



# The Downey Patriot



**Downey gets 50K books**  
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**Float passes inspection**  
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**Student entrepreneur**  
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Thursday, Dec. 18, 2014

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

SHARED STORIES:  
THE TIES THAT BIND

## A Mitzvah on Christmas Eve

*Dora Silvers is a longtime Norwalk resident who grew up in New Jersey. In this piece, Dora recalls one year when Hannukkah and Christmas Eve coincided, and her description gives an intimate glimpse of Jewish/Catholic relations during the difficult time of war and lingering Depression. 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 Dora Silvers

It was 1943 and our family had just finished a Hanukkah dinner with potato pancakes and applesauce when my friend Sylvia knocked on the door. We were both 14 years old and looking for something to do.

It was also Christmas Eve and the stores were open late, so we decided to walk to the five-and-ten and buy a jigsaw puzzle to put together.

It was a cold, windy night, but we enjoyed the walk with the brightly lit decorations and Christmas trees on display in the windows. A block from Woolworth's, we passed the Catholic orphanage where a nun was sweeping snow from the steps.

I knew the nun because I went to school and was friends with some of the children at the orphanage. Not everyone who lived there was an orphan; some parents were unable to support their children. This had happened to some of my own family members in New York when an uncle needed to have surgery and his wife went to work.

"Merry Christmas, Sister Ana Marie," I said.

"Merry Christmas, girls," Sister Ana Marie replied.

"Is the tree decorated?" I asked.

"The children will decorate it after dinner. There aren't many gifts this year," she added a little sadly as she went indoors.

"How much money do you have?" Sylvia asked me.

I looked in my wallet and found \$4.00. "How much do you have?" I asked her.

"I have \$3 from baby-sitting."

A big sign at the Five-and-Ten - "Clearance Sale" - suddenly gave me an idea.

"Why don't we buy things for the children instead of ourselves?" I asked Sylvia, who quickly agreed.

It felt good to get out of the cold and into the warm store. And so many items were on sale! Jigsaw puzzles were 25 cents, so we picked out four. Hardcover books for boys and girls also cost a quarter, so we chose four of those too. Knitted caps were 50 cents, so we bought two in blue and two in red.

On a nearby table were sheets of holiday wrapping paper for just two cents each; we bought twelve. Then we chose fourteen candy canes for a penny each. The two extra were for us, because why shouldn't we have a little treat as well?

"How are we going to get the gifts wrapped and give them to the nuns?" Sylvia asked.

"The library hallway is always open for people to return books," I remembered. "Let's go there."

We walked the two blocks. "This is a great idea," Sylvia said. It was nice and warm inside."

As we savored our candy canes, we wrapped the gifts in the pretty paper. Then we started to walk to the orphanage, but changed our minds and returned to the store and bought some big five-cent cookies. What a treat they would be!

When we reached the orphanage, the children were already in bed waiting for Santa. Sylvia and I put the presents under the decorated tree and stood there looking at it. Now the kids would have extra gifts. What a good feeling!

Then the nuns invited us into the kitchen for homemade fudge. "In the Bible, it says to do a good deed," Sister Ana Marie reminded us. "Girls, you have certainly done a Mitzvah." She used the word "mitzvah" because she knew Jewish customs from some of the children in the orphanage.

"Thank you for having charity in your hearts," added Sister Grace.

We thanked them for the delicious fudge and walked to my house. It was nine o'clock and it was time for Sylvia to go home.

When I went upstairs, I discovered that my older brother had bought a jigsaw puzzle, and all six of us children gathered eagerly around the dining table to start it.



Gangs Out of Downey is collecting donations for its annual toy drive, benefiting Downey children and their families.

"We could still use some more toys for G.O.O.D.," said former mayor Mario Guerra, who dropped off a donation of several toys this week. "They will be distributed to less fortunate families by the good men and women of our Downey Police Officers Association."

Toys can be dropped at L.A. Buns, located at 8237 2nd St. in downtown Downey, or to schedule a pick-up, call Eric Pierce at (562) 216-3642.

Guerra is pictured above with Rudy Escamilla of L.A. Buns.

## Fernando Vasquez reflects on his year as Downey mayor



PHOTO BY JOHN ZANDER

**Councilman Fernando Vasquez is issued the oath of office by his wife, Donna. Vasquez was elected to a second four-year term last month.**

By Fernando Vasquez

Hello Downey!

My term as Mayor has come to an end and as I reflect back on this last year, I am very grateful for the opportunity to serve our City. It has been a GREAT year and together we have accomplished some pretty amazing things.

When I was sworn-in as Mayor last December, I had a list of goals that I wanted to accomplish because I knew they would make a great impact in our community. Downtown Downey experienced a wave of first time events that attracted people not only from our community, but also surrounding cities. The first Tour de Downey Bike event took place right in the heart of our downtown, bringing thousands of bicyclists together to enjoy a bike ride throughout our City. Then came the FIFA World Cup Viewing Party that attracted over 5,000 soccer enthusiasts to Downey Avenue. Both young and old were able to enjoy the actual world cup final and participate in other soccer-related activities. The International Food Festival (formerly known as Taste of Downey) brought the largest crowd to the streets of Downtown, with close to 20,000 in attendance...

## Lakewood Blvd. street repairs expected to last through January

Local business owners fed up as construction delays stretch into next year.

By Eric Pierce  
Editor

DOWNEY - Besieged by delays, road work on Lakewood Boulevard will continue until at least late January, city officials said this week.

The \$3.9 million street improvement project got underway in July and was originally projected to be completed by October. The project calls for new street pavement, street widening, a third travel lane, ornamental lighting, new raised medians with irrigation and landscaping, and other work.

The city's contractor, Sully-Miller Contracting Company, has blamed the project delays on recent rainfall and "unforeseen circumstances."

"Specifically, the potable and recycled water improvements of the project were delayed due to the Contractor encountering extensive underground utilities during pipeline installations, having to abandon and remove additional water facilities prior to installation, extension of

by far the most successful event we had this year! The Rooftop Concert series continued to draw crowds as we gathered on the rooftop of the Downtown parking structure. From "Sounds of America" to "Toast of Mexico" and "Havana Nights," there was something for everyone to enjoy. These events celebrated the rich diversity we have in our community and the different cultures we have in our City.

Downey continues to be a great place for business! With the Downey Promenade soon to open and Downtown Downey thriving, our Economic Development department is working hard to attract quality restaurants, entertainment, and positioning us to continue being a healthcare hub that attracts quality jobs.

The Downey View Apartments also opened this year and we're glad to see this 50-unit, high quality, housing development right in our Downtown. This development provides our residents a safe place to live and prosper. In partnership with the Stay Gallery, we officially rolled out our City's new brand: "Discover Downey." You may have already seen our new logo displayed in banners and street signs, and we've officially used this logo in all of our recent marketing material. Discover Downey allows us to brand ourselves and make our City recognizable among other communities. It's a way for us to promote our City and be proud of the many things that sets us apart.

The year 2014 also saw many park improvements in our City. Brookshire and Furman Parks got brand new playground equipment that our youth can now enjoy... thank you Downey Kiwanis Foundation for your generosity and support! Furman Park also got a much needed walking trail and Apollo Park will be getting one next year. A new Parks Master Plan is also being developed that will allow us to prioritize the needs of all of our park improvements.

Former Mayor Mario Guerra and I worked hard to make Downey a bike friendly City and it started with a Bicycle Master Plan... be on the lookout for the bike lanes throughout Downey. Indeed our

Stay Healthy Downey Campaign is thriving more than ever!

Downey voters decided they appreciate having our own police and fire departments by overwhelmingly defeating Measure B. I have always said that our Downey Police and Fire Department take a great deal of pride with the shoulder badge they carry. Indeed, our residents know the outstanding service they provide in keeping us safe.

I'm sure many of you have driven down Firestone Boulevard and have seen the difference. It has gone through a major transformation and gives our Downtown a great new look. Major street construction is also underway on Lakewood Boulevard and it will look just as good as Firestone once it's complete. We budgeted more than \$45 million this year specifically for capital improvement projects and we're already seeing the impact this is making in our City. Our residents have been asking for street and infrastructure improvements and our Public Works department is working around the clock to make this a reality. Trust me, I see the long hours they put in every night.

I want to sincerely thank my Council colleagues for their hard work and support, City Manager Gilbert Livas for his leadership, City staff for their commitment and our residents and businesses for allowing me the opportunity to serve this great City.

I also want to thank my wife, Donna, and my family for their support (and at times their candor) in "sharing" their ideas with me. And yes, Donna, we'll get a dog to walk in the evenings and I will help more around the house... all jokes aside, I'm truly blessed to have married Donna this year and have her by my side.

It has been an honor to serve as your Mayor and I know that together we will continue to accomplish great things during my next four years on the Downey City Council.

GO Downey!  
**Fernando Vasquez**  
Councilman

## Weekend at a Glance

Friday 66°

Saturday 69°

Sunday 72°

## Things To Do



**Christmas concert** - The Downey Master Chorale, Downey's newest chorus group, performs a Christmas concert.

Sunday, Downey Seventh-day Adventist Church, 2:30 p.m., \$20 general admission, \$15 students/seniors



**Dave Koz** - Jazz saxophonist and Grammy nominee Dave Koz performs two Christmas shows.

Friday-Saturday, Cerritos Center, 8 p.m., prices start at \$50

## Throwback Thursday



Furman Park signage is installed by the Downey Lions Club in 1955. Photo courtesy Downey Historical Society

## Facebook Conversation

**America's lost middle class**

"Why America's Middle Class is Lost" is a story published by the Washington Post. Downey is extensively profiled in the article.

**James Melton:** "Most college graduates can't even land jobs in their fields. We need a more nationalistic approach to our economy. Allowing corporations to outsource, on top of all tax loopholes, creates this divide between rich and poor."

**Jessica Sawyer:** "I feel like there's a new-ish wave of "consumer cities" popping up everywhere. Cheap food, cheap stores, cheap wages, buy buy buy!"

**Lana Joy:** "Oh Tesla... I'm not mad at you. Just very disappointed."

**Jerry Hernandez:** "Maybe instead of building stupid islands that no one wants, we could invest in high speed internet like Chattanooga, TN."

**Kathy Adams Vaughn:** "If you read this article in full, it is clear that the city council has done all it can, and that things are out of their hands. The next installment will say more about that, but in the mean time, the comments on the Washington Post page make some valid arguments as to cause. Be sure you read the entire article - it is well thought out."

## Tweet of the Week

@m\_bBeto: can light be recalibrated? Florence/Brookshire. Green turn signals but no cars turning





**Foundation donates 50K books to Downey schools**

DOWNEY – A local nonprofit group donated more than 50,000 children's books to the Downey Unified School District last week. The books range from board books for infants and toddlers to novels for teens, and will be distributed by schools as holiday gifts to children. Many of the books were also donated to local churches and civic groups. Dozens of volunteers helped sort and deliver the books last Saturday morning from the Downey High parking lot. "Books, while being a precious commodity, can also be (scarce). In some low-income neighborhoods, you can find just one book for every 300 children," said Dr. Martha Molina Bernadett, president and founder of the Molina Foundation, which made the donation. "We believe that by distributing these books to groups and families in the community, we can improve children's chances of success." Teacher and community leader Alex Gaytan was instrumental in acquiring the books for Downey.

# WINTER WORSHIP GUIDE

**Nativity of Our Lord**  
**Christmas Eve**  
 7:00 PM Wednesday, December 24

**Christmas Service**  
 10:00 AM Thursday, December 25

**Christ Lutheran Church**  
 7707 Florence Ave • Downey 90240  
 562.927.4421 Rev. Nancy Hamm

**Downey United Methodist Church**  
 10801 S. Downey Ave, in Downey  
 Senior Pastor: Jon Waterson

**The Longest Night Service,**  
**Sunday, December 21st - 5 PM**

The Longest Night is for anyone that is struggling to find joy during the Christmas season.

**Christmas Eve Service,**  
**December 24th - 5 PM**

**JESUS IS THE REASON FOR THE SEASON!**

*"For there is born to you this day in the city of David a Savior, who is Christ the Lord. And this will be the sign to you: You will find a Babe wrapped in swaddling cloths, lying in a manger." Luke 2:11-12*

**Christmas Eve Service**  
 December 24th at 6:00pm

**New Years Eve Communion Service**  
 December 31st at 7:00pm

Children's Ministry Available for Infant - 6th Grade  
 Traducción en Español

**calvarychapel downey**  
 12808 Woodruff Ave. Downey, CA 90242 (562) 803-5631  
 www.calvarydowney.org

**...where you are loved.**

**Please join the Moravian Church of Downey**  
 at 6:30 pm on Wednesday, December 24th for our traditional Moravian Candlelight Christmas Eve service. This is a beautiful celebration filled with Christmas carols, special music, scripture readings, and the love and joy of the birth of Jesus Christ. A highlight for many is the distribution and lighting of beeswax candles to everyone and singing of "Silent Night". May you be filled with Christmas blessings and love this Holiday season.

