tappo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. A-4439159 01/23/2014, 01/30/2014, 02/06/2014

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 of these resources, you should be aware that the same 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 mortgagee, 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 1-800-280-2832 for information regarding the trustee's sale or visit this Internet Web site, www.auction.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 9411-6243. 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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NBS Default Services, LLC 301 E. Ocean Blvd, Suite 1720 Long Beach, CA 90802 800-766-7751 For Trustee Sale Information Log On To: www.auction.com or Call: 1-800-280-2832. NBS Default Services, LLC, Suzanne Castle "We are attempting to collect a debt, and any information we obtain will be used for that purpose." A-4439574 02/06/2014, 02/13/2014, 02/20/2014

**The Downey Patriot 2/6/14, 2/13/14, 2/20/14**

**NOTICE OF TRUSTEE'S SALE TS No. CA-13-560448-JP Order No.: 130090996-CA-MAI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/24/2006. 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.** A public auction sale to the highest bidder for cash, cashier's check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): STEVEN GATES, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY** Recorded: 2/1/2006 as Instrument No. 06 0236808 of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 2/13/2014 at 11:00 AM Place of Sale: **By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766** Amount of unpaid balance and other charges: \$570,178.17 The purported property address is: 14719 CAMEO AVE, NORWALK, CA 90650 Assessor's Parcel No.: 8072-028-002 **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 the 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 of these resources, you should be aware that the same 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 mortgagee, 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 714-730-2727 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by

the Trustee: **CA-13-560448-JP**. 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.** If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations. **QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** Date: **Quality Loan Service Corporation 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 Or Login to: <http://www.qualityloan.com> Reinstatement Lic: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-13-560448-JP IDSPub #0061096 1/23/2014 1/30/2014 2/6/2014**

**The Downey Patriot 1/23/14, 1/30/14, 2/6/14**

NOTICE OF TRUSTEE'S SALE File No. 7042.11337 Title No. NCA-0112026 MIN No. 1001360-8924778000-8 APN 6258-002-051 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/23/05. 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. A public auction sale to the highest bidder for cash, cashier's check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by the Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. Trustor(s): MDESTO AVILA AND GRISELDA VIRGEN, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 10/06/05, as Instrument No. 05 241138, of Official Records of LOS ANGELES County, California, Date of Sale: 02/13/14 at 1:00 PM Place of Sale: In the main dining floor of the Pomona Masonic Temple, located at 395 South Thomas Street, Pomona, CA The purported property address is: 8451 CAVEL STREET, DOWNEY, CA 90242 Assessor's Parcel No. 6258-002-051 The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$445,779.79. The sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid, plus interest. The purchaser shall have no further recourse against the beneficiary, the Trustor or the trustee. **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 the 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 of these resources, you should be aware that the same 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 mortgagee, 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 877-484-9942 or 800-280-2832 or visit this Internet Web site [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com) or [www.Auction.com](http://www.Auction.com), using the file number assigned to this case 7042.11337. 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. Date: January 17, 2014 NORTHWEST TRUSTEE SERVICES, INC., as Trustee Victoria Gutierrez, Authorized Signatory 1241 E. Dyer Road, Suite 250, Santa Ana, CA 92705 866-387-6987 Sale Info website: [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com) or [www.Auction.com](http://www.Auction.com) Automated Sales Line: 877-484-9942 or 800-280-2832 Reinstatement and Pay-Off Requests: 866-387-NWTT THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE ORDER # 7042.11337: 01/23/2014, 01/30/2014, 02/06/2014

**The Downey Patriot 1/23/14, 1/30/14, 2/6/14**

**NOTICE OF TRUSTEE'S SALE TS No. CA-13-561040-JP Order No.: 130101756-CA-MAI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/22/2006. 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.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): EMMANUEL LIZARDO, A SINGLE MAN** Recorded: 3/1/2006 as Instrument No. 06 0442039 of Official Records in the office of the Recorder of LOS ANGELES County, California, Date of Sale: 2/13/2014 at 11:00 AM Place of Sale: **By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766** Amount of unpaid balance and other charges: \$408,061.00 The purported property address is: 1608 GETTYSBURG DRIVE, NORWALK, CA 90650 Assessor's Parcel No.: 8023-024-010 **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 the 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 of these resources, you should be aware that the same 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 mortgagee, 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 714-730-2727 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-13-561040-JP**. 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.** If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit

report agency if you fail to fulfill the terms of your credit obligations. **QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** Date: **Quality Loan Service Corporation 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 Or Login to: <http://www.qualityloan.com> Reinstatement Lic: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-13-561040-JP IDSPub #0061098 1/23/2014 1/30/2014 2/6/2014**

