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Downey real estate agent gets 1 year in prison for mortgage fraud

Two defendants linked to a mortgage fraud scheme that cost at least \$2.4 million when fraudulently purchased homes went into foreclosure have been sentenced to federal prison.



The case involves a scheme to fraudulently obtain mortgages for residential properties through the use of "straw buyers" – individuals who pretend to purchase the properties and have no intention of living in the homes.

In this case, the straw buyers' personal information was used to obtain mortgages without their knowledge.

Elek Andrade

The scheme was run out of JTR Real Estate, Inc., a Norwalk-based real estate brokerage company which bought, renovated and sold residential properties. The two defendants sentenced on Feb. 27 by United States District Judge Dale S. Fischer were:

John Martynec, 41, of Long Beach, a licensed real estate broker and co-owner of JTR, who previously pled guilty to one count of conspiracy and was sentenced to two years in prison; and

Elek Andrade 32, of Downey, who also previously pled guilty to one count of conspiracy and was sentenced to one year and one day in federal prison.

In addition to the prison terms, Judge Fisher ordered both men to pay \$2,573,092 in restitution.

Martynec was responsible at JTR for identifying distressed residential properties which could be purchased, renovated, and then sold for a profit. Andrade worked for Martynec as a real estate agent and assisted in selling the properties. When the market for renovated properties slowed in 2007, Martynec and Andrade engaged in a scheme to use straw buyers to purchase the renovated homes.

The loan applications were submitted without the knowledge of the straw buyers and included fraudulent supporting documents, such as verifications of employment.

As a result of the scheme, lending institutions approved and funded more than \$5.2 million in loans for at least 11 properties.

A third defendant who fabricated documents that were submitted with the fraudulent loan applications – Mireya Espinoza, 36, of Carson – was sentenced on February 6 to one year and one day in prison and was ordered to pay \$1,476,966 in restitution.

"Schemes like this can destabilize the financial industry and the real estate market," said United States Attorney Eileen M. Decker. "The last economic crisis demonstrates the dangers of such destabilization and the importance of prosecuting crimes like those committed by these defendants."

"The housing crisis severely impacted many individuals throughout the country. Instead of working through the challenges the crisis presented, the defendants, Martynec and Andrade, engaged in a fraudulent scheme that caused additional harm to many individuals," said Leslie DeMarco, the special agent in charge of the Federal Housing Finance Agency, Office of Inspector General, Western Region.

Norwalk elects three new council members

NORWALK – The voters of Norwalk have spoken. With 100% of precincts reporting, Jennifer Perez, Tony Ayala, and Margarita Rios will serve as Norwalk's newest city council members this spring.

Perez, a Norwalk planning commissioner, and Ayala took an early lead Tuesday night in the crowded race for two, four-year terms open on the Norwalk City Council.

Perez garnered a solid victory, garnering 24.95% of the vote (1,588 votes) while Ayala, a former coordinator and services director at the Norwalk Senior Center, earned 23.71% of the vote (1,509 votes).

A sitting member of the Norwalk Planning Commission, Perez had no time to pause after winning her seat. On Wednesday, she was back at her job, driving back to Norwalk from Los Angeles in the afternoon for one of her son's baseball games -- while another son attended a practice of his own.

She hoped to attend at least part of each activity before a scheduled Planning Commission meeting Wednesday night.

"I've already spoken to the deputy city manager to arrange some meetings in the next couple days so that I may better prepare myself [to] get up to speed on some of the immediate plans of action," Perez said.

"I want to gather as much information I can and study and learn to be prepared...for [my] first meeting."

Perez said she "wanted to thank the residents and businesses of Norwalk, my entire family and support team."

"This is the first day of the next four [years]."

Reflecting on his campaign discussions with residents as he walked the precincts, Ayala reiterated his want for better communication between residents and the city services available.

"We have a lot of work to do," Ayala said.

His first acknowledgment was that many of the city's Hispanic population has very limited Spanish versions of important



communications available to them.

Ayala suggests this is a result of the predominantly-English materials, like the "Norwalk Now" newsletter.

Trash collection -- specifically large items -- left on the streets by residents or others, is not being directed to the appropriate programs available for such things, Ayala said.

In addition to the communication issue, he also wants to look at the status of the repair of roads in the city.

"Streets are torn up. Whether its north, south east or west," he said. "They are big dollar items. It's going to take a lot of work to try to figure out how to fund these things."

He praised Norwalk residents "for how smart they are," recalling a group of residents who formed their own neighborhood watch program.

According to Ayala, "they have nothing to do with the city because the city hasn't been proactive with neighborhood watch [so] they formed their own."

"I think people are very, very aware and I think that is going to make a big difference in how fast we can change stuff," he said.

Esperanza Free and Enrique Aranda trailed behind in Tuesday's election with 1,003 and 893 votes respectively.

"I am pretty proud of the job and work we did," said Free, speaking of the team effort involved. "I ran on my own merits including raising my own campaign money. Not bad for a first timer."

The remaining candidates running for the two seats included Candy Martinez (473 votes), Harvey

Cardenas (280 votes), Marcel Mercado (243 votes), Debbie Martinez (199) and Jamie E. Armenta (176).

In the special election to fill former Councilman Marcel Rodarte's seat on the council, Margarita Rios won soundly, earning 63.99% of the vote (2,324 votes).

"I'm just happy that our hard work paid off," said Rios. "I'm very grateful to my group of volunteers who were with me along the way. I look forward to working the fellow councilmembers to make a positive impact in our city."

Alberto Uribe, 24, who ran on a platform of youth and vitality, garnered just 303 votes, yet in defeat remained enthusiastic for Norwalk's future.

"I'm excited for the future of Norwalk," said Uribe. "I hope that the new leadership there will really work towards the issues that they were talking about...they're definitely capable of bringing positive change and I'm excited for what they're going to do. I'm thankful for this entire experience."

Rodarte resigned last June to take a position as president of the California Contract Cities Association. Rios, a Norwalk-La Mirada Unified School District board member, will now serve the remaining two years of his term and is eligible to run as an incumbent in the next election.

Her opponents, Ken Menchaca and Uribe, received 1,005 and 303 votes respectively.

A swearing-in ceremony for all three new council members is set for April 11.

By Alex Dominguez and Raul Samaniego

Weekend at a Glance

Friday 84°

Saturday 82°

Sunday 87°

THINGS TO DO



L.A. Fight Club

Friday - The Belasco, 5:30 pm
Live boxing presented by Golden Boy Promotions; Christian Gonzalez vs. Romero Duno in the main event.



Robert Cray

Saturday - Downey Theatre, 8 pm
Blues guitarist and 5-time Grammy Award winner Robert Cray performs live on the Downey Theatre stage.



Halloween Festival

Saturday - Halloween Event in La Mirada, 12-7 pm
An early Halloween celebration with horror vendors, artists, food trucks, live music and collectors.



Sock Hop

Saturday - Paramount Park, 4 pm
Paramount celebrates its 60th anniversary with a sock hop. All ages, 50's attire encouraged.

LIVE THEATRE



Sussman Middle School's advanced drama students will present "Annie," directed and choreographed by Gretchen Ferera, next week in the school cafeteria.

Performances are open to the public. Tickets are \$5 if purchased in advance or \$7 at the door.

Performance times are as follows:

Monday, March 13 - 6 p.m.

Tuesday, March 14 - 3 p.m.

Wednesday, March 15 - 1:15 p.m.

Thursday, March 16 - 6 p.m.

"Annie" follows the wide-ranging adventures of Annie, her dog Sandy and her benefactor Oliver "Daddy" Warbucks.

The story first appeared as a newspaper comic strip, "Little Orphan Annie," that was later adapted for stage and film.

Blanca Rochin presented Mayor's Healthy Heart Award

DOWNEY – Mayor Fernando Vasquez released the following statement in honoring Downey Adult School principal Blanca Rochin with his Mayor's Healthy Heart Award:

The Mayor's Healthy Heart Award is given to leaders that have made a significant impact in our community. Blanca Rochin has a passion for education as seen through her leadership skills and accomplishments over the years as Principal for Downey Adult School.

She has a natural ability to create leaders and inspire others. Long are the days when her family emigrated from a small town in the northern part of Mexico in search of the American Dream and with a goal to contribute back to this country. I have known Blanca Rochin for several years and have seen all the ways she has made Downey a better place to live.



Downey Adult School principal Blanca Rochin with mayor Fernando Vasquez last week.

Blanca Rochin grew up in East LA and graduated from Garfield High School. She received her bachelor degree from Azusa Pacific, teaching credential from UC San Diego and her master's in educational leadership from Concordia University in Irvine.

It is my honor to present Blanca Rochin with the Mayor's Healthy Heart Award for her true commitment toward improving the health, well-being and future success for the residents of the City of Downey.

FROM OUR FACEBOOK

Florence Avenue road work to last two years

Mark Echmalian: The project timeline will likely consist of 22 months of inaction, followed by two months of actual work.

Janet Meier: UGH. Besides the fact that Florence is a major artery between Downey and Santa Fe Springs, Whittier, etc., I live off the 5, near there. So we are REALLY looking forward to the noise, added traffic etc. (Not!)

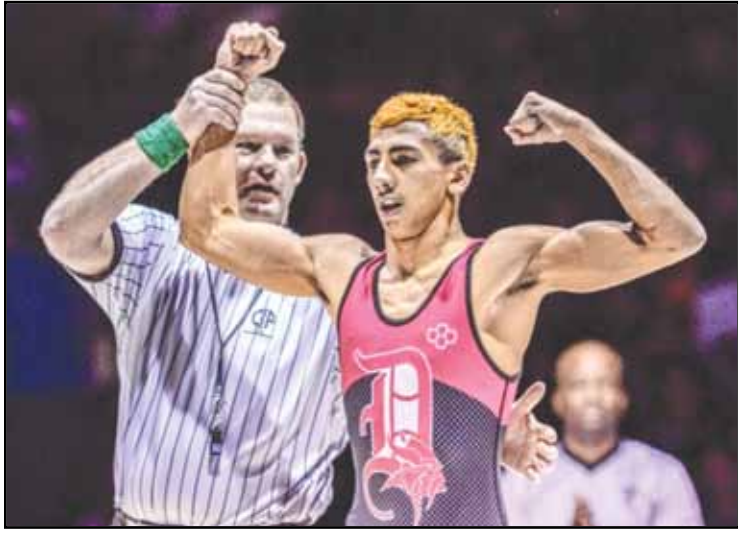
Reach us on Facebook at: Facebook.com/DowneyPatriot

TWEET OF THE WEEK

@LKSDdowney: Less ice in your drink doesn't equal more room for us to mindlessly pour in more alcohol. Adults drink smart not hard

Follow us! @DowneyPatriot

Downey's Jonathan Prata wins state wrestling championship



Jonathan Prata, a junior at Downey High, won the school's first state wrestling title. He now advances to the national championship in Pennsylvania, where he will compete in the 106-lb. division. Photo courtesy Downey High

By Mark Fetter
Contributor

DOWNEY – The Downey High School wrestling team sent four wrestlers to the state meet at Rabobank Arena in Bakersfield last weekend. Jonathan Prata won the state wrestling title at 106 pounds.

Prata's championship marks the first state wrestling title in Downey High School history.

This was also the first time in school history that Downey sent four wrestlers to the state meet in the same year. The Vikings finished the state meet in 24th place with Prata's five wins and Roland Dominguez's two wins, respectively.