**10337 Old River School Road**  
 Downey, CA 90241 • 562-927-0718

**HOLY REDEEMER LUTHERAN CHURCH**  
 Evangelical Lutheran Church in America  
 14515 Blaine Avenue (Blaine and Maplewood)  
 Bellflower, CA 90706  
 562-867-0714  
 Website: www.holyredeemerlutheranchurch.com

**Come Celebrate Christmas Eve**  
**Worship Holy Redeemer**  
**at 7:00 pm!**

Festive Worship with Holy Communion (Open to all baptized)

**The Birth of Christ**  
 Luke 2:1-20

A PLACE OF UNCONDITIONAL LOVE, WELCOMING EVERYONE, REMEMBERING JESUS' WORDS: "COME UNTO ME"

**CHRISTMAS MASS SCHEDULE**

**Christmas Eve - Vigil Masses Wed. Dec. 24th**

- 5:00 pm --- Family Mass with School Choir
- 9:30 pm --- Christmas Carols with Adult Choir
- 10:00 pm --- Candlelight Vigil Mass with Adult Choir
- 12 Midnight --- Misa de Gallo (en Español)

**Christmas Day Masses Thurs. Dec. 25th**

- 7:00 am - Cantor Lead • 9:00 am Adult Chior
- 11:00 am Life Teen & 11 Combined Choir

There will be no 1:00 pm Spanish Mass or 5:30 pm Mass Christmas Day.

**St. Raymond Catholic Church**  
 12348 Paramount Blvd. Downey, CA 90242-3538  
 (562) 923-4509

**GOOD SHEPHERD**  
 Lutheran Church  
 13200 Columbia Way, Downey  
 562.803.4459

Join us for worship  
 Christmas Eve at 7:00 pm  
 Christmas Day at 10:00 am  
 New Years Eve 7:00 pm

**MESSIAH LUTHERAN CHURCH**  
 10711 Paramount Blvd., Downey  
 (562) 923-1215

**Christmas Eve**  
**Candle Light Service**  
**Wednesday, December 24**  
**5:30pm**

**First Baptist Church of Downey**  
 Proudly Presents  
 Faye Couch Reeves' **Worst**  
**On the First Day of Christmas**

Produced by special arrangement with Pioneer Drama Service, Inc. Englewood, CO  
 See what happens when the Nativity meets "The Twelve Days of Christmas!"

DAY	DATE	TIME	FAMILY SERVICE CHRISTMAS EVE
Friday	Dec. 19	7 PM	Join us as we celebrate Jesus birth and
Saturday	Dec. 20	7 PM	reflect on the meaning
Sunday	Dec. 21	7 PM	of the season!

**SUNDAY SERVICES:** Enter off the 2nd Street Parking Lot  
 Sun. 9AM & 11AM  
 Spanish 9AM 5 PM Children of all ages welcomed!

Office: 8348 3rd Street, Downey, 90241 562.923.1261

**Christmas Eve**  
**Worship Service**  
**Wednesday,**  
**December 24th**  
**at 5:30 pm**

Downey First Christian Church  
 Iglesia Cristiana de Downey

You are invited to join with others in remembering the birth of Christ and in celebrating the real reason for the Christmas Season. At DFCC, the night before Christmas will be filled with candlelight, communion, music and message. Typically Christmas Eve has been a great opportunity for the family to spend time together at church during the holiday season, so make plans now to bring loved ones to an incredible December 24th service at 5:30 pm at Downey First Christian Church.

10909 S. New Street  
 Downey, CA 90241  
 (one block north of the Krikorian Theater)  
 562-862-2438 (english)  
 562-862-7418 (español)





### DUI checkpoint Friday night

DOWNEY – A DUI and driver's license checkpoint will be held at an undisclosed location in Downey this Friday night, Dec. 19, starting at 8 p.m.

Drunk driving collisions have killed four people in Downey over the past three years," said Sgt. Perry Miller of the Downey Police Department. An additional 364 were injured.

Police officers will be looking for signs of alcohol or drug impairment, while also checking licenses.

"Drugs which may impair driving not only include illegal narcotics, but many prescription drugs, marijuana, and even some over-the-counter medications," police officials warned.

Meanwhile, a DUI and driver's license checkpoint in Bellflower last Friday night resulted in dozens of arrested.

According to sheriff's department statistics, more than 1,800 vehicles passed through the checkpoint at Lakewood Boulevard and Oak Street. Six people were arrested for driving under the influence (including five drivers allegedly high on marijuana).

Twenty-eight unlicensed drivers were arrested and sent to court.

### Free formal dresses for girls

DOWNEY – High school girls who cannot afford a gown for winter formal can receive a formal dress, shoes and jewelry at no cost, courtesy of the Assistance League of Downey.

"Winter formals are fast approaching and we want you to look your best," the Assistance League said.

The giveaways will take place Jan. 3 and Jan. 10 from 10 a.m. to 2 p.m. at the Casa de Parley Johnson House, 7749 Florence Ave.

Donations of new and gently-used dresses are also accepted and can be dropped off at the Second Tyme Around thrift shop on Downey Avenue in downtown Downey.

For more information, call Stacy Brabant at (310) 991-3757.

### Bingo at Knights of Columbus

DOWNEY – The Knights of Columbus hosts bingo every Tuesday night at its hall on Rives Avenue.

Early bird specials begin at 6 p.m., followed by regular games at 7.

For questions, call (562) 923-1932.

### Parks offering kids program

DOWNEY – Many of Downey's parks will be offering free outdoor activities for children during winter break.

The "Holiday Haven" program is offered from 12-5 p.m. on weekdays starting Dec. 22 and ending Jan. 2. Activities include arts and crafts, tag, lunch with the leaders (bring your own lunch) and more.

The program is available at Apollo, Brookshire, Dennis the Menace, Furman, Golden and Rio San Gabriel parks. It is also available at Brookshire Park from 12:30-4:30 p.m.

There is no charge for the drop-in program but registration is required. Sign-ups can be completed at participating parks starting Dec. 22 at noon.

The program does not operate during inclement weather. For questions, call (562) 904-7238.

### Christmas trees should be placed curbside

DOWNEY – CalMet Services will pick up Christmas trees Saturday, Dec. 27, through Jan. 16.

Before placing trees on the curb, all decorations and tree stands must be removed. Trees should not be placed in bags, and trees over 4 ft. tall should be cut in half.

Commercial accounts, such as businesses and apartments, can schedule a pick-up by calling (562) 259-1239, ext. 7.

Trees should be placed at the curb, not by trash bins.

### Chorus group presents Christmas concert

DOWNEY – The Downey Master Chorale will present a Christmas concert, "Hark the Angels," this Sunday afternoon at Downey Seventh-day Adventist Church.

The program begins at 2:30 p.m. Tickets are \$20 general admission and \$15 for students and seniors.

Now in its second season, the chorale group is Downey's newest chorus. It is led by musical director Meg Zeleny.

To reserve tickets, email info@downeymasterchorale.org or call (310) 941-3042.

### Stauffer MS selected for pilot program

DOWNEY – Stauffer Middle School is one of only 12 schools nationwide selected to receive 35 Samsung Android tablets as part of a new pilot Introduction to Computer Science course.

Verizon will supply Stauffer's Project Lead the Way (PLTW) program with the tablets, along with 4G LTE data plans.

Students in the Introduction to Computer Science course will explore "the power of computational thinking and the connection of digital literacy to their lives, and learn fundamental computer science concepts that apply to a range of disciplines, future studies, and careers," according to a press release.

"We see intense demand for a challenging, comprehensive K-12 pathway in computer science," said Anne Jones, senior vice president and chief program officer at PLTW. "When we engage students at a young age with authentic, problem-based learning in computer science – and then continue that positive engagement in the classroom – we address problems of access and equity with a solution that really works."

### Music showcase planned for 2015

DOWNEY – Local musician Sebastian Sidi has announced plans for a talent show next spring for singers and musicians, taking place April 19 at the Downey Theatre.

The event is not a competition, but rather an opportunity for musicians to display their talents on stage.

"The concept of this showcase is to create a professional concert setting that will allow aspiring young artists/singers to showcase their talents for their fans, family and members of the music industry such as producers, record labels, management companies, talent agencies and booking agents," said Sidi, who will host the competition along with voiceover artist Daniel Romo.

Each artist will have 15 minutes to perform on stage. The artist can sing cover songs or original material, with or without instruments or backing tracks.

For more details, including fee requirements, contact sidimusic@hotmail.com.



PHOTO BY LINDA DEKAY

The Downey Rose Float Association's float passed final inspection by Tournament of Roses Parade officials last week. The parade, which is seen on television by an estimated 39 million Americans and millions more around the world, is Jan. 1 in Pasadena.

### Downey float passes last round of testing

DOWNEY – The Downey Rose Float Association passed the final series of inspections mandated by the Pasadena Tournament of Roses Parade last Saturday.

The last in the series of three tests is the Test Inspection 2 (T2). The Test Inspection 2 included a full test operation of the entire float. All animation and lowering mechanisms must be reviewed and approved, if applicable, to that float.

There is a series of safety tests performed, including a fire drill where all float operators and riders must evacuate within a 45 second time frame; this was accomplished in 38 seconds.

In order to schedule this test, the float needs to be 85% completed.

The Downey Rose Float Association continues to seek support from the community to finish "Home for the Holidays". If you would like to donate, please mail a check to the Downey Rose Float Association, P.O. Box 765, Downey, CA 90241.

### Lions Club to honor former Rancho patient

DOWNEY – Lions Clubs International will honor a former patient of Rancho Los Amigos National Rehabilitation Center at its annual Tree of Life ceremony Dec. 29.

Victor J. Wright, who suffered a spinal injury in September 1976 while playing football for John Muir High School in Pasadena, will be recognized with a gold leaf, to be added to a permanent memorial on the hospital's lobby wall.

The Tree of Life, a sponsored project of Lions Clubs International, supports the Rancho Los Amigos Foundation, which helps patients lead a productive life.

Wright, now 53, spent six months at Rancho Los Amigos in 1977 following six months in intensive care at Huntington Memorial Hospital. Since then, he graduated on time with his high school classmates; became one of the first quadriplegics to earn a college degree; co-founded an international non-profit charity; became an ordained minister; and recently completed his memoirs, "The Wright Stuff: a Story of Perseverance, Inspiration and Hope" (available at Barnes and Noble and at Amazon).

"It took him 10 years to earn his associate degree," said friend and high school classmate David Rutherford, a member of the City of Industry Lions Club and co-author of the book. "The autobiography was six years in the making. Every time we thought we were done with it, he kept writing another chapter in his life."

This is not the first time Wright has been honored by Lions. In 2001, a benefit golf tournament co-sponsored by the Pasadena Host Lions Club raised funds to offset the cost of medical supplies and a concrete ramp at his Altadena home.

We make healthy affordable.

**\$19** adjustment\*

Walk-Ins Welcome  
\*See Clinic for details.

**THE JOINT**  
...the chiropractic place

12050 Lakewood Blvd.,  
Downey, CA 90242  
**562-392-8203**

*Massage Envy SPA*

*Massage and Facial Gift Card*  
**\$99 Spa Package (\$129 Value)**  
Cannot be combined with any other offer.

*Massage Envy SPA DOWNEY*  
12052 Lakewood Boulevard (near Harbor Freight Tools in Downey Landing)  
**(562) 622-ENVY (3689)**  
Open 7 days a week: 8 am - 10 pm

## An Environmental Reminder

# Keep Storm Drains Clean

**DID YOU KNOW?** Any trash or pollutants that enter the storm drain system will pollute the ocean and local beaches. Remember - Only Rain Down the Storm Drain!

Fall in LOVE with Recycling

Make The Earth A Better Place!

"We are supposed to LOVE recycling and Hate littering."

Vanessa Gonzalez • Carpenter Elementary School • Mr. Hay's Class

HOLIDAY

# Sample Sale!

Saturday DECEMBER 20, 2014

9:00A.M-4:00P.M. ♦♦ CASH ONLY

SAMPLE SALE WAIT IS OVER! LOTS OF STYLES, COLORS AND WASHES TO CHOOSE FROM FOR MEN, WOMEN AND KIDS. BRING ALL YOUR FRIENDS AND FAMILY MEMBERS AND HELP THEM WEAR HAND CRAFTED CELEBRITY JEANS FOR THE HOLIDAYS.

