



# The Downey Patriot



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Thursday, Jan. 15, 2015

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

SHARED STORIES:  
THE TIES THAT BIND

## The 'F' Word

Now that the holidays are over, Kacie Cooper's essay is a timely reflection on a topic that is a source of frustration for many of us. 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 Kacie (Kathy) Cooper

Yes, you've heard the word in mixed company before and probably wished you could make people stop. But the truth is, they are not going to stop using this word. So in order not to insult anyone, I will spell it out: F-O-O-D.

Yes, this is the "F" word for me: food, food, food. Can anybody out there talk about anything other than food? Food is my arch enemy. I know we can't survive without it, but why does everyone have to talk about it so much? It seems that 90% of TV commercials are about food, and usually from fast food places.

I often think about food around midnight, which is the worst time to be thinking about the "F" word. I eat plenty of veggies, but carrots and celery have no appeal to me at that time of night. At night is when I'm craving turkey and pie. I feel like it's Thanksgiving.

I think I could look like a model who weighed only ninety-eight pounds if it wasn't for my eating so late at night. If I stick with the changes that I have made in my habits, I still might have a chance to meet Tyra Banks. Tonight will be the fourth night that I have not gone back into the kitchen to feed my midnight addiction. Oh, Lord, help me!

If I ever opened a food place, it would be referred to as the "slow food" place. It would be a place for humans who don't like eating in their cars. Perhaps this place would serve only snacks with fruits and veggies on the menu. There would be no heavy meals, no heavy foods – just items like salads, soups, and raw vegetables.

I've gone to a local chicken place and asked for raw vegetables three times now. I always get a look from the waitress as if she is thinking "What the heck is that?" I always add, "You know, not cooked."

I eat plenty of veggies, and I am trying to eat more fruits. I also eat chicken, but you know, there is cholesterol in chicken and eggs. So perhaps I should concentrate on going vegan. I would like to live a few more years and enjoy my grandchildren.

As a teenager I was proud to work at Taco Bell. But I'm not sure I would feel the same way today. Back in the 70's we served beef, beans, lettuce, tomatoes, cheese, tortillas, taco shells, and hamburger buns for the Bellburgers. Now people are bombarded with eighty or ninety items on the menu. There's just too much food, too many items, too many choices to make. It's no wonder the "F" word is everywhere.

I say, "Get the 'F' outta here, Food!" We've had enough and we're not going to take it any more. We're going to leave it. We'll all be a lot better off if we make some changes. I know I will, if I could just stop thinking about that other "F" word – Fudge.

## Rives Mansion owner claims tenant stalled work, gutted interior

• Carmen Rivera claims tenant Ralph Verdugo completed renovations without proper permits, and then destroyed the interior when evicted.

By Christian Brown  
Staff Writer

**DOWNEY** – Owners of the Rives Mansion are refuting allegations made by a former tenant last week that they were irresponsible landlords.

While owner Carmen Rivera confirmed the historic Downey landmark is facing foreclosure, she also said she and her husband Oscar evicted tenant Ralph Verdugo after the Downey businessman failed to pull the proper permits and get renovations approved by her.

"I am the victim here. I haven't done any abuses," she said. "[Verdugo] delayed and delayed so the property would fall into foreclosure and he could buy it. We're working with the bank now to modify our payments."

In July 2013, Verdugo and Rivera signed a seven-year lease to convert the Rives Mansion, located at the intersection of Paramount Boulevard and Third Street, into an upscale steakhouse and wine garden. Last week, Verdugo announced he pulled

out of an agreement with the Riveras five months ago after finding out the couple was nearly 60 months behind in mortgage payments.

"It's sad and depressing," said Verdugo, who claimed he spent \$400,000 to restore the home's floors, walls, and windows. "I called the owners and they said it was a misunderstanding, but then they stopped returning my calls."

If the Riveras lose the property, Verdugo has the first right of refusal to purchase the home.

Rivera said she lost trust in Verdugo after he failed to seek her approval on renovation plans.

"I was supposed to get a timeline of what he was doing, but he never gave me one," Rivera said. "I didn't know what he was doing."

Verdugo, however, provided the Patriot copies of plans dated Sept. 11, 2013 that were submitted to the city of Downey Building and Safety Division with both his and Rivera's signature on them.

"She knew what we were doing," he said. "Black and white proves everything."

Nonetheless, Rivera said she expected the renovation of the house to wrap up in eight months and promised Verdugo only six months of free rent. According to the lease, Verdugo would be required to make monthly payments, but only after a certificate of occupancy was issued.



Real estate broker and former Downey mayor Kirk Cartozian facilitated the lease at no charge between the two parties and confirmed Verdugo never received a certificate of occupancy.

"I was not the [Rivera's] listing broker. I had no obligation to her or Ralph...I was impartial," Cartozian said. "But Ralph's account is 100 percent accurate. He wanted to be a long-term tenant...he was incentivized to open as soon as possible. I don't know how Carmen was concerned about rent when she hadn't paid the mortgage in five years."

Inside the Rives Mansion, the main floor dining room and kitchen are now completely gutted. An upstairs bathroom has also been stripped down to studs. Verdugo ensures his team was in the process of restoration at the time of eviction, but Rivera is calling the demolition spiteful and unnecessary.

"He maliciously destroyed it so we'd lose it and he could buy it," said Rivera, who asked investigators to assess the damage. "He put us in jeopardy – we expect up to \$350,000 in damages."

## World's first Taco Bell in danger of demolition, group warns

• Taco Bell launches #SaveTacoBell social media campaign after report that original Downey location may be demolished.

**DOWNEY** – The building that housed the world's first Taco Bell is under "imminent threat of demolition," according to the Downey Conservancy, a Downey-based preservation group.

The building, located at 7112 Firestone Blvd., was opened by founder Glen Bell in March 1962.

Why did Taco Bell's founder, and one of the most famous names in fast food, choose Downey? According to the book, "Taco Titan: The Glen Bell Story," "The location was in a growth area near a middle-class neighborhood, on a street with good traffic and numerous small businesses."

For a number of years, the former Taco Bell building was the location of an independent fast food restaurant, Seafood and Tacos Raul. This latter restaurant closed at the end of December, and the now-vacant building was subsequently fenced off.

"As there is no current plan for the building's continued use, its status

is considered to be endangered," the Conservancy said.

On Wednesday, the Patriot published a story on the building's status, and tweeted that the site "may be demolished." Taco Bell replied, "Not if we can help it" and announced a "Save Taco Bell" social media campaign.

It remains unclear, however, to what length Taco Bell will go to save the building.

"This is a very special place in our history, and for the entire Taco Bell community," a Taco Bell spokesperson told the news website Consumerist. "For passionate Taco Bell fans who want to share their support, we encourage them to use #savetacobell in social media."

In a news release, the Conservancy said it has contacted not only the Taco Bell corporation, but other firms with a history of success in the adaptive reuse of important buildings.

"The organization recognizes that the building's current location may not be the best for its future and, as such, is also looking at opportunities to relocate the former Taco Bell to another site within the city," the Conservancy said. "With the current interest in adding additional



first class hotel rooms within the city, for example, consideration could be given to using the historic building as a tourism or business-to-business information center.

"The National Trust for Historic Preservation has an ongoing program called 'This Place Matters.' Those involved in the preservation of historic sites know that once an important building is lost, it's gone forever. This community has shown, in cases such as Harvey's

(now, Bob's Big Boy) Broiler and the oldest operating Mc Donald's, that these places matter. The Downey Conservancy hopes that, in the case of the original Taco Bell building, once again, "this place matters."

To learn more about The Downey Conservancy, visit thedowneyconservancy.org or call (562) 869-4900.

–Eric Pierce, editor

## Mario Guerra to be roasted

**DOWNEY** – Former mayor Mario Guerra, simultaneously one of the most polarizing and beloved public figures in Downey history, has agreed to be roasted by community leaders on Friday, Jan. 23, at Stay Gallery.

Guerra and other former mayors will be subjected to comedic insults, jokes and heartwarming tributes.

Tickets are \$75 (food and drinks included). All proceeds will benefit Stay Gallery's programs and initiatives.

"Stay Gallery Downey has been a great partner with our city in highlighting the arts and culture of our community. Their work with our kids and school district and programming about our history and art is pretty cool," said Guerra. "That's why I've consented to be roasted on January 23 with all the proceeds literally staying home for Stay Gallery Downey. Food [will be provided] by Lock 'n Key (they do some great things too)."

"While I am very proud of many things we accomplished during my terms as mayor and councilman, there are many things that they will be able to roast me on too (laughs). I'm getting nervous thinking about it already. It should be a fun night with several other former mayors and it all goes towards a good cause. I hope to see you there."

For more details, including a short video from Guerra, go to stay-gallery.com/roast



## Weekend at a Glance

Friday 77°

Saturday 77°

Sunday 77°

## Things To Do



**Keep Downey Beautiful** - Join other volunteers as they help clean up Downey over the course of one hour.

Saturday, corner of Woodruff and Stewart & Gray, 9 a.m.



**Gramps with Amps** - The surf and '60s rock band performs live.

Saturday, Mamba Grill, 8 p.m.

## Throwback Thursday



Rio Hondo Golf Course pro shop in 1978. Photo courtesy Larry Latimer

## Facebook Conversation



**Surveillance cameras at Brookshire Park**

**Angeline Deo:** GREAT idea, why not do that at every park in Downey.

**Judith Olivares:** Good idea. It's about time. Kids can't even enjoy the park because of the potheads who hang out there.

**Katie Parker:** Perfect idea! This park especially, I always see people there at night & I'm sure they are up to no good.

**Marisol Uscanga:** I went to Sussman Middle School a while back, going through the park was a short cut but I saw a lot of crimes committed at the park.

**Stacy Williams-Phillips:** I live one block from there and I can't take my kids there to play because each time I have someone was making a drug deal or smoking pot. I think cameras would be great.

**Josh Forsythe:** This is a police state people, wake up.

**Yolanda Anderson:** Great idea! Put them up in every park with a big sign that says, "Downey's watching you!"

## Tweet of the Week

@DowneyArts: Congrats to the Downey Museum of Art for a great show today and to the Other Theatre Co for the short play.



# No-cost stroke seminar series returns Jan. 28

• Appointments being taken for free carotid artery and blood pressure screenings.

By Greg Waskul  
Contributor

**DOWNEY** – The most successful Primary Stroke Prevention Seminar series in our nation's history resumes later this month featuring free carotid artery screenings that can cost upwards of \$500 at a doctor's office.

These lifesaving screenings will be provided at the first Primary Stroke Prevention Seminar of 2014, which will be held Wednesday, Jan. 28 from 9:30 to 11:30 a.m. at the Rio Hondo Event Center. In addition to the carotid artery screenings, free blood pressure screenings will also be offered at the seminar.

The stroke prevention event is sponsored by the RTH Stroke Foundation, Keck Medicine of USC, PIH Health, Rio Hondo Event Center and The Downey Patriot.

Reservations for the free event may be made online at <http://rthfoundation.org/single-event/seminar-stroke-awareness-prevention-3/> or by phone at (888) 794-9466.

The carotid artery screening process is simple – a medical technician uses an ultrasound device to determine if individuals have plaque buildup in the carotid arteries that could mean the person is at-risk

for a life-threatening stroke. Adults are advised to have this painless ultrasound screening annually, because it is a critical element in assessing a person's risk for stroke.

The seminar will also feature a presentation about life before and after a stroke, stroke risk factors, warning signs and prevention from Dr. Richard A. Rison. Dr. Rison has served as the Stroke Medical Director for PIH Health since 2005. He is a board certified neurologist with additional subspecialty board certification in vascular neurology, neurocritical care, and electrodiagnostic and neuromuscular medicine.

He also serves at the University of Southern California's Keck School of Medicine where he holds the title of Clinical Assistant Professor of Neurology. Some of his areas of professional interest include general clinical neurology, cerebrovascular disease, critical care neurology and neuromuscular disease.

Dr. Rison attributes his choice of clinical specialty to his longstanding interests in neurological disease states and neuroscience. "Various family health-related issues early on helped to further develop my interests," he says, adding "I enjoy helping people and their families with neurologic disease and diagnosing neurologic disorders along with providing newly available treatments for various neurologic conditions."

He is a member of various

professional societies including the American Academy of Neurology, the American Heart Association, American Stroke Association, the Neurocritical Care Society, the American Association of Neuromuscular and Electrodiagnostic Medicine. He is a former president of the Los Angeles Neurological Society.

Dr. Rison also serves as Deputy Editor for Journal of Medical Case Reports and Associate Neurology Editor for Case Reports in Neurology and Grand Rounds. Dr. Rison is married to a family practitioner and has four children. He played college basketball and his hobbies include chess, Chinese- and Filipino-based martial arts, clinical case reports and general editing.

"Stroke has become the leading cause of adult disability in the U.S. and the fourth leading cause of death in our nation," said RTH Stroke Foundation President Deborah Massaglia. And yet, among adults age 50 and over, a recent study showed that 97% could not identify a single stroke symptom, and only 1% could name stroke as a leading cause of death. Here are some key facts about stroke:

- On average, one American dies from stroke every four minutes
- Nearly 800,000 stroke cases are reported each year in the United States
- Women are two times more likely to die from stroke than breast cancer

• Of all stroke survivors, 90% have permanent deficits

"The good news is that stroke is one of the most preventable of all life-threatening diseases, with more than 80% percent of all strokes being preventable," Deborah said. "That's why we're offering this free seminar to help prevent strokes throughout the Downey community."

Last year more than 1,000 individuals from the local area attended Downey-area stroke prevention seminars, and more than 100 individuals were found to have blocked carotid arteries, abdominal aortic aneurysms, and/or extremely high blood pressure.

The carotid arteries are two large blood vessels that supply oxygenated blood to the large, front part of the brain. This is where thinking, speech, personality, and sensory and motor functions reside. You can feel your pulse in the carotid arteries on each side of your neck, right below the angle of the jaw line.

If you have carotid artery disease, the arteries become narrow, usually because of atherosclerosis. This is the buildup of cholesterol and other material in an artery. If a blood clot sticks in the narrowed arteries, blood can't reach your brain.