Prata went 5-0 in Bakersfield to win the title. He defeated Eric Sanchez of Silver Creek by pin at the 2:47 mark of the second period in his first match, defeated Lorenzo Arreola of Dinuba 8-0 in his second match, defeated Izzy Tubera of Pitman 3-1 in his third match, defeated Antonio Lorenzo of Del Oro 4-2 in his fourth match and defeated Eddie Flores of Northview 8-1 in the championship final. Interestingly, Prata was defeated by Flores the previous week 7-2 in the championship match at the Master's Meet.

Dilan Ajtun (113) finished 0-2, Roland Dominguez (120) finished 2-2 and Armando Padilla (138) finished 0-2. Ajtun was defeated by Matthew Olguin of Buchanan 10-1 in his first match and was defeated by Jake Lilienstein of De La Salle by pin at the 4:13 mark of the third period.

Dominguez was defeated by Greg Viloria of West 10-0 in his first match, defeated Benjamin Martinez of Eastlake 5-3 in his second

match, defeated Jake Mora of Pleasant Valley by pin at the 1:52 mark of the first period in his third match and was defeated by Jacob Seto of Elk Grove by pin at the 3:00 mark of the second period.

Padilla was defeated by Johnny Fox of Gilroy 5-2 in his first match and was defeated by Chase Patterson of Del Oro 5-2 in his second match.

Downey High School, the administration and faculty, alumni and Coach Soto are extremely proud of the entire wrestling program and what they have accomplished this year. Prata, Ajtun and Dominguez are all juniors and will be back for another title run. Padilla was the only senior in this group of state qualifiers.

Things look bright for the Downey High School wrestling program.

■ The Warren High School wrestling team sent one wrestler to the state meet at the Rabobank Arena in Bakersfield last weekend.

Alexis Galvan (220) finished fifth at C.I.F. Individuals three weeks ago, finished seventh at the Master's Meet in Ontario two weeks ago to qualify for the state meet and wrestled this past weekend in Bakersfield. Galvan did not place at the state meet.

As a team, with only one wrestler competing, Warren finished in a tie for 186th.

Galvan finished the state meet with a record of 0-2. He was defeated by John Halajian of Clovis North 20-9 in his first match and was defeated by Luis Garcia of Norte Vista 12-2 in his second match. Interestingly, Galvan placed seventh at the Master's Meet the previous week with a default win over the same Luis Garcia of Norte Vista.

Warren High School, the administration and faculty, the alumni and Coach Brogden are extremely proud of what Alexis accomplished this year. Galvan is a senior and has wrestled his last match as a Bear.

The Bears had seven wrestlers place at C.I.F. Individuals and three of those placers qualified for the Master's Meet. Ismael Bautista (170) placed fourth and Kenneth Gonzalez (182) placed third, respectively. Of those three wrestlers who qualified for the Master's Meet, Galvan was the only wrestler who qualified for the state meet.

■ The Warren High School baseball team currently has an overall record of 3-0 and will begin S.G.V.L. play when they travel to Paramount on 4/4 and when they host Paramount on 4/7.

The Bears defeated Bell at Bell 4-0 on 2/27 and swept a doubleheader from Hoover last Saturday 10-0 in the first game and 19-1 in the second game.

Warren will be competing in the Quartz Hill Tournament this weekend and next week. The Bears played Canyon yesterday (score unavailable at press time), will play Eastside tomorrow, will play Quartz Hill on Tuesday and will play Lancaster on Wednesday.

The Bears are off to a good start this preseason and look to

continue that. Warren finished last season with an overall record of 16-14 and a S.G.V.L. record of 5-5.

■ The Warren High School softball team currently has an overall record of 3-2 and will begin S.G.V.L. play when they travel to Paramount on April 4.

The Bears defeated Harvard-Westlake 13-1 and were defeated by Mira Costa 4-3 on 2/25 in the Redondo Tournament.

Warren defeated Bishop Montgomery 2-0 and St. Joseph's 6-4 on Saturday in the Redondo Tournament. The Bears were defeated by Mayfair 5-0 at Warren on Tuesday and will travel to La Palma Kennedy on 3/23 for a doubleheader against the Fighting Irish.

The Bears finished last season with an overall record of 21-9 and a S.G.V.L. record of 8-2.

■ The Downey High School baseball team currently has an overall record of 2-3 and will begin S.G.V.L. play when they host Dominguez on 4/4 and when they travel to Dominguez on 4/7.

The Vikings were defeated by La Mirada at La Mirada 6-0 on 2/25 and were defeated by Edison at U.S.C. 4-1 on 2/27 in the Downey Tournament. Downey was defeated by Pacifica 8-4 on 3/2, defeated Irvine 2-0 on 3/4 and defeated Woodrow Wilson 4-1 on 3/7 in the Loara Tournament.

Downey continued in the Loara Tournament yesterday against Millikan (score unavailable at press time) and will continue tomorrow against an opponent yet to be determined.

The Vikings finished last season with an overall record of 13-17 and a S.G.V.L. record of 6-4. Coach Gonzalez, his staff and players are all looking forward to the start of San Gabriel Valley League play.

■ The Downey High School softball team currently has an overall record of 3-3 and will begin S.G.V.L. play when they host Dominguez on 4/4.

Downey was defeated by Santa Fe 4-0 and defeated Cypress 12-5 on 2/25 in the Cypress Tournament. The Vikings split a double header with Lakewood at Mayfair Park when they were defeated 8-1 in the first game and defeated Lakewood in the second game 3-2 on 3/2.

Downey defeated Peninsula 5-0 and were defeated by Carson 8-6 on 3/4 in the Cypress Tournament. The Lady Vikings hosted Whittier yesterday at Downey (score unavailable at press time).

Downey finished last season with an overall record of 16-15 and a S.G.V.L. record of 5-5. Coach Karzen, his staff and players are all looking forward to the start of San Gabriel Valley League play.



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OP-ED: Keeping the Carpenters' legacy alive in Downey

By Kathy Perez
Contributor

I had the great pleasure of being part of a Carpenters' tour last Friday and Saturday. We visited several locations that were an integral part of Karen and Richard's lives in Downey, their homes, their schools, their church, and Furman Park where Karen sang in public for the first time.

We also went around L.A. and visited other sites, including the cemetery where Karen and her parents are interred in the family mausoleum. While we were there, the tour guides surprised us with a visit with Richard and his wife, Mary. It was truly a heart-stopping experience for this life-long Carpenters' fan!

I was the only person on the tour who was from Downey. There were people from Virginia, Texas, North Carolina, Tennessee, Pennsylvania, Florida, New Hampshire, Nevada, San Diego, and San Jose. It was heartwarming to see and feel their excitement as they toured around our city. They commented on the friendliness of the people, including our high school students and the staff at Downey High. Here are some of their comments:

"I especially enjoyed visiting Downey High. As a teacher of 38 years, I was extremely impressed by the students exiting the building in a quiet and orderly manner at the end of the day. And I thoroughly enjoyed being serenaded by the Jazz ensemble. This teacher gives an A+ to the Downey High administration, faculty and students."

"We knew right off when Downey citizens stopped their cars so we could take a photo by the Carpenters utility box that Downey was a welcoming place. Everyone was lovely to us as we crazy fans traveled around the area."

"We had a great time in Downey. Downey is a modern city with a classic charm and feel. It takes you back to a time when things were simpler and people knew each other, but also provides all of the modern amenities. We are hoping to return to Downey in the near future. We felt right at home!"

"I felt right at home in Downey. Everything was so warm and inviting, the atmosphere and the people. There's just something about it and I have been to many places. Thank you, Downey. I plan to be back this Fall."

"We were so impressed with the Downey High School students, staff and beautiful choir performance. Everyone was gracious and courteous. We went to the Downey Library today to see the Carpenters display and there again we were treated courteously. It's a warm community with so much to be proud of. We hope the legacy of the Carpenters will continue to thrive and inspire musicians and artists."



Richard Carpenter and Kathy Perez

"Downey had a wonderful vibe to it. The people were kind and welcoming, a little bit of home right there in Southern California. Would be a wonderful place to live and raise a family!"

These comments and others made me feel so very proud to call Downey home. Many told me that I was lucky to live here. It gave me a whole new appreciation for our city - truly a city where character counts!

The only unfortunate thing is that I don't think that most people in Downey understand the importance of the Carpenters in music history and that they grew up and continued to live here even after they became world famous, gold medal, Grammy Award-winning recording artists. That was the only thing that the tourists thought was strange. They thought there would be more visible public recognition around town of the Carpenters' legacy.

One of them suggested this: "I think a great way to honor the Carpenters in Downey would be to name a street after them!" Another guest added, "I suggest renaming Newville." (The home where the Carpenter family lived for many years after they hit it big was on Newville Ave.)

The Carpenters' brought this group of guests from around the United States to our city where they spent money in hotels and motels, in restaurants, and in stores. There are so many, many more fans who have and will continue to come here because of the Carpenters. They gave and continue to give so much positive recognition to our city almost 50 years after their first album was released.

I hope that we continue to publicly honor the Carpenters and keep their legacy alive in Downey for many years to come.

DUI driver crashes into Downey library

DOWNEY – A man driving under the influence of alcohol or drugs was arrested after crashing his car into the Downey City Library early Thursday morning.

Sgt. Mike Parino of the Downey Police Department said the crash was reported at 1:33 a.m. The unidentified driver was still inside the vehicle when police arrived.

The driver had just been released from police custody hours earlier, officials said. He had been arrested on a traffic warrant.

Police conducted a field sobriety test and arrested the man for driving while intoxicated.

No injuries were reported.

DUSD invites public to sample cafeteria food

DOWNEY – Downey Unified will host its first-ever School Meal Expo on March 25, an opportunity for the public to personally taste the food fed daily to Downey students.

The expo, which is free and open to everyone, will be held in the Downey High cafeteria from 11 a.m. to 1 p.m.

Guests will rotate through various taste-testing stations, featuring homemade entrees, authentic gourmet tamales, antibiotic-free chicken tenders, fresh grilled 100 percent beef hamburger, and more.

In total, more than 20 different meals items will be available for tastings.

There will also be stations promoting healthy eating, the school lunch program, and information on an online meal payment system.

Each family in attendance will receive a goodie bag, and there will be raffles for a variety of prizes, including three bikes.

Free legal fair Saturday

BELL – Residents are invited to a free legal fair Saturday, March 11, at the El-Hussein Community Center in Bell.

Thirty lawyers in different areas of law are expected to be present, reviewing documents and offering legal advice at no cost.

"We have attorneys who speak Spanish, Vietnamese, Arabic, and of course English," said attorney Dennis Saab, who is helping organize the event.

The legal fair is being offered by Assemblymember Anthony Rendon in conjunction with the Southeast District Bar Association.

No appointments are necessary, but RSVP is strongly encouraged by calling (562) 529-3250. El-Hussein Community Center is located at 4313 Gage Ave.



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Downey billboard circa 1950's. Photo Courtesy of Downey Historical Society.

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2017_024

Things you didn't know about Downey: William Weirbach

Does the name William M. Weirbach sound familiar? If you know any Downey history it should.

William Mann Weirbach was born in Springfield Township, Pennsylvania on Feb. 26, 1845. In the early 1860's he joined the Blue Army -- union forces -- and was captured by the Confederate Army (the Grey Army). He was a member of the Pennsylvania Regiment No. 112.

William was taken prisoner in September of 1864 and lay starving in prison until he was released in March of 1865. While he was held captive for numerous months, he was released by the Confederate Army when they thought he was close to death.