**The Downey Patriot 1/23/14, 1/30/14, 2/6/14**

NOTICE OF TRUSTEE'S SALE APN: 8080-033-008 T.S. No. 001945-CA Pursuant to CA Civil Code 2923.3 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/17/2005. 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. On 2/20/2014 at 11:00 AM, CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust recorded 11/2/2005, as Instrument No. 05 2645996, in Book XX, Page XX, of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: GWANG GYUN KIM, A SINGLE MAN WILL SELL AT PUBLIC AUCTION THE HIGHEST BIDDER FOR CASH. CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: IN THE AREA IN THE FRONT OF B the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 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 described as: AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 12126 HOPLAND STREET NORWALK, CALIFORNIA 90650 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sum of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$538,806.06 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. **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 the 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 of these resources, you should be aware that the same 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 mortgagee, 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 (714) 730-2727 or visit this Internet Web site [www.LPSASA.COM](http://www.LPSASA.COM), using the file number assigned to this case 001945-CA. 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. FOR SALES INFORMATION: (714) 730-2727 To be effective 1/31/2014 Date Executed: CLEAR RECON CORP., Authorized Signatory CLEAR RECON CORP. 4375 Jutland Drive Suite 200 San Diego, California 92117 A-4438320 01/30/2014, 02/06/2014, 02/13/2014

**The Downey Patriot 1/30/14, 2/6/14, 2/13/14**



Alexa Davis, a Downey resident for 35 years, recently took a golf trip to Thailand. She is shown here at a Long Neck Tribal Village outside Chiang Mai, Thailand, with her sister from Encinitas and friends from the Los Angeles and San Diego areas. "I was happy that *The Downey Patriot* reached Thailand!" said Alexa.



The Valdez family -- Ben, Dawn, Gloria, Don and Genavie -- took the Downey Patriot with them on vacation to New Mexico to visit their grandmother Veve late last year. While there they visited the Aztec Ruins.



Christina and Frances Lee, owners of Starfish Sushi, celebrated their official grand opening at Downey Gateway with a ribbon-cutting ceremony Tuesday. The Downey Chamber of Commerce organized the event.

## Health officials: not too late for a flu shot

SACRAMENTO – State health officials say it is not too late to get vaccinated against the flu, even as California sees an increase in flu activity.

While influenza activity varies from year to year and is unpredictable, California generally sees an increase in cases in late December or early January and it often peaks in February or March, health officials said.

According to the California Department of Public Health, influenza activity in California is beginning to show a steady increase and is now considered to be widespread.

There are currently "more hospitalizations at this point than expected," based on historical trends, said Dr. Ron Chapman, director of the CDPH.

"California is seeing an accelerated increase in flu activity over the past few weeks," said

Chapman. "You can help prevent further spread of the flu by getting a flu shot."

For the most recent reporting period, there have been seven confirmed influenza deaths in persons under 65 years of age reported to the CDPH. Twenty-eight more deaths are under investigation.

Flu deaths in persons ages 65 and older are not reportable in California.

The H1N1 strain appears to be the predominant strain so far this flu season and is one that is contained in the current flu vaccine.

"The best defense against the flu is getting vaccinated. This year's vaccine is an excellent match against this year's influenza strains," said Chapman. "There is no shortage of vaccine in California and it is not too late to get vaccinated. Our flu season

may not peak for several more weeks, so I encourage everyone to get vaccinated to protect not only themselves, but those with whom they come into contact."

Vaccination is recommended for everyone over six months old, but officials say it is particularly important for persons at higher risk of severe influenza, such as pregnant women, obese people, and those with certain underlying medical conditions.

In addition to getting vaccinated, Chapman urged residents to wash their hands frequently using soap and water, or an alcohol-based rub.

Residents were also advised to avoid touching their eyes, nose and mouth; cover their nose and mouth when coughing or sneezing; and stay home from work or school when sick.



Author Brittany Batong will speak about her novel, "Rally of a Purple Heart," this Saturday from 1-2 p.m. at the Downey City Library. Batong's story was inspired by the lives of her father, who grew up in Downey, and his mother, Gladys Brown. Gladys was a single mother when she traveled with her son to Southern California in 1951. She settled in Downey and met the author's grandfather, Glenn Brown, while working as a waitress at Lloyd's. Although a fictitious account, "the book is a tribute to their lives and their love." Saturday's event is free and open to the public.