6760 FOSTER BRIDGE BLVD. BELL GARDENS 90201

The City of Downey and local 5th grade students remind you that **You Make the Difference! Recycle Used Motor Oil and Filters Today!**

FOR MORE INFO

The City of Downey Public Works Department  
www.downeyca.org (562) 904-7102 www.cleanla.com





## GET KNOTT'S MERRY FARM FOR THE HOLIDAYS

Redeem \$350 or more in same day mall receipts December 4 - 19 for a FREE Knott's Berry Farm Regular Admission Ticket, a \$65 value.

### REDEEMABLE AT GUEST SERVICES

Make fun part of your holiday tradition at Knott's Merry Farm. Don't miss the new "Merry Christmas, Snoopy!" Ice Show, Christmas Crafts Village, Snoopy's Merriest Tree Lighting, Santa's Christmas Cabin, thrilling rides and more.

**Knott's Merry Farm runs November 22 - January 4, 2015**

**Visit [knotts.com](http://knotts.com) for details**


While supplies last. Total mall receipts must be purchased in a single day and from one mall. One ticket per customer, per day. Tickets expire 12/31/15. Some restrictions, including blackout dates, apply to tickets. Not valid with any other offer or on previously purchased items. Void where prohibited. See Guest Services for terms and conditions.



**STONEWOOD CENTER**

MACY'S, JCPENNEY, SEARS, KOHL'S, AND OVER 160 SPECIALTY STORES & RESTAURANTS

Corner of Firestone and Lakewood Blvd. in Downey

562.904.1832 | [ShopStoneWoodCenter.com](http://ShopStoneWoodCenter.com)  



## The Border Crisis

By Rep. Tom McClintock

Mr. Speaker:

Wherever I go, people express a growing anger over the illegal immigration that is overwhelming our southern border. People ask me:

- “How can we talk about securing the border in the Ukraine or Iraq while our own border is wide open?”
- “How can we talk about supporting the population of Central America when we’re \$18 trillion in debt?”
- “How can we talk about giving jobs to millions of illegal immigrants when fewer Americans are working today than when the so-called recovery began?”
- “If the federal government can’t defend our own border, what good is it?”

Mr. Speaker, I cannot answer them.

The fact is, our southern border IS wide open; it is practically undefended and everybody knows it. The many thousands streaming across it know that if they break our laws and enter the country illegally, they will be rewarded with free food, clothing, housing, medical care, transportation, legal representation and relocation, all at the expense of struggling American families. Ninety five percent of them believe they’ll get “permiso” to stay – and at the moment, they’re right.

Until we fundamentally change that reality, the mass incursion of our borders will continue and our nation’s sovereignty will slowly fade away.

The American people are awakening to the danger that illegal immigration poses to our country. It is crowding out millions of jobs desperately needed by American workers. It is overwhelming our schools, our hospitals, our courts, law enforcement, prisons and our local and state budgets. Perhaps worst of all, it is undermining the process of legal immigration upon which our country is founded. Why should anyone go to the expense and trouble of obeying our immigration laws when they can reap rich rewards simply by defying them?

This administration has actively encouraged this crisis with its promises of amnesty, and it now needs another \$4 billion to feed, clothe and house this new surge. Conspicuously lacking from the President’s proposal is any serious effort at enforcement or deportation.

The advocates of illegal immigration tell us we need comprehensive

immigration reform, but what they really mean is extending some form of amnesty to those now illegally in our country. Yet it is precisely these promises of amnesty that are causing and encouraging the mass migration we now are seeing.

Any short-term measure this House approves must include provisions:

- First, to rescind the President’s unlawful Deferred Action for Childhood Arrivals order that has clearly encouraged the current surge;
- Second, to detain all of these new arrivals while expedited deportation hearings proceed;
- Third, to provide unrestricted access for law enforcement to all federal lands at the border; and
- Fourth, to activate the National Guard in whatever numbers are necessary to secure our southern border now.

Once the immediate tide has been turned back, it is imperative that existing law are enforced before any new laws are considered, including:

- Rigorous enforcement of sanctions against any employer who hires an illegal immigrant;
- Completion of the border fence authorized in 2006;
- Deportation of any illegal immigrant who comes in contact with law enforcement or who illegally applies for government assistance; and
- Resumption of federal cooperation with local and state law enforcement agencies to assure enforcement of immigration law.

If we are not willing to enforce our current laws, there is no reason to believe that any future laws will be enforced. And until we enforce them, we really can’t accurately assess what changes may be needed.

The people with whom I talk are tired of excuses and tired of promises of future reforms. They want to see our current laws enforced and our border secured and every act of this House should be focused on pressuring the President to do so.

History is shouting its warning at us: nations that either cannot or will not defend their borders aren’t around very long.

Let that not be the legacy of this administration and let it not be the epitaph of the American Republic.

*Tom McClintock is a Republican Congressman from California. He delivered this address to the House earlier this year.*

## Reducing mental health stigma

By Deandra Pedroza

It is not every day that someone comes across an individual who is experiencing a psychiatric crisis. Chances are those who do, would not know how to respond. What would you do if someone you knew was experiencing a new onset of a psychotic episode? What kind of things would you assume? Who would you call? Good news is that there’s a proven new program that teaches all of us what to do. Now it’s up to us to get the word out and come together to get this program passed by Congress. Working in the psychiatric emergency room and psychiatric inpatient units for Los Angeles County, I have seen the worst of the worst of mental illness. However, not everyone can understand the barriers the sufferers of mental illness face, and the stigma they receive, let alone what the signs and symptoms are of mental health crisis.

Some of the most common myths about mental illness according to the Substance Abuse and Mental Health Services Administration in October 2009 are: there is no hope for mental illness, people with mental illness are violent and unpredictable, children do not experience mental illness, and I cannot do anything for someone with mental health needs. Unfortunately one of the most damaging myths is that it’s the parents’ fault where bad parents beget bad kids. It is important to address and change people’s attitudes and the way they think in an effort to provide better treatment.

Mental illness impacts 9.6 million adults in the United States according to the National Institute of Mental Health in 2012. Regardless of age, race, ethnicity, class or gender those who suffer from mental disorders require appropriate treatment. Mental illness has become so prevalent that educating American citizens on what the signs are of a psychiatric crisis and what to do and where to refer are essential in providing effective treatment. However there still exists this growing stigma surrounding the identification and treatment of mental disorders.

The National Association of Social Workers (2012) recognizes one of the major barriers to receiving psychiatric treatment is stigma. These false beliefs can cause serious risks for those who are suffering from a mental disorder and their families and their communities. It is important to battle these stigmas and increase education on the signs and symptoms of a psychiatric disorder as well what resources are readily available to those who are experiencing a mental health crisis. The Mental Health First Aid Act of 2013 S. 153/ H.R. 274 is the proposed policy to do just that and attacks stigmatization head on.

Mental Health First Aid Act, if enacted, will authorize \$20 million in grants to fund Mental Health First Aid (MHFA) training across the United States. So many states are already using the MHFA training model which educates their students on what the signs and symptoms are of mental illness and how to refer to appropriate resources. This training does not limit itself to a particular target population. MHFA is designed to educate anyone from law enforcement, educators, hospital staff or persons who choose to make a difference within their community. MHFA has shown significant results. After taking the training course, trainees feel more confident in helping someone with a mental illness as well as decreasing their stigma against the disorders.

Resources such as MHFA are extremely beneficial and cost effective for a community. Having an awareness of mental illness in each home can create a community of healthy living. It takes awareness and education to change a social issue. MHFA can also provide participants with knowledge

and strategies that can prevent a future untreated mental illness. According to NAMI in 2010 half of all lifetime cases of mental disorders begin by age 14. It takes one person to intervene and understand the illness to provide appropriate treatment and resources for the next step.

*Deandra Pedroza is a Masters of Social Work graduate student at USC.*

### LETTERS TO THE EDITOR:

#### Extraordinary people

Dear Editor:

Each night on the news we see people burning down, tearing down, looting and stealing, destroying what people who have worked very hard to make a living, who had nothing to do with what the others are demonstrating about. It’s just an excuse to destroy what others have worked for.

This presents a very bleak picture of America, except now and then we see a very bright spot, something that gives us real “hope.”

The day before Thanksgiving, two ladies worked from 7:30 a.m. until 7:30 p.m. preparing food for 300 people and it was taken to McArthur Park to feed the poor. The next day, Thanksgiving, one of them and her family prepared dinner for approximately 50 at the Baptist Church. There are some who work to make Downey an outstanding city, getting grants for unneeded (unwanted by many) medians, decorative sidewalks, over-done lights down Lakewood Boulevard and frills to improve Downey, but to me people like these two ladies is what makes America great. They want no accolades or recognition. Acts like these will be honored in eternity. Aren’t acts like these what Jesus would have us do?

One of these ladies I know quite well and she’s continually doing good. The other I’ve never met, but would like to. One wonderful thing is they both work for the city of Downey. I don’t know who does the hiring, but whomever it is, I say a big “thank you.”

Wouldn’t it be wonderful if the hoodlums who destroy millions of dollars of other people’s property and many of whom are on some government program, taking taxpayer dollars, would do some kindness for someone? Wouldn’t it be nice if the ones who cause the rebellions would just stop when the police give the command?

I’ll close with the tribute to these two ladies by quoting the first lines of a popular song of the past: “In this world of ordinary people, extraordinary people, I’m glad there is you!”

**Elsa Van Leuven  
Downey**

#### Illegal immigrants

Dear Editor:

After reading the articles of Congresswomen Lucille Roybal-Allard (“Protect Parents of DREAMers from Deportation,” 11/27/14) and Linda Sanchez (“Executive Action is Bold Step in Right Direction,” 11/27/14), it is obvious that they and the Democratic caucus never learned the definition of “illegal” nor whom they were elected to serve.

Also, we have Hispanic and black caucuses, but Caucasians are left out. It appears the above have no agenda but to represent the Hispanic illegals. They do not pay attention to our laws, nor do they care as does our Emperor Obama.

Roybal-Allard mentions one young lady has been accepted at Harvard to be a doctor – one out of the 11-20 million. She says they are the best and brightest. Wouldn’t it be nice if some of the brightest would go back to Mexico and help their own? Most of our doctors are imported so we can get them more cheaply.

The suggestion I have so as not to break up families would be to send all back together.

**Betty Logan  
Downey**

#### Crime report

Dear Editor:

I have not received my copy of the Patriot the past two weeks. I would also like to know what happened to the Crime Report.

I enjoy reading my Patriot every Friday morning.

**Doris Pachoca  
Downey**

*Editor’s note: the Crime Report is compiled and provided to this newspaper by the Downey Police Department. We are happy to publish the Crime Report as often as it is available.*

### LETTERS TO THE EDITOR:

#### Civilized society

Dear Editor:

Regarding the editorial by Patty Jackson titled “Police Shootings” (Letters to the Editor, 12/11/14). Patty Jackson calls for rewriting the law to change the way law enforcement interacts with pets and human beings. Well, when human beings start behaving more like animals, then maybe she would have a point but that still hasn’t happened yet.

She criticizes law enforcement by indicating cops are reckless and unaccountable because they have a badge and a gun, however, there is no existing law that states having a badge and gun allows you to act reckless or be held unaccountable. Quite the contrary, you don’t get a badge and a gun if you ARE reckless and unaccountable.

Law enforcement officers go through approximately six months of state-mandated rigorous training in a police academy followed by approximately another six months of field training, with yet a year’s probationary period. But wait there’s more. They also have clean backgrounds and have been selected because of their core values, personal ethics, integrity, honesty, trustworthiness and their character. You don’t get that in a police academy, you inherit that through your life experiences and by setting and obtaining goals and personal achievements.

Now there may be a rogue police officer here and there, but that’s just a fact of life on how someone can slip through the cracks of any profession. The police officers in our great nation are simply the very best in the world, period.

It’s not a problem with cops (as she puts it) shooting unarmed crooks that get caught breaking the law but rather the crook himself by choosing to put himself in harms way and by getting caught breaking the law. I’m sure cops don’t set out on their day to shoot anyone or anything.

There are circumstances that present themselves causing a given level of force. And please don’t blame a cop for shooting someone’s dog when it’s charging at him, but rather blame the owner of that dog for not keeping it in a controlled environment.