You may have carotid artery disease without having any symptoms. Plaque builds up in the carotid arteries over time with no warning signs until you have a transient ischemic attack (TIA) or a stroke.

## Man killed in gang-related shooting

**DOWNEY** – A man was fatally shot in the driveway of a south Downey home Saturday night, and police suspect the shooting was gang-related.

Police responded to the 13000 block of Earnshaw Avenue at about 10:26 p.m. after receiving several 911 calls reporting gunshots. Two suspects were seen running northbound after the shooting.

Anyone with information is urged to call Detective Mike Galindo at (562) 904-2330 or Detective Robert Del Rio at (562) 904-2324.

To stay anonymous, call (800) 222-TIPS, or text the letters TIPLA, plus your tip, to 274637.



Dr. Richard Rison

There are five sudden warning signs of a stroke, including:

- Sudden numbness or weakness of the leg
- Sudden confusion or trouble understanding
- Sudden trouble seeing in one or both eyes
- Sudden trouble walking, dizziness, loss of balance or coordination
- Sudden severe headache with no known cause

"We encourage everyone to make a reservation for the January 28 event as soon as possible because it will be a total sellout," Deborah said. "Come and find out how you can prevent a stroke, and perhaps even save your life or the life of someone you love!"

## Volunteers needed to count Downey's homeless

**DOWNEY** – Volunteers are needed to help count Downey's homeless population Jan. 27.

The count will take place from 8-11 p.m.

Volunteers will show up at the deployment center at 8 p.m., get trained for about an hour, get a map and go out in teams to literally count the number of homeless people in their map area.

Volunteers will then return to the deployment center to drop off their sheets and flashlights.

Persons under 18 are welcome to participate as long as they have their parents' consent.

For details, go to [TheyCountWillYou.org](http://TheyCountWillYou.org) and click the "volunteer" button.

The homeless count is taken every two years, and it enables private and public agencies to identify resources and better assist homeless families and individuals.

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# Winter Formal



### Lions Club selling stuffed lions

**DOWNEY** – The Downey Lions Club is selling commemorative stuffed lions for \$5 as it raises money for Downey's hosting of Special Olympics athletes later this summer.

As an official host city, Downey will provide food and shelter to 100 athletes and coaches during the Special Olympics World Games, which begin July 25.

To purchase a stuffed lion, call Lenora Perri at (310) 283-9825 or Grissel Chavez at (562) 544-0794, or email downeylions@gmail.com.

Checks can be made payable to the Downey Lions Club, note Special Olympics in memo, and mailed to P.O. Box 40218, Downey, CA 90239.



### Church to install senior minister

**DOWNEY** – Pastor Daphne Marie Gascoit Arias will be installed as senior minister of Downey Memorial Christian Church during a special service this Sunday at 2 p.m.

Arias has already been serving as senior minister at the church since last September, tasked with developing a multicultural, multilingual ministry "capable of relating and reaching out to the surrounding community," according to a church news release.

She recently co-authored (with two others) a forthcoming Bible study for the Disciples Women's ministry. She has also helped lead the Disciples' anti-racism initiative.

Arias grew up in Puerto Rico and attended Disciples of Christ congregations and schools. She earned her bachelor of arts degree at La Universidad Interamericana de Puerto Rico in Communications, and her master of divinity degree at Iliff School of Theology in Denver.

She has also completed coursework in the field of spiritually-integrated psychotherapy.

"With tons of multicultural experience and a love for learning languages (she speaks three fluently), Pastor Daphne is bringing freshness and energy to Downey Memorial Christian Church and the Downey area at large," church officials said. "Both her life and her work as a pastor are fueled by a deep sense of God's transforming presence, a passion for justice, a love for all people, and a rambunctious zeal for life. And laughter!"

Arias was born in Bayamon, Puerto Rico, to parents Daphne (also a pastor) and Enrique. She has two siblings and is married to Jose F. Morales Jr., who is also an ordained Disciples minister.

### Aerospace historian to give talk

**DOWNEY** – James Busby, a child of the Space Age and noted speaker and historian on the aerospace industry, will be guest speaker at the Downey Historical Society's Jan. 22 meeting at the Barbara Riley Center.

Busby is founder of the Organization to Support Space Exploration, which was one of the first groups to do historical recreations of the Apollo moonwalks.

In 1979, they became involved with Rockwell International's speakers bureau in Downey, where Busby was master of ceremonies for the open houses and astronaut visits to the plant until it closed.

Busby volunteered and consulted with the California Museum of Science and Industry in Los Angeles on the redesign of its aerospace museum. He was hired in 1984 as a museum assistant and was employed there for 18 years.

In 1997, actor and producer Tom Hanks asked Busby to become technical advisor for his HBO mini-series "From the Earth to the Moon." Busby helped create a historically-accurate Emmy Award-winning series, and appeared as one of the designers in an episode.

He has also assisted in other films and TV productions, including "Apollo 13," "Race Into Space" and "Salvage One."

Busby was employed by the Space Frontier Foundation as director of its international lunar conferences for two years. In April 2006, he joined XCOR Aerospace in Mojave in media relations.

The historical society meeting begins at 7:30 p.m. and is open to the public. Admission is free.

### Music festival seeks artists

**DOWNEY** – The 23rd annual Songfest, a multicultural concert festival and art exhibit, will take place March 21 at the Church of Jesus Christ of Latter-day Saints.

Artists interested in participating should email lologramz1@yahoo.com. No nude, suggestive or explicit art will be permitted.



### Cleo Latimer passes away, services Tuesday

**DOWNEY** – Cleo Catherine Latimer passed away Jan. 6 at her home in Downey with family present.

Latimer was a longtime Downey resident and kindergarten teacher. She was born May 29, 1920, in Hillview, South Dakota.

She began teaching at Old River School in Downey in 1950. She soon moved to Rives Avenue School and finished her 30-year teaching career at Spencer Williams School.

Latimer was also a well-known community leader and former president of the Friends of the Downey City Library. She was a board member and secretary of the Aerospace Legacy Foundation for many years.

She preceded in death by her husband, Warren W. Latimer, in 2011, and is survived by five children, nine grandchildren and eight great-grandchildren.

Services are at St. Raymond's Catholic Church in Downey on Tuesday, Jan. 20, at 10:30 a.m.

### In Memory of Emma Schwarz

August 3, 1924 to January 8, 2014



Emma Schwarz was born Emma Elizabeth Mosier August 3, 1924 on a farm outside of Van Wert, Ohio to Arley and Mimmie Mosier. She succumbed to congestive heart failure on January 8, 2014 at the age of 90 while at home surrounded by family. The eighth of ten children, she was the last surviving of her siblings.

When Emma was 18, she moved to Fort Wayne, Indiana working for the local electric company. Soon, two of her sisters moved to Los Angeles and six months later she joined them in California. She married Floyd Johnson and had one child who passed away at three-months old. The marriage ended in divorce soon thereafter. While working as a drive-in carhop, she met Glenmore Schwarz and after three weeks they wed on April 10, 1950. In 1953, they bought a house under construction in a new development in Downey and have lived in the same house ever since. All three children graduated from Warren High School, as well as 6 of their grandchildren. After her husband retired, they enjoyed traveling and cruising throughout the U.S., Europe, Central and South America, Australia, New Zealand and the South Pacific. She will be missed.

Emma lived a wonderful life and is survived by her loving husband, Glenmore G. Schwarz of Downey, her children, Judy Cannady of Downey, Danny Schwarz of Torrance and Terry (Dathan) Shore of South Gate. She also leaves her grandchildren, Eric (Laura) Cannady of Colorado, Robin (Nick) Ray of Lake Forest, Melinda (Danny) Ziemer of South Gate, Rebecca (Brian) Waymack of Downey, Bryan (Cristy) Shore of Downey, Steven Shore of South Gate, Robbie Schwarz of Colorado and Katrina Schwarz of Torrance and 9 great grandchildren.

A memorial service will be held January 15, at 1pm, at the First Baptist Church of Downey Chapel. For more obituary information and to send condolences to the family, please visit [www.rishermortuary.com](http://www.rishermortuary.com). Risher Mortuary & Cremation Service are Funeral Directors. (562) 861-3888.

### Residents asked to complete survey

**DOWNEY** – Downey residents are being asked to complete an online survey to guide the city's management and development of local parks, recreation facilities and programs.

The online survey is at [surveymonkey.com/DowneyParks](http://surveymonkey.com/DowneyParks) and takes about five minutes to complete. The link will remain active until Tuesday.

Two community workshops are also scheduled. The first, focused on sports and athletics, is Wednesday, Jan. 21, from 6:30-9 p.m. at the Barbara Riley Center.

The second workshop, focused on prioritizing recreational needs with results of previous meetings and a telephone survey, is Feb. 28 from 9:30 a.m. to noon at Golden Park.

For questions, call the Parks and Recreation Department at (562) 904-7238.

### Pet adoption sale Feb. 14

**DOWNEY** – Adoption prices for dogs and cats will be discounted to \$14 on Valentine's Day, Feb. 14.

The discounted adoption fee includes spay and neuter, microchip, first set of vaccines, and flea treatment.

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## SAVE THE DATE

# March 21, 2015

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

**Stonewood Center – Downey**

**Acapulco Restaurant**

Opening Ceremonies

8:00 a.m.

Walk Starts

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



# Security cameras to be installed at Brookshire Park

**• CITY COUNCIL ROUNDUP:** surveillance system is in response to crime at newly-renovated park.

By Eric Pierce  
Editor

**DOWNEY** – A video surveillance system will be installed at Brookshire Park in an effort to rid the park of public drinking, loitering and other nuisances.

City Council members agreed to the plan Tuesday and authorized paying \$18,519 for the multi-camera setup.

“A camera system would improve safety conditions at the park and would help in deterring crime at the park and in the surrounding area,” Police Chief Carl Charles wrote in a report. “Furthermore, the camera system would help in identifying suspects and provide evidence needed for the prosecution of the violators.”

According to Charles, four

cameras will be installed on light poles within the park. Police officers will be able to remotely access video footage and maneuver the camera through pan-tilt zoom capability.

Video footage will be saved to computer servers for 30 days, according to the police chief’s report.

The surveillance system also comes equipped with an invisible fence, which can be set up to alert police of trespassers during designated times. The video cameras are portable as well, so they can be moved to other locations on an as-needed basis.

Brookshire Park has long been a trouble spot for the police department. In 2014, police officers responded to the park 87 times for complaints of drug use, public intoxication, loitering after hours, fights, graffiti and excessive noise.

The park received a \$200,000 renovation last summer, complete with a new walking trail and modern playground equipment.

Sean Ashton has made his first

appointments as a new Downey councilman.

Ashton appointed Patrick Owens to the Planning Commission, replacing Robert Kiefer, an appointee of term-ed-out councilman Mario Guerra.

Owens, who also sits on the Public Works Commission, was linked last year to DowneyWatchdog.com, an attack site against Guerra. (Owens blocked a reporter on Facebook when asked to comment.)

Ashton also appointed Owens’ wife, Diana Owens, to the Recreation and Community Commission, and Chuck Frey to the Green Task Force.

•Downey entered into an agreement with the city of Bellflower to improve the traffic signal at Bellflower Boulevard and Foster Road, and Woodruff Avenue and Foster Road.

The \$481,000 project calls for replacing traffic signal poles and pedestrian countdown signs; upgrading the safety lights with energy efficient models; installing new underground conduits; replacing overhead street signs; installing battery backup systems; upgrading curb ramps; and replacing pavement markings and legends.

Downey and Bellflower will split the cost, with Downey acting as the lead agency.

•City Hall’s outdated phone system, installed in the mid-1980s and lacking basic features such as voicemail, will be replaced at a cost of nearly \$500,000.

According to the city’s IT

manager, Downey’s current Comdial phone system “has performed far beyond its expected lifespan.”

BVN/Mitel was chosen to perform the work. The company has completed similar work for the cities of Fullerton, Hemet and La Habra.

•Independence Park’s eight tennis courts will be professionally resurfaced, fixing extensive cracking and peeling from ongoing wear and tear.

Cost to resurface the courts, which were installed in 2002, is about \$69,000. Corona-based Trueline will complete the work.

Despite the restoration, the tennis courts will require an extensive rehabilitation within 5-7 years, said city manager Gilbert Livas.

•After years of contracting with SoCalUniform for the city’s uniforms needs, Downey is switching to rival Cintas.

Since SoCalUniform was acquired by Ameripride Uniform Services, city workers have complained of poor service, including mismatched employee nametags, city logos installed upside down, and damaged uniforms returned without repair.

“Despite staff’s attempts to correct the ongoing issues, the problems continue to persist and service delivery time has not improved,” public works director Mohammad Mostahkami said.

Downey will contract with Cintas for a three-year term, with an annual rate not to exceed \$20,000.

## YMCA opens kids programs to non-members

**DOWNEY** – The Downey YMCA announced this week that its youth programs and classes are now open to all children, regardless of whether they belong to the Y.

“We really wanted to be more inclusive of everyone, and make sure there are never any roadblocks to getting kids healthy,” said Anne Ullstrom, executive director of the Downey YMCA.

Non-members pay \$25 per month for a once-a-week class, or \$40 for classes that meet twice a week.

A wide array of classes are available, including gymnastics, performance dance, martial arts, tumbling, and more.

The YMCA also announced a promotion in which new members pay the calendar date as a registration fee. For example, on Jan. 16, the joining fee is \$16. On Jan. 17, the fee is \$17, etc.

For more information, or to sign up for a class, call (562) 862-4201 or go to [ymcala.org/dow](http://ymcala.org/dow)

## Adult school’s Kelly Holt is guest speaker

**DOWNEY** – Kelly Holt, department chair and administrative coordinator at Downey Adult School, will be guest speaker at the Jan. 21 meeting of the Eldorado Chapter of the American Business Women’s Association.

Holt will speak on “Business Women and Education.”

The meeting begins at 6 p.m. at the Rio Hondo Event Center. For reservations, email Ilda Vaja at [vajafamily@hotmail.com](mailto:vajafamily@hotmail.com).