## Paul Anka to play Cerritos

CERRITOS – Former teen heartthrob Paul Anka will perform his greatest hits at the Cerritos Center for the Performing Arts on March 1.

With just one hit, "Diana," Anka went from regular teen to a worldwide phenom at age 15. Written for the object of his teen crush, the No. 1 song sold millions of copies and paved the way for an illustrious run highlighted by more than 90 million album sales, television shows, movies, a Vegas headline act, and successful collaborations with music industry luminaries such as Buddy Holly and Connie

Francis. Anka continued his streak on the music charts with "You're Having My Baby," "Lonely Boy," "Crazy Love," "Put Your Head on My Shoulder" and "You Are My Destiny."

Billboard named Anka one of the most successful musicians in history, a list that also includes Elvis Presley and the Beatles.

Anka also found great success in writing songs for others. He penned "She's a Lady," which was Tom Jones' biggest hit; "Puppy Love" for Donny Osmond; and "My Way," which became Frank Sinatra's signature song.

Anka also co-wrote Michael Jackson's worldwide hit "This Is It."

Anka was inducted into the Songwriters Hall of Fame in 1993.

Tickets to see Anka perform in Cerritos range from \$55-\$90, though all seats priced \$75 and higher are sold out. For tickets, call (562) 467-8818 or visit [cerritoscenter.com](http://cerritoscenter.com).

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**30 years Downey resident**  
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**9257 STAMPS AVE, DOWNEY**

Don't miss the opportunity to make this your dream home!

- 4 Bedrooms, 2.5 Bathrooms w/ 2900+ Sq. Ft. Living Space
- +500 Sq. Ft. Basement (Main Cave)!!!
- Central A/C & Heating
- In-room System
- Formal Living and Dining rooms!
- Huge Kitchen!
- Master Bedroom & Bathroom!
- Huge Family Room w/ fireplace and built in library!
- Huge covered patio with citrus and avocado trees in yard!
- Newer roof with 45 year warranty

Too many extras!!! Call me for an appointment & details!

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**OUR CLIENTS**

"Rick & Janine McDow did an excellent job and were available and accommodating!" – Nicole Lopez

"Dee Lopez & Angel Arellano did a wonderful job and were very helpful!" – Moises Gonzalez

"Maria Zuloaga did an awesome job and everything was good!" – Ray Robert JR.

**FEATURED PROPERTY**

**One of A Kind Downey Estate**

Drive thru Security Gate to secluded immaculate custom built home - Completed in approx 2002 with formal dining, gourmet kitchen, upstairs game room and study/library. 2 Fireplaces living room and master bedroom. Pool and Pool House - Tree House with electrical and cable ready - 6 car garage. Call today for more information.

**TOP PRODUCERS**

**TOP LISTING**  
Lorena Amaya & Lilian Lopez

**TOP PRODUCTION**  
Karen Hayashi

**TOP SALES**  
Mauricio Barajas

**SOLD**

**Another Downey Sale**

Great Downey Location!!! This 2000 sq.ft. home features 4 bedrooms, 2 bathrooms and a large family room with a fire place. The front and back yard are landscaped beautifully. This is a must see at \$499,500!

**SOLD**

**Another Downey Sale**

Great Downey Location!!! This 2560 sq.ft. home features 3 bedrooms, 2 bathrooms and a large family room with a custom fire place. This property also has a large dining room, den and a fountain at the entrance. This is a must see at \$659,000!

**Perfect For Entertaining North Downey**

North Downey pool home - In very nice condition. Open floor plan - Fireplace in family room. Newer appliances. Carpet everywhere but kitchen and pantry have tile floors. Tons of storage - Three linen closets plus utility room storage and walk-in pantry. Extras like built-in ladder to attic. Lath and plaster construction. Built by Zille. Mediterranean home. Private backyard. Garage is semi-detached, with cabinets and carpeting, and set up like rec area.

**SOLD**

**Downey Delight!!**

Excellent Downey Home! This home has 3 bedrooms, 1 bathroom and central air. The property also features a hardwood floors and a spacious back yard. Priced to sell at \$353,500!