Additionally, cops don’t shoot to kill anyone or anything, but things die subsequent to being shot. Cops don’t shoot to wound, graze or frighten anyone either. Cops shoot to stop a threat, that’s it, and if somebody dies or someone’s pet dies as a result of being shot, don’t blame the cops, blame someone for breaking the laws that simply say “don’t break the law.”

On a different note, the police are not some party to any “dictatorship” either, as Ms. Jackson suggests. The United States of America is still a democracy; if you don’t believe me, just ask any veteran. By the way, if you want a law for everything, then you’re encouraging a dictatorship!

Moving on, Ms. Jackson decided to compare Mexico with Nazi Germany? Simply ridiculous. I’m unaware of any genocide taking place in Mexico. I think she needs a trip to the Simon Wiesenthal Museum of Tolerance, in Los Angeles, to learn more about what Nazi Germany was really like, a far cry from anything taking place in Mexico today. To compare Mexico with Nazi Germany is to minimize what really took place in Nazi Germany and that is rude, insensitive, offensive and just plain insulting.

Ms. Jackson closed her editorial with “I think we should start acting like a civilized society.” Well, if everyone acted civilized all the time, we wouldn’t need cops with guns now would we. But we don’t, so before you wage a war with cops, you had better make friends with your enemies first.

**Dan Romo  
Downey**

Dear Editor:

Ms. Jackson wants to rewrite the laws. Those who voted for Prop. 47 did change the laws.

Stealing a firearm is now a misdemeanor. Armed robbery, residential burglary, child abuse and assault with a deadly weapon are now eligible for early release. Burglaries will skyrocket due to early release of drug offenders who need cash to feed their addiction.

Officers are confronted by the lawless armed with guns, knives, and also unarmed. Many officers have been overpowered by the unarmed resulting in injured and murdered officers. Taking a violent or uncooperative suspect into custody is not pretty. Use of force becomes necessary when a suspect decides he does not want to go to jail.

So please, Ms. Jackson, don’t second guess the split second decision a police officer has to make when confronting a suspect who wants to do harm to the officer.

**Bob Rodriguez  
Downey**

Dear Editor:

We go to sleep every night knowing the men and women who put on that badge are there keeping us safe. We are blessed with the finest law enforcement in the world and for someone to equate these brave men and women to Nazis and Mexican cartels needs a wakeup call.

Simple facts speak for themselves: 319 million people live in the USA, 800,000 officers pin that badge on daily to keep us safe. When all is said and done, these officers will make 12 million arrests yearly while being involved in approximately 600 fatal shootings. You do the math; it sure doesn’t sound like Nazi storm troopers killing at will to me.

I thank God every day for our police officers. Oh, did I mention 50-plus men and women wearing a badge will be shot and killed this year by people who don’t know how to act civilized?

**Dennis Pagenkopp  
Downey**

Dear Editor:

Lately, there seems to be an increase in the breakdown of law and order, commencing with the President and administration.

Lawbreakers want to be overlooked and rewarded for unlawful activity. Overwhelm the system in many cities until they have no support from law officers.

Felonies are being downgraded to misdemeanors, until they won’t mean nothing. Corrupt politicians don’t get jail time, illegal aliens still crossing unguarded borders. President only obeying laws he wants. The fish stinks at the head.

Without law and order, we can lose our country to lawbreakers. Freedom doesn’t mean you can do anything you want to do, unless it is lawful. Words inciting riots and destruction of innocent people’s homes and businesses are like hollering “Fire!” in a crowded theater, and should be persecuted with long prison sentences like 50 years time. Those innocent people never done nothing to deserve destruction. That was their life and dreams destroyed. Violence and riots call for martial law enforcement speedily.

I hope you all never get in need of a cop when trouble faces you. Maybe you could call Al Sharpton, so called reverend. Nothing reverent about him, period. America is slowly being chipped away and crippled by liberal political correctness. What justice is there in rioting, looting and burning down your town’s stores and buildings? They didn’t cause anything wrong.

The traveling motorists did not cause any problems that their right to travel is impeded by lawbreakers blocking intersections, highways and local streets. That’s wanton lawbreaking any way you’d care to look at it. Police should use water cannons to wet and cool down some of them hotheads bent on law breaking. Overwhelm comes to mind.

Politicians of all parties have stomach trouble (no guts) by letting them get away with it. We can’t have anarchy.

**Joe Cvetko  
Bellflower**

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# Downey student wins prize for medical invention

DOWNEY – Johns Hopkins University student Luis Herrera, of Downey, was part of a team that won \$10,000 at a national innovation competition last month.

Herrera, Anvesh Annadanam, Ravi Gaddipati, and Eric Xie won in the undergraduate category for their invention of AccuSpine, a device designed to provide surgeons with unprecedented real-time, continuous feedback for the accurate placement of surgical screws.

This invention helps reduce damaged nerves and arteries due to misplaced screws.

The Collegiate Inventors Competition was held Nov. 17 in Alexandria, Va.

“The Collegiate Inventors Competition finalists encompass the essence of innovation and the importance of hands-on problem solving,” said competition judge and 1996 National Inventors Hall of Fame Inductee Marcian (Ted) Hoff, Jr., co-inventor of the Microprocessor. “These students are blazing their own paths and opening up new avenues for the innovation industry as a whole. They aren’t just standing on the shoulders of giants; they are joining them.”

The Collegiate Inventors Competition, a program of Invent Now and the National Inventors Hall of Fame and sponsored by the United States Patent and Trademark Office (USPTO) and AbbVie Foundation, celebrates students who are committed to research, discovery, invention and innovation. Entries from all fields of study are encouraged because, as evident from the finalists, the inventive spirit can emerge from any course, any university and any student. This year’s final round of the competition involved a total of 35 students in 14 finalist teams (seven graduate and seven undergraduate) from 13 universities and colleges across the United States.

Katarzyna Sawicka from SUNY Stony Brook University won the graduate first place prize of \$15,000 for her invention of Immuno-Matrix.



Luis Herrera

The innovative Immuno-Matrix skin patch uses nanofibers to hold and effectively deliver a vaccine through the skin. It’s painless, self-administered and doesn’t produce biohazardous waste. Without any needles necessary, the future of large-scale vaccination just got a patch on the arm.

The University of Wisconsin-Madison team of Taylor Fahey, Charles Haider and Cedric Kovacs-Johnson won the undergraduate first place prize of \$12,500 for their invention of Spectrom: Low-Cost, High-Precision, On-Demand Full Color 3D Printing. Spectrom is the first device that enables Fused Deposition Modeling, or additive 3D printers, to print in full, variable color.

The technology leverages the precise application and rapid changing of proprietary dyes to create crisp, multi-colored objects.

In the graduate category, the silver prize of \$12,500 was awarded to James Allen, Martin de la Presa, Ahrash Poursaid and Nate Rhodes from the University of Utah for their invention of LIGHT LINE Catheter that utilizes a light-therapy sterilization system to target and kill bacteria that causes catheter-related infections.

The Rensselaer Polytechnic Institute team of Rahul Mukherjee and Eklavya Singh received the bronze prize of \$10,000 for their invention of Advanced All-Carbon Lithium Ion Batteries. With no toxic metals, the Advanced All-Carbon Lithium Ion Batteries is an invention with biodegradable “green” chemistry combination for abundant electricity on the go.

The Columbia University team of Emily Cen, Forrest Miller, Elsa Swanson and David Xing received the bronze prize of \$7,500 for their invention of TKAone.

Post-surgical infection is the leading-cause of failure in knee replacement surgery; the TKAone is the first orthopedic implant that can detect such infections and immediately alert patients to the need for treatment.

## POETRY MATTERS

**THE COMING OF LIGHT**

Even this late it happens:  
the coming of love, the coming of light.  
You wake and the candles are lit as if by themselves,  
stars gather, dreams pour into your pillows,  
sending up warm bouquets of air.  
Even this late the bones of the body shine  
and tomorrow’s dust flares into breath.

By Mark Strand, 1934 - 2014

*Mark Strand, a Pulitzer Prize winner and former US poet laureate widely praised for his concentrated, elegiac verse, has just died at age 80. An atheist, he nevertheless wrote ecstatically about the miracle of Chanukah, the holiday of light when Jews celebrate the ancient victory of a band of Jewish rebels, with candle-lighting and feasting and dedication. Even a poem less apparently connected to the holiday can enrich the experience. Poetry Matters is curated by Lorine Parks.*

# Suspects in real estate scam get prison time

PICO RIVERA – Four suspects accused of duping more than 500 people out of millions of dollars through a loan modification real estate scam were sentenced to prison last week.

The investigation began in September 2009, when a group of Spanish-speaking people called the Pico Rivera Sheriff’s Station claiming they had lost their homes after paying a company, Safe Haven, also known as Your Dreams Come True, to help stop foreclosure on their properties.

Based in Pico Rivera, Safe Haven posed as a loan modification and foreclosure consultant company, “but the entire premise of their business was a scam,” authorities said.

Prosecutors said Safe Haven preyed on Spanish-speaking victims by advertising on Christian Spanish radio.

Investigators served multiple search warrants, “which led to the seizure of thousands of fraudulent documents and paperwork showing clouded titles

on the victims’ homes,” authorities said. “All the homes were being foreclosed on and all of the victims’ money had been taken/misused by the suspects.”

The first suspect, Alex Canjura, accepted a plea agreement Sept. 3 and was sentenced to five years in prison, which he started serving immediately.

Alex Jurardo, Erika Perez and Oswaldo Flores accepted plea deals Dec. 5. Jurardo was sentenced to five years in prison while Perez and Flores each received 16 months in local custody.

All were ordered to pay \$4.5 million in restitution.

Another suspect, Candy Cabrera, fled to Canada and is now a fugitive in her native Nicaragua, officials said.

Tanmay Mistray, an attorney involved in the Safe Haven operation, was charged with 13 counts of professional misconduct and was disbarred by the state bar.

# Frankie Avalon coming to Cerritos

CERRITOS – Crooner and former teen idol Frankie Avalon will perform at the Cerritos Center for the Performing Arts on Sunday, Jan. 18.

Tickets, starting at \$45, are now on sale.

Avalon will be joined by Dean Torrence and his band, the Surf City All Stars.

A child prodigy who won local contests playing the trumpet, Avalon scored televised appearances on “The Perry Como Show” and “The Jackie

Gleason Show” by the time he was 12.

Those television credits paved the way for a successful acting career with featured roles in films “Beach Party,” “Muscle Beach Party” and “Bikini Beach,” all of which also featured popular ex-Mouseketeer Annette Funicello.

Tickets to the show can be purchased online at cerritoscenter.com or by calling the ticket office at (562) 467-8818.

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**In Memory of  
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September 22, 1936 to December 5, 2014



Colleen Roberta Lumley, age 78, of Downey, CA, passed away December 5, 2014. She was a very loving devoted mother, grandmother, sister and friend, always putting others before herself. She had the most generous, loving heart and touched many lives with her presence. Her family and friends will always be thankful for the gift that was her life. Colleen enjoyed spending time with her family and friends. Preceded in death by her parents Leona and Harold. She is survived by her brothers Lonnie and Frankie and her 4 Children, Nancy, Toni, John, and David. Also her 10 grandchildren, Sean, Misty, Tracee, Brandon, Mikey, Antoinette, David Jr., Nikki, R.J. and Tabitha. As well as her 7 great grandchildren. Christopher, Andrea, Ella, Caitlyn, Bella, Amy and Evan. Cremation by Rose Hills. She will be remembered in our hearts for eternity.



Darcy Rose Byrnes, "The Young and the Restless"



Ryan Newman, "See Dad Run"



Rowan Blanchard, "Girl Meets World"



Ariel Winter, "Modern Family"



Josh McDermitt, "The Walking Dead"



Jillian Rose Reed, "Awkward"



Kevin Chamberlin, "Jessie"



Peyton List, "Mad Men"

Stars at the "Wicked" premiere last week.

**'Wicked' celebrates Pantages premiere**

HOLLYWOOD - The Los Angeles return of "Wicked" was held last week at the Hollywood Pantages Theatre, beginning a 14-week engagement through Sunday, March 15.

The producers are announcing that a day-of-performance lottery for a limited number of \$25 orchestra seats will be held daily.

Entries will be accepted at the box office beginning two and a half hours prior to each performance; each person will print their name and the number of tickets (1 or 2) they wish to purchase on a card that is provided.

Two hours before curtain, names will be drawn at random for a limited number of tickets priced at \$25 each; cash only. Only one entry is allowed

per person and cards are checked for duplication prior to drawing. Winners must be present at the time of the drawing and show valid ID to purchase tickets.