He returned to his home in Pennsylvania and regained strength and later got married. To escape the memories of the Civil War, he ventured out to Downey, California in 1887 to start a new life with his family. He was a shoemaker by trade and established a shoe shop in Downey.

As a Civil War veteran, he was invited in 1938 to attend the Gettysburg reunion as a guest of the U.S. government and was honored for his service. William saw President Roosevelt dedicate a new statue on the battlefield.

Pennsylvania senator John S. Rice made all the arrangements for William's visit to the reunion, but transportation and accommodation enroute were made by H.C. Monahan, a native son of Downey. Monahan was a general passenger agent for Southern Pacific Railroad.

While in Gettysburg, William saw many regiment parades of infantry, and several tank demonstrations were also featured on the program. Music and band concerts were furnished by the Marine and United States bands. The program ended with a huge fireworks show on July 4.

William M. Weirbach -- Downey Cobbler -- was an active businessman and was instrumental in helping to form the Downey Chamber of Commerce.

Bobbi Bruce, Downey Historical Society

Bellflower kindergarten teacher stunned by \$25,000 education award

Washington Elementary kindergarten teacher Katherine Shaw was stunned Friday as she learned during a surprise ceremony that she is the latest U.S. teacher to receive the \$25,000 Milken Educators Award, announced to cheers from her colleagues and hundreds of students.

"I had no idea, I had no idea. My hands were shaking," Shaw said. "I come to work every day to do something I love."

Shaw is the first educator from Bellflower Unified to receive the award, now in its 30th year, which recognizes teachers early in their careers for their potential contributions.

Shaw was praised by Milken Foundation Chairman Lowell Milken, Bellflower Unified Superintendent Dr. Brian Jacobs and State Superintendent of Public Instruction Tom Torlakson for her skill at forging connections with students, families and her colleagues.

"She sparks a joy of learning in her students, leading them to new heights of excellence, and motivates her peers to create similar learning experiences in their classroom," Jacobs said.

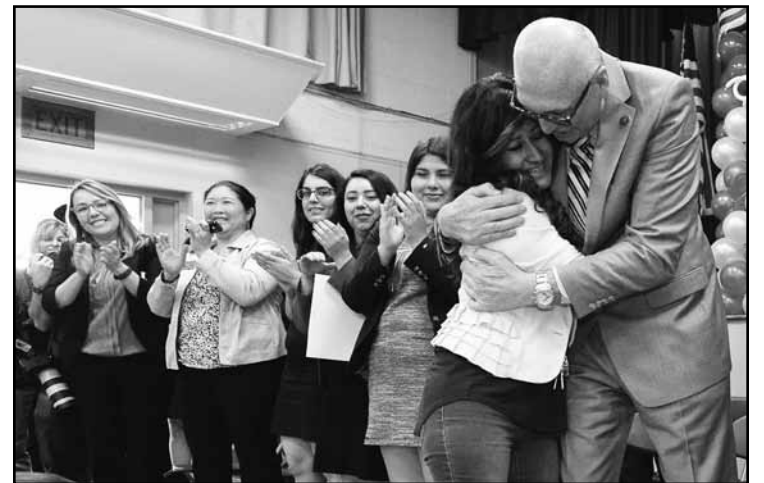
Shaw, an English learner who struggled with reading, credited her own teachers with inspiring her. She has also taught sixth, fourth and second grade. She is in her second year teaching kindergarten.

"Kindergarten was a challenge for me because I had never taught 5-year-olds before," she said. "It is their foundation -- their foundation to read, to learn, to wonder. It's been great."

Shaw is known for her classroom energy -- she is constantly in motion, engaging with her students, and shapes her approach to accommodate a variety of learning needs.

When a child needs a lot of repetition and guidance, she will stand next to the child while modeling a skill so the student to connect more intimately. Because she has a high number of English learners, she is animated in her instruction, and often uses student backgrounds to personalize lessons. She gives constant praise to reinforce good work habits and uses a variety of tools to keep students focused. Her classroom is a "print-rich" environment that encourages reading.

Shaw forges strong relationships with parents -- doing home visits and encouraging families to volunteer in her classroom. For parents who might face a language barrier to helping, she finds tasks that



Washington Elementary kindergarten teacher hugs Bellflower Unified Superintendent Dr. Brian Jacobs after learning she won a \$25,000 Milken Educators Award recognizing her excellence and potential. She is one of two Californians to win the award in 2017.

meet their skills -- keeping them engaged in their child's learning.

Shaw also mentors fellow teachers through the Beginning Teacher Support and Assessment program.

Guests at the surprise ceremony were told the event was to mark Washington's status as a 2016 California Gold Ribbon School. But Foundation leader Lowell Milken let everyone know the reason for his visit was a secret -- and engaged students in discovering that it was an award for an excellent teacher.

Shaw hadn't even known she was nominated for the award, which connects her to a network of past award winners -- a number of whom attended the event and welcomed Shaw into the "Milken family."

Shaw shared a little of her philosophy as a teacher.

"Teaching is a profession that comes with a lot of help from people -- the teachers that you work with, your administrators. It's not just one person, it's a community of people that help you become the educator you are," she said. "I think you revamp yourself every year ... Every day is a new day."

She said she's not sure how she will spend the money, but is considering a trip and buying some iPads for her classroom.

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"Jet," a 9-year-old, neutered, male, 23-pound, Terrier mix is SEAACA's Pet of the Week.



Jet is an active, happy dog that loves to zip around and play. He is full of energy and is looking for someone to bond with.

Jet (ID No. 17-15712) is being cared for at SEAACA located at 9777 Seaca St. in Downey. If you would like to see him, visit the Care Center from 11 a.m. to 6 p.m., Tuesday through Friday, and Saturday 10 a.m. to 5 p.m.

MONEY & TAXES 2017

Cesar Macedo MBA, CFP®
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 Cesar Macedo is a recognized financial advisor and member of LPL Financial. His professional career has spanned over 20 years where he has helped transition hundreds of investment clients into retirement. Cesar joined LPL Financial in 2007.
 Cesar is a graduate of the University of California, Santa Cruz, receiving a Bachelors degree in Economics. He received his Personal Financial Planner Certificate from U.C. Irvine and his Certified Financial Planning designation from the Certified Financial Planner Board of Standards in 2004. In addition he has earned his Chartered Life Underwriter designation from The American College. He earned his MBA from Cal State Long Beach. His professional affiliations include the Financial Services Institute.
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The press is essential, whether presidents like it or not



By Jill Richardson

The U.S. has a robust, free, and fair media. No wonder that makes Donald Trump angry.

Trump has such notoriously thin skin that some have taken to calling him Trumplethinskin. His staff says he watches TV and reads the news obsessively, looking for praise for himself.

And we know, in part, exactly what Trump is watching. Why? Because he often tweets about exactly what just appeared on Fox News, right after it airs.

Just to get this straight, the leader of the free world — the most powerful man on the planet, with the entire U.S. intelligence apparatus at his disposal — is getting his information about the world from TV, like the rest of us.

What's more, he's often getting it from pundits instead of from unbiased journalists. While fewer of us seem to notice every day now, there's a difference.

The job of a journalist isn't to give his or her own opinion. The job of a journalist is to inform readers of the unbiased truth — after it's been carefully fact-checked.

Each of us has opinions — on immigration, on security, on the

climate, and so forth. A good journalist will inform readers of the facts of the issue, who stands on each side of it, what the government policy is, and how they're carrying out that policy.

The best investigative journalists also discover inconvenient facts that the powerful don't want the public to know. For a president who only wants positive coverage, this may not seem like a good thing. For the rest of us, it's vital to our democracy.

Recall Nixon and Watergate. He was brought down by two journalists — Woodward and Bernstein. Did Nixon like those journalists? No. Were they true American patriots helping to safeguard our democracy? Absolutely.

Sometimes journalists mess up. It's true. I once wrote an article I don't think I fact checked well enough. It was years ago, long forgotten by everyone else, and it still bothers me.

A journalist's credibility is all he or she has. Your record of finding and writing the truth is your personal brand. Likewise, a newspaper's accuracy is its brand. All it takes is a gaffe or two and your readers can't trust you anymore.

When I've been in recent conversations among journalists about how to deal with Trump's attacks on the media, everyone's given the same answer: We'll do our job. We'll be as professional as possible.

As for Trump's term "fake news," Americans should know where that term came from. In the lead up to the election, there really was fake news. A lot of it came from teenagers in Macedonia who made up stories that would get lots of clicks from Americans to generate ad revenue.

Truly fake news stories are dreamed up by people with no desire to inform the public whatsoever. Many are published in obviously bogus outlets online. There's no comparison between that and even the shoddiest journalism published in mainstream publications.

No matter who's in power, any American leader attempting to discredit the news media or pressure it into favorable coverage is dangerous. Telling Americans that nothing we read can be believed except for what a single politician and his acolytes say leaves our country open to corruption and other abuses by those at the top.

Whatever its faults, the American mainstream media is excellent in many ways. But if you want to make them even better, there's a way: Subscribe to your local paper. And believe in good, solid, unbiased reporting as a vital ingredient in a healthy democracy.

Jill Richardson is the author of Recipe for America: Why Our Food System Is Broken and What We Can Do to Fix It.

Planning Commission

Dear Editor:

Once again I find myself defending our planning commissioner, Jim Rodriguez.

Your paper published an article with comments criticizing Jim for doing his job well. Our mayor even chimed in, saying the Commission is to focus only on land use.

So, just rubber stamp any old plan as long as the land use is acceptable? Don't bother doing the oversight the commission should engage in, right? God forbid people have to sit through a meeting. How ludicrous.

I am ashamed of our mayor making a comment like that. I am in favor of Downey becoming more business friendly -- but not at the expense of wreckless development.

Keep asking questions, Jim!

**Doug Anderson
Downey**

California is going to pot

Dear Editor:

With the passage of legalizing recreational "pot" (marijuana) -- possibly promoting stoned drivers, massive "pot" holes in the road needing repair, as well as urgent needs to upgrade bridges, dams and sewer lines, our infrastructure appears to be going to pot.

The latest assault to the state budget is State Sen. Kevin de Leon's support of a plan to enroll private sector employees who currently don't have a retirement plan into a state-run retirement savings account.

With the already bloated, taxpayer-supported state employee pension fund, this may promote a state bankruptcy, not just a city bankruptcy as was the case in Stockton and San Bernardino.

Since the voices of conservatives in the California state legislature are ignored by those in majority -- and conservatives are prevented from speaking at public universities and rallies supporting different viewpoints -- de Leon has no opposition to his proposition.

Thank goodness for a soothing, home-brewed "pot" of coffee that, for a few moments, allows me to forget about California, my beloved state for 51 years going to pot.

**Martha Morrissy-Call
Downey**

Reaction to Republican healthcare proposal

Rep. Linda Sanchez: The latest Republican proposal is an assault on the health and wellbeing of the American people. It's no wonder Republicans chose to hide this bill from the public for so long. Never before has 124 pages of legislation taken so much away from so many people. Among the many terrible things in this bill, Republicans have taken away affordable health care for millions of Americans, raised costs for seniors, and put Medicare at risk. The best thing Americans can do for their health under the Republican proposal is to never get sick.

Essentially, the plan released this evening means Americans will pay more and get less. It increases costs for seniors while giving millionaires and billionaires six-figure tax cuts. It guts the protections from health insurance companies Americans have come to rely upon when they get sick. It provides little help when people get sick or need emergency care. Nothing in the Republican proposal is what I would call a 'better way.'