**IN ESCROW**

**Pride Of Ownership in Downey!**

This custom home is over 6,000 sq. ft. This property sits on a large lot over 14,000 sq. ft. an attached 3 car garage, a 600 sq. ft. work shop that can be converted into another 3 car garage and plenty of room for additional parking. This home is comprised of 6 spacious bedrooms, including one master suite (over 1,200 sq. ft.), one master bedroom (over 600 sq. ft.) both equipped with large Jacuzzis, saunas and fireplaces.

**Spectacular!!**

This custom built 2 story home is located on a corner lot on a tree-lined street in a very desirable neighborhood. This beautiful property features 4 bedrooms with 2 master suites, 6 bathrooms, 2 fireplaces, 2 balconies and a gourmet kitchen. The backyard is perfect for large parties with a covered patio, pergola, built-in seating and a secluded dog run. Call Today for more information!

**Won't Last!**

Gorgeous upgraded home in desirable area. The property features 4 bedrooms, 3 bathrooms and 2026 sq. ft. of living space. This home also boasts granite counters, stainless appliances elegant fireplace and a nice pool. This property is amazing. Priced at \$525,000.

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 <p><b>Carrie Uva</b> "Let's Talk Real Estate &amp; Law Too!" <b>562-382-1252</b> www.CarrieUva.com</p>	 <p><b>Marie Picarelli</b> "The Intelligent Choice!" <b>562-618-0033</b> www.MariePicarelli.com</p>	 <p><b>Mario Persico</b> "Mario Did it AGAIN!" <b>562-533-7433</b> Mario@Mariopersico.com</p>	
<p><b>SPACIOUS CONDO!!</b> 3 bedrooms, 3 bathrooms, living room w/ fireplace, dining room, family room, hardwood floors, 2 car garage. <b>Priced at: \$344,900</b> Call Carrie Uva 562-382-1252</p>	<p><b>CORNER LOT!</b> <b>NEAR LOS AMIGOS GOLF COURSE</b> This estate sized lot has a spacious custom home, with 3 large bedrooms and 3 baths. 4 car garage plus 600 sq ft bonus room! 19000+ sq ft lot. <b>Priced at: \$789,000</b> Call Marie Picarelli 562-618-0033</p>	<p><b>Build your Dream Home!</b> <b>JUST LISTED!</b> <b>VACANT LAND</b> Call Mario Today!</p> <p><b>READY TO BUILD!</b> Vacant land in Antelope Acre, California VAC/Cor Avenue A4/72 Stw, 109,508 sq. ft. lot. Call Mario Persico (562) 533-7433</p>	
<p><b>FOR RENT!</b> <b>COMMERCIAL BUILDING</b> 700 sq. ft. of commercial space located at 8949 Atlantic Blvd, South Gate. <b>\$700 per month!</b> Call Carrie Uva 562-382-1252</p>	<p><b>NEW LISTING!</b> <b>STARTER HOME!</b> Call for this great 2 bedrooms, 1 bath, 2 car garage Located in Bellflower on a large 6,644 lot! Call now for an appointment! <b>Priced at: \$325,000</b> Call Marie Picarelli 562-618-0033</p>	<p><b>Build your Dream Home!</b> <b>JUST LISTED!</b> <b>VACANT LAND</b> Call Mario Today!</p> <p><b>READY TO BUILD!</b> Vacant land in Antelope Acre, California VAC/Cor Avenue A4/71 Stw, 109,391 sq. ft. lot. Call Mario Persico (562) 533-7433</p>	
<p><b>COMING SOON!</b> <b>ROOM TO GROW!</b> 3 bed 2 bath with 1324 sq feet. Call Carrie Uva 562-382-1252</p>	<p><b>GUEST HOUSE!</b> <b>OPEN HOUSE SAT. &amp; SUN. 12-4 PM</b> 2 Bed, 1 bath, 2 car gar., 2 drive ways Guest House 1 bed, 1 bath <b>Priced at: \$395,000</b> Call Ben &amp; Stephanie (562) 217-8384</p>	<p><b>JUST LISTED!</b> <b>MOVE TO DOWNEY!</b> 3 BD, 3 BA nearly 1,500 sq. ft. on corner lot, big pool, move in ready, 2 covered patio, entertainers delight, Freshly Remodeled! Call Mario Persico (562) 533-7433</p>	
<p><b>Home Prices are Rising! What's your home worth?</b> Call Carrie Uva for a <b>FREE</b> Evaluation of Your Home <b>Buy, Sell &amp; Invest with Carrie...Experience you can count on!!!</b></p>	<p><b>IN ESCROW!</b> <b>HOME SWEET HOME!</b> 3 bedrooms, 1 + 1/2 baths, spacious living room, w/ a fireplace, fresh paint &amp; new carpet, 7,539 sq. ft. lot. Call Pam Lee (562) 537-1134</p>	<p><b>ATTENTION!!!</b> <b>MARIO IS NOW TAKING LISTINGS!</b> <b>LOW Inventory of Homes</b> <b>+ LOTS of Buyers</b> <b>= TOP \$\$\$ FOR YOUR HOME!</b> Call Mario For a <b>FREE CONSULTATION!</b> (562) 533-7433</p>	
<p><b>CALL CARRIE TODAY</b> Let Her 20+ years of experience help you get top Dollar for your home! <b>Office: 562-382-1252</b> <b>Cell: 562-761-0597</b></p>	<p><b>Thinking about a career in Real Estate?</b> <b>COMPLETE IN ONLY 8 WEEKS!</b> <b>ALL 3 COURSES JUST \$299</b> <b>NEW CLASSES ARE FORMING</b> <b>CALL TODAY!!!</b> <b>562-861-7257</b></p>	<p><b>BORN *EDUCATED *LIVES *WORSHIPS IN DOWNEY</b> <b>MARIO PERSICO SELLS DOWNEY</b> <b>Mario Persico</b> (562) 533-7433</p>	