Limit one entry per person and two tickets per winner. Tickets are subject to availability.

"Wicked" solidified itself as a Los Angeles favorite with its most recent, highly-successful engagement during the 2011 holiday season. "Wicked" celebrated a record-breaking L.A. premiere in 2005, which was followed two years later by an extended engagement that would go on to run two years, becoming one of the longest-running Broadway musicals in L.A. history.

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, how these two unlikely friends grow to become the Wicked Witch of the West and Glinda the Good.

"Wicked" has been declared "a cultural phenomenon" by Variety and "the best musical of the decade" by Entertainment Weekly.

"Wicked" currently has nine productions around the world, in New York, London, Japan, Australasian Tour, South Korea, Latin America, a U.K. Tour, and two concurrent North American national

tours. Since its New York premiere a decade ago, "Wicked" has grossed over \$3.4 billion worldwide and has been seen by over 42 million across the globe.

It has been performed in over 100 cities in 13 countries around the world (U.S., Canada, England, Ireland, Japan, Germany, Holland, Australia, New Zealand, Singapore, South Korea, The Philippines, and Mexico) and has thus far been translated into five languages: Japanese, German, Dutch, Spanish, and Korean.

The regular performance schedule for "Wicked" is Tuesday through Friday at 8 pm, Saturday at 2 pm and 8 pm, and Sunday at 1 pm and 6:30 pm.

The holiday performance schedule for the week of December 29 - January 4 is Monday, Tuesday, Friday and Saturday at 8 pm, Tuesday, Wednesday and Saturday at 2 pm, and Sunday at 1 pm and 6:30 pm.

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★ EXODUS: GODS AND KINGS PG-13 Fri to Tue: (11:30, 3:00, 6:30, 9:45, Wed: (11:30, 3:00), 6:30  
★ EXODUS: GODS AND KINGS PG-13 888 Fri to Tue: (12:45, 4:00, 7:20, 10:35, Wed: (12:45, 4:00), 7:20  
HORRIBLE BOSSSES 2 R Fri to Tue: 10:00 PM  
PENGUINS OF MADAGASCAR PG Fri to Tue: (10:20, 12:35, 2:50, 5:15), 7:35, Wed: (10:20, 12:35, 2:50, 5:15)  
THE HUNGER GAMES: MOCKINGJAY - PART 1 PG-13 Fri to Tue: (11:00, 1:45, 4:35), 7:30, 10:25, Wed: (11:00, 1:45, 4:35)  
Times for Friday-Wednesday, December 19-24, 2014  
Bargain Matinee ( ) SPECIAL ENGAGEMENT/NO PASSES ★

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**Phone:**  
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Friday & Saturday  
11am - 10pm

**Website:**  
TheHummusFactory.com  
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**Cuisine:**  
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**Monday 'Chicken Fiesta'**  
\$9 Chicken Plate  
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Free Hummus

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The Downey Patriot



## SPORTS BRIEFS: Middle school volleyball, soccer seasons wrap up

• Next middle school sports season, girls basketball and boys soccer, begins Jan. 27.

By Mark Fetter  
Contributor

**DOWNEY** - The Downey middle school second season of boys' volleyball and girls' soccer concluded last Thursday and city championships were determined. Griffiths traveled to Sussman last Thursday to take on the Spartans and Doty traveled to Stauffer to take on the Spartans.

The 8th grade Sussman boys' volleyball team defeated Griffiths 21-12 and 21-9. The Sussman 7th grade boys' volleyball team defeated Griffiths 17-21, 21-11 and 15-11.

The Sussman 6th grade boys' volleyball team defeated a previously undefeated Griffiths team 16-21, 21-3 and 15-3. In the second game, Sussman's Chris Hernandez scored 20 straight points off his serve.

The Griffiths 8th grade girls' soccer team defeated Sussman 3-1 and the Griffiths 6th and 7th grade team defeated Sussman 2-0.

The 8th grade Doty boys'

volleyball team defeated Stauffer 21-14 and 21-13. The Stauffer 7th grade boys' volleyball team defeated Doty 21-13 and 21-12. The Doty 6th grade boys' volleyball team defeated Stauffer 21-19 and 21-16. The Doty 8th grade girls' soccer team defeated Stauffer 2-0 on penalty kicks after ending regulation in a 0-0 tie. The Doty 6th and 7th grade girls' soccer team defeated Stauffer 2-0.

The 8th grade boys' volleyball city title was shared by Doty and Sussman with records of 4-1. Stauffer finished third at 2-3 and Griffiths was fourth at 0-5. The 7th grade boys' city title was also shared by Doty and Sussman with records of 3-2. Griffiths and Stauffer tied for third place with records of 2-3. The 6th grade boys' city title was won outright by Griffiths with a record of 4-1. Doty finished in second place at 3-2, Sussman finished in third place at 2-3 and Stauffer finished in fourth place at 1-4.

The 8th grade girls' soccer city title was shared by Doty and Griffiths with records of 3-2. Stauffer and Sussman tied for third place with records of 2-3. The 6th and 7th grade girls' soccer city title went to Doty with a record of 4-0-1. Griffiths finished in second place at 2-2-1,

Stauffer finished in third place at 2-3 and Sussman finished in fourth place at 1-4.

Games were highly competitive and entertaining. It was great to see so many students, parents, teachers and fans at each of the games. Next up for middle school sports will be three grade level teams for boys and girls basketball, six teams total, as well as an 8th grade and 6th and 7th grade boys' soccer teams. First games will begin January 27 at previously scheduled school sites.

Although the Warren Lady Bear cross country team saw their season come to an end at C.I.F. finals in late November, Warren is still receiving accolades. The Long Beach Press Telegram released their annual girls' Cross Country Dream Team selections on Wednesday for the 2014 season.

For their outstanding performances throughout the cross country season, seven Lady Bears were named to the Dream Team. Senior Marissa Pluma and junior Samantha Tabares were named to the First Team. Senior Lisa Vasquez, Junior Janeane Hernandez and junior Gwendolyn Hurtado were named to the Second Team.

Senior Sofia Ramos and sophomore Trinity Gomez were given honorable mention recognition for their efforts.

At C.I.F. Finals, the Lady Bears were led by senior Marissa Pluma's 37th place overall finish in 19:00. Junior Samantha Tabares finished 47th in a time of 19:10, junior Janeane Hernandez finished 59th in a time of 19:20, junior Gwendolyn Hurtado finished 63rd in a time of 19:23, senior Lisa Vasquez finished 64th in a time 19:25, sophomore Trinity Gomez finished 68th in a time of 19:32 and senior Sofia Ramos finished 74th in a time of 19:42.

Interestingly, four of Warren's top seven runners will be returning next year with more experience and skill under their belts. Coach Waldron and his staff are excited that seven of his top runners were recognized by the Long Beach Press-Telegram as top performers. Warren's strong finish was their third best to date.

As a team, Warren finished ninth in Heat 1 at C.I.F. but needed to finish in the top seven in order to advance to the state meet in Fresno.

The Warren High School boys' basketball team currently has a record of 2-5. The Bears lost their season opener to Cerritos 66-

49 on 12/1 in the Cerritos/Gahr Tournament. Warren was defeated by Jordan 65-50 on 12/3, defeated by Bell 38-31 on 12/5 and defeated Granite Hills 59-52 on 12/6. The Bears were defeated by Bonita 65-36 on 12/10, defeated by Schurr 56-51 on 12/11 and defeated Alhambra 64-61 on 12/12 in the Blue Pride Classic.

Warren will play in the 5th Annual Whittier Holiday Invitational over Christmas Break from 12/26-30. The Bears will then travel to Schurr on 1/2 before they open S.G.V.L. play against Gahr at Warren on 1/4. Warren will travel to cross-town rival Downey to face the Vikings on 1/16.

The Warren High School girls' basketball team currently has a record of 3-2. The Lady Bears lost to Orange Lutheran 50-26 on 12/5 in their season opener.

Warren defeated Long Beach Wilson 75-47 on 12/9 in the Ocean View Tournament, were defeated by Ocean View 46-42 on 12/10 and defeated Los Alamitos 58-45 on 12/12. The Lady Bears defeated the California Academy of Math and Science 80-58 on 12/13 and played San Clemente and Corona del Sol earlier this week (scores unavailable at press time).

Warren will host Torrance on 1/8 and El Rancho on 1/9 as final tune-ups before they begin S.G.V.L. play against Gahr at Warren on 1/14. Warren will travel to cross-town rival Downey on 1/16.

The Downey High School boys' basketball team currently has a record of 5-2. The Vikings defeated Whittier Christian in the Buena Park Tournament 55-44 on December 1 in their season opener.

Downey lost to Valencia 56-38 on 12/3, defeated Jurupa Hills 59-26 on 12/5 and defeated Buena Park 57-37 on 12/6. The Vikings defeated Cypress 65-39 on 12/12, defeated Lakewood 76-62 on 12/13 and lost to Corona del Mar 61-53 on Tuesday in the Charlie Wilkins Memorial Tournament in Westminster. Downey played Hawthorne on Wednesday (score unavailable at press time).

Downey will play Cerritos at the Staples Center on January 5 and then travel to California High on January 7 for their final non-league game. The Vikings will begin S.G.V.L. play on January 14 when they travel

See SPORTS, page 11

### TITAN PUBLIC AUCTION

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# SPORTS: Vikings girls b-ball 6-2

Continued from page 10

to Lynwood to play the Knights. Downey will host cross-town rival

Warren on January 16.

The Downey High School girls' basketball team currently has an overall record of 6-2. The Lady Vikings defeated San Pedro 41-39 on 11/28 in the Downey Classic in their season opener.

Downey lost to Kennedy 59-36 on 11/29, defeated Mayfair 47-36 on 12/2 and defeated Legacy 42-39

on 12/4. The Lady Vikings defeated Whitney 48-11 on 12/10, defeated Whittier 37-24 on 12/10 and lost to St. Paul 56-48 on 12/12. Downey defeated Gahr 55-37 on 12/13 and played Los Alamitos yesterday (score unavailable at press time).

Downey will travel to La Serna on 12/22 before participating in the Southern California Holiday Prep Classic from 12/26-30. Downey will play Whittier at the Staples Center on January 7 and then play Mayfair on 1/8 before opening S.G.V.L. play at Lynwood on 1/14.

Downey will host cross-town rival Warren on January 16.



Warren High's boys cross country team finished in fifth place at the CIF state meet held in Fresno last month. After a season plagued by injury and illness, the team adopted the motto "Survive and Advance" this year, which they did my winning their sixth league title in a row. They have reached the CIF Finals six of the past seven years, and advanced to the state meet the last two years.

This year's team consisted of seniors Jonathan Rodriguez, Andres Barragan, Benjamin Gonzalez, and Freddy Menendez; juniors Martin Lopez, Matthew Sanchez, Bryan Pluma, Sergio Santana, Rickey Pena and Christopher Estrada; and sophomore Alex Garber.

## BINGO

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## BULK SALES

### NOTICE TO CREDITORS OF BULK SALE

**(Division 6 of the Commercial Code) Escrow No. 34974-MW**

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described

(2) The name and business addresses of the seller are: ARISTOTLE NICKOLAS NTZOURAS, 201 S. BROOKHURST ST, ANAHEIM, CA 92804.

(3) The location in California of the chief executive office of the Seller is: 9039 BUCKLES ST, DOWNEY, CA 90241

(4) The names and business address of the Buyer(s) are: ALEXANDER GARCIA CENTENO, 625 S. ARCHER ST, ANAHEIM, CA 92804

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT of that certain business located at: 201 S. BROOKHURST ST, ANAHEIM, CA 92804

(6) The business name used by the seller(s) at said location is: LINBROOK PIZZA & GRILL

(7) The anticipated date of the bulk sale is JANUARY 7, 2015 at the office of: ADVANTAGE ONE ESCROW, 7777 CENTER AVE #350 HUNTINGTON BEACH, CA 92647, Escrow No. 34974-MW, Escrow Officer: MARILYN WESTMORELAND

(8) Claims may be filed with: ADVANTAGE ONE ESCROW, 7777 CENTER AVE #350 HUNTINGTON BEACH, CA 92647, Escrow No. 34974-MW, Escrow Officer: MARILYN WESTMORELAND

(9) The last day for filing claims is: JANUARY 6, 2015.

(10) The Bulk Sale is subject to California Uniform Commercial Code Section 6106.2.