House Speaker Paul Ryan: Obamacare is rapidly collapsing. Skyrocketing premiums, soaring deductibles, and dwindling choices are not what the people were promised seven years ago. It's time to turn a page and rescue our health care system from this disastrous law. The American Health Care Act is a plan to drive down costs, encourage competition, and give every American access to quality, affordable health insurance. It protects young adults, patients with pre-existing conditions, and provides a stable transition so that no one has the rug pulled out from under them.

Working together, this unified Republican government will deliver relief and peace of mind to the millions of Americans suffering under Obamacare. This will proceed through a transparent process of regular order in full view of the public. I want to thank all of our members who have contributed their ideas, especially Chairman Walden and Chairman Brady, as well as Secretary Price and the Trump administration, for their commitment to keep this promise and get this right.

President Donald Trump: We're going to do something that's great, and I am proud to support the replacement plan released by the House of Representatives.

This will be a plan where you can choose your doctor, and this will be a plan where you can choose your plan. And you know what the plan is. This is the plan. It's a complicated process, but actually it's very simple, it's called good health care.

U.S. Sen. Mike Lee: This is not the Obamacare repeal bill we've been waiting for. It is a missed opportunity and a step in the wrong direction.

We promised the American people we would drain the swamp and end business as usual in Washington. This bill does not do that.

U.S. Sen. Rand Paul: Republicans across America ran on repealing the Big Government takeover of our health care system that is ObamaCare. Opposition to ObamaCare helped the GOP win the House in 2010, the Senate in 2014, and the White House in 2016. Repealing ObamaCare has been a key facet of all our recent victories.

No Democrat will vote for a stand-alone, real repeal. But nearly every Republican will -- in fact, nearly all of them already did in 2015.

We call on Congressional leaders to keep their word to the American people, to push a real repeal of ObamaCare, and to do it now. The only way to really do that in a way that ensures passage is to move forward with a "clean" repeal, such as the 2015 repeal bill.

Many conservatives have called for Replace bills at the same time as a repeal bill. A free market replacement bill has been introduced in the Senate and a companion bill endorsed by the House Freedom Caucus. Others have their own plans and ideas. The White House will no doubt have some ideas as well.

Instead of tearing down Obamacare, why not fix what's broken?



By Jazz Glastra

The Republicans just introduced a new plan to "repeal and replace" the Affordable Care Act, or ACA — aka Obamacare. The rollout came after many members of Congress caught an earful from constituents trying to stop them.

Although I've voted for people in both parties in the past, I wanted to be one of them.

Residents in my central Ohio district started a petition in early January calling for our member, Republican Pat Tiberi, to hold a town hall meeting to discuss the issue. After all, he's the chair of the House Subcommittee on Health.

The petition quickly garnered over 1,000 signatures, but Tiberi refused to hold a public event, claiming they're "unproductive." Fair enough: I can see how it might be hard to have a discussion about complex issues in a hall filled to the brim with angry constituents.

So I decided to take Tiberi up on his offer to meet with constituents privately instead. When I arrived at his district office, I was surprised to find that eight other people had also been scheduled for the same time. It turned out that all of us were there to discuss the ACA.

Person after person shared gut-wrenching stories.

One woman was unable to find an insurer to cover her small business and its employees because of her Type 1 diabetes. Thanks to Obamacare, she was able to get coverage that's affordable and life-saving.

A young woman recovering from cancer explained how, before Obamacare, her diagnosis prevented the entire company she worked for from changing insurers because the new insurer wouldn't accept her "pre-existing condition."

Another woman with breast cancer explained that if it weren't for the subsidized health insurance she received through the Obamacare exchange, she might not be here today.

My own story is much less dramatic — without the ACA, I never could've afforded to pursue my chosen career path in the nonprofit sector. Luckily, the ability to stay on my parents' insurance for a few years after college gave me the security I needed to take a risk on a low-paying but highly rewarding job that kick-started my career.

While Tiberi started out the meeting by declaring that he was "there to listen," I left disappointed by how he treated our group. Not once during the entire meeting did he allow someone to finish speaking without interrupting to "give them the other side of the story."

For many of the people in the room, Obamacare was literally the difference between life and death. Unfortunately, Tiberi only wanted to talk about how premiums are going up and in some places there aren't enough coverage options.

To be sure, these are real problems that need fixing. But how can you look a breast cancer survivor in the eye and tell her the law that saved her life needs to be thrown out because it's costing someone too much money?

My meeting with Tiberi took place well before Republicans released their Obamacare replacement plans, but even then Tiberi agreed that he doesn't want to go back to 2009, when 20 million fewer people had health insurance.

Unfortunately, that's exactly what's going to happen to many people under the Republicans' plan. That includes low-income patients on Medicaid and people who are young but have serious health conditions, like the woman at my meeting.

Someone recently asked me whether I consider myself a liberal or a conservative on healthcare. But what does that even mean?

We all want the same thing: affordable coverage we can actually use, lower costs, and a healthier population. I don't think the ACA achieved all of these goals, but getting coverage for over 20 million people was a huge step in the right direction.

Why tear down years of progress and start from scratch when we can simply fix what we have?

Jazz Glastra leads a nonprofit organization in Central Ohio.

The Downey Patriot

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SPEED BUMP



DAVE COVERLY



Downey Community Calendar

EVENTS FOR MARCH

Wednesday, March 15: Elder abuse presentation, Rio Hondo Event Center, 6:30 p.m.
 Thursday, March 16: Gangs Out of Downey luncheon, Rio Hondo Event Center, 11:30 a.m.

CITY MEETINGS

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

Regularly Scheduled Meetings

MONDAYS

7 pm: Boy Scout Troop 2, at Downey United Methodist Church, call 869-6478.
 2nd Mon., 11 am: American Legion Auxiliary #270, at United Methodist Church, call 304-3439.
 3rd Mon., 11:30 am: Downey Newcomers Club, call Nancy 806-1782.
 4th Mon., 7:30 pm: Downey Numismatists, at Downey Retirement Center, call 862-6666.

TUESDAYS

9:30 am: Downey Seniors Club, at Apollo Park, call Irene Vallini at 328-7039.
 10 am: Downey Bocce Club, at 7850 Quill Drive, call John Fiorenza at 652-4399.
 12 pm: Rotary Club, at Rio Hondo Events Center, call Russell Skersick 929-3710.
 6 pm: Toastmasters Club 587, at First Baptist Church, contact Salvador Cervantes: tmsalcpuede@gmail.com.
 7 pm: Downey Knights of Columbus Bingo, at 11231 Rives Ave., call 923-1932.
 7 pm: Healing Room and Prayer, at Desert Reign Church 11610 Lakewood Blvd, call 861-6011.
 7:30 pm: Downey Master Chorale, at Cornerstone Church, contact info@downeymasterchorale.org.
 1st Tues., 7:30 am: Gangs Out of Downey, at City Hall training room.
 2nd Tues., 3:30 pm: Keep Downey Beautiful, at City Hall, call 905-7103.
 2nd and 4th Tues., 6 pm: Sertoma Club, at Rio Hondo Event Center, call 927-6438.
 2nd Tues., 6 pm: Downey Fly Fishers, at Apollo Park, call 425-7936.
 3rd Tues., 6:30 pm: Community Emergency Response Team meeting, Fire station 1, 12222 Paramount.
 3rd Tues., 6 pm: American Legion #270, at Sizzler Restaurant, call 544-0372.
 Tues., Thurs. & Sat., 10 am: Downey Bocce Club, at 7850 Quill Drive, call John Fiorenza 652-4399

WEDNESDAYS

7 am: Kiwanis Club, at Rio Hondo Events Center, call Steve Roberson at 927-2626.
 1 pm: Women's Bocce Club, at 7850 Quill Drive, call Marie Puch at 869-4366.
 7 pm: Out Post 132 Royal Rangers, at Desert Reign Church, call 928-8000.
 1st Wed., 11 am: Woman's Club of Downey, call Cheryl Olson 833-8954.
 1st Wed., 11:30 am: Downey Coordinating Council, Community Center, call Bobbi Bruce 440-5416.
 1st Wed., 7:30 pm: Downey Stamp Club, at Maude Price School cafeteria, call 928-3028.
 2nd Wed., 11:30 am: Christian Women's Club, at Los Amigos Country Club, call Helen 864-7319.
 2nd Wed., 7:30 pm: Downey Model A Club, at Gallatin School Cafeteria, call 928-4132.
 3rd Wed.: Downey Dog Obedience Club, for information please call Gina 869-5213 or Valerie 420-2972.
 3rd Wed., 10 am: Los Angeles County Quilters Guild, at Women's Club, call (310) 604-0725.
 3rd Wed., 10 am: OLPH Women's Guild, at OLPH School Auditorium, contact Paula Mayfield, (562) 923-3518.
 3rd Wed., 6 pm: American Business Women's Association, Rio Hondo Country Club, call Barbara 863-2192.
 4th Wed., 12:00 pm: Retired Federal Employees, at Barbara J Riley Center, call 943-5513.
 4th Wed., 7:30 pm: US Coast Guard Aux. Flotilla 5-10, First Presbyterian Church, call Brian 419-5420.
 Wed. & Fri., 10:15 am: Senior Bingo, at Apollo Park, call 904-7223

THURSDAYS

7:30 am: Connections Networking, at Bob's Big Boy, for info., call Nick Smith, 861-5222.
 7:30 am.: Soroptimist Int'l of Downey, for information, call Mia Vasquez, 806-3217.
 9:30 am: Take off Pounds Sensibly, at Barabara Riley Senior Center, call (800) 932-8677.
 12 pm: Kiwanis Club of Downey, at Rio Hondo Events Center, call Roy Jimenez 923-0971.
 12 pm: Optimist Club of Downey, at Rio Hondo Events Center.
 6:30 pm: Downey United Masonic Lodge # 220, 8244 3rd St., call 862-4176.
 7 pm: Troop 351, Boy Scouts of America, at First Baptist Church, call 776-3388.
 1st Thurs., 12:00 pm: Downey Christian & Professional Luncheon, Sizzler's Restaurant, call James 310-1335.
 1st Thurs., 7:30 pm: The Downey Amateur Radio Club, at First Baptist Church room 120.
 2nd Thurs., 7:30 pm: Beaming Rebel Foxes Collectors Club, call Carl D. Jones at 923-2400.
 2nd & 4th Thurs., 6 pm: Lions Club, at Coco's, call Lenora (310) 283-9825.
 3rd Thurs., 4 pm: Public Works Committee, at City Hall Training Room.
 3rd Thurs., 6 pm: Downey CIPAC, at Sizzler's Restaurant, call Rich Tuttle 413-6045.
 4th Thurs., 10 am: Assistance League, at Casa De Parley Johnson, call 869-0232.
 4th Thurs., 7:30 pm: Downey Historical Society programs, at Community Center, call 862-2777.

FRIDAYS

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

SATURDAYS

9 am: Farmers Market, Downey Avenue at 3rd Street, call 904-7246.
 4th Sat., 12:00 pm: Downey Arts Coalition, email contact@downeyarts.org.

On This Day...