## Wedding coordinator wins award

**DOWNEY** – Downey native Marcie De Leon, owner of The Cucumber Bride wedding planning service, received one of the wedding industry’s top honors recently – the Wedding Wire Couples’ Choice Award 2015 for Day-of Wedding Coordination.

The annual awards program recognizes the top 5 percent of Wedding Wire’s wedding professionals who demonstrate “excellence in quality, service, responsiveness and professionalism.”

Winners are determined on reviews from real newlyweds in their region. De Leon resided in Downey from 1995 to 2009, attending Rio San Gabriel Elementary, East Middle School and Downey High, where she graduated in 2005.

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# MONEY and TAXES

**Phone Scams targeting Tax Payers**

An aggressive and sophisticated phone scam targeting taxpayers, including recent immigrants, has been making the rounds throughout the country. Callers claim to be employees of the IRS, but are not. These con artists can sound convincing when they call. They use fake names and bogus IRS identification badge numbers. They may know a lot about their targets, and they usually alter the caller ID to make it look like the IRS is calling.

Victims are told they owe money to the IRS and it must be paid promptly through a pre-loaded debit card or wire transfer. If the victim refuses to cooperate, they are then threatened with arrest, deportation or suspension of a business or driver’s license. In many cases, the caller becomes hostile and insulting.

Or, victims may be told they have a refund due to try to trick them into sharing private information. If the phone isn’t answered, the scammers often leave an “urgent” callback request.

Note that the IRS will never:

- 1) call to demand immediate payment, nor will the agency call about taxes owed without first having mailed you a bill;
- 2) demand that you pay taxes without giving you the opportunity to question or appeal the amount they say you owe;
- 3) require you to use a specific payment method for your taxes, such as a prepaid debit card;
- 4) ask for credit or debit card numbers over the phone; or
- 5) threaten to bring in local police or other law-enforcement groups to have you arrested for not paying.

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## LETTERS TO THE EDITOR:

## Long letters

Dear Editor:

I would really appreciate your limiting the negative tirades from your very regular conservative contributors. I'm sure they could get their points across in, say, 100 to 150 words.

I don't think their negativity is good for our community. I want to hear things about Downey, not national policies.

Thank you.

**Ann Halters**  
Downey

## Horse abuse

Dear Editor:

I am writing to let you know that I am quite upset at the way we treat horses in America. First and foremost, we must ban the use of horses as entertainment in horse races, horse-drawn carriages, parades, etc.

In the city of Downey, there was an incident in the 2014 Christmas parade where horses were brought in by Sunrise Realty and spectators witnessed the rider digging his spurs deeply into the horse's flesh, leaving bloody gouge marks. The abuse continued every time the rider wanted the horse to perform a trick.

The picture of the horse was then published in the Downey Chamber of Commerce newsletter, clearly showing the bloody gouges on the horse's side while the rider sits on the horse's body.

This is not entertainment – this is animal abuse and I am ashamed that it is happening in my city.

Ban the use of horses as entertainment in the city of Downey.

**Patty Jackson**  
Downey

## Coyote sightings

Dear Editor:

A PSA for Downey residents: I work for Kaiser Permanente at the Independence Park building and we have spotted two coyotes in recent weeks.

They have been seen in the rear parking lot as well as in front of the building. I have also seen them eating trash on Bellflower Boulevard in front of the skate park, as well as in and around the park itself.

They do not seem to be adults.

While I have not heard of any attacks, I did save a ferret cat who looked like it was about to be eaten.

Just wanted to let the citizens of Downey know just in case they are out to walk small dogs or out for a jog.

**Alfredo Lopez**  
Downey

## Freedom of speech

Dear Editor:

Common sense should indicate that people should not make movies plotting to kill enemy world leaders, and newspapers should not poke cartoon fun at another's religious god, even if they have freedom of expression and speech.

Suppose it was you. Would you like it? I don't think you would, so why make fun of someone else just for fun and monetary gain? It's blasphemy any way you look at it, and stupid to boot.

Innocent people have died as a result of those views. They didn't deserve to die for the movies or cartoons, no matter how you look at it. It's stupid, stupid and more stupid.

I thought it was only America that was dumbing down in common sense, but events prove that stupidity and no sense are spreading worldwide. Stupidity has no borders. Take a look at some of our supposedly esteemed political leaders in Washington and elsewhere. This is where we can't fix stupid but we can vote them out of power if we use good old common sense over party affiliation.

We never had this kind of BS in my younger days growing up, as common sense was very much in evidence everywhere, including newspapers, radio, movies, speech and deeds. For every cause there is an affect, and so many times it is bad for innocent people. It is a breakdown of law and order of the highest magnitude, now that it is evidenced throughout this so-called civilized world. The world needs a mass education of goodness and common sense, both of which are good for all humankind.

Events now transpiring throughout this world have made America weaker, and survival of all humanity is at stake if good people look at evil and do nothing to change it.

Did our American service personnel die in vain to have America become so weak because of political stupidity and correctness? Look in the mirror and see how you voted. There is your answer.

**Joe Cvetko**  
Bellflower

Dear Editor:

I feel so blessed to live in America where we have so many freedoms. With our freedoms, however, we should be cautious and considerate of others when expressing this wonderful right.

Sure, Sony had every right to make the movie "The Interview," but should they have depicted the leader of North Korea the way they did? Surely a fictional leader would have made the movie just as ridiculously silly. Does this action of Sony's justify hacking of their computers? Of course not, but had a little discretion been used, a lot of agony might have been eliminated.

With their freedom of expression, the cartoonists in Paris had every right to draw a caricature of the Prophet Mohammad, but should they have, knowing very well how loyal followers of Islam are to their prophet? Do the caricatures depicted by the cartoonists justify murdering 12 people? Most definitely not, and had a little foresight been instituted, perhaps the mass slaughter would not have happened.

**Martha Call**  
Downey

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## Changes to Homeland Security bill

This week, Congresswoman Lucille Roybal-Allard (CA-40), a member of the House Homeland Security Appropriations Subcommittee, spoke on the House floor regarding the Fiscal Year 2015 Homeland Security Appropriations bill and the House Majority's amendments to the bill.

She made these remarks while helping to manage the House debate on the Appropriations bill.

"Mr. Speaker, I support the original bipartisan Homeland Security bill and oppose the Majority's radical anti-immigrant amendments. These amendments pollute the bipartisan bill Republicans and Democrats have carefully crafted to protect the American people.

"Our clean Homeland Security bill provides the funds needed to protect our country. It invests in border security and prioritizes the detention and deportation of dangerous criminals.

"The clean, bipartisan Homeland Security bill provides funds for new grants to state and local first responders, who are our first line of defense against home-grown terrorism. It invests in the Coast Guard's eighth National Security Cutter and additional Fast Response Cutters to help protect

## Baby boomers and 'encore' careers

Baby boomers have always been a generation unto themselves – a cohort so vast, their every inclination seems to become a cultural watershed.

Now, a group of three 60-somethings has a new riff on a distinctly boomer trend: encore careers. An estimated 9 million Americans aged 44 to 70 have launched second careers, and a quarter of boomers plan to follow suit, according to a MetLife Foundation/Civic Ventures survey.

"Instead of starting a business like so many other boomers, we reunited to do what we started when we were in our 20s," says Glenn Leopold, the 66-year-old vocalist, guitarist and songwriter for Gunhill Road, (www.gunhillroadmusic.com), a rock band known for its 1973 hit, "Back When My Hair Was Short."

The group broke up in 1976 and the musicians went on to pursue more traditional careers: Hollywood writer, businessman, and tradesman. They would not reunite until 2011, when they got together to perform at a benefit.

"I was wondering what my third act was going to be when my mother died" following that performance, Leopold says. "I thought, 'Wouldn't it be great to get together with the guys again and record?'"

He, 64-year-old vocalist, pianist and songwriter Steve Goldrich, and 66-year-old vocalist and bass player Paul Reich did just that this year. Every 40 Years is their first album in, well, 40 years.

In yet another reunion, they also got a well-positioned industry advocate -- Michael Harrison, the 66-year-old publisher of two leading radio industry trade publications, Talkers and RadioInfo.

Harrison had been a 22-year-old DJ at WNEW-FM "The New Groove," New York City's trend-setting rock station, back when Gunhill Road was trying to hit the big time.

"Back then, we chose the music we played – we weren't restricted to playing just certain songs or artists," Harrison says. "I heard Gunhill Road and I loved their sound, the poetry of their lyrics. I played the heck out of them."

The band took note and thanked their favorite DJ with a handmade gold record.

The new album has been a fun opportunity for all four men – a chance to

## Legalize industrial marijuana

U.S. Senators Ron Wyden, D-Ore., Rand Paul, R-Ky., and Jeff Merkley, D-Ore., today introduced legislation that would allow American farmers to grow and profit from industrial hemp.

The Industrial Hemp Farming Act of 2015 would remove federal restrictions on the domestic cultivation of industrial hemp. The bill would remove hemp from the Schedule I controlled substance list under the Controlled Substances Act of 1970, and would define it as a non-drug so long as it contained less than 0.3 percent tetrahydrocannabinol (THC).

Oregon and Kentucky are among twenty states that have already defined industrial hemp as distinct from marijuana and removed barriers to production. However, under current federal law, farmers in states that allow industrial hemp research and pilot programs must still seek a waiver from the Drug Enforcement Administration or risk raids and seizures by federal agents.

The U.S. is the world's largest consumer of hemp, but it remains the only major industrialized country that bans farming the product.

"The U.S. ban on hemp farming is an outrageous restriction on free

## Rubio seeks answers on Cuban sanctions

U.S. Senators Marco Rubio (R-FL) and Dan Coats (R-IN) on Wednesday asked Secretary of the Treasury Jacob Lew to detail how the Department of the Treasury plans to lawfully implement President Obama's announcement to unilaterally normalize relations with Cuba.

The full text of the letter is below:

Dear Secretary Lew:

We are deeply concerned that several aspects of the President Obama's new approach to Cuba, especially those related to unilaterally easing U.S. sanctions, violate the letter and spirit of several U.S. laws, and increase the moral and financial risk to the American taxpayer and financial system of doing business through Cuba's government-controlled financial system. We ask that you explain in detail how the Treasury Department plans to implement the President's announcement under current law.

On December 17, the President announced that "U.S. institutions will be permitted to open correspondent accounts at Cuban financial institutions to facilitate the processing of authorized transactions."

As you know, Section 7207 of the Trade Sanctions Reform and Export Enhancement Act (TSREEA) explicitly prohibits U.S. assistance and financing to Cuba. Moreover, it contains no Presidential waiver. Also, Section 103 of the LIBERTAD Act prohibits any financing of transactions involving confiscated property belonging to U.S. nationals.

Given these stark differences between the letter of the law and the Administration's announcement, we ask that you provide clear answers to the following questions:

What legal authority does the Administration have to allow establishment of correspondent accounts in Cuba, and the use of U.S. credit and debit cards by travelers to Cuba?

How would the opening of correspondent accounts and the use of U.S.-backed credit cards expose U.S. financial institutions and affect legal action from Americans who have outstanding judgments rendered against the Cuban government by U.S. courts?

How would these regulatory changes impact U.S. obligations to protect U.S. trademark holders, namely those who had their intellectual property confiscated?

Less than three years ago, Cuba blocked access to the Cuba-based correspondent bank accounts of its European trading partners and confiscated their cash. Can the Administration ensure that this will not happen to U.S. accounts?

The President also announced that "Telecommunications providers will be allowed to establish the necessary mechanisms, including infrastructure, in Cuba to provide commercial telecommunications and internet services."

our ports. The bill also provides critical funds to hire new Secret Service agents and to make essential security improvements at the White House.

"These are just a few examples of why this bill is so important. Unfortunately, instead of bringing the clean, bipartisan bill for a vote, the Majority is proposing several poison-pill amendments that will jeopardize the bill's ability to become law. It is unconscionable to put our nation's security at risk simply for the purpose of appeasing those who want to undermine President Obama's reasonable and lawful executive action to fix our broken immigration system in light of the fact that this House has not acted.

"Current funding for DHS is set to run out at the end of February. The recent horrors in Paris are the latest reminder of why America needs Congress to pass the negotiated bipartisan Homeland Security bill that can become law, and defeat the anti-immigrant poison-pill amendments being proposed by the Majority.

"I urge my colleagues to vote no on the amendments, and to vote yes on the original bill to protect the homeland."

finish old business and rekindle friendships.

"Whenever we were in the studio, the time went by so quickly," says pianist Goldrich.

Leopold and Goldrich offer these tips for boomers who want their "encore" to be a revival of a youthful pursuit:

- **Keep your expectations realistic.**

"Reuniting to record together was more about having fun and seeing what we could do than trying to hit the top 40, although we would like to do that, too!" Leopold says.

"We're not going to be superstars -- no one's even thinking about that. We enjoy being with each other and we hope there's a fan base who will enjoy the music. This project has kept us in touch, and that's been a great thing."

Goldrich says, "It is art for the sake of art and that is a wonderful concept." Adds Harrison: "This is an absolutely superb band."

- **Realize times have changed and you may have to, too.**

The old paths to success in the music industry have virtually disappeared. "It's all different," Leopold says. "Music is given away free. You need to get a song on TV or in a movie; play live; and sell a ton of merchandise."

Harrison is helping them find new ways of getting exposure.

"There's a website of course – they wouldn't have had that 40 years ago!" he says. "And getting a song played on mainstream radio isn't the same as it was back in the '70s, but there are still plenty of alternative stations and talk radio is showing great interest in their story. You just have to be creative."

- **If it's not fun anymore, don't do it!**

The Gunhill Road musicians discovered they still get along well and enjoy making music together, but they might have discovered just the opposite.

"If there were tensions among us, if we didn't like how we sound together now, or if it felt too much like work, we would have quit recording," Leopold says.

"There's no reason to spend whatever time we have left doing something that makes us miserable, if we can help it," adds Goldrich.

enterprise and does nothing but hurt economic growth and job creation," Wyden said. "Our bipartisan, commonsense bill is pro-environment, pro-business, and pro-farmer. Congress must act to empower farmers and boost economic activity across the country. As I've always said, if you can buy it in Oregon, you should be able to grow it in Oregon."