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Feature Home of the Week!



**Downey Pool Home!**  
3 BD, 2 BA, living room w/fireplace, cozy den, with surround sound, kitchen w/all built in appliances including sub-zero fridge, & master BD & BA. NE-Downey-sized backyard w/large patio, pool, fruit trees & shed.  
**Priced at: \$699,000**





**Move in Ready!**  
Remodeled 4 BD, 2 BA North Downey home, brand NEW kitchen, refinished hardwood floors, new master bath, newer windows, roof & central air/heat. PLUS a detached bonus room & 2 car garage.  
**Priced at: \$499,950**



**Close to Elementary School**  
3 BD, 2 BA home that needs a little TLC but has great potential, large rooms, spacious yard and 2 car detached garage.  
**Priced at: \$410,000**

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 <p><b>Great Buy In Compton</b> 3 BD, 2 BA, 1,295 SQFT. Debbie Santiago 562-307-5429</p>	 <p><b>Check the Price!</b> 3 BD, 1.5 BA, \$355,000 Scott Bachmann 626-488-7370</p>	 <p><b>Beautiful Home!</b> 3 BD, 3 BA, Ready to move in! Gloria &amp; Teri 909-418-8296</p>	 <p><b>Remodeled La Mirada Home</b> 4 BD, 2 BA, 1,312 SQFT, \$465,000 Casey Bogle 909-762-0405</p>
 <p><b>Pool Home!</b> 3 BD, 2 BA, Short Sale. \$399,000 Chlp La Scala 626-665-8981</p>	 <p><b>Fantastic Fourplex!</b> 4 Units, 2BD, 1 BA Each, \$699,000 Martha Franco 323-422-6065</p>	 <p><b>Hathaway Hill Estate!</b> 4 BD, 4 BA, Gated Home. \$899,900 Ignacio Arteaga 626-862-8957</p>	 <p><b>Just Listed!</b> <b>10 Minutes from the Beach</b> 2 BD, 1 BA, over 1,200 SQFT. Cynthia Reinis 562-318-4882</p>
 <p><b>LaVerne Heights Community</b> 4 BD, 3 BA, 3,100 SQFT, \$859,999 Eva Grijalva 626-644-9331</p>	 <p><b>Open House Sat &amp; Sun 12-4</b> <b>7668 Shady Oak Dr.</b> Remodeled, 2 BD, 2 BA w/Pool! Jose Garcia -Yañez 562-519-4010</p>	 <p><b>Downey!</b> 3 BD, 2 BA, \$544,800 Francisco Gomez 562-233-7006</p>	 <p><b>Absolutely Beautiful!</b> Completely remodeled! 3 BD, 3 BA Lety Guerrero 951-545-1763</p>
			 <p><b>Huntington Park</b> Vacant Land, \$250,000 Judith Lazcarro 323-533-8286</p>
			 <p><b>Beautiful Townhome</b> 3 BD, 2.5 BA, 2 Story, \$339,000 MaryLou Aleman 626-641-4662</p>
			 <p><b>Beautiful, Plus Guest</b> Remodeled home with guest home Dan Blanding 800-838-2757</p>

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