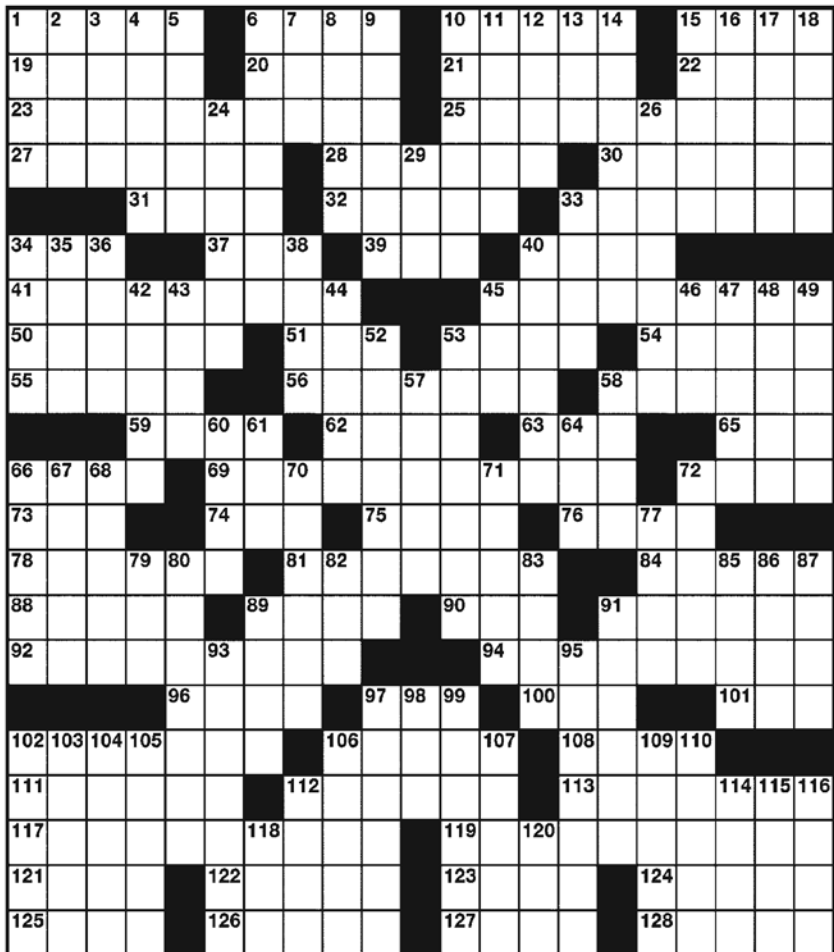
- March 9, 1765:** After a campaign by the writer Voltaire, judges in Paris posthumously exonerate Jean Calas of murdering his son. Calas had been tortured and executed in 1762 on the charge, though his son may have actually committed suicide.
- 1916:** Pancho Villa leads nearly 500 Mexican raiders in an attack against the border town of Columbus, New Mexico.
- 1959:** The Barbie doll makes its debut at the American International Toy Fair in New York.
- 2011:** Space Shuttle Discovery makes its final landing after 39 flights.

THE NEWSDAY CROSSWORD

Edited by Stanley Newman (www.StanXwords.com)
THINK TUBULAR: Or cylindrical, if you prefer
 by Gail Grabowski

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Paging Dr. Frischer...

By Dr. Alan Frischer

I love practicing medicine in 2017. There are so many more options at our disposal than there were even 10 or 20 years ago. It is interesting, however, just how many old or even ancient practices are still in use. Are they medical myths, barbaric treatments, or is there a modern rationale to support them?

Maggots can consume dead and infected tissue, which allows wounds to heal. Maggots have been used for healing since antiquity. In more recent centuries, military surgeons have observed and documented that soldiers who remained on the battlefield healed more quickly when flies laid eggs in their wounds. In 2004, the FDA allowed maggots to be marketed for medical use on slowly healing wounds like diabetic foot ulcers and bedsores, chronic leg ulcers, post-surgical wounds and acute burns. This therapy has actually experienced newfound popularity due to growing antibiotic resistance.

Not long ago I wrote of a dear friend who swears by leech therapy for her arthritic knee. Leeches are worms with teeth to cut into flesh, and suckers to feed on blood. Since ancient times, leeches were used for bloodletting. The FDA has approved the use of medical leeches for venous congestion, a condition where blood pools in a particular area of the body, and the veins aren't capable of returning it to the heart. This might happen after a surgery to reattach a finger or ear, or after major reconstructive surgery. Leeches are also currently being used to numb pain, reduce swelling, and keep blood flowing.

Are you aware that bloodletting is still performed? It is not done with leeches, and certainly isn't used for the wide range of diseases that it once was. It is, however, used for hemochromatosis, a condition where the blood contains excess iron. Too much iron can be toxic to the liver, heart, pancreas and joints. Bloodletting is performed by inserting a needle into a vein and drawing out a pint or more of blood, once or twice per week, over several months.

Would you consider allowing yourself to be stung by a bee in order to use the venom to heal? Apitherapy refers to a number of bee therapies, including bee venom, honey, pollen, and royal jelly. It's thousands of years old, depicted in ancient rock art and practiced in ancient Egypt, Greece (Hippocrates wrote of it), and China. It's now being used by some to treat arthritis, immune system dysfunction, multiple sclerosis,

hay fever, ALS, shingles, gout, tendonitis, bursitis, infectious diseases, wound healing, burns, fractures, and even cancer. Do note that apitherapy gets mixed reviews in the scientific literature, and clearly more and better-controlled studies are called for. Further, there are potential risks to these therapies that may outweigh any benefits.

The great novel and movie *One Flew Over the Cuckoo's Nest* horribly featured ECT (electroconvulsive therapy). Developed in the 1930's, ECT passes electrical currents through the brain. It is actually still used for those with treatment-resistant depression, but is now administered under general anesthesia. ECT affects brain chemicals and nerve cells, and can alter mood, sleep, memory and appetite.

Trepanation is the oldest known surgical procedure, dating back to the Stone Age. A hole was made in the skull, with the belief that this would rid the patient of the evil spirits felt to cause illness, or to treat headaches, epilepsy, head injuries and infections. Today, neurosurgeons perform a form of trepanation for very different reasons. A small hole is drilled into the skull in order to treat epidural and subdural

hematomas, or for surgical access for other procedures, such as intracranial pressure monitoring.

Lastly, let's move to the subject of stool. The concept of transplanting stool dates back to 4th century China. Doctors gave a healthy person's dried or fermented stool to a patient who was suffering from diarrhea, vomiting, fever or constipation. Today this is known as fecal microbiota transplantation (FMT). FMT directly transfers stool from healthy donors to the stomach or small intestine of the patient. The goal is to introduce a new mix of bacteria to restore a healthy microbial balance in the gut for those with recurring *Clostridium difficile* (C. diff) infections.

Some treatments have indeed withstood the test of time. Still, don't expect to find maggots, leeches, bees, or stool in my black bag...yet.

Dr. Alan Frischer is former chief of staff and former chief of medicine at Downey Regional Medical Center. Write to him in care of this newspaper at 8301 E. Florence Ave., Suite 100, Downey, CA 90240.

Learn CPR, because you never know

By Alex Dominguez
Staff Writer

Full disclosure here: I am currently grieving the loss of my grandmother, and this article is likely just as much fueled by emotion as it is by practicality.

If I am to ever end up on some psychiatric couch through this process, I probably will not be disclosing the feelings I hold due to my family and I's recent loss. Instead, the topic of discussion will likely be about how I have witnessed my mother resuscitate both my grandparents, and how that shook me to my core.

To me, the term "CPR" was just three letters reserved for this week's episode of *Grey's Anatomy*. At most, it was something I would have to learn should I ever decide to take a hiatus from writing and go get my teaching credential. At least that's how it was up until recently.

I will never forget seeing my grandfather's eyes roll into the back of his head as he passed out in the church foyer six years ago. It's only been two or three weeks since my mother and I heard a thud come from my grandmother's room, and discovered her unconscious and not breathing in the middle of the floor.

My family and I are very fortunate that we have a longtime practicing registered nurse in my mother, who in both of the above scenarios jumped into action and was able to prolong my grandparents' life until they could receive full medical attention.

My point in telling you these stories is that you never think it will happen to you until it does. Cliché, I know.

According to the American Heart Association, nearly 383,000 out-of-hospital sudden cardiac arrests occur annually; 88 percent of which occur at home. While effective bystander CPR provided immediately can double or triple the chances of survival, only 32 percent of victims receive CPR from a certified bystander.

Less than eight percent of people who suffer cardiac arrest outside of the hospital survive.

I wish I could say that these statistics were as effective as life experience, but who am I kidding. If someone collapses in front of me, I'm likely going to flash back to when my grandparents did the same, not to some quick Google search for medical inquiry.

However, next time (and I hope there is never a next time), I wish to be prepared to the best of my abilities. Should a passerby, friend, family member, or God forbid my own CPR certified mother suddenly stop breathing, I do not want to be caught like a deer in headlights.

I look forward to the coming discussion with my mother about how and where to get certified, and what to expect. I anticipate becoming trained and certified even more. The old saying goes "better safe than sorry."

Get CPR certified. Be prepared. Learn life-saving skills. Pray you never have to use them.

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Pleasant Holidays.

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WHAT Caltrans will reduce lanes on the Florence Avenue Bridge over I-5 within the cities of Downey and Santa Fe Springs to one lane in each direction for an extended period of time. The Florence Avenue on-ramp to northbound I-5 will also be closed. Avoid delays by taking alternative routes.

WHEN Effective immediately. Please be advised, schedule is subject to change due to inclement weather.

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Shared Stories: Middle Child Syndrome

Maria Garcia shares her story about a common parental experience – “the children are so different.” 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 Maria L. Garcia

Growing up as the youngest child, with three siblings ahead of me, had its perks. How was I to know that seven years later I would be displaced from center stage and become the middle child when brother after brother would be born?

I do not remember ever feeling left out from my siblings; enough to call it a syndrome of sorts. My dad's love for me was always reassuring and reaffirming, and so my behavior was aimed at pleasing him with much due respect.

Not until Ed and I were newly married and ready to start up a family did we start to think of children. We were in the era and culture where newly-weds were already subjected to the Philippine Inquisition: “Are you already pregnant?”

If your answer was yes, people would start counting the months, and anything short of nine months is a “deposit,” indicative of some premarital taboos in society. And if the wife isn't pregnant yet after nine months, she is labeled as “barren.” Either way, the Filipino culture dictates that it's everybody's business to know the wife's pregnancy status when wed.

Ed and I got pregnant with what one would call a “honeymoon baby.” Ten months after we were wed, our first child, a son, was born to us. Although we had a *yaya*, or nanny, for Carlo, we were both excited to try our own parenting skills. We gave him much attention and time, as would be the case for most firstborns.

Three years later, we felt we were ready for another baby, but wanted a girl. We were going to try a Reader's Digest suggested method on conceiving a girl.

A few days before my due date, I began having labor pains. In nervous anticipation, the suspense was over when the obstetrician announced it was a boy. We had a good laugh, with a sigh of relief that a normal healthy baby boy, although not a girl, was born to us on April Fool's Day. Grateful, we named him Mark Anthony.

Parenting the second time around, we found ourselves more relaxed and less anxious, now that we were veteran parents. The two boys were pretty much best friends, playing and sharing toys with not much of a sibling rivalry.

Mark displayed his very social traits, even with the other street children in the neighborhood. He would invite them over and feed them our food behind our backs. We would often see neighborhood kids with chocolate rings around their mouths from Mark secretly sharing our chocolate milk powder.

Four years later we got pregnant with our third baby. This time, we would simply be accepting of whatever God blessed us with, which turned out to be a baby girl. We named her Noelle Nicole, like a Christmas gift given to us in February.

Although each of them had their own *yaya*, we did not diminish in giving them parental attention, or so we thought. Carlo was excelling in school academically. Noelle was too, gifted in both math and the arts. Mark received certificates in handwriting and spelling, but was not academically excelling like his siblings.