"My vision for the farmers and manufacturers of Kentucky is to see us start growing hemp, creating jobs and leading the nation in this industry again," Paul said. "Allowing farmers throughout our nation to cultivate industrial hemp and benefit from its many uses will boost our economy and bring much-needed jobs to the agriculture industry."

"Industrial hemp has the potential to fuel jobs and research here in Oregon, and the federal government shouldn't be standing in the way," Merkley said.

Senate Majority Leader Mitch McConnell, R-Ky., also cosponsored the bill.

While Congress has authorized certain transactions to improve telecommunications services between the United States and Cuba, U.S. law prohibits U.S. investments in Cuba's domestic telecom infrastructure.

Specifically, the Cuban Democracy Act of 1992 (22 USC 6004) includes a direct prohibition on "investment in domestic telecommunications services." Moreover, it states that an "investment" in the domestic telecommunications network within Cuba "includes the contribution (including by donation) of funds or anything of value to or for, and the making of loans to or for, such network." The LIBERTAD Act subsequently reinforced this "no investment" in telecom prohibition (22 USC 6032(g)).

What legal authority does the Administration have to allow U.S. investments in Cuba's telecommunications infrastructure?

How would such investments affect legal action from Americans who have outstanding judgments rendered against the Cuban government by U.S. courts?

Also, as part of the President's announcement, general licenses will be issued for all 12 categories of authorized travel in the existing categories. However, TSREEA codified the ban on tourist activities, which are defined as any activity not expressly authorized in the 12 categories of travel set forth in the regulations. It further specified, "as such regulations were in effect on June 1, 2000." At the time of codification, non-academic educational travel ("people-to-people") was only permitted via specific license.

Under what authority will the President license travel beyond the June 1, 2000 levels?

Under the travel codification, trips related to activities that are primarily tourist-oriented -- including self-directed educational activities intended only for personal enrichment -- are illegal.

How will Treasury enforce violations of travel for self-directed educational activities and by groups that sponsor people-to-people trips, which seek to engage primarily in tourist activities?

How do certain travel activities, including staying at confiscated properties by U.S. travelers, not violate the ban on trafficking, and "indirect financing," of confiscated property in LIBERTAD?

The fact that the Administration has been unable to answer these and many other questions almost a month after the President's announcement, raises serious concerns about the process which preceded it. We thus would like to know whether the Treasury Department was even consulted regarding these significant policy changes regarding Cuba, and if so, on what date.

We appreciate your prompt answers to these questions.

Sincerely,

**Marco Rubio**  
**Daniel Coats**







## Free movie screening for AARP members

DOWNEY – Krikorian Theatres in Downey is hosting a free screening of "Spare Parts," starring George Lopez and Jamie Lee Curtis, on Jan. 23 exclusively for AARP members.

"Spare Parts" is the true life story about four Hispanic high school students who form a robotics club under the leadership of their newest teacher, Fredi (George Lopez).

With no experience, \$800, used car parts and a dream, the rag tag team goes up against the country's reigning robotics champion, MIT.

AARP members can get tickets by calling (888) 687-2277.



Dr. Kenneth Ferraro, DDS, pays a fine for not shaking a member's hand at this week's Downey Los Amigos Kiwanis meeting. The club meets Wednesdays at 7 a.m. at the Rio Hondo Event Center, and guests are welcome.

From left: Ron Kolar, Bob Belcher, Kenneth Ferraro, Ron Pixler and Joe Lumsdaine.

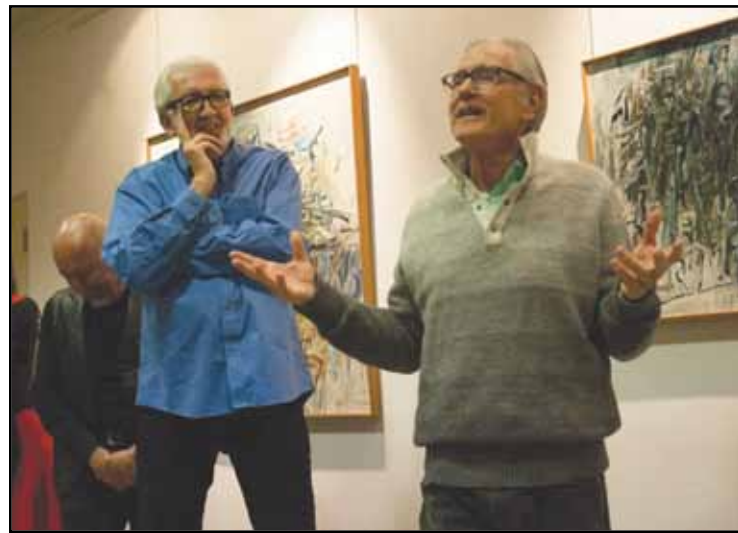


PHOTO COURTESY DOWNEY ARTS COALITION

Actors Claudia Duran and Daniel Houston-Davila, along with producer and director Alistair Hunter and playwright Barry Slater, are pictured at the premiere of "Off Kilter" last Saturday. The play was performed prior to the opening of "Vic Joachim Smith - Early Word," which is presented by the Downey Museum of Art and now open at the South Gate Museum and Galleries.

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- THE WOMAN IN BLACK 2: ANGEL OF DEATH **Thu:** (11:50, 2:20, 4:50)
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# DINING OUT

## Restaurant Spotlight:

A proud member of the Downey community since 1991, La Perla del Mar is a family owned and operated restaurant that provides an extensive menu of Mexican favorites. From Huevos Rancheros to tasty Menuado, delicious Seafood entrees to handmade corn tortillas, there is a dish to satisfy everyone's cravings for breakfast, lunch, and dinner.

The menu at La Perla del Mar features a wide array of great selections, made from only the freshest and highest quality ingredients. Everything from the Carne Asada to the Molcajetes, Filete al Vino Blanco to Mole Poblano, all dishes are homemade to order. Open daily until 2am, it's also perfect for a late night bite.

Recent renovations, including a beautiful granite bar, several plasma televisions, and beer on tap, allows any sports fan to enjoy a good game with the best comfort Mexican food around. You can also show off your singing skills with Karaoke nights daily from 8pm-2am. Catch all your favorite sporting games on more than 10 TV's!

Check out our coupon in the dining section for great savings. Don't forget to book your private party with us. La Perla del Mar's tasty selections bring back authentic Mexican food to Downey!



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The Downey Patriot



# Art exhibit added to Downey Symphony concert

• Art exhibit will open prior to symphony concert Jan. 24 at Downey Theatre.

By Mark Keller  
Downey Symphonic Society

**DOWNEY** – All right. 3:22 a.m. Monday morning (1/12/15). I've got to get this press release turned in to Eric at *The Downey Patriot* today before 3 p.m. That is the deadline I have set for myself. But how to begin this one?

My assignment this time, from the Publicity Committee of the Downey Symphonic Society, is to focus on the art exhibit "Reflections" that will be in the Downey Theatre on the same night as the Downey Symphony Orchestra's next concert, Saturday, Jan. 24. The lobby opens at 6:30 p.m. The concert begins at 8 p.m. A pre-concert lecture about the music being performed that night will be given at 7:15 p.m. by Sharon Lavery, music director and conductor.

Great, I just covered the basics. But what comes next? Oy, how I hate writer's block! Mutter, mutter, grumble, grumble!

I want to say something about the tragic terrorist attack that took place in Paris, France last week. About how artists (political cartoonists) can sometimes enrage people, more so than writers, because their work is visual and transcends language barriers. I'm at the computer here at home looking at the Los Angeles Times newspaper from last Thursday. I'm thinking to myself that we are certainly very fortunate to live in this country of ours where freedom of expression is something we value, accept, encourage and protect. As a sometime artist myself (scenic design/construction and "set" dressing for the "live theatre" stage), I am happy in the knowledge that if you don't like what I have produced and it enrages you, you're not likely going to kill me over it. It hasn't happened yet, anyway.

The front page article of last week's *Los Angeles Times* – "Perils of

the Pen" – is excellent in explaining this unique situation. We have had artists, in this case they are known as "political cartoonists," in this country for years who observe the world around them and then produce a piece of art, in this case a political cartoon, that reflects their point of view.

To me, a famous one hopefully familiar to you, comes instantly to mind. Of course I am talking about Thomas Nast, who was associated with the magazine Harper's Weekly from 1859 to 1886. He was a German-born American caricaturist and editorial (political) cartoonist who has been given the title "Father of the American Cartoon" and was the scourge of Boss Tweed and the Tammany Hall political machine (read as "corruption") that swindled New York City out of millions of dollars. His impact on American public life was formidable enough to profoundly affect the outcome of every presidential election during the period 1864 to 1884 and both Lincoln and Grant acknowledged his effectiveness on their behalf.

Among his notable works were the creation of the modern version of Santa Claus (my personal connection to him) and the political symbol of the elephant for the Republican Party. Contrary to popular belief, Nast did not create Uncle Sam (the male personification of the American people), Columbia (the female personification of American values), or the Democratic donkey, though he did popularize these symbols through his art and added his special touch to them, such as the goatee to Uncle Sam.

He had strong values and points of view. In studying the world around him and then creating art to reflect what he was observing, he could be brutal in his ridicule and opposition. Nast famously said, "When these writers in the press attack a man with their pens it seems, sometimes, as if they are apologizing for the act. In my cartoons I try to hit the enemy squarely between the eyes and knock him down!" An artist passionately doing what an artist does, observing the world around him and then

creating pieces of art reflecting his interpretation of that world.

Ah, there it is. I found my connection to the task at hand and the lead-in to this press release. I knew it would eventually find the way to the page. Sometimes finding a new, fresh way into these things can be difficult!

The art exhibit that takes place in the Downey Theatre before and during the next concert of the Downey Symphony Orchestra on Jan. 24 is shaping up to be another "don't miss" event. The exhibit, entitled "Reflections," will be showcased in the theatre's lobby and mezzanine gallery upstairs beginning at 6:30 p.m. More than 20 artists will be displaying artwork that have reflections or include reflective material.

Curated by Eloisa "EJ" Ball and Pat Gil (Downey Symphonic Society board members) in partnership with the Downey Arts Coalition, the exhibit promises to be exciting.

"For this art show I want to treat the audience and supporters of the Downey Symphony Orchestra to unique and thought-provoking artwork. This will be the most unique art show so far," stated Ball. "In addition to some fine artists that are new to us, we are very honored to have returning artists such as Elsa Van Leuvan, Karen Yee, Roy Shabla and Mike Ferguson who are all delighted to be participating again."

Three new artists participating in this exhibit are Ruben Acosta, Monica Wyatt and Dani Dodge.

Acosta is a local artist from Whittier who transforms garbage (found discarded objects) into amazing works of art. In a recent interview, Ruben explained, "Someone once said trash is just a lack of imagination. I am inspired by the things I find that people have thrown away. I am challenged when I see something that is no longer in use and has been discarded. I want to bring some type of beauty back to it and decided to do it through sculpture."

Acosta's signature piece of art being showcased is called "THINKER" and he says, "From the

manifestation of energy at the top, to the flow of resources confined throughout the water mains below, 'THINKER' sits in a space of reflection surrounded inside the elements of an industrial, intellectual and a redeemable world."

Wyatt's artwork has Ball excited. "We have never showcased this type of high quality imaginative artwork before; Monica's pieces are 3D," she said. One of Wyatt's pieces being exhibited, entitled "For Testing Purposes Only," was created in 2013, is of mixed media including mirror and glass, and is 23.5 X 30.5 X 16 inches.

In a phone interview she explained, "The small everyday things become big things in my work. 'For Testing Purposes Only' is about the idea of conception and that something that is seemingly so natural is often this mystifying challenge. It can become more like a science experiment, sometimes successful and sometimes not. This piece represents the beauty, fragility, and unknowns of what it means to be human."

Ball had this to say about Dani Dodge: "This is a thought-provoking artist. I love her work, especially 'Sometimes a Lie is the Best Thing.'"

At DaniDodge.com information was plentiful and it was discovered that she is an award-winning Los Angeles installation artist who creates immersive, interactive environments examining the longing for permanence in an impermanent world. A former journalist and war correspondent, her work is inspired by time on the battlefield and explores the wars we wage within ourselves.

In a phone interview, that got into this press release just before deadline, Dodge stated that she is "...thrilled that her piece was chosen to be included in the exhibit. I am a huge supporter of symphonic music. My son plays French horn in the Santiago Philharmonic in Chile."

About her artwork "Sometimes a Lie is the Best Thing" she went on to say that "...it represents the constraints that people face, sometimes of their own making.



Dani Dodge's art piece, titled "Sometimes a Lie is the Best Thing," will be exhibited at the Downey Theatre on Jan. 24.

People don't reach out for their dreams because they allow their own thoughts, and the thoughts of others, to prevent them. That is what the heavy rusted iron gate represents. But I included the key because that gate can be opened and people can walk through it and achieve their dreams. They put the closed gate there in the first place and the only thing stopping them from going through it is themselves."

The symphony concert, entitled "Harp and Soul," begins at 8 p.m. and features the Downey Symphony Orchestra's talented string section along with award-winning harpist Alison Bjorkedal as the featured soloist in "Sacred and Profane Dances" by Claude Debussy.

In keeping with the Downey Symphonic Society's promise to promote young American composers, this concert will also include the world premiere of "Five Variations on Loss and Isolations" by Bryan Kosters. Concluding the concert will be the "Serenade for Strings" by Pyotr Ilyich Tchaikovsky. There are a limited number of tickets still available for this exciting evening of art and music that may be obtained through the Downey Theatre Box Office, (562) 861-8211, open Tuesday – Friday from 11 a.m. to 5 p.m., and at 6 p.m. on the night of the concert.

Tickets and information can also be obtained online at [downeytheatre.org](http://downeytheatre.org) or [downeysymphonic.org](http://downeysymphonic.org). There is free parking around the Downey Theatre.

*An Environmental Reminder*

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# SPORTS BRIEFS: Warren runners reunite

• Cross country coach Jay Waldron pays tribute to 20 of his most influential runners.

By Mark Fetter  
Contributor

**DOWNEY** – Warren High School girls' cross country head coach Jay Waldron honored 20 of the most influential people to his program over the past 20 years Tuesday night at his team's banquet held at the Rio Hondo Event Center.