(11) As listed by the seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are:

Dated: DECEMBER 10, 2014  
SELLER: ARISTOTLE NICKOLAS NTZOURAS  
BUYER: ALEXANDER GARCIA CENTENO  
L1485597 DOWNEY PATRIOT 12/15/14

The Downey Patriot  
12/18/14

## FICT. BUS. NAME

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2014350861**

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) DOWNEY HOME LOANS-LOAN PROCESSING, 10013 TECUM ROAD., DOWNEY CA 90240, LA COUNTY, 10013 TECUM ROAD., DOWNEY CA 90240

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) DOWNEY HOME LOANS CORPORATION, 10013 TECUM ROAD., DOWNEY CA 90240

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 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/DOWNEY HOME LOANS CORPORATION, PRESIDENT, FERNANDO GOMEZ

This statement was filed with the County Clerk of Los Angeles on DECEMBER 12, 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  
12/18/14, 12/25/14, 1/11/15, 1/8/15

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2014353189**

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) SWIRLING MIST VAPOR AND TOBACCO, 9086 IMPERIAL HWY SUITE B, DOWNEY CA 90242, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) JERRY GIVENS, 9086 IMPERIAL HWY SUITE B, DOWNEY CA 90242

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 12/01/2014

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/JERRY GIVENS, OWNER

This statement was filed with the County Clerk of Los Angeles on DECEMBER 16, 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).

law (see Section 14411 et. seq., Business Professions Code).

The Downey Patriot  
12/18/14, 12/25/14, 1/11/15, 1/8/15

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2014350681**

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) ROUNDHOUSE INVESTMENT CLUB, 7741 YANKEY ST., DOWNEY CA 90242, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) CRAIG LUDWICK, 7741 YANKEY ST., DOWNEY CA 90242 (2) JOHN ROBERTS, 210 E. OCEAN BLVD. UNIT 216, LONG BEACH CA 90802 (3) LEONARD MARTINEZ, 1201 W. VALENCIA DR. SPACE74, FULLERTON CA 92833

State of Incorporation: N/A

This business is conducted by a Limited Partnership

The registrant commenced to transact business under the fictitious business name or names listed above on 12/12/2014

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/CRAIG LUDWICK, CO PARTNER

This statement was filed with the County Clerk of Los Angeles on DECEMBER 12, 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  
12/18/14, 12/25/14, 1/11/15, 1/8/15

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2014318452**

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) MISSION FLEET SERVICES, 8253 PHLOX ST, DOWNEY CA 90241, LA COUNTY, 9036 RIVES AVE, DOWNEY CA 90240

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) LISA VALDES, 9036 RIVES AVE, DOWNEY CA 90240

State of Incorporation: N/A

This business is conducted by an Individual The registrant commenced to transact business under the fictitious business name or names listed above on 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/LISA VALDES, OWNER

This statement was filed with the County Clerk of Los Angeles on NOVEMBER 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. 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  
11/27/14, 12/4/14, 12/11/14, 12/18/14

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2014335139**

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) CELADORA, 2337 E DEL AMO BLVD, COMPTON CA 90220, LA COUNTY

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) ROBERT DAVID ROONEY, 5855 GRAYWOOD AVE., LAKEWOOD CA 90712

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/ROBERT DAVID ROONEY, OWNER

This statement was filed with the County Clerk of Los Angeles on NOVEMBER 24, 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  
12/4/14, 12/11/14, 12/18/14, 12/25/14

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2014339533**

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) CREATIVE CEILING SOLUTIONS, 11127 GERBER AVE, WHITTIER CA 90604, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) MICHAEL FISH, 11127 GERBER AVE, WALNUT CA 90604 (2) TRACY FISH, 11127 GERBER AVE, WHITTIER CA 90604

State of Incorporation: N/A

This business is conducted by a Married Couple

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/MICHAEL FISH, PARTNER

This statement was filed with the County Clerk of Los Angeles on DECEMBER 2, 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  
12/4/14, 12/11/14, 12/18/14, 12/25/14

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2014314364**

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) ELIZARRAS AUTO TRANSPORTATION, 11212 FLALLON AVE, NORWALK CA 90650, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) IGNACIO ELIZARRAS, JR., 11212 FLALLON AVE, NORWALK CA 90650

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 11/04/2014

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/IGNACIO ELIZARRAS, JR.

This statement was filed with the County Clerk of Los Angeles on NOVEMBER 4, 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  
11/27/14, 12/4/14, 12/11/14, 12/18/14

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2014338597**

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) DOUBLE TWOOD COMPANY, 13337 E. SOUTH STREET SUITE 578, CERRITOS CA 90703, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) JASON CHEN, 13337 E. SOUTH STREET SUITE 578, CERRITOS CA 90703 (2) KIRA ABELSON, 13337 E. SOUTH STREET SUITE 578, CERRITOS CA 90703

State of Incorporation: N/A

This business is conducted by Copartners

The registrant commenced to transact business under the fictitious business name or names listed above on 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/ALEJANDRA PEREZ, OWNER

This statement was filed with the County Clerk of Los Angeles on DECEMBER 1, 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  
12/4/14, 12/11/14, 12/18/14, 12/25/14

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2014329581**

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) RIVERA TOWING, 5851 ESTRELLA AVE., LOS

### ANGELES CA 90044, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) JOSE ALFREDO RIVERA, 5851 ESTRELLA AVE., LOS ANGELES CA 90044

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/JOSE ALFREDO RIVERA, OWNER

This statement was filed with the County Clerk of Los Angeles on NOVEMBER 19, 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  
11/27/14, 12/4/14, 12/11/14, 12/18/14

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2014318840**

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) MN WHOLESALE, 15311 GUNDRY AVE UNIT 5, PARAMOUNT CA 90723, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) NANCY C SHUSTERMAN, 15311 GUNDRY AVE UNIT 5, PARAMOUNT CA 90723

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/NANCY C SHUSTERMAN, OWNER

This statement was filed with the County Clerk of Los Angeles on NOVEMBER 7, 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  
12/4/14, 12/11/14, 12/18/14, 12/25/14

### STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

**2014353178**

File Number 2014308666 DATE FILED: OCTOBER 28, 2014

NAME OF BUSINESS(ES): ANAHIS FURNITURE

STREET ADDRESS, CITY, STATE, ZIP CODE: 2851 LYNWOOD RD, LYNWOOD, CA, 90262

REGISTERED OWNERS(S): (1) ALEJANDRA PEREZ, 2851 LYNWOOD RD, LYNWOOD CA 90262 (2) LUIS MANUEL PEREZ SALDANA, 2851 LYNWOOD RD, LYNWOOD CA 90262

State of Incorporation: N/A

This business is conducted by a Married Couple

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/ALEJANDRA PEREZ, OWNER

This statement was filed with the County Clerk of LOS ANGELES on DECEMBER 16, 2014

The Downey Patriot  
12/18/14, 12/25/14, 1/11/15, 1/8/15

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2014320258**

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) SAHUAWY GLASS & WINDOW, 3115 E GAGE AVE, HUNTINGTON PARK CA 90255, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) MARTHA PATRICIA ALCARAZ, 6235 NEWELL ST APT B, HUNTINGTON PARK CA 90255

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 10/16/2014

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/MARTHA PATRICIA ALCARAZ, OWNER

This statement was filed with the County Clerk of Los Angeles on NOVEMBER 10, 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).

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  
11/27/14, 12/4/14, 12/11/14, 12/18/14

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2014322429**

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) MY CHELADA, 9324 HORLEY AVE., DOWNEY CA 90240, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) GERARDO RUBIO, 9324 HORLEY AVE., DOWNEY CA 90240

State of Incorporation: N/A

This business is conducted by an Individual The registrant commenced to transact business under the fictitious business name or names listed above on 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/GERARDO RUBIO, OWNER

This statement was filed with the County Clerk of Los Angeles on NOVEMBER 12, 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  
11/27/14, 12/4/14, 12/11/14, 12/18/14

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2014347876**

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) PROFESSIONAL HOME INSPECTIONS, 9538 PIONEER BLVD, SANTA FE SPRINGS CA 90670, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) ALFREDO GURROLA, 9538 PIONEER BLVD, SANTA FE SPRINGS CA 90670

State of Incorporation: CA

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/ALFREDO GURROLA, CERTIFIED HOME INSPECTOR, PROFESSIONAL HOME INSPECTIONS

This statement was filed with the County Clerk of Los Angeles on DECEMBER 5, 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  
12/4/14, 12/11/14, 12/18/14, 12/25/14

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2014344786**

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) PROFESSIONAL HOME INSPECTIONS, 9538 PIONEER BLVD, SANTA FE SPRINGS CA 90670, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) ALFREDO GURROLA, 9538 PIONEER BLVD, SANTA FE SPRINGS CA 90670

State of Incorporation: CA

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/ALFREDO GURROLA, CERTIFIED HOME INSPECTOR, PROFESSIONAL HOME INSPECTIONS

This statement was filed with the County Clerk of Los Angeles on DECEMBER 5, 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  
12/18/14, 12/25/14, 1/11/15, 1/8/15

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2014340257**

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) PURE CELLULAR 4, 563 N AZULAS AVE, COVINA CA 91722, COUNTY OF LOS ANGELES

Articles







Sealed requests for proposal (RFP's) must be delivered to the Downey Unified School District, Purchasing Department, 11627 Brookshire Avenue, Room 169, Downey, CA 90241 no later than 11:00 AM on January 16, 2015.

Companies interested in bidding should request appropriate bid documents from the Purchasing Department, (562) 469-3531.

A Bidders Conference for the purpose of acquainting prospective bidders with the unique requirements of the District will be held on December 22, 2014 at 8:00 AM commencing in the Board Room at the District office address noted above. **Attendance is required.**

The Board of Education reserves the right to reject any and all bids. No bidder may withdraw their bid for a period of ninety (90) days after the date set for the opening of bids. Refer to the formal bid documents and specifications for additional information, terms, and conditions.

**Darren Purseglove, C.P.M.**  
Darren Purseglove  
Director of Purchasing and Warehouse

**The Downey Patriot**  
12/11/14, 12/18/14

#### NOTICE OF BID

Notice is hereby given that the Board of Education for the DOWNEY UNIFIED SCHOOL DISTRICT, Downey, CA (Los Angeles County), will receive Request for Proposal (RFP) Number 2014/2015-01 for the procurement of the following:

Television Broadcast Studio for Downey High School

Sealed requests for proposal (RFP's) must be delivered to the Downey Unified School District, Purchasing Department, 11627 Brookshire Avenue, Room 169, Downey, CA 90241 no later than 4:00 PM on December 30, 2014.

Companies interested in bidding should request appropriate bid documents from the Purchasing Department, (562) 469-3531.

A Bidders Conference for the purpose of acquainting prospective bidders with the unique requirements of the District will be held on December 19, 2014 at 2:00 PM commencing in Room 108 at the District office address noted above. **Attendance is required.**

The Board of Education reserves the right to reject any and all bids. No bidder may withdraw their bid for a period of ninety (90) days after the date set for the opening of bids. Refer to the formal bid documents and specifications for additional information, terms, and conditions.

**Darren Purseglove, C.P.M.**  
Darren Purseglove  
Director of Purchasing and Warehouse

**The Downey Patriot**  
12/11/14, 12/18/14

#### NOTICES

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES**  
**NORWALK SUPERIOR COURT**  
**ORDER TO SHOW CAUSE**  
**FOR CHANGE OF NAME**  
**CASE NUMBER: V5026494**

TO ALL INTERESTED PERSONS: Petitioner JORGE LOPEZ AND GWENDOLYN CARRILLO filed a petition with this court for a decree changing names as follows: Present name (1) MADALYN LOPEZ GOMEZ to Proposed name (1) MADALYN LOPEZ CARRILLO  
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: DECEMBER 31, 2014, Time: 1:30 pm**  
**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, **DOWNEY PATRIOT**, October 29, 2014.  
Margaret Miller Bernal  
Judge of The Superior Court  
Petitioner or Attorney, In Pro Per  
**Jorge Lopez and Gwendolyn Carrillo**  
**4823 Live Oak St.**  
**Cudahy, CA 90201**  
**(323) 365-9514**

**The Downey Patriot**  
12/4/14, 12/11/14, 12/18/14, 12/25/14

#### PROBATE

**NOTICE OF PETITION TO ADMINISTER ESTATE OF FREDERICK A. DICKINSON aka FRED DICKINSON**  
**Case No. BP158239**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of FREDERICK A. DICKINSON aka FRED DICKINSON.