It was only much later that, in retrospect, I gleaned that Mark's visual acumen and hand-eye coordination would translate itself in his growing years. He seemed to be more interested in after-school Boy Scouts or karate class, rather than academics. Being a young mother then, I started to be concerned. Was he really lagging behind his siblings at school?

Mark had difficulty sleeping when he was young, so Ed would put him in the car and drive him around the block until he fell asleep. Other times, Mark would ask to sleep before 8:30 PM as he feared that he would have insomnia.

We noticed Mark was not interested in any of the academics, but he would draw the motorized taxi-tricycles shuttling around our neighborhood endlessly. He included all the details, and from various perspectives. Mark never drew the same model twice; each one was different from the other.

In 1982, we decided as a family to migrate to the US. Carlo had been on vacation to San Francisco with his grandmother and cousins the previous year. Being the quiet 11-year-old that he was, Carlo did not say much about his feelings on our plans to move.

On the other hand, Mark, age seven at the time, was excited. He “could hardly wait to roll down the snowy slope,” but, “must take some bananas to America!” Noelle at age 4, was not quite aware of moving our permanent residence to a different country.

Mark was getting rather difficult and defiant in his teenage years. I was in a quandary on how I should deal with his choices. One time, I was called in by the principal because Mark had come to school with his head shaved on both sides. If I had not confirmed with his grandma that she was the one who actually cut it, the principal would have had him suspended.

Mark did not want to continue on to Catholic high school like his siblings, so we transferred him into the public system. His high school years were difficult. He was ditching and failing his classes. He was more social than focused. The school recommended that we go to family counseling.

It was then that I came across the “middle child syndrome” terminology. Mark wanted to be his own self, a trait we had noticed even at an early age. Ed and I called him “Indie,” short for independent.

I did not think Mark would even graduate from high school, with the kind of rebellious streak he was having - his ear piercings, his driving without a license, his running away for days. Thankfully, I followed the advice of Mrs. Leone Jackson, an elderly parishioner and retired teacher in her 90's: “Look for him and when he comes home, hug him and just tell him you missed him.”

While both the oldest and the youngest earned degrees from universities in computer science, chemistry, and biology, Mark dropped out of community college and chose to go his own course and take animation classes.

I feel like I prayed for Mark doubly hard out of the three children. I had even gone on a pilgrimage and climbed a mountain for Divine intervention. I learned that I could not control Mark for what he wanted to be - an animator.

The good news is that Mark rose from the challenges of his own journey. Even without a degree, his hard work and persistence got him into animation studios such as Sony, Klasky Csupo, Fox, Nickelodeon, Disney and Laika.

This year, he received an Annie Award nomination for Outstanding Achievement for Storyboarding in an Animated Feature Production for

his work on the film, *Kubo and the Two Strings*.

Although not many have seen the film, it has been acclaimed by many critics and has received nominations for Best Animated Picture by the Annie Awards, the Golden Globes and currently, the Academy Awards. As a proud mama, I believe that the “middle child syndrome” is just a part of the cocoon's stage of turning into a butterfly.

POETRY MATTERS

Spring Comes To Murray Hill

I sit in an office at 244 Madison Avenue
And say to myself You have a responsible job avenue?
Why then do you fritter away your time on this doggerel?
If you have a sore throat you can cure it by using a good
goggeral,
If you have a sore foot you can get it fixed by a chiropodist,
And you can get your original sin removed by St. John
the Bopodist,
Why then should this flocculent lassitude be incurable?
Kansas City, Kansas, proves that even Kansas City needn't
always be Missourible.
Up up my soul! This inaction is abominable.
Perhaps it is the result of disturbances abdominable.
The pilgrims settled Massachusetts in 1620 when they landed
on a stone hummock.
Maybe if they were here now they would settle my stomach.
Oh, if I only had the wings of a bird
Instead of being confined on Madison Avenue I could soar
in a jiffy to
Second or Third.

-Ogden Nash, The New Yorker 1930

This is Nash's first published poem, and it was a tremendous success. For a brief period in 1932 he was on the staff of The New Yorker, but he never again held a day job after that. With his ability to express incredulity and dismay at the foibles of modern American life, Nash said that he had “intentionally maltreated and man-handled every known rule of grammar, spelling, and prosody,” usually in search of an outrageous rhyme. Another famous example: “If called by a panther/Don't anther.” Poetry Matters is curated by Lorine Parks

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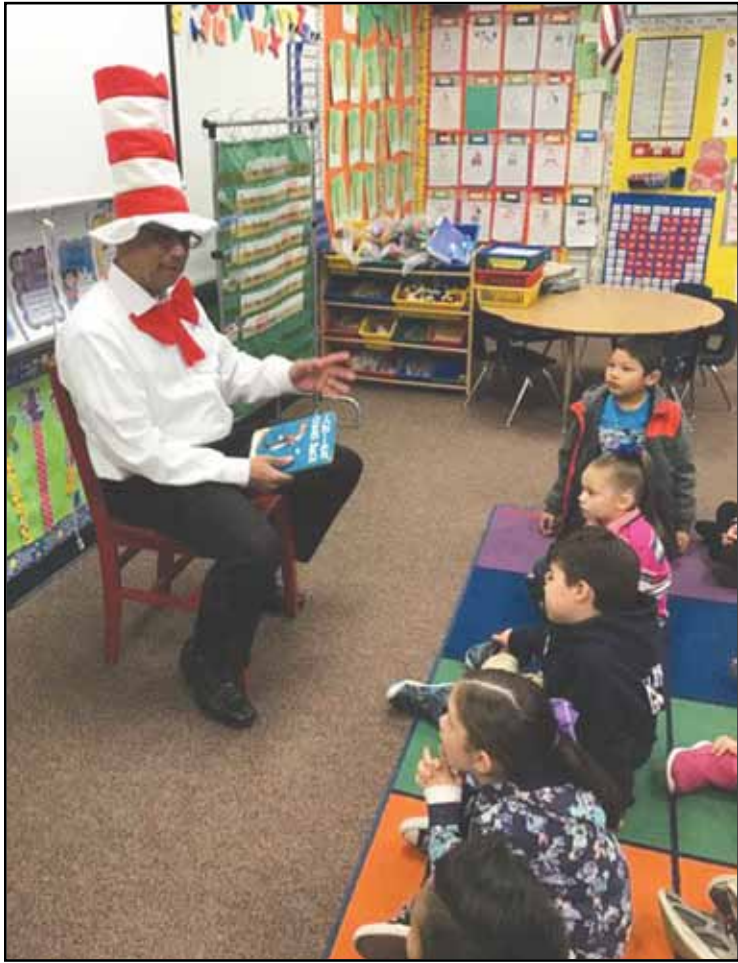
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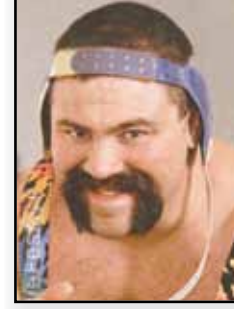
In recognition of Dr. Seuss's birthday, Downey Unified schools hosted guest readers the past two weeks, with community leaders reading to kids and stressing the importance of education. Photos courtesy DUSD



MARCH 9 BIRTHDAYS



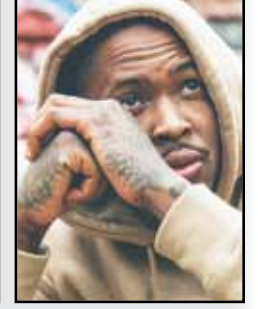
Brittany Snow, the actress who played a Bella on 'Pitch Perfect,' turns 31



Rick Steiner wrestler 56



Clint Dempsey soccer player 34



YG rapper 27

Jack in the Box ribbon cutting

Photos courtesy Hans Fritz and Councilman Rick Rodriguez



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Downey Kiwanis

Michael Calvert, executive director of the Downey Chamber of Commerce, was guest speaker at Wednesday's Downey Los Amigos Kiwanis meeting.

Downey has two Kiwanis clubs: Downey Los Amigos Kiwanis meets Wednesdays at 7 a.m. at the Rio Hondo Event Center. Downey Kiwanis Club meets Thursdays at noon, also at the Rio Hondo Event Center.



Downey Rotary



President Russell Skersick of the Rotary Club of Downey presents a check to Downey City Library's Literacy Coordinator Claudia Daily, for books for the Children's Collection, one of Rotary's ongoing local projects.

Club Literacy Chair Lorine Parks introduced Dailey who spoke about criteria in selecting books.



Maude Price Elementary hosted its Reflections award ceremony last Thursday. Winners were presented in several categories, including Art, Drawing, Photography, Composition Dance, and Music.

The winners of the Art and Dance categories, Isabela Gonzalez and Sofia Sandoval, were selected to represent the school at the Downey district level.

The Maude Price team that made the Reflections contest possible were Cecilia Ibarra (chairperson), Lourdes Munoz and Jeong Jang.

Ruby's Diner now open at Downey Promenade

DOWNEY – Ruby's Diner is now open at the Promenade at Downey shopping center.

Located near Cinemark Theatres, the new diner spans 3,100 square feet and is the first location in the brand's portfolio to debut table-top ordering technology.

For the first time, Ruby's Diner guests in Downey can order from a digital menu located at their table. Ruby's employees will still be available for guests who prefer to order from a traditional waiter or waitress.

"We are excited to welcome Ruby's fans and the community into the brand-new diner for a taste of classic American fare and offer the new experience of the table-top ordering technology," said Abraham Kobi, franchise owner of Ruby's Diner in Downey.

"We are looking forward to delivering the Ruby's quality standard of unparalleled service and creating a dining option that is perfect for the whole family."

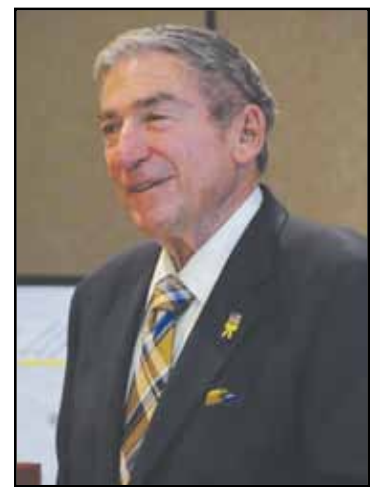
The Downey location features an all-new breakfast menu in addition to the full dinner menu, which includes the Ruby Burger, along with handmade shakes, chili-topped tater tot appetizers, and more.

The restaurant is open from 7 a.m. to 10 p.m., Sunday through Thursday, and 8 a.m. to 11 p.m. Friday and Saturday.



Art Levine, host of "Straight Talk," a half-hour cable show, was guest speaker at this week's Rotary Club of Downey meeting. He is pictured with President-Elect Alex Lopez.

Downey Rotary meets Tuesdays at noon at the Rio Hondo Event Center. Guests are always welcome.