It was quite an extraordinary event with past runners, coaches, administration and staff and parents being recognized for their contributions to the Lady Bear cross country program.

Coach Waldron started the evening off by honoring Dr. Mary Stauffer. Waldron stated, "Dr. Stauffer needs no introduction. Her commitment and devotion to Downey Unified is epic." Waldron continued by saying, "speaking on behalf of both boys' and girls' programs, I'd like to thank her for her contributions to Warren Cross Country."

Waldron then recognized past athletes Danielle Rodriguez (2008-12), Daniela Moreno (2006-10), Monique Diaz (2006-10), Melissa Quintero (2008-12), Robyn Guggiana (2001-05), Yajaira Zarate (2009-13) and Samantha Rushforth (1994-97).

Coach Waldron then recognized his coaches from the past and present. First honored was Ramon Miranda (1995-Present). Waldron then honored Nadia Roldan (athlete 1995-96, coach 2005-07), Mike Morgan (1994-96; 2000; 2004) and Eric "Leche" Nilsen (2010-Present).

Waldron then honored past Warren High School administration and staff. First honored was former principal Eileen Wannett (2003-07), former principal John Harris (2007-13), former Athletic Director Steve Hill (1994-2011), current Athletic Director Russ Heicke (2011-Present), College and Career Advisor Rita Rodarte-Myers (2004-Present) and former teacher Jacquie Emerson (2001-Present).

Coach Waldron concluded his honorees with the contributions of parents. Paulene Olsen (2002-06) was recognized first followed by Yvette Moreno (2006-10), Cynthia Rodriguez (2008-11), Bob Lake

(1999-2013) and concluded with Heriberto and Rosa Castellanos (2009-Present).

It was a great night to recognize those individuals responsible for the strength and growth of the girls' cross country program at Warren High School. Coach Waldron would like to thank all of those individuals, both past and present, for their dedication and continued support of the Warren girls' cross country program.

...  
The Warren High School girls' cross country team had their awards banquet Tuesday night at the Rio Hondo Event Center. Coach Jay Waldron and his staff recognized both junior varsity and varsity runners for their outstanding performances and resulting league championships for this past season.

The Warren Lady Bear cross country team had over 100 team members compete this season and were S.G.V.L. champions at both levels. The varsity team swept the top seven places at S.G.V.L. finals to claim their crown. The junior varsity team took 6/7 of the top league places and 11 of the top 13. Simply put, the Lady Bears dominated San Gabriel Valley League competition in 2014. Warren advanced to the C.I.F. Division 1 Finals for the ninth time since 2003.

Several varsity runners earned awards for their character, dedication, effort and perseverance. Senior Sadie Encinas earned the Most Improved Runner award. Senior Sofia Ramos earned the Most Dedicated award and junior Janeane Hernandez earned the Coach's Award.

Junior Gwendolyn Hurtado won the Perseverance award and senior Lisa Vasquez won the Outstanding Newcomer award. Senior Marissa Pluma earned the MVP award and junior Samantha Tabares earned the Clutch award. Senior Alexis Jimenez was given the Team Captain award for her leadership qualities.

Warren returns three of their top seven runners next year and 8 of the top 10 junior varsity runners from league finals. According to Waldron, "this was my deepest team ever." The Lady Bears are not rebuilding for next season, they are reloading.

...  
The Downey High School

wrestling program sent two teams to compete at the Juan Enriquez Memorial individual Tournament last Saturday at John Glenn High School in Norwalk.

Downey's "A Team" finished in seventh place with a total of 97.5 points while Downey's "B Team" finished in 25th place with 47 points. Downey had four tournament placers with their "A Team" and three placers with their "B Team."

Millikan finished first overall with a total of 238 points. Holtville finished second with 168 points, Gabrielino finished third with 168 points, Santa Fe finished fourth with 142 points, Lakewood finished fifth with 141.9 points, John Glenn finished sixth with 127 points, Downey finished seventh, Alhambra finished eighth with 95 points, Long Beach Poly finished ninth with 87 points and Coachella Valley finished tenth with 85 points to round out the top ten finishers.

Downey "A Team" 106 pounder Joseph Lopez finished in fourth place after being defeated 2-0 in his last match against Matt Saldana of Millikan. Downey "B Team" 106 pounder Dylan Ajtun finished in fifth place after he pinned Michael Medina of Alhambra at the 2:33 mark of the second period. Downey "A Team" 113 pounder Roland Dominguez finished in first place after defeating Harry Yun of South Pasadena 5-4.

Downey "A Team" 132 pounder Esteban Blanco finished in seventh place after defeating Angel Amaral of South Pasadena 4-2. Downey "B Team" 145 pounder Giovanni Leon was pinned by Amahn Mallett of Long Beach Poly at the 3:06 mark of the second period and finished in eighth place.

Downey "B Team" 182 pounder Nick Arrellano pinned Lawrence Mason of Agoura Hills at the 3:07 mark of the second period and finished in seventh place. Downey "A Team" heavyweight (285) Angel Baez finished in fourth place after being defeated by Kevin Cavender of Peninsula 2-1 in his last match.

...  
The Downey-Warren cross-town rivalry renewed itself again this week with local athletes competing against each other for city bragging rights.

Girls' water polo and wrestling will only face each other once during league play while soccer and

basketball will face each other twice in a home and away format.

Warren girls' water polo defeated Downey on Tuesday afternoon to start this week's competitions. Downey boys' soccer hosted Warren last night at 6 p.m. (score unavailable at press time).

Warren girls' soccer hosted Downey last night at 5 p.m. (score unavailable).

Downey wrestling hosted Warren last night, while Downey boys' basketball will host Warren tonight at 7 p.m.

Downey girls' basketball will host Warren tonight at 5:15 p.m. Games in all sports should be exciting and highly competitive.

...  
Middle school sports are gearing up for their third season of the school year. Football and girls' volleyball went first followed by boys' volleyball and girls' soccer. Up next is basketball for boys grades 6, 7 and 8 and girls grades 6, 7 and 8. There will be six total teams competing in basketball.

Boys' soccer will also be featuring two teams. One team will be comprised of 6th and 7th grade boys while the other team will consist of 8th grade boys. There will be a total of eight championships up for grabs with basketball and soccer.

Games will begin Tuesday, Jan. 27 at 2:15 p.m. at selected school sites.

## Aceves finishes basic training

**DOWNEY** – Army Pvt. Abigail E. Aceves has graduated from basic combat training at Fort Jackson in Columbia, S.C.

During the nine weeks of training, Aceves studied the Army mission, history tradition and core values, and received instruction in basic combat skills, military weapons, chemical warfare and bayonet training, drill and ceremony, marching, rifle marksmanship, armed and unarmed combat, map reading, field tactics, military courtesy, military justice system, basic first aid, foot marches, and field training exercises.

She is the daughter of Esther and Jesus Aceves, of Downey, and graduated from Downey High School in 2009.

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### SMART STRATEGIES FOR SELLERS

Putting a home up for sale can be stressful, and some owners have a hard time making objective decisions when it matters most.

*Homeowners consistently overestimate the market value of their homes by 5 to 10 percent.*

### PRICE IT RIGHT

Your listing agent will perform a current market analysis. Look closely at the sales of similar homes that have closed in the last 90 days and take the number of available listings into account when agreeing to an asking price.

### KEEP IN MIND


- Homes that have failed to attract a buyer in a reasonable period of time may be overpriced.
- Foreclosures or short sales in your neighborhood can impact your home's market value.
- It doesn't pay to set the price too high; most buyers will need financing and the bank will generally use an appraisal based on recent sales to justify the loan amount.

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# LEGAL NOTICES

## BULK SALES

### NOTICE TO CREDITORS OF BULK SALE (UCC 6101 et seq. and B & P 24074 et seq.)

Escrow No. 047108

(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: DARY UNG, 8007 FLORENCE AVE, DOWNEY, CA 90240

(3) The location in California of the chief executive office of the Seller is:

(4) The names and business address of the Buyer(s) are: CHAMPS LIQUOR #5, INC, 8007 FLORENCE AVE, DOWNEY, CA 90240

(5) The location and general description of the assets to be sold are: ALL STOCK IN TRADE INCLUDING INVENTORY, SUPPLIES, MERCHANDISE, FIXTURES, EQUIPMENT, GOODWILL, TRADENAME AND TRANSFER OF OFF SALE GENERAL LICENSE #21-384961 of that certain business known as TEN FOUR LIQUOR, located at: 8007 FLORENCE AVE, DOWNEY, CA 90240

(6) The anticipated date of the bulk sale is ISSUANCE OF THE PERMANENT LICENSE, at the office of SECURITY LAND ESCROW COMPANY, 10805 PARAMOUNT BLVD, STE A, DOWNEY, CA 90241, Escrow No.: 047108, Escrow Officer: LAWRENCE GARCES

(7) Claims may be filed with Same as "6" above.

(8) This Bulk Sale IS NOT subject to California Uniform Commercial Code Section 6106.2, but is subject to Section 24074 of the Business and Professions Code.

(9) Listed by the Seller, all other business names and addresses used by the Seller within three years before such list was sent or delivered to the Buyer are: NONE

DATED: JANUARY 12, 2015  
TRANSFEREES: CHAMPS LIQUOR #5, INC, A CALIFORNIA CORPORATION  
LA1493296 DOWNEY PATRIOT 1/15/15

The Downey Patriot  
1/15/15

## FICT. BUS. NAME

### FICTITIOUS BUSINESS NAME STATEMENT

File Number 2015005749

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) SANCHEZ RESTURANT, 12061 162ND ST, NORWALK CA 90650, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) ARTURO SANCHEZ JR, 12114 CEDARVALE ST, NORWALK CA 90650 (2) OFELIA SANCHEZ, 12114 CEDARVALE ST, NORWALK CA 90650

State of Incorporation: CA  
This business is conducted by a Married Couple

The registrant commenced to transact business under the fictitious business name or names listed above on 01/08/2015

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/ARTURO SANCHEZ JR, OWNER

This statement was filed with the County Clerk of Los Angeles on JANUARY 8, 2015

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.

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

The Downey Patriot  
1/15/15, 1/22/15, 1/29/15, 2/5/15

### FICTITIOUS BUSINESS NAME STATEMENT

File Number 2015002109

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) PROFESSIONAL OFFICIALS ASSOCIATION, 9810 MANZANAR AVE, DOWNEY CA 90240, LA COUNTY

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) JEFFREY A. JABLONSKY, 9810 MANZANAR AVE, DOWNEY CA 90240

State of Incorporation: CA  
This business is conducted by an Individual

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

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

This statement was filed with the County Clerk of Los Angeles on JANUARY 5, 2015

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.

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

The Downey Patriot  
1/15/15, 1/22/15, 1/29/15, 2/5/15

### FICTITIOUS BUSINESS NAME STATEMENT

File Number 2014343704

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) WAYNES 1 WAY TRUCKING, INC, 1434 E. 75TH ST, LOS ANGELES CA 90001, LA COUNTY

Articles of Incorporation or Organization Number (if applicable): AI #ON: 3238779 REGISTERED OWNERS(S): (1) WAYNES 1 WAY TRUCKING INC, 1434 E. 75TH ST, LOS ANGELES CA 90001

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 12/04/2014

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/WAYNES 1 WAY TRUCKING INC, PRESIDENT, WAYNE SHELTON

This statement was filed with the County Clerk of Los Angeles on DECEMBER 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  
1/15/15, 1/22/15, 1/29/15, 2/5/15

### FICTITIOUS BUSINESS NAME STATEMENT

File Number 2014343704

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) WAYNES 1 WAY TRUCKING, INC, 1434 E. 75TH ST, LOS ANGELES CA 90001, LA COUNTY

Articles of Incorporation or Organization Number (if applicable): AI #ON: 3238779 REGISTERED OWNERS(S): (1) WAYNES 1 WAY TRUCKING INC, 1434 E. 75TH ST, LOS ANGELES CA 90001

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 12/04/2014

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/WAYNES 1 WAY TRUCKING INC, PRESIDENT, WAYNE SHELTON

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

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  
12/25/14, 1/1/15, 1/8/15, 1/15/15

### FICTITIOUS BUSINESS NAME STATEMENT

File Number 2014361370

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) C M BARNETT WELDING SERVICE, 11512 OLD RIVER SCHOOL RD, DOWNEY CA 90241, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) CURTIS BARNETT, 11512 OLD RIVER SCHOOL RD, DOWNEY CA 90241

State of Incorporation: N/A  
This business is conducted by an Individual

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

This statement was filed with the County Clerk of Los Angeles on DECEMBER 26, 2014

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.

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

The Downey Patriot  
1/15/15, 1/22/15, 1/29/15, 2/5/15

### FICTITIOUS BUSINESS NAME STATEMENT

File Number 2014364980

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) DREAM BIG TRAVEL, 10778 KARMONT AVE, SOUTH GATE CA 90280, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) FLORENCE YOUNG, 9778 KARMONT AVE, SOUTH GATE CA 90280

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 12/06/2014

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/FLORENCE YOUNG, OWNER

This statement was filed with the County Clerk of Los Angeles on DECEMBER 31, 2014

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.

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

The Downey Patriot  
1/15/15, 1/22/15, 1/29/15, 2/5/15

### FICTITIOUS BUSINESS NAME STATEMENT

File Number 2014364980

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) DREAM BIG TRAVEL, 10778 KARMONT AVE, SOUTH GATE CA 90280, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) FLORENCE YOUNG, 9778 KARMONT AVE, SOUTH GATE CA 90280

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 12/06/2014

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/FLORENCE YOUNG, OWNER

This statement was filed with the County Clerk of Los Angeles on DECEMBER 31, 2014

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.