A PETITION FOR PROBATE has been filed by Pamela Jill Dickinson in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Pamela Jill Dickinson be appointed as personal representative to administer the estate of the decedent.  
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
A HEARING on the petition will be held on January 21, 2015 at 8:30 AM in Dept. No. 29 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:**  
**PAUL V REZA ESQ**  
**DBN10512**  
**LAW OFFICE OF PAUL V REZA**  
**30012 IVY GLENN DR**  
**STE 285**  
**LAGUNA NIGUEL CA 92677**

**CN905528**

**The Downey Patriot**  
12/18/14, 12/25/14, 1/1/15

**NOTICE OF PETITION TO ADMINISTER ESTATE OF MARY RANELLETTI GILLMOR aka MARY R. GILLMOR**  
**Case No. BP158425**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARY RANELLETTI GILLMOR aka MARY R. GILLMOR.  
A PETITION FOR PROBATE has been filed by Anthony Ranelletti and Arline R. Tackett in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that Anthony Ranelletti and Arline R. Tackett 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 January 12, 2015 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:**  
**MARK C DOYLE ESQ**  
**MONICA GOEL ESQ**  
**TREDWAY LUMSDAINE & DOYLE LLP**  
**3900 KILROY AIRPORT**  
**STE 240**  
**LONG BEACH CA 90806-6809**

**CN906404**

**The Downey Patriot**  
12/18/14, 12/25/14, 1/1/15

**NOTICE OF PETITION TO ADMINISTER ESTATE OF FRANK WALTER LOPEZ**  
**Case No. BP158783**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of FRANK WALTER LOPEZ.  
A PETITION FOR PROBATE has been filed by Christopher Kilpatrick in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE re-quests that Christopher Kilpatrick be appointed as personal representative to administer the estate of the decedent.  
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
A HEARING on the petition will be held on Dec. 30, 2014 at 8:30 AM in Dept. No. 5 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:**  
**JAMES R MELLOR JR ESQ SBN102804**  
**JAMES R MELLOR JR**  
**2415 CAMPUS DR**  
**STE 120**  
**IRVINE CA 92612**

**CN905691**

**The Downey Patriot**  
12/4/14, 12/11/14, 12/18/14

#### TRUSTEE SALES

**NOTICE OF TRUSTEE'S SALE** Trustee Sale No. 120052 Title No. 95509148  
**NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/21/2005. 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 01/07/2015 at 11:00 AM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 05/06/2005, as Instrument No. 05 1068335, in book xx, page xx, of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by William K. Stake, An Unmarried Man, WILL CHECK/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), By 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: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 8019-010-011 The street address and other common designation, if any, of the real property described above is purported to be: 11246 Dalwood 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, 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 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: \$248,884.51 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 mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 for information regarding the trustee's sale or visit this Internet Web site www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case: 05/06/2005

**Attorney for petitioner:**  
**JAMES R MELLOR JR ESQ SBN102804**  
**JAMES R MELLOR JR**  
**2415 CAMPUS DR**  
**STE 120**  
**IRVINE CA 92612**

**CN905691**

**The Downey Patriot**  
12/4/14, 12/11/14, 12/18/14

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: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 8019-010-011 The street address and other common designation, if any, of the real property described above is purported to be: 11246 Dalwood 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, 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 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: \$248,884.51 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. Dated: 12/10/2014 THE MORTGAGE LAW FIRM, PLC Adriana Rivas/Authorized Signature FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 714-730-2727 The Mortgage Law Firm, PLC, is attempting to collect a debt. Any information obtained may 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 mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 for information regarding the trustee's sale or visit this Internet Web site - www.servicelineKASAP.com - for information regarding the sale of this property, using the file number assigned to this case: 120052. 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. A-FN4500353 12/18/2014, 12/25/2014, 01/01/2015

**The Downey Patriot**  
12/4/14, 12/11/14, 12/18/14

ORDER: 5920670 TSH: 140901  
A. P. NUMBER: 8018-010-003 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST OF ONE REAL PROPERTY LOCATED UNDER A DEED OF TRUST DATED 1/18/2014 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN THAT C.N.A. FORECLOSURE SERVICE, INC. A CALIFORNIA CORPORATION, as trustee, successor trustee, or substituted trustee pursuant to the Deed of Trust executed by Gloria E. Aguilar, a married woman as her sole and separate property Recorded on 1/31/2014 as Instrument No. 20140109020, of Official records in the office of the County Recorder of Los Angeles County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 09/08/2014 as Instrument No. 2014-09340456 of said Official Records, WILL SELL ON 12/18/2014 Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA at 9:00 a.m. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described. The property address and other common designation, if any, of the real property described above is purported to be: 11812 Gard Avenue, Norwalk, CA The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of 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: \$26,366.81 (estimated). In addition to cash, the trustee will accept a cashier's check drawn by a state or federal credit union or a check drawn by 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. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on 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 mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 for information regarding the trustee's sale or visit this Internet Web site - www.servicelineKASAP.com - for information regarding the sale of this property, using the file number assigned to this case: 120052. 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. A-FN4500353 12/18/2014, 12/25/2014, 01/01/2015

**The Downey Patriot**  
12/18/14, 12/25/14, 1/1/15

APN: 6192-005-012T.S. No. 017558-CA NOTICE OF TRUSTEE'S SALE/PURSUANT TO CA CIVIL CODE 2923.3IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/1/2007. 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. NOTICE TO PROPERTY OWNER: CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust recorded 5/18/2007, as Instrument No. 20071214248, of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: OLEGARIO SANCHEZ, AND MARIA ESTELA SANCHEZ, HUSBAND AND WIFE AS JOINT TENANTS/WILL SELL AT PUBLIC AUCTION TO 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, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: VINEYARD BARROOM, DOUBLETREE HOTEL, 200 E. HIGHWAY 91, SUITE 101, AND WINDMILL DRIVE, NORWALK, CA 90650 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: 10721 ALEXANDER AVENUE LYNNWOOD CALIFORNIA 90249 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: \$674,576.38 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 mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 for information regarding the trustee's sale or visit this Internet Web site www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case: 01/01/2015

**The Downey Patriot**  
12/18/14, 12/25/14, 1/1/15

Trustee Sale No. : 00000004744532 Title Order No.: 730-1406114-70 FHA/VA/PMI No.: NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/28/2007. 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. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 03/12/2007 as Instrument No. 20070539415 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA, EXECUTED BY: STEVEN KASTORENA, 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: 12/24/2014 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 PURPORTED TO BE: 7647 SHADY OAK DRIVE, DOWNEY, CALIFORNIA 90240 APN#: 6365-031-019 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 Downey Patriot**  
12/18/14, 12/25/14, 1/1/15

Trustee Sale No. : 00000004744532 Title Order No.: 730-1406114-70 FHA/VA/PMI No.: NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/28/2007. 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. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 03/12/2007 as Instrument No. 20070539415 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA, EXECUTED BY: STEVEN KASTORENA, 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: 12/24/2014 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 PURPORTED TO BE: 7647 SHADY OAK DRIVE, DOWNEY, CALIFORNIA 90240 APN#: 6365-031-019 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.

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 (800) 280-2832 or visit this Internet Web site WWW.AUCION.COM, using the file number assigned to this case 017558-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 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.nationwideposting.com BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP as Trustee Dated: 11/28/2014 NPP0238835 To: THE DOWNEY PATRIOT 12/04/2014, 12/11/2014, 12/18/2014

**The Downey Patriot**  
12/4/14, 12/11/14, 12/18/14

Trustee Sale No. : 00000004742235 Title Order No.: FHVA/PMI No.: NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/26/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 05/05/2004 as Instrument No. 04 1120063 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA, EXECUTED BY: EUNICE JUNGSOOK YANG, 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: 01/07/2015 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 PURPORTED TO BE: 8718 MELVA STREET, DOWNEY, CALIFORNIA 90242 APN#: 6261-017-032 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. 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 \$560,082.26. 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.



## CLASSIFIEDS

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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 \$527,094.08. 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 executed. 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.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA1200244387. 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 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'S SALE INFORMATION PLEASE CALL (916)939-0772 NPP0239460 TO: THE DOWNEY PATRIOT 12/11/2014, 12/18/2014, 12/25/2014

**The Downey Patriot**  
12/11/14, 12/18/14, 12/25/14

TSNG No.: 3539780 TS No.: 20079134009281  
FHA/VA/PMI No.: APN: 6259-012-008  
Property Address: 12115 DOWNEY AVENUE DOWNEY, CA 90240  
**NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/13/2005. 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 12/31/2014 at 10:00 A.M. First American Trustee Servicing Solutions, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 04/22/2005, as Instrument No. 05 0940869, in book , page , of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: VENANCIO B. RODRIGUEZ. **WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH/ 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 it 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# 6259-012-008 The street address and other common designation, if any, of the real property described above is purported to be: 12115 DOWNEY AVENUE, DOWNEY, CA 90240 he 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 \$750,774.78. 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 executed. 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.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case 20079134009281. 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 Mortgagee, the Mortgagee or the Mortgagee's attorney. Date: Requirements of SB1137 have been met pursuant to the Notice of Sale Declaration of record. First American Trustee Servicing Solutions, LLC 6 Campus Circle, 2nd Floor Westlake, TX 76262 First American Trustee Servicing Solutions, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (916)939-0772 NPP0239317 TO: THE DOWNEY PATRIOT 12/11/2014, 12/18/2014, 12/25/2014

**The Downey Patriot**  
12/11/14, 12/18/14, 12/25/14

Trustee Sale No. 14-001356 CXE Title Order No. 02-340151331 APN 6286-004-019  
**NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/16/07. 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 PROCEEDINGS**

AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 01/15/15 at 9:00 A.M., Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to the power of sale contained in that certain Deed of Trust executed by Mariana E Ramirez, a Single Woman, as Trustor(s) in favor of Mortgage Electronic Registration Systems, Inc., solely as Nominee for Countrywide Bank, FSB, as Beneficiary, Recorded on 04/30/07 in Instrument No. 20071031171 of official records in the Office of the county recorder of LOS ANGELES County, California; HSBK Bank USA, N.A., as Trustee for the Holders of Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-1, Mortgage Pass-Through Certificates, as the current Beneficiary. **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by 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, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state), Doubletree Hotel (Vineyard Ballroom) Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California described as: 10279 CASANES AVENUE, DOWNEY, CA 90241 The property heretofore described is being sold "as is". 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, 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: \$848,556.86 (Estimated good through 1/7/15) Accrued interest and additional advances, if any, will increase this figure prior to sale. The undersigned caused this Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: December 12, 2014 Elaine Malone Assistant Secretary & Assistant Vice President Aztec Foreclosure Corporation 20 Pacifica, Suite 1460 Irvine, CA 92618 Phone: (877) 257-0717 or (602) 638-5700 Fax: (602) 638-5748 www.aztecfc.com **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 or visit the Internet Web site, using the file number assigned to this case 14-001356. 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. www.Auction.com or call (800) 280-2832 Or Aztec Foreclosure Corporation (877) 257-0717 www.aztecfc.com P1123955 12/18, 12/25, 01/01/2015

**The Downey Patriot**  
12/18/14, 12/25/14, 1/1/15

Trustee Sale No. : 00000004731480  
Title Order No.: 730-1402866-70 FHA/VA/PMI No.: 0107461778  
**NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/09/2005. 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.** BARRETT DAFIN FRAPPIER TREDER & WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust recorded on 09/22/2005 as Instrument No. 05 2285935 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: ANA NAKAGAWA, 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: 12/30/2014 TIME OF SALE: 9:00 AM PLACE OF SALE: DOUBLE TREE HOTEL LOS ANGELES-NORWALK, 13111 SYCAMORE DRIVE, NORWALK, CA 90650. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 12419 BROOKSHIRE AVENUE, DOWNEY, CALIFORNIA 90242 APN#: 6261-002-024 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 \$390,349.77. 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 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 00000004731480. 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: AUCTION.COM, LLC 2 ONE MAUCHLY IRVINE, CA 92618 800-280-2832 www.auction.com** BARRETT DAFIN FRAPPIER TREDER & WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFIN FRAPPIER TREDER & WEISS, LLP as Trustee Dated: 11/28/2014 NPP0239047 TO: THE DOWNEY PATRIOT 12/04/2014, 12/11/2014, 12/18/2014


**The Downey Patriot**  
12/4/14, 12/11/14, 12/18/14

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**Need to run a Legal Notice?**

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Christmas Distribution, a joint program with Assistance League of Downey chapter members and the Assisteens, is in full swing.

The Assisteens have been responsible for shopping, wrapping and organizing the distribution of over 1,000 gifts that chapter members will deliver to 15 convalescent homes in the Downey area.