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- Imperial Branch - 7800 E. Imperial Hwy
- Downey Gateway - 8274 Firestone Blvd



5/5 ARM Rate: Fixed for initial 5 year period, then becomes adjustable and may increase or decrease once every 5 years. Maximum rate adjustment of 2% per five years and 5% over the life of the loan. Index: 5-year Constant Maturity Treasury (CMT); Margin: 2.50%. Example of monthly payments on a \$500,000 loan amount for the 5/5 ARM over 30 years: Years 1 – 5, 60 monthly payments of \$2,074.46 per month based on the initial rate of 2.875% (3.844 APR); Years 6 – 10: 60 monthly payments of \$2,561 based on the maximum adjustment rate of 4.875%; Years 11 – 15: 60 monthly payments of \$3,010 based on the maximum adjustment rate of 6.875%; Years 16 - 30: 180 monthly payments of \$3,201 based on maximum ceiling rate of 7.875%. Your payment and rate after the initial 5 year period may be less than quoted here depending on market rate conditions. Example based on a purchase loan at 80% maximum loan to value for an owner-occupied, single family home. Rates effective 2/28/17. \$0 Closing Costs Promotion: FPCU will pay for certain non-recurring closing costs up to a maximum of \$10,000. This does not include pre-paid interest, homeowner and other insurance premiums, owner's title insurance or city/county transfer taxes. Reimbursement of closing costs paid by FPCU may be required if the loan is paid off within 36 months of origination. Other limitations apply. Call for details. This program is for owner-occupied, primary residential purchases and external, no cash-out refinances only. California properties only. Subject to approval. NMLS# 401427. 15-Day Closing Guarantee: "Ready to Close" is defined as ready to send final loan documents to your settlement agent for signing by you. Offer and terms: If FPCU is not ready to provide final loan documents for signing within 15 business days of receiving an executed sales contract, all loan documentation as required, acknowledgement to proceed and upfront appraisal fee, FPCU will credit up to \$850 towards our processing fee if the loan is funded with FPCU (not to be combined with any other offer). Member must specifically request the program "Ready to Close" for a maximum 45 day escrow. Members must be pre-approved by FPCU prior to and within 90 days of the executed purchase contract with no material financial changes. Members must provide a final purchase contract, executed by both parties and all supporting loan documentation as required within two days of the date of the contract (contact your Mortgage Loan Consultant at 877-404-7328 for required documents). In addition, acknowledgement of intent to proceed by the member and the upfront fee must be received within the 2 days to start the clock. Loan rate, amount and terms must be locked and not changed at least 10 business days prior to the "Ready to Close" signing date. Offer is good for purchase loan applications received with an executed purchase contract. Offer available only for conforming, high balance conforming and jumbo 1st mortgage purchase loans for a single family residence, PUD or condo in California. Not available for refinance loans, FHA/VA programs, HELOCs, 2nd mortgages, 2-4 units or purchase loans outside of California. The guarantee does not apply if events occur beyond the control of Financial Partners Credit Union, including but not limited to: Appraised value; borrower, seller, escrow, title or other 3rd party delays; 2nd lien holder approval; short sale approval; lender conditions that cannot be met by any party; or acts of God (inclement weather, disaster, etc.). Purchase guarantee is not transferable to another borrower or another property. Program and/or terms subject to change without notice. All loans are subject to credit approval.

Legal Notices

CIVIL

IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR THE CARSON CITY

CHARMAINE ANGEL, Petitioner vs. BRUCE L. TAPIA, Respondent.

Case No. 16 DR1 00563 1B

Dept. No. II

SUMMONS

THE STATE OF NEVADA SENDS GREETINGS TO THE ABOVE-NAMED RESPONDENT:

NOTICE! YOU HAVE BEEN SUED. THE COURT MAY DECIDE AGAINST YOU WITHOUT YOUR BEING HEARD UNLESS YOU RESPOND WITHIN 20 DAYS. READ THE INFORMATION BELOW. THIS IS AN ACTION FOR CUSTODY.

TO THE Respondent: A civil Complaint has been filed by the Petitioner against you.

1. If you wish to Defend this lawsuit, you must, within 20 days after this Summons is served on you, exclusive of the day of service, file with this Court a written pleading in response to this Complaint.

2. Unless you respond, your default will be entered upon application of the Petitioner, and this Court may enter a judgment against you for the relief demanded in the Complaint**, which could result in the taking of money or property or the relief requested in the Complaint.

3. If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your response may be filed on time.

4. You are required to serve your response upon Petitioner's attorney, whose address is: Elizabeth Z. Lopez, Esq. 904 N. Nevada Street Carson City, NV 89703 (775) 883-8278

SUSAN MERRIWETHER, Clerk of the Court

Date: October 27, 2016
By: Susan Merriwether, Deputy Clerk

*There is a fee associated with filing a responsive pleading. Please refer to fee schedule.

*Note – When Service by publication, insert a brief statement of the object of the action. See Rule 4

The Downey Patriot 3/9/17, 3/16/17, 3/23/17, 3/30/17

SUMMONS (CITACION JUDICIAL) CASE NUMBER: (Numero del Caso): VC064710

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ANTHONY SANCHEZ, an individual; J. TRINIDAD SANCHEZ REYNIA a.k.a JOSE T. SANCHEZ a.k.a J. TRINIDAD SANCHEZ a.k.a. TRINIDAD J. SANCHEZ; PLAYA BLANCA ENTERPRISES, LLC a California Limited Liability Company; LA CANASTA MARKET CORPORATION and DOES 1 through 50, inclusive YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDANTE): ALFONSO ZAPATA
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money and property may be taken without further warning from the court.

There are other legal requirements. You may need to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.suorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.suorte.ca.gov) o en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.suorte.ca.gov) o en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

The Downey Patriot 3/9/17, 3/16/17, 3/23/17, 3/30/17

FICT. BUS NAME

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2017056922
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **CASTILLO PRODUCTIONS ART AND DESIGN, 9704 REDFERN AVE, INGLEWOOD CA 90301, LA COUNTY**
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) HERIBERTO C. CASTILLO ZAMORA, 9704 REDFERN AVE, INGLEWOOD CA 90301
State of Incorporation: (1) 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 01/20/17
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/ HERIBERTO C. CASTILLO ZAMORA, OWNER
This statement was filed with the County Clerk of Los Angeles on MARCH 7, 2017
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 Downey Patriot 3/9/17, 3/16/17, 3/23/17, 3/30/17

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2017036010
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **TOQUETE SOCIAL FUTBOL CLUB (2) TSFC, 10846 PARAMOUNT BLVD, DOWNEY CA 90241, LA COUNTY**

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) MATIAS FLORES, 10846 PARAMOUNT BLVD, DOWNEY CA 90241
State of Incorporation: (1) 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 02/20/17
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JOSE EDGAR JIMENEZ JR, OWNER
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 10, 2017
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 Downey Patriot 3/9/17, 3/16/17, 3/23/17, 3/30/17

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
2017052198

File Number 2016159228 DATE FILED: JUNE 24, 2016
NAME OF BUSINESS(ES): FRANCISCO AUTO REPAIR

STREET ADDRESS, CITY, STATE, ZIP CODE: 2112 BERMUDEZ STREET, PICO RIVERA, CA. 90660-4510
REGISTERED OWNERS(S): (1) FRANCISCO MORALES, 9212 BERMUDEZ STREET, PICO RIVERA CA 90660
State of Incorporation: N/A
This business is conducted by an Individual
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ FRANCISCO MORALES, OWNER
This statement was filed with the County Clerk of LOS ANGELES on MARCH 2, 2017

The Downey Patriot 3/9/17, 3/16/17, 3/23/17, 3/30/17

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2017053020

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **LIFTED UP TRANSPORTATION, 19745 COLIMA RD BLDG 1900, ROWLAND HEIGHTS CA 91748, LA COUNTY**

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) MOISES JOEL PALACIOS, 2491 LEO AVE, COMMERCE CA 90040
State of Incorporation: (1) 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/ MOISES JOEL PALACIOS, OWNER
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 22, 2017
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 Downey Patriot 3/9/17, 3/16/17, 3/23/17, 3/30/17

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2017048299

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **PALACE ONE, 820 S BROADWAY #602, LOS ANGELES CA 90014, LA COUNTY**

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) MOISES JOEL PALACIOS, 2491 LEO AVE, COMMERCE CA 90040
State of Incorporation: (1) 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 02/20/17
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/ MOISES JOEL PALACIOS, OWNER
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 22, 2017
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 Downey Patriot 3/9/17, 3/16/17, 3/23/17, 3/30/17

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2017058653

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **AGOS Y BIRRIA, 1439 E 46TH ST, LOS ANGELES CA 90011, LA COUNTY**

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) YASMANY MENDOZA-BRAVO, 1439 E 66TH ST, LOS ANGELES CA 90011
State of Incorporation: (1) 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 03/20/17
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/ YASMANY MENDOZA-BRAVO, OWNER
This statement was filed with the County Clerk of Los Angeles on MARCH 8, 2017
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 Downey Patriot 3/9/17, 3/16/17, 3/23/17, 3/30/17

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2017031361

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **EC INSURANCE, 9314 VIA AMORITA, LA COUNTY 90241, LA COUNTY**

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) ENA CASTANEDA, 9314 VIA AMORITA, DOWNEY CA 90241
State of Incorporation: (1) 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/ ENA CASTANEDA, OWNER
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 7, 2017
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.

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 Downey Patriot 2/16/17, 2/23/17, 3/2/17, 3/9/17

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2017031798

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **DOWNEY CHESS CLUB 7747 GAINFORD ST, DOWNEY CA 90240, LA COUNTY**

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) JOSE EDGAR JIMENEZ JR, 7747 GAINFORD ST, DOWNEY CA 90240
State of Incorporation: (1) 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 02/20/17
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JOSE EDGAR JIMENEZ JR, OWNER
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 10, 2017
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 Downey Patriot 2/16/17, 2/23/17, 3/2/17, 3/9/17

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2017048343

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **AM MAINTENANCE COMPANY, 5030 SANTA ANA ST APT 9, CUDAHY CA 90201, LA COUNTY**

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) MOISES ORDAZ, 5030 SANTA ANA ST APT 9, CUDAHY CA 90201 (2) ADAN DE LOERA, 132 E. 1ST. APT 1, WILMINGTON CA 90744
State of Incorporation: (1) N/A
This business is conducted by a General Partnership
The registrant commenced to transact business under the fictitious business name or names listed above on 01/20/17
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/ MOISES ORDAZ, PARTNER
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 27, 2017
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 Downey Patriot 3/9/17, 3/16/17, 3/23/17, 3/30/17

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2017053020

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **LIFTED UP TRANSPORTATION, 19745 COLIMA RD BLDG 1900, ROWLAND HEIGHTS CA 91748, LA COUNTY**

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) AGO LLC, 19745 COLIMA RD BLDG 1900, ROWLAND HEIGHTS CA 91748
State of Incorporation: (1) CA
This business is conducted by a Limited Liability Company
The registrant commenced to transact business under the fictitious business name or names listed above on 02/20/16
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/ AGO LLC, CEO, CHARLES WILSON
This statement was filed with the County Clerk of Los Angeles on MARCH 2, 2017
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 Downey Patriot 3/2/17, 3/9/17, 3/16/17, 3/23/17

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2017039886

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **A. HERNANDEZ PROFESSIONAL LANDSCAPING, 4338 E 54TH ST., MAYWOOD CA 90270, LA COUNTY**

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) ALFONSO HERNANDEZ DIAZ, 4338 E 54TH ST, MAYWOOD CA 90270
State of Incorporation: (1) 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/ ALFONSO HERNANDEZ DIAZ, OWNER
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 16, 2017
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 Downey Patriot 3/9/17, 3/16/17, 3/23/17, 3/30/17

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2017031644

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **HOME ZONE, 353 W 46TH ST, LOS ANGELES CA 90037, LA COUNTY**

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) MIGUEL A MENDEZ, 323 W 46TH ST, LOS ANGELES CA 90037
State of Incorporation: (1) CA
This business is conducted by an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 02/20/17
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/ MIGUEL A MENDEZ, OWNER
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 7, 2017
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 Downey Patriot 2/23/17, 3/2/17, 3/9/17, 3/16/17

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2017046381

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **SERR LOGISTICS, 4125 INDEPENDENCE AVE #B, SOUTH GATE CA 90280, LA COUNTY**

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) OSCAR SERRANO MEDINA, 4125 INDEPENDENCE AVE #B, SOUTH GATE CA 90280
State of Incorporation: (1) 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 02/20/17
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/ OSCAR SERRANO MEDINA, OWNER
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 23, 2017
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.

another under Federal, State, or common law (see Section 14411 et. seq., Business Professions Code).