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

The Downey Patriot  
1/15/15, 1/22/15, 1/29/15, 2/5/15

### FICTITIOUS BUSINESS NAME STATEMENT

File Number 2014354536

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) NO BULLYING KNOW PEACE, 16803 BIXBY AVE, BELLFLOWER CA 90706, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) ORLANDO OMAR NOEL, 16803 BIXBY AVE, BELLFLOWER CA 90706

State of Incorporation: N/A  
This business is conducted by an Individual

The registrant commenced to transact business under the fictitious business name or names listed above on 12/17/2014

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/ORLANDO OMAR NOEL, OWNER

This statement was filed with the County Clerk of Los Angeles on DECEMBER 17, 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  
12/25/14, 1/1/15, 1/8/15, 1/15/15

### FICTITIOUS BUSINESS NAME STATEMENT

File Number 2015004124

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) JIMS BURGERS, 11100 S INGLEWOOD AVENUE, LENNEX CA 90304, LA COUNTY

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) DIMITRI EVANGELOS KROKIDAS, 9907 MATTOCK AVENUE, DOWNEY CA 90240

State of Incorporation: CA  
This business is conducted by an Individual

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

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

This statement was filed with the County Clerk of Los Angeles on JANUARY 6, 2015

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.

in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.

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

The Downey Patriot  
1/15/15, 1/22/15, 1/29/15, 2/5/15

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

File Number 2014352337

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) VIVIAN TAPIA, 10645 WESTERN AVE APT B, DOWNEY CA 90241

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) VIVIAN TAPIA, 10645 WESTERN AVE APT B, DOWNEY CA 90241

State of Incorporation: CA  
This business is conducted by an Individual

The registrant commenced to transact business under the fictitious business name or names listed above on 03/01/2014

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/VIVIAN TAPIA, OWNER

This statement was filed with the County Clerk of Los Angeles on DECEMBER 15, 2014

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.

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

The Downey Patriot  
1/8/15, 1/15/15, 1/22/15, 1/29/15

### FICTITIOUS BUSINESS NAME STATEMENT

File Number 2014361489

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) VIVIAN TAPIA, 10645 WESTERN AVE APT B, DOWNEY CA 90241

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) VIVIAN TAPIA, 10645 WESTERN AVE APT B, DOWNEY CA 90241

State of Incorporation: CA  
This business is conducted by an Individual

The registrant commenced to transact business under the fictitious business name or names listed above on 03/01/2014

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/VIVIAN TAPIA, OWNER

This statement was filed with the County Clerk of Los Angeles on DECEMBER 26, 2014

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.

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

The Downey Patriot  
1/8/15, 1/15/15, 1/22/15, 1/29/15

### FICTITIOUS BUSINESS NAME STATEMENT

File Number 2015002881

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) RAD PROFESSIONAL SERVICES, 10659 MEADOW ROAD, NORWALK CA 90650, LA COUNTY

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) RAY FERLISI, 10659 MEADOW ROAD, NORWALK CA 90650 (2) ADALIA FERNANDEZ, 10659 MEADOW ROAD, NORWALK CA 90650

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/RAY FERLISI, CO-OWNER

This statement was filed with the County Clerk of Los Angeles on JANUARY 6, 2015

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.

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

The Downey Patriot  
1/8/15, 1/15/15, 1/22/15, 1/29/15

### FICTITIOUS BUSINESS NAME STATEMENT

File Number 2015009940

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) CAS



Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.

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

**The Downey Patriot**  
1/1/15, 1/8/15, 1/15/15, 1/22/15

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number 2015002934  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) CREST PROPERTIES, 9923 MATTOCK AVENUE, DOWNEY CA 90240, COUNTY OF LOS ANGELES

Articles of Incorporation or Organization Number (if applicable): A) #0N. N/A  
REGISTERED OWNERS(S): (1) DANIELLE S DEBUHR, 9923 MATTOCK AVENUE, 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 01/06/2015  
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/DANIELLE R DEBUHR, OWNER  
This statement was filed with the County Clerk of Los Angeles on JANUARY 6, 2015  
NOTICE- In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.

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

**The Downey Patriot**  
1/8/15, 1/15/15, 1/22/15, 1/29/15

## GOVERNMENT

### CITY OF DOWNEY NOTICE OF PUBLIC HEARING ON PROPOSED MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE DOWNEY GROUNDWATER WELL NOS. 27 AND 28 PROJECT

Notice is hereby given that a Public Hearing will be held by the City Council of the City of Downey on Tuesday, January 27, 2015, at 6:30 p.m., or soon thereafter as may be heard, in the Council Chamber of Downey City Hall located at 11111 Brookshire Avenue. At the public hearing, consideration will be given to adopt a Mitigated Negative Declaration (MND) and associated Mitigation Monitoring and Reporting Program (MMRP) for the Downey Groundwater Well Nos. 27 and 28 Project prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures. At that time and place all persons interested in this matter may be present to give testimony to the City Council for or against adoption of the proposed MND and MMRP.

Members of the public wishing to comment on or object to the proposed MND and MMRP can do so by mailing or delivering correspondence to: City Clerk, City of Downey, 11111 Brookshire Avenue, Downey, CA 90241. Comments or objections will also be accepted during the public hearing.

Copies of the proposed MND and MMRP are available for review on the City of Downey website and at the City of Downey Library, as well as at the City Clerk's office on the third floor of Downey City Hall and the Public Works Department on the second floor of Downey City Hall during normal business hours (M-F, 7:30 a.m. to 5:30 p.m.). If you have questions, please call the Public Works Department Utilities Division at 562-622-3578.

Adria M. Jimenez, CMC  
City Clerk

**The Downey Patriot**  
1/15/15

**NOTICE IS HEREBY GIVEN** that the Downey Unified School District of Los Angeles County, California, acting by and through its Governing Board, hereinafter referred to as "District" will receive up to, but no later than, the above stated Proposal Submission Deadline, sealed Proposals at the place identified above for its upcoming RFP #2014210503Local Telephone Service.

Go to <http://www.dusd.net/rfp2014210503> to download the full Request for Proposals.

The District reserves the right to reject any and all submissions, to negotiate with any or all responsible submitters, and to waive any deficiencies, irregularities or informalities in any proposal or during the evaluation process.

Once this RFP has been issued, the individuals identified below are the sole contact points for any inquiries or information relating to this RFP and will coordinate answers with the District Project Management Contact, if needed. Failure to adhere to this policy may result in disqualification of the Proposer. All questions regarding this RFP can be presented in writing to:

**Points of Contact:**  
**TECHNICAL RELATED QUESTIONS**  
Mr. Chris Nezzar  
Director, Tech. & Information Systems  
Email: [cnezzar@dusd.net](mailto:cnezzar@dusd.net)

**BID RELATED ISSUES**  
**EXCEPT TECHNICAL QUESTIONS**  
Mr. Darren Purselglove, C.P.M.  
Director, Purchasing and Warehouse  
Email: [dpurselglove@dusd.net](mailto:dpurselglove@dusd.net)

Questions related to this RFP process or the RFP documents must be submitted in writing, via e-mail attention to [cnezzar@dusd.net](mailto:cnezzar@dusd.net) by no later than 11:00 am on February 12, 2015. The District shall not be required to answer any questions after the specified deadline or any questions not submitted in a manner other than instructed herein.  
Downey USD will respond in writing to all questions and will post the answers on our web page at: <http://www.dusd.net/rfp2014210503>

Answers will be provided as a numbered addendum. Ex: RFP #2013/201403-Addendum #1.

Published: Downey Patriot – January 15, 2015  
January 22, 2015

**The Downey Patriot**  
1/15/15, 1/22/15

## LIEN SALES

**NOTICE OF SALE**  
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal

property described below to enforce a lien imposed on said property pursuant to sections 21700 – 21716 of the CA Business and Professions Code, CA Commercial Code Section 2328, Section 1812.600 – 1812.609 and Section 1988 of CA Civil Code, 353 of the Penal Code.  
The undersigned will sell at public sale by competitive bidding on Wednesday 21st day of January, 2015 at 1:30 P.M., on the premises where said property including: household goods, tools, electronics, and personal effects, have been stored and which are located at Paramount Self Storage, 8160 E. Rosecrans Ave, Paramount, County of Los Angeles, State of California, the following:

Customer Name	Unit #
Jasmine Irby	1302
Marcos Castillo	1571
Juan Valle	1058
Gustavo Sanchez Sr.	1159
Mazrella A. Ruller	1211
Oscar A. Fiel	1226
Asa Mot	1231
Robert Hamby	1334
Stephen Paul Cagliari	1552
Claudia Avila	2070
Dontay Rudd	2233
Rebeca Rojas	2278
Kyandra Washington	2510
Lori Melendez	2531
Amelia Maldonado	3023
Shatia Wyatt	3029

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

Dated this 8th of January 2015 and 15th day of January 2015.  
Self Storage Management Co. Bond #: WL1254152  
562.630.7270

**The Downey Patriot**  
1/8/15, 1/15/15

## NOTICES

STATE OF WISCONSIN, CIRCUIT COURT, MILWAUKEE COUNTY, CASE NO. 14-CV-008996, MCKINLEY AVENUE, L.L.C., V. CORINTHIAN COLLEGES, INC., AND PAUL T. DIMCO, DEFENDANTS.

### PUBLICATION SUMMONS

THE STATE OF WISCONSIN: TO THE ABOVE-NAMED DEFENDANT: Paul T. Dimco

You are hereby notified that the Plaintiff named above has filed a lawsuit or other legal action against you.  
Within forty (40) days after January 8, 2015, you must respond with a written demand for a copy of the Complaint. The demand must be sent or delivered to the court, whose address is Milwaukee County Circuit Court, 901 North Ninth Street, Milwaukee, Wisconsin 53233, and to K. Scott Wagner, Plaintiff's attorney, whose address is Hale & Wagner, S.C., 839 North Jefferson Street, Suite 400, Milwaukee, Wisconsin 53202.  
You may have an attorney help or represent you.  
If you do not demand a copy of the Complaint within forty (40) days, the court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you now own or in the future, and may also be enforced by garnishment or seizure of property.  
Dated this 5th day of January, 2015

**HALE & WAGNER, S.C.**  
Attorneys for Plaintiff  
Christopher T. Hale (SBN 1016363)  
K. Scott Wagner (SBN 1004668)

**POST OFFICE ADDRESS:**  
839 North Jefferson Street, Suite 400  
Milwaukee, Wisconsin 53202  
Telephone: 414.278.7000  
Facsimile: 414.278.7190  
Email: [cth@halewagner.com](mailto:cth@halewagner.com)  
[ksw@halewagner.com](mailto:ksw@halewagner.com)

**The Downey Patriot**  
1/8/15, 1/15/15, 1/22/15

## PROBATE

### NOTICE OF PETITION TO ADMINISTER ESTATE OF MARIA MATTAS

Case No. BP158549

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

A PETITION FOR PROBATE has been filed by Eleni Dimitropoulos in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Eleni Dimitropoulos 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 22, 2015 at 8:30 AM in Dept. No. 11 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:**  
**VANESSA J. GREGOR, ESQ. SBN 162166**  
**BROWN & STREZA LLP**  
40 PACIFIC  
STE 1500  
IRVINE CA 92618

**CN906532**  
**The Downey Patriot**  
1/15/15, 1/15/15

### NOTICE OF PETITION TO ADMINISTER ESTATE OF ROGER NAGEL

Case No. BP158970

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

A PETITION FOR PROBATE has been filed by Nancy Nagel and Maxine Nagel in the Superior Court of California, County of LOS ANGELES.

requests that Nancy Nagel and Maxine Nagel 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 Feb. 18, 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 KELLY ESQ**  
**SBN 283234**  
**LAW OFFICES OF JOHN E TROMMALD APC**  
13912 SEAL BEACH BLVD  
SEAL BEACH CA 90740

**CN906605**  
**The Downey Patriot**  
1/15/15, 1/22/15, 1/29/15

### NOTICE OF PETITION TO ADMINISTER ESTATE OF CHARLENE RAE RESECK aka CHARLENE R. RESECK

Case No. BP158669

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of CHARLENE R. RESECK aka CHARLENE R. RESECK

A PETITION FOR PROBATE has been filed by Rosalynn L. Snow in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Rosalynn L. Snow 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 29, 2015 at 8:30AM in Dept. No. 11 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:**  
**GARY E MUNGER ESQ**  
8221 E THIRD ST  
DOWNEY CA 90241

**CN906572**  
**The Downey Patriot**  
1/8/15, 1/15/15, 1/22/15

## TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE T.S No. 1322991-31 APN: 8065-037-012 TRA: 006904 LOAN No.: Xxxxxx2274 REF: Ward Jr, Joe IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED January 12, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On January 28, 2015, at 9:00am, Cal-western Reconveyance LLC, as duly appointed trustee under and pursuant to Deed of Trust recorded January 20, 2006, as Inst. No. 06 0139933 in book XX, page XX of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by Joe Carl Ward, Jr., a Married Man As His Sole and Separate Property, will sell at public auction to 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: Behind the fountain located in civic center plaza, 400 civic Center Plaza Pomona, California, all right, title and interest conveyed to and now held by it under said Deed of Trust in said County and State described as: **COMPLETELY DESCRIBED IN SAID DEED OF TRUST** The street address and other common designation, if any, of the real property described above is purported to be: 14420 Ermita Ave La Mirada CA 90638 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: \$426,664.77. 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 (619)590-1221 or visit the internet website [www.dplllc.com](http://www.dplllc.com), using the file number assigned to this case 1322991-31. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web Site. The best way to verify postponement information is to attend the scheduled sale. For sales information: (619)590-1221. **Cal-Western Reconveyance LLC, 525 East Main Street, P.O. Box 22004, El Cajon, CA 92022-9004** Dated: December 22, 2014. (DLP-441031 01/08/15, 01/15/15, 01/22/15)