The program is funded by monies earned at the Second Tyme Around Thrift Shop and the recent Christmas Tree Brunch



At its annual luncheon last week, the Downey Association of Realtors honored Downey's Public Works Department. "In every city the public works department is the heartbeat of any city, and solves some of the toughest problems faced by the city," the DAOR said. From left: Ed Norris, Rebecca Guerrero, Mohammad Mostahkami, Mireya Ruiz, Carol Rowland and Gigi Rodriguez.



Jason Cierpiszewski of Century 21 My Real Estate was installed as president of the Downey Association of Realtors last week. He is the organization's 69th president.



The Downey Association of Realtors honored five of its members last week in recognition of their volunteer work in 2014. Nubia Aguirre (left) of Century 21 My Real Estate received the Distinguished Service Award, the highest award given to a member. Rowena Dominguez, also of Century 21 My Real Estate was awarded the Tomorrow's Leader Today Award; Andy Zuolaga of Farmers Insurance was named Affiliate of the Year; Carrie Uva of Prudential 24 Hour Real Estate received the Associate of the Year Award; and Tom Ramirez of iMortgage was honored with the President's Award.

[www.HOMESINDOWNEY.com](http://www.HOMESINDOWNEY.com)

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Three longtime realtors were honored with the title of "realtor emeritus" by the Downey Association of Realtors and the National Association of Realtors. Joe Medina of Medina Investments; Donna Grogan, broker; and Larry Kooiman of Century 21 Home & Investment are each celebrating 40 years as realtors.

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**OUR CLIENTS**

"George Gordon is very knowledgeable and took care of all the issues. George made it a hassle free transaction!" - Robert Grant

"Steve Roberson did an excellent job, is an excellent realtor and a good friend!" - Cynthia Espalin

"Ernesto Medina did a really good job and if he didn't have the answer then he got back to us in a really timely manner!" - Abed Hytham

**FEATURED PROPERTY**

**North Downey!!!**  
 Gorgeous modern home with an open kitchen featuring granite counters and custom made granite tile floors. The property also features 3 bedrooms, 2 bathrooms, skylights a pool and a newer roof and many other upgrades! This is a must see! Call Today For Info!!!!

**TOP PRODUCERS**

**TOP LISTING** Brian Holden  
**TOP PRODUCTION** Richard Munoz  
**TOP SALES** Flor Martinez

**IN ESCROW**

**Downey Home With Large Lot!!!**  
 Great Downey Home with long driveway, RV parking and Detached 2 car garage. This nice property offers 4 bedrooms and 3 bath. Large private backyard with a sparkling pool over setting on 17,527 SQ FT Lot. Cover patio with built in BBQ.

**Nice Downey Condo!!!**  
 Very nice and clean condo. Updated kitchen. Fireplace in living room, laminated wood floors, new window coverings, dining area off kitchen. This is not an FHA approved complex.

**North Downey!!!**  
 Nice 2 bed, 3 bath Downey Condo! New flooring, new paint, new blinds, some updates in kitchen and baths. Large bedrooms with walk in closets, area pool, patio 2 car garage with security gate. Very nice.

**Splish Splash!**  
 Amazing 2005 custom rebuilt pool home located in Orange estates, this fabulous home features 4 bedroom 4 baths, 2 car detached garage. To many features to mention. Call For More Info!

**Great Mobile Home**  
 Very neat and clean unit - Nice senior park - Utility room- office can be 3rd bedroom - Extra large bedrooms and closets.

**Beautiful North Downey Home**  
 Nice ranch style 3 bedroom, 2 bathroom home in great neighborhood. Property features new exterior paint, new front landscaping with new front sprinklers. Also, this home has a large den and family room. This is a must see! Call Today For Info!!!!

**IN ESCROW**

**Great Downey Home!**  
 This lovely family home in Orange Estates has 3 bedroom, 2 bathrooms and a large eat in kitchen. The covered patio with wood burning fireplace is excellent for entertaining, barbecuing or just a quiet place to relax. Call for more info!

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Thank you Downey Association of Realtors for awarding me Realtor Associate of the year! What a wonderful honor. It has been a great pleasure to work with such amazing people.



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Industrial use property in Norwalk! 9,920 sq. ft. of building partially occupied for income! Lot is 23,046 sq. ft.  
Now: \$1,150,000



**DOWNEY!**  
**Large Rear Yard!**  
This cozy home offers you everything! 3 bedrooms, family room w/ fireplace, upgraded kitchen!  
Call Mario To See!!!

**Cristina Picarelli**  
"The Power to Move You!"  
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Happy Holidays From Our Family To Yours!  
Cristina Picarelli & Family

**Frank Moreno**  
"I Get Results!"  
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Frank@FrankMoreno.com



If you are thinking of Selling Give Me a Call  
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**Ben & Stephanie**  
"The Father-Daughter Team"  
(562) 217-8384  
TheFatherDaughterTeam@gmail.com



Open House Sunday 12-4 PM  
**4 Car Garage!**  
Nice 3 BD, 2 BA, remodeled kitchen, family room, copper plumbing, 1,282 sq. ft. 6,501 sq. ft. lot.  
For More Info Call 562-217-8384

**NOW TAKING LISTINGS!**  
We have buyers looking to buy in Downey. If you would like to sell, CALL US TODAY  
562-217-8384

**Vicki Spearman**  
"I Care for Downey!"  
(562) 367-9520  
icare4dow@aol.com



**BACK ON THE MARKET!**  
12059 Patton, Downey  
3 BD, 2 BA, double detached garage, large lot near Alameda Elementary School  
Priced at: \$425,000  
Call Vicki (562) 367-9520



**SOLD!**  
**Park Like Community!**  
Lovely 5 BD, 3 BA home with 3,256 sq. ft. living space. Home features a cozy fireplace valuted ceilings, jetted tub, porch and sprinkler system.  
IN ESCROW!  
Call Angie (818)-441-8833



**SOLD!**  
**A GREAT BUY!**  
3 bedrooms, 2 bathrooms 1,244 sq. ft. living space 2,495 sq. ft. lot.  
I Can Sell Yours Too  
Call Ekber Today  
323-365-3765



**SOLD!**  
**Home Sweet Home!**  
3 bedrooms, 3 bathroom, step-up family room, hardwood floors, 2213 sq. ft.  
Priced at: \$1,100,000  
Call Pam Lee 562-537-1134  
Pam@Prudential24Hours.com

**Mario Persico**  
"Mario DID IT Again!"  
(562) 533-7433  
Mario@MarioPersico.com



**SOLD!**  
7149 Cole St., Downey  
3 BD, 2 BA, 1,599 sq. ft. living space 5,210 sq. ft. lot  
**MARIO DID IT AGAIN!**  
**SOLD! SOLD! SOLD! SOLD!**  
Call Mario For More Info  
562-533-7433

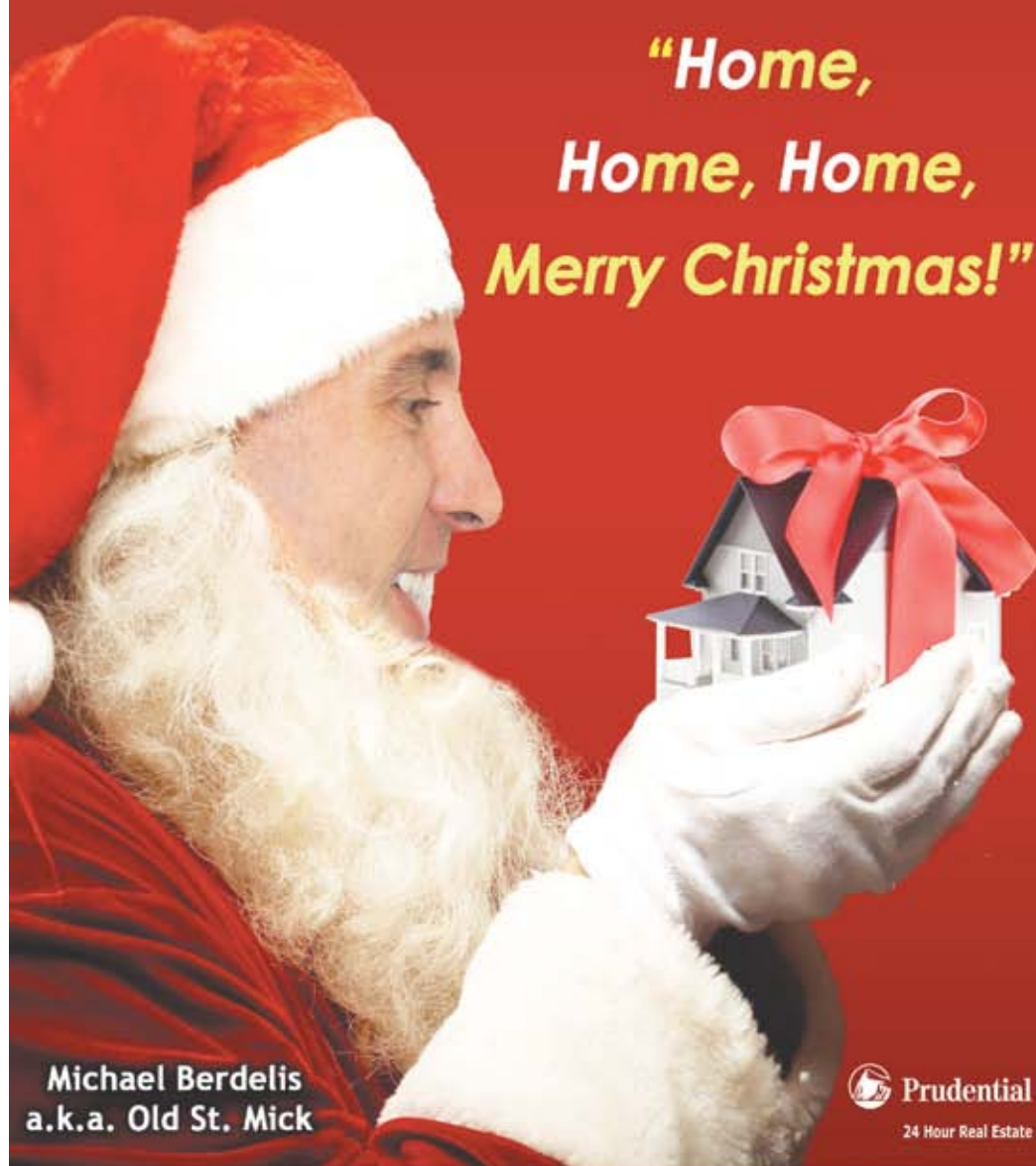
**ATTENTION**  
Thinking of Selling Your Home?  
Call Mario for a FREE At-Home Consultation!!  
**MARIO PERSICO**  
Find out why THIS is a GREAT season to put your home for sale!!  
**LET MARIO "DO IT" FOR YOU TOO!!**

**AVAILABLE!**  
**TOO NEW FOR PHOTO!!**

**EXCLUSIVE LISTING!!**  
3 BD, 3 BA 1925 sq. ft. of living space +350 permitted detached bonus room.  
Priced at: \$599,000  
Call Mario for more info.  
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**MARIO PERSICO SELLS DOWNEY**  
Mario Persico  
(562) 533-7433

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Michael Berdelis  
a.k.a. Old St. Mick

Prudential  
24 Hour Real Estate



**Warm & Friendly**  
Northwest Downey!  
3 BD, 2 BA, 1,893 sq. ft. living space, remodeled kitchen & bathroom, hardwood floors, central air & heat, and family room with fireplace.  
Priced at: \$559,900



**Custom Built Home in Orange Estates**  
5 BD, 3 BA pool home near Furman Park on a 10,000 + sq ft lot with 2 car detached garage. The home has a large living room and formal dining area, family room with fireplace & master BA with 3/4 BA.  
Priced at: \$849,950



**Large Guest House, Large Lot!**  
3 BD, 2 BA, 2,000 sq. ft. main house w/ a 2 BD, 1 BA 700 sq. ft. guest house on a 13,837 sq. ft. lot w/a circular driveway & a 2 car detached garage. The home was remodeled 10 years ago w/ newer kitchen & bathrooms.  
Priced at: \$749,000



**Near Gallatin Elementary**  
5 BD, 4 BA, 4,333 sq ft home w/ master suite, attached recreation room currently used as a 1 BD, 1 BA guest house, detached guest house, & large pool on this 11,869 sq ft lot. Built/remodeled in 1993, backyard has covered patio, large pool & grass area at the rear.  
Priced at: \$995,000

Call Michael today for a  
**FREE Market Evaluation**  
at (562) 818-6111 or visit...  
**WWW.MICHAELBERDELIS.COM**

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"THE 24 HOUR AGENT"  
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