**The Downey Patriot**  
1/8/15, 1/15/15, 1/22/15

APN: 6248-026-003 Trustee Sale No. 1364322-31 Space Above This Line For Recorder's Use **NOTICE OF TRUSTEE'S SALE T.S. 1364322-31 REF: GUTIERREZ, CESAREO** Trustee under and pursuant to DEED OF TRUST, DATED February 20, 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. On February 28, 2015, at 9:00am, CAL WESTERN RECONVEYANCE LLC, as duly appointed trustee under and pursuant to Deed of Trust recorded February 27, 2004, as Inst. No. 04 0457989, in book XX, page XX, of Official Records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA executed by: **CESAREO GUTIERREZ, A MARRIED MAN WILL SELL AT PUBLIC AUCTION TO 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: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CALIFORNIA** 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: **COMPLETELY DESCRIBED IN SAID DEED OF TRUST** The street address and other common designation, if any, of the real property described above is purported to be: 11849 HORTON AVENUE DOWNEY CA 90241 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: \$397,396.33. **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 its Internet Web site [www.nationwideposting.com](http://www.nationwideposting.com) for information regarding the sale of this property, using the file number assigned to this case 00000004727540. 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'S SALE PLEASE CONTACT A LAWYER. 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](http://www.nationwideposting.com) BARRETT DAFFIN FRAPPIER TRÉDER & WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR PURPOSES OF BARRETT DAFFIN FRAPPIER TRÉDER & WEISS, LLP AS Trustee. Dated: 01/02/2015 NPP0240231 To: THE DOWNEY PATRIOT 01/08/2015, 01/15/2015, 01/22/2015

**The Downey Patriot**  
1/8/15, 1/15/15, 1/22/15

APN: 6360-001-0177.S. No. 014674-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 3/8/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 1/29/2015 at 9:00 AM CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust recorded 3/10/2006, as Instrument No. 06 0514924, of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: CARY GOMEZ, A SINGLE WOMAN WILL SELL AT PUBLIC AUCTION TO 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 BALLROOM, DOUBLETREE HOTEL LOS ANGELES - NORWALK, 131 SYCAMORE DRIVE, NORWALK, CA 90650all right, title and interest conveyed to and now held by under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED ON SAID DEED OF TRUSTThe street address and other common designation, if any, of the real property described above is purported to be: 9608 RICHEON AVENUEDOWNEY, CA 90240-3131The 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: \$724,329.98The 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

**The Downey Patriot**  
1/8/15, 1/15/15, 1/22/15

APN: 6360-001-0177.S. No. 014674-CA NOTICE OF TRUSTEE'S SALE Pursuant to



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Report graffiti or persons performing the act to this number.  
**923-4484**

THE SUMMARY OF INFORMATION NEED ONLY BE MAILED TO THE MORTGAGOR OR TRUSTOR YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/14/2008, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: JEFFERSON, A MARIE. ASHISH SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: The Wolf Firm, A Law Corporation Recorded 5/23/2008 as Instrument No. 20080915117 of Official Records in the office of the Recorder of Los Angeles County, California, Street Address or other common designation of real property: 13443 GRAYSTONE AVENUE NORWALK, CA, A.P.N.: 80653-008-017 LOAN MODIFICATION AGREEMENT RECORDED ON 11/14/14 AS INSTRUMENT NUMBER 20140360097 Date of Sale: 2/5/2015 at 9:00 AM Place of Sale: At the Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Amount of unpaid balance and other charges: \$298,194.04, estimated The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should 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 (800) 280-2832 or visit this Internet Web site [www.auction.com](http://www.auction.com), using the file number assigned to this case 14-3246-11. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. FOR SALES INFORMATION: (619)590-1221 CAL-WESTERN RECONVEYANCE A LAWYER, On 02/04/15 at 9:00 am, 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 Gerardo Beltran, a Married Man, as his sole and separate property, as Trustor(s), in favor of Mortgage Electronic Registration Systems, Inc., solely as Nominee for Apreva Financial Corp., a Washington Corporation, as Beneficiary, Recorded on 02/01/06 in Instrument No. 06 0236789 of official records in the Office of the county recorder of LOS ANGELES County, California: Sabadell United Bank, N.A., 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 federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state), Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, 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, California described as: 13625 VERDURA AVENUE, DOWNEY, CA 90242 The property heretofore described is being sold "as is". THAT PORTION OF LOT 17 OF BIXBY'S SUBDIVISION OF A PORTION OF RANCHO LOS CERRITOS, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGES 234 AND 235 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS

FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA POMONA CALIFORNIA all right, 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: COMPLETELY DESCRIBED IN SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: H1455 ESTHER ST NORWALK CA 90650-7909 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, expressed 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: \$475,663.83. 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 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 (619)590-1221 or visit the Internet Web Site [WWW.AUCTION.COM](http://WWW.AUCTION.COM) using the file number assigned to this case 14-3246-11. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web Site. The best way to verify postponement information is to attend the scheduled sale. FOR SALES INFORMATION: (619)590-1221 CAL-WESTERN RECONVEYANCE A LAWYER, On 02/04/15 at 9:00 am, 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 Gerardo Beltran, a Married Man, as his sole and separate property, as Trustor(s), in favor of Mortgage Electronic Registration Systems, Inc., solely as Nominee for Apreva Financial Corp., a Washington Corporation, as Beneficiary, Recorded on 02/01/06 in Instrument No. 06 0236789 of official records in the Office of the county recorder of LOS ANGELES County, California: Sabadell United Bank, N.A., 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, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state), Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, 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, California described as: 13625 VERDURA AVENUE, DOWNEY, CA 90242 The property heretofore described is being sold "as is". THAT PORTION OF LOT 17 OF BIXBY'S SUBDIVISION OF A PORTION OF RANCHO LOS CERRITOS, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGES 234 AND 235 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS

FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 17, THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT A DISTANCE OF 895 50 FEET, THENCE NORTHWESTERLY PARALLEL TO THE SOUTHWESTERLY BOUNDARY OF SAID LOT A DISTANCE OF 348 76 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY PARALLEL TO SAID NORTHWESTERLY BOUNDARY OF SAID LOT A DISTANCE OF 115 FEET, THENCE SOUTHWESTERLY PARALLEL TO SAID SOUTHEASTERLY BOUNDARY OF SAID LOT A DISTANCE OF 50 40 FEET, THENCE SOUTHWESTERLY PARALLEL TO SAID SOUTHWESTERLY BOUNDARY LINE OF SAID LOT A DISTANCE OF 115 FEET, THENCE NORTHEASTERLY PARALLEL TO SAID SOUTHEASTERLY BOUNDARY LINE OF SAID LOT A DISTANCE OF 50 40 FEET TO THE TRUE POINT OF BEGINNING EXCEPT THEREFROM ALL OIL, GAS, ASHTALUM AND OTHER HYDROCARBONS AND MINERALS, AS RESERVED IN DEED FROM FAMERS AND MERCHANTS TRUST COMPANY OF LONG BEACH, A CORPORATION, AS TRUSTEE, RECORDED AUGUST 22, 1923 IN BOOK 2666 PAGE 211, OFFICIAL RECORDS 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, interest thereon, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$393,014.42 (Estimated good through 1/29/15) Accrued interest and additional advances, if any, will increase this figure prior to the sale. The undersigned caused said 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: January 7, 2015 Robbie Weaver 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.aztecrestree.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 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 (800) 280-2832 or visit this Internet Web site [WWW.AUCTION.COM](http://WWW.AUCTION.COM), using the file number assigned to this case 013921-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. FOR SALES INFORMATION: (800) 280-2832 CLEAR RECON CORP. CLEAR RECON CORP. 4375 Jutland Drive Suite 200 San Diego, California 92117 EXHIBIT ALOT 14 OF TRACT NO. 15475, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 356, PAGES 10 THROUGH 12 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

90241The 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, expressed 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: \$506,742.62lf 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 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 (800) 280-2832 or visit this Internet Web site [WWW.AUCTION.COM](http://WWW.AUCTION.COM), using the file number assigned to this case 013921-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. FOR SALES INFORMATION: (800) 280-2832 CLEAR RECON CORP. CLEAR RECON CORP. 4375 Jutland Drive Suite 200 San Diego, California 92117 EXHIBIT ALOT 14 OF TRACT NO. 15475, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 356, PAGES 10 THROUGH 12 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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, 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: 13249 FIDLER AVENUE, DOWNEY, CA 90242 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: \$675,999.30 (Estimated good through 1/7/15) Accrued interest and additional advances, if any, will increase this figure prior to sale. The undersigned caused said 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: January 8, 2015 Robbie Weaver 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.aztecrestree.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 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 (800) 280-2832 or visit this Internet Web site [WWW.AUCTION.COM](http://WWW.AUCTION.COM), using the file number assigned to this case 14-001639. 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.aztecrestree.com P1127389 1/15, 1/22, 01/29/2015

ONLY BE MAILED TO THE MORTGAGOR OR TRUSTOR YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/21/2007, 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: NIKOLKA BRICENO, AN UNMARRIED WOMAN Duly Appointed Trustee: The Wolf Firm, A Law Corporation Recorded 1/8/2008 as Instrument No. 20080038958 of Official Records in the office of the Recorder of Los Angeles County, California, Street Address or other common designation of real property: 12819 COLDBROOK AVENUE DOWNEY, CA A.P.N.: 6283-008-052 Date of Sale: 2/10/2015 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA Amount of unpaid balance and other charges: \$419,314.72, estimated The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should 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 or visit this Internet Web site [www.nationwidposting.com](http://www.nationwidposting.com), using the file number assigned to this case 14-2346-11. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 1/7/2015 The Wolf Firm, A Law Corporation 2955 Main Street, 2nd Floor Irvine, California 92614 Foreclosure Department (949) 920-9200 Sale Information Only: (916) 939-0772 [www.nationwidposting.com](http://www.nationwidposting.com) Frank Escalera, Team Lead NPP0240517 To: THE DOWNEY PATRIOT 01/15/2015, 01/22/2015, 01/29/2015

The Downey Patriot 1/15/15, 1/22/15, 1/29/15  
APN: 8018-003-004 Trustee Sale No. 1374283-31 Space Above This Line For Recorder's Use NOTICE OF TRUSTEE'S SALE TRA-5295 REF: ROBLES, JORGE UNVER PROPERTY Address: H1455 ESTHER ST, NORWALK CA 90650-7909 IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED July 26, 2007, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON February 04, 2015, at 9:00am, CAL-WESTERN RECONVEYANCE LLC, as duly appointed trustee under and pursuant to Deed of Trust recorded August 02, 2007, as Inst. No. 20071827641, in book XX, page XX, of Official Records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA executed by: JORGE R ROBLES, A MARRIED MAN 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

The Downey Patriot 1/15/15, 1/22/15, 1/29/15  
Trustee Sale No. 14-521195 CEN Title Order No. 1640669 APN 6266-029-043 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/25/06, 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 02/04/15 at 9:00 am, 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 Gerardo Beltran, a Married Man, as his sole and separate property, as Trustor(s), in favor of Mortgage Electronic Registration Systems, Inc., solely as Nominee for Apreva Financial Corp., a Washington Corporation, as Beneficiary, Recorded on 02/01/06 in Instrument No. 06 0236789 of official records in the Office of the county recorder of LOS ANGELES County, California: Sabadell United Bank, N.A., 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, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state), Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, 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, California described as: 13625 VERDURA AVENUE, DOWNEY, CA 90242 The property heretofore described is being sold "as is". THAT PORTION OF LOT 17 OF BIXBY'S SUBDIVISION OF A PORTION OF RANCHO LOS CERRITOS, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGES 234 AND 235 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS

The Downey Patriot 1/15/15, 1/22/15, 1/29/15  
APN: 6231-006-023T.S. No. 013921-CA NOTICE OF TRUSTEE'S SALE/PURSUANT TO CIVIL CODE 2923.3 IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/25/2006, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 1/29/2015 at 9:00 AM, CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust recorded 2/7/2006, as Instrument No. 06 0281447, of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: JUANITA BELTRAN, A SINGLE WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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: VINEYARD BALLROOM, DOUBLETREE HOTEL 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 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: 7259 ADWEN STREET DOWNEY, CA

The Downey Patriot 1/15/15, 1/22/15, 1/29/15  
Trustee Sale No. 14-001639 CXE Title Order No. 02-1403422 APN 6282-001-047 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/16/06, 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 02/05/15 at 9:00 AM, 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 George Perez, A Married Man as his Sole & Separate Property, as Trustor(s), in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Countrywide Home Loans, Inc., A New York Corporation, as Beneficiary, Recorded on 06/27/06 in Instrument No. 06 1412174 of official records in the Office of the county recorder of LOS ANGELES County, California: The Bank of New York Mellon Corporation as Trustee for Structured Asset Mortgage Investments II Inc. Mortgage Pass-Through Certificates Series 2006-AR6, as the current Beneficiary, WILL SELL AT

The Downey Patriot 1/15/15, 1/22/15, 1/29/15  
NOTICE OF TRUSTEE'S SALE T.S. No. 14-2346-11 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED 注: 本文件包含一信息摘要 참고사항: 본 첨부 문서에 정보 요약서가 있습니다. NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y: KEM THEO DAY LA BAN TRINH BAY TOM LUOC VE THONG TIN TRONG TAI LIEU NAY PLEASE NOTE THAT PURSUANT TO CIVIL CODE § 2923.3(j)(1) THE ABOVE STATEMENT IS REQUIRED TO APPEAR ON THIS DOCUMENT BUT PURSUANT TO CIVIL CODE § 2923.3(a) THE SUMMARY OF INFORMATION IS NOT REQUIRED TO BE RECORDED OR PUBLISHED AND THE SUMMARY OF INFORMATION NEED


The Downey Patriot 1/15/15, 1/22/15, 1/29/15

**Need to run a Legal Notice?**

The Downey Patriot is a newspaper of general circulation – and has been adjudicated in the County and the City. We can take any and all legal ads.

Contact The Downey Patriot we can help!

Phone: 562-904-3668 • Fax: 562-904-3124







## UCLA alumni group honored by Maywood

MAYWOOD – The Southeast Bruins were honored Wednesday by the mayor and council members for the city of Maywood for their community service efforts.

Mayor Eddie De La Riva honored the group with a plaque and official certificates on behalf of the city of Maywood, Assemblymember Anthony Rendon's office, as well as Congresswoman Lucille Roybal-Allard.

De La Riva, who is himself a UCLA alumnus, presented the awards to the Southeast Bruins for the group's participation in a Thanksgiving turkey drive stating, "On behalf of the city of Maywood, I would like to thank the Southeast Bruins for helping to raise funds

and helping distribute over 100 turkey vouchers for people who are in need. May we continue to work together and expand upon this great partnership."

The Southeast Bruins is recognized officially as the regional chapter of the Alumni Association of the University of California, Los Angeles (UCLA), and is known officially as the UCLA Alumni Los Angeles Southeast Network.

The Southeast Bruins' commitment to service was in display during Wednesday night's council meeting when the group presented the city of Maywood with a check that will be used to continue a local food bank that distributes food and groceries to people in

need. The food bank is spearheaded by the American Idol Gives Back Foundation but depends upon donations to help cover some of the logistical costs.

The donation by the Southeast Bruins will allow the food bank to continue for the entirety of the 2015 year.

Ricardo Perez, vice president of the Southeast Bruins, presented the check to the city stating, "Thank you for welcoming our group into your city. We respectfully present to you this check and do so in the hope that it will serve as the foundation of our great partnership."

"Thank you and thanks to our members for making this possible. Go Bruins."

The Adamsons spent the first two days of the New Year in the snow and cold in Kings Canyon and Sequoia National Parks.

From left: Heather, Evan, Annie, Julie and Mark.

## Walk for Life returns March 7

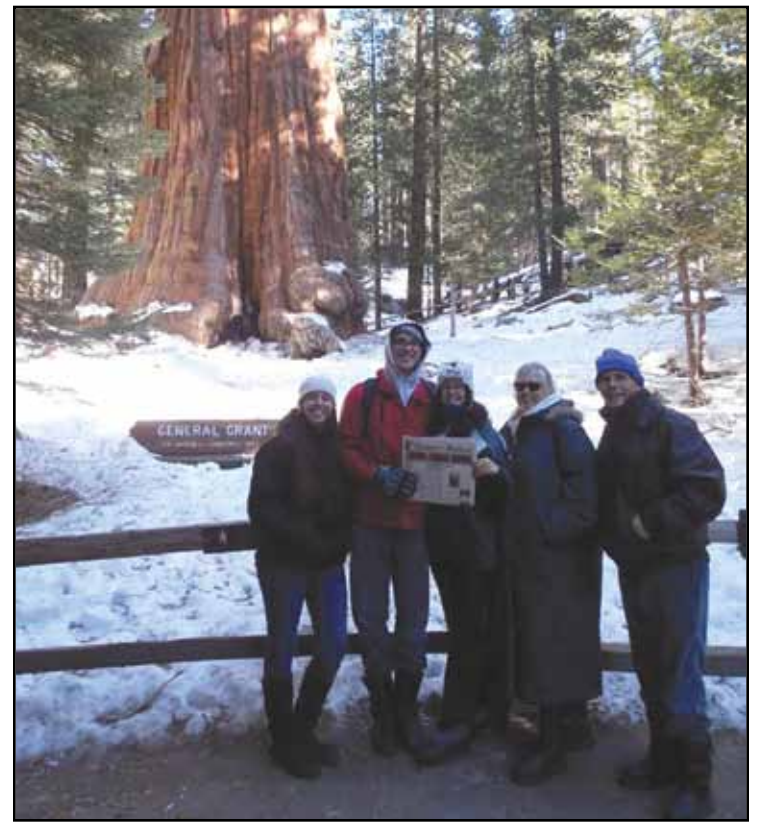
LONG BEACH – Registration is now open for the fifth annual Walk for Life, taking place at Shoreline Park in Long Beach on March 7.

The event is a fundraiser for the Sean Vernon Feliciano Amazing Day Foundation, which works to prevent suicide among college students.

This year's event will include a 5K run with timed results, and also a 5K walk along the Long Beach shoreline.

The Laker Girls will be in attendance to lead warm-ups.

Registration is now open at amazingdayfoundation.org. For more information, including sponsorship opportunities, email Bob Feliciano at bob@amazingdayfoundation.org.



## Cemetery hosting clothing drive

WHITTIER – Rose Hills Memorial Park will be hosting a clothing drive March 22 during its veterans resource fair, with donations going to Working Wardrobes, a nonprofit that helps people get back to work.

Clothing, on hangers, can be dropped off between 2:30-6 p.m.

All sizes of men's and women's professional clothing. Clothing should be in good condition with no tears or holes.

Accessories such as shoes, belts, purses, ties, scarves and costume jewelry are also needed.

www.HOMESINDOWNEY.com

**The GOLD Standard FOR OVER 40 YEARS**  
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would like to recognize Frank Cordova as their  
Top Listing Agent for the month of December. To have Frank help you with any of your real estate needs, call him at (562) 927-2626.

## Children's musical comes to La Mirada

LA MIRADA – "The Musical Adventures of Flat Stanley," a 60-minute musical for children ages 4 and up, will be performed Sunday, Feb. 15, at the La Mirada Theatre for the Performing Arts.

Performances are at 1 p.m. and 3:30 p.m.

In this musical travelogue, Stanley, an ambitious exchange student, makes a wish to travel the world.

Traveling through the U.S. postal service, he thwarts a robbery at the Louvre Museum in Paris and surfs off the cost of Hawaii.

Stanley realizes, however, that adventures aren't as special without his family around to share in the joy and excitement.

Jeff Brown's beloved children's book, "Flat Stanley," was written in 1964 and has become a literary and pop cultural phenomenon.

Tickets to "The Musical Adventures of Flat Stanley" are \$10

for children and \$15 for adults.

Tickets can be purchased online at lamiradatheatre.com or by calling (562) 944-9801.

Search all properties at  
[www.downeyrealestate.com](http://www.downeyrealestate.com)

### MINI MANSIONS IN DOWNEY

6 Bdrs, 6 Baths, 7,856 Sq. Ft. Living Area  
Pool, Spa, And So Much More

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5 Bdrs, 4 Baths, 4,989 Sq. Ft. Over  
9,000 Sq. Ft. Lot Size.

Be The 1st To Own One

### COMING SOON 3 - HOMES IN N.E. DOWNEY

5 & 6 Bdrs Over 10,000 Sq. Ft. Lot

Be The 1st To Pick Yours

*Seller's Seminar Thursday January 29th. from 6-8pm. at M.R. & Associates. Learn about 1031 exchange, Trust, Title, Current Market Value of your Property, Lender to answer question on current Loans. Please RSVP, seats are limited. Alex Saab will be one of the speakers.*



Marlene Rodriguez  
BRE#00898732  
Cell: 562-824-7333



# TITAN PUBLIC AUCTION

TRANSPORTATION INC. 10 A.M. - SUN., JAN. 18, 2015

- 1993 Toyota Corolla
- 1999 Chevy Malibu
- 1999 Chevy Tahoe
- 2003 Kia Sedona
- 1993 Volvo 850
- 2001 Volkswagen Jetta
- 1995 Mazda MPV
- 1997 Saturn SC2
- 1999 Cadillac Deville
- 1998 Honda Civic
- 2000 Toyota Camry
- 1991 Mazda Pickup
- 2001 Infiniti Q45
- 1999 Ford Econoline
- 1992 Nissan Sentra
- 1997 Nissan Sentra
- 1996 Dodge Ram

Inspection 15 minutes prior to Auction

There will be a \$100 Bidding Fee to bid in auction. Fee will be refunded if no bid is won

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**OUR CLIENTS**

"Cecilia Mota did an awesome job! Cecilia was always available to answer all our questions." - Elisabeth Davis

"Craig Johnson did an outstanding job and I am very happy!" - Larry Goodman

"Karen Hayashi did a wonderful job and we didn't worry about anything because Karen took care of everything!" - Vicki Anderson

**FEATURED PROPERTY**

**North Downey With Large Lot!!!**  
Rare opportunity to find a 15,000+ lot in Downey. Existing 4b 2ba 2157 sq ft home with huge oversized 10' deep pool. Needs TLC and the perfect homeowner to truly appreciate this property. Call Today For Info!!!!

**TOP PRODUCERS**

TOP LISTING Frank Cordova  
TOP PRODUCTION Flor Martinez  
TOP SALES Lorena Amaya & Lilian Lopez

**Income Property!!!**  
Charming Income property featuring 2 units plus bonus studio, the front unit has 3 bedrooms 2 baths; second unit has 2 bedrooms 1 bath.

**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.

**Entertainers Delight!!!**  
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!!!!

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

**IN ESCROW**

**Fantastic 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!!!!

**Great Downey Home!**  
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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**SOLD!**  
  
**ACT FAST!**  
Charming 2 BD, 1 BA home w/ new carpet, new paint, 1 car garage, 854 sq. ft. living space on a 5,453 sq. ft. lot. Priced at \$355,000  
Call Carrie Uva 562-382-1252

**IN ESCROW!**  
  
**WHY PAY RENT!**  
3 BD, 2 BA home in Downey, family room w/ fireplace, spacious living room, lovely patio, backyard. Priced at \$379,900  
Call Carrie Uva 562-382-1252

**FOR RENT!**  
  
**11744 Bellman, Downey**  
2 BD, 1 BA house with inside laundry hook ups, granite counters, & 1 car garage. \$1,650 per month.  
Call Carrie Uva for more info 562-382-1252

**FOR RENT!**  
  
**10232 Western Ave, Downey**  
Charming 3 BD, 1 BA home w/ living room, 2 car garage, w/ laundry hook ups, & super large backyard. \$1,950 per month  
Call Carrie Uva 562-382-1252

**Marie Picarelli**  
"The Intelligent Choice!"  
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**JUST LISTED!**  
  
**5 Bedrooms!**  
Upgraded home w/ gourmet kitchen open to large family room! Move in ready in Paramount! 2000+ sq. ft. Priced at \$419,000  
Call Marie for more info 562-618-0033

**COZY HOME!**  
  
**Huge Rear Yard!**  
Great home! 3 BD, family room, large master w/ walk in closet & bath, huge rear yard. Priced at \$474,900  
Call Marie for more info! 562-618-0033

**Cristina Picarelli**  
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**Exclusive Listing COMING SOON**

**Great North Downey Home**  
3 BD, 1.5 BA 1,400+ sq. ft., over 7,000 sq. ft. lot with a pool and circular driveway.  
**Priced at \$479,999**  
Call Today Before It Hits The Market  
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**COMING SOON!**  
  
**Fixer Upper!**  
2 bedrooms, 1 bathroom, Long Beach home. Call For More Info  
**Frank Moreno 562-949-8139**

**MUST SEE**  
  
**Huntington Beach Condo**  
2 bedrooms, 2 bathrooms, approx. 1,250 sq. ft. living space. Call For More Info  
**Frank Moreno 562-949-8139**

**Peter Licon**  
"Peter Delivers!"  
(562) 618-9055  
PeterDelivers@hotmail.com

**PETER DID IT AGAIN!**  
PETER SOLD US OUR 1ST HOME 4 YEARS AGO  
HE HELPED US SELL OUR HOME AND WE BOUGHT OUR DREAM HOME. HE COORDINATED EVERYTHING  
THANK YOU -The Fasters

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

**NEW LISTING!**  
  
12059 Patton, Downey  
3 BD, 2 BA, double detached garage, large lot near Alameda Elementary School  
Priced at \$410,000  
Call Vicki (562) 367-9520

**Bonus Guest Unit!**  
This 4+2 has many bonuses, craftsman style home, fully remodeled, central air/heat, covered patio, and much more  
Priced at \$320,000  
**Angie St. Jean (818) 441-8833**

**SOLD!**  
  
**JUST SOLD!**  
4 BD, 2 BA, large family room, 1,464 sq. ft. living space 17,952 sq. ft. lot, RV parking.  
I can SELL Yours Too!  
**Adrain Rolon (323) 806-2252**

**NEW LISTING!**  
  
**Entertainers Delight!**  
4 BD, 2 full BA & 2 half BA, master suite, 3,779 sq. ft. living space 16,000+ sq. ft. lot.  
Priced at \$905,000  
**Pam Lee (562) 537-1134**

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

**PRIVATE STREET**  
  
**EXCLUSIVE Downey LISTING!!**  
3 BD, 3 BA 1925 sq. ft. living space + 350 permitted detached bonus room. Priced at \$599,000  
Call Mario for more info. 562-533-7433

**COMING SOON!**  
  
**Downey Original Owner!**  
**TOO NEW FOR PHOTO!**  
4 BD, 2 BA, 1,606 sq. ft., first time on market, freshly updated, great location.  
Call Mario For More details. 562-533-7433

**SOLD!**  
  
**7149 Cole St., Downey**  
3 BD, 2 BA, 1,599 sq. ft. 5,210 sq. ft. lot  
**MARIO DID IT AGAIN! SOLD! SOLD! SOLD! SOLD!**  
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**Thinking of Buying Or Selling? Mario Can HELP!**  
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**COMING SOON**  
**NEW WEB SITE!**  
**LAUNCHING MID-FEBRUARY**

## NEW PRICES FOR THE NEW YEAR

**BACK ON THE MARKET**  
  
**Remodeled Downey Home**  
3 BD, 2 BA, large master BD with private bath, newer laminate hardwood floors, newer dual pane windows, 2-year new roof, and new landscaping with sprinklers front and back.  
**List Price: ~~\$429,900~~ NOW: \$424,988**

**OPEN HOUSE**  
  
**Custom Built Home in Orange Estates**  
5 BD, 3 BA pool home near Furman Park or 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 and master bedroom with 3/4 BA  
**List Price: ~~\$849,000~~ NOW \$799,000**

**OPEN HOUSE**  
  
**Large Guest House, Large Lot!**  
3 BD, 2 BA, 2,000 sq. ft. main house w/ a 1 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 with newer kitchen and bathrooms.  
**List Price: ~~\$749,000~~ NOW \$699,000**

**Why Rent When You Can Buy!**  
  
2 BD, 1 BA Southwest Downey condo. Spacious living room w/ fireplace & vaulted ceilings, inside laundry and large balcony. Assoc. pool & spa and 2 covered parking spaces for the unit in this gated community across the street from Los Amigos Golf Course.  
**List Price: ~~\$279,000~~ NOW \$248,000**

**SELLER WILLING TO CARRY**  
  
**Commercial Property For Sale**  
Perfect for investors or owner/user looking to utilize 3,100 sq. ft. of office/commercial space on a 7,500 sq. ft. corner lot in a high traffic area of Norwalk. Currently rented to a church & a paint supply shop.  
**List Price: ~~\$499,000~~ NOW \$459,900**

**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.  
**List Price: \$995,000**

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

CalBRE #01234589

**WWW.MICHAELBERDELIS.COM**