The Downey Patriot 3/2/17, 3/9/17, 3/16/17, 3/23/17

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2017031798

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **DOWNEY CHESS CLUB 7747 GAINFORD ST, DOWNEY CA 90240, LA COUNTY**

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) JOSE EDGAR JIMENEZ JR, 7747 GAINFORD ST, DOWNEY CA 90240
State of Incorporation: (1) N/A
This business is conducted by an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on N/A
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JOSE EDGAR JIMENEZ JR, OWNER
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 7, 2017
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 Downey Patriot 2/16/17, 2/23/17, 3/2/17, 3/9/17

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2017048343

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **AM MAINTENANCE COMPANY, 5030 SANTA ANA ST APT 9, CUDAHY CA 90201, LA COUNTY**

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) MOISES ORDAZ, 5030 SANTA ANA ST APT 9, CUDAHY CA 90201 (2) ADAN DE LOERA, 132 E. 1ST. APT 1, WILMINGTON CA 90744
State of Incorporation: (1) N/A
This business is conducted by a General Partnership
The registrant commenced to transact business under the fictitious business name or names listed above on 01/20/17
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/ MOISES ORDAZ, PARTNER
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 27, 2017
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 Downey Patriot 3/2/17, 3/9/17, 3/16/17, 3/23/17

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2017035734

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **STOIC CONSTRUCTION INCORPORATED, 810 HEATHER AVE, LA HABRA CA 90631, LA COUNTY**

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) STOIC CONSTRUCTION INCORPORATED, 810 HEATHER AVE, LA HABRA CA 90631
State of Incorporation: (1) CA
This business is conducted by a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 02/20/17
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/ STOIC CONSTRUCTION INCORPORATED, PRESIDENT, MATTHEW ARMSTRONG
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 10, 2017
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.

CLASSIFIEDS

FOR SALE

2002 VOLVO CAR
100,450 miles, good cond
\$2250, 1992 5th wheel
Catalina trailer, good cond
\$3500, electric walk behind
forklift, needs battery, good
cond \$500 OBO
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improvements & repairs. All
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WANTED

DOWNEY GARAGE WANTED
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Need a covered garage in
Downey and reasonable access
to it. For a classic car that I
drive occasionally. Should be
at least 10ft in width by 20ft in
length.
Call or text Kirk at
(562) 852-1991

YARD SALE

MARCH 11TH & 12TH
Freezer, small refrigerator,
window air conditioner,
treadmill & fans.
9106 Brock Avenue, 90240

Call Linda Larson
to include your ad in
The **Downey Patriot**
Classified Section
Deadline is Wednesday
at 11:00 am
(562) 904-3668

C34, "Pipeline Contractor."

In accordance with California Labor Code Section 1771.1, no Contractor or Subcontractor shall be qualified to (a) bid on or be listed in a bid proposal on or after March 1, 2015, or (b) engage in the performance of this Work after April 1, 2015, unless registered and qualified to perform the Work pursuant to Labor Code Section 1772.5.

Contractor's performance of the Work described in this Notice Inviting Bids is subject to compliance monitoring and enforcement by the California Department of Industrial Relations.

Each Contractor submitting a proposal or bid for his/her work shall complete and submit with the proposal all of the forms included therein, including the Bidder's Qualifications Statement, Designation of Subcontractors, the Non-Collusion Affidavit, the Pre-Bid Site Inspection Certification and the Signature Page. Failure to include any of these documents with the proposal may disqualify the proposal.

The City of Downey reserves the right, after opening bids, to reject any or all bids, to waive any informality in any bid received, and to be the sole judge of the merits of the respective bids received. The award of the Contract, if it is awarded, will be to the lowest responsible Bidder whose bid complies with all the requirements prescribed.

Pursuant to California Public Contract Code § 22300, the Contractor at his/her sole cost and expense, may substitute authorized securities for any monies withheld by the City to ensure performance under the Contract.

All requests for information (RFI) shall be in written form and shall be directed to:

Mrs. Lorena Powell, Assistant Civil Engineer
E-Mail: lpowell@downeyca.org
Tel: (562) 904-7110
Fax: (562) 904-7296

No inquiries will be accepted later than five (5) business days prior to the bid opening date as this would not allow time to respond to all plan holders. Phone inquiries will not be accepted.

NO LATE BIDS WILL BE ACCEPTED.

CITY OF DOWNEY, CALIFORNIA
Adria M. Jimenez, MMC
City Clerk

The Downey Patriot
3/2/17, 3/9/17

NOTICE TO CONTRACTORS CALLING FOR BIDS

NOTICE IS HEREBY GIVEN that the Downey Unified School District ("District") of Los Angeles County, California, acting by and through its Governing Board ("Board"), will receive up to, but not later than, **2:00 p.m. on Thursday, March 30, 2017**, sealed bids for the award of a contract for:

DENTAL LAB CONVERSION

Bid #16/17-05

All bids shall be made and presented on a form furnished by the District. Bids shall be received in the office of the Director, Purchasing and Warehouse and shall be opened and publicly read aloud at the above stated time and place.

Each bid must conform with and be responsive to the contract documents, copies of which are on file and may be obtained electronically on or after **March 2, 2017** - Contact Andrew Ulmen at [raulmen@rachlinpartners.com](mailto:aulmen@rachlinpartners.com)

A mandatory bidder's conference and job-walk will be conducted at Downey Adult School, 12340 Woodruff Ave, Downey, CA 90241 on March 16th, 2017 at 7:00 a.m. No bid shall be accepted from any bidder failing to comply with attending the mandatory bidder's conference.

The District has obtained from the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work for the Los Angeles County area for each trade, craft, classification, or type of work needed to execute the contract. Holiday rates shall be paid as specified in the collective bargaining agreement applicable to each particular trade, craft, classification, or type of work employed on the project.

Copies of schedules of rates so determined are available on the Internet at (http://www.dir.ca.gov/DIR/S&R/statistics_research.html) and are on file and available at the District Office address noted above. In accordance with Section 1773.2 of the California Labor Code, the Contractor shall post a copy of the determination of prevailing rate of wages at each jobsite. The schedule of per diem wages is based upon a working day of eight (8) hours. The rate for holiday and overtime work shall be at time plus one-half. The Contractor and any subcontractor(s) shall pay not less than the specified prevailing rates of wages to all workers employed by them in the execution of the contract. In accordance with provisions of the Public Contract Code Section 22300, substitution of eligible and equivalent securities for any monies withheld to ensure performance under this contract will be permitted at the request and expense of the Contractor.

No bidder may withdraw their bid for a period of ninety (90) days after the date for the opening of bids.

All bidders and their subcontractors **MUST** be registered with the Department of Industrial Relations (DIR) and possess a current and valid DIR registration number at the time of bid submission.

The District reserves the right to reject

any and all bids or to waive irregularities in any bid.

The Downey Unified School District is an "Equal Opportunity" employer. Qualified Disabled Veteran Business Enterprises (DVBE) are encouraged to participate in this project.

Darren Purselglove, C.P.M.

Director, Purchasing and Warehouse

Downey Unified School District

Los Angeles, County, State of California

Downey Patriot Ad Dates: **March 2, 2017 and March 9, 2017.**

The Downey Patriot 3/2/17, 3/9/17

NOTICE TO CONTRACTORS CALLING FOR BIDS

NOTICE IS HEREBY GIVEN that the Downey Unified School District ("District") of Los Angeles County, California, acting by and through its Governing Board ("Board"), will receive up to, but not later than, **1:00 p.m. on Thursday, March 30, 2017**, sealed bids for the award of a contract for:

AUTOMOTIVE BUILDING MODIFICATIONS

Bid #16/17-06

All bids shall be made and presented on a form furnished by the District. Bids shall be received in the office of the Director, Purchasing and Warehouse and shall be opened and publicly read aloud at the above stated time and place.

Each bid must conform with and be responsive to the contract documents, copies of which are on file and may be obtained electronically on or after **March 2, 2017** - Contact Andrew Ulmen at [raulmen@rachlinpartners.com](mailto:aulmen@rachlinpartners.com)

A mandatory bidder's conference and job-walk will be conducted at Downey High School, 11040 Brookshire Ave, Downey, CA 90241 on March 14th, 2017 at 7:00 a.m. No bid shall be accepted from any bidder failing to comply with attending the mandatory bidder's conference.

The District has obtained from the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work for the Los Angeles County area for each trade, craft, classification, or type of work needed to execute the contract. Holiday rates shall be paid as specified in the collective bargaining agreement applicable to each particular trade, craft, classification, or type of work employed on the project.

Copies of schedules of rates so determined are available on the Internet at (http://www.dir.ca.gov/DIR/S&R/statistics_research.html) and are on file and available at the District Office address noted above. In accordance with Section 1773.2 of the California Labor Code, the Contractor shall post a copy of the determination of prevailing rate of wages at each jobsite. The schedule of per diem wages is based upon a working day of eight (8) hours. The rate for holiday and overtime work shall be at time plus one-half. The Contractor and any subcontractor(s) shall pay not less than the specified prevailing rates of wages to all workers employed by them in the execution of the contract. In accordance with provisions of the Public Contract Code Section 22300, substitution of eligible and equivalent securities for any monies withheld to ensure performance under this contract will be permitted at the request and expense of the Contractor.

NOTICE OF HEARING

DATE: April 2, 2017, Time: 1:30 pm, Department: C

PROBATE

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NUMBER: VS030101
TO ALL INTERESTED PERSONS: Petitioner Margarita Mia Verdugo filed a petition with this court for a decree changing names as follows:
Present name (1) Marguerite Carmelita Verdugo to Proposed name (1) Margarita Mia Verdugo
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
DATE: May 10, 2017, Time: 1:30 pm, Department: C
The address of the court is 12720 Norwalk Boulevard, Norwalk, CA 90650
A copy of this Order to Show Cause shall be published at least once a week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in the county, **DOWNEY PATRIOT NEWS PAPER, 8301 E. FLORENCE AVE, STE 100**
MARCH 7, 2017
Judge Margaret M. Bernal
Judge Of The Superior Court
Petitioner or Attorney, In Pro Per
Margarita Mia Verdugo
11958 Patton Road
Downey, CA 90242
(562) 392-0115

The District reserves the right to reject any and all bids or to waive irregularities in any bid.

The Downey Unified School District is an "Equal Opportunity" employer. Qualified Disabled Veteran Business Enterprises (DVBE) are encouraged to participate in this project.

Darren Purselglove, C.P.M.

Director, Purchasing and Warehouse

Downey Unified School District

Los Angeles, County, State of California

Downey Patriot Ad Dates: **March 2, 2017 and March 9, 2017.**

The Downey Patriot 3/2/17, 3/9/17

NOTICE TO CONTRACTORS CALLING FOR BIDS

NOTICE IS HEREBY GIVEN that the Downey Unified School District ("District") of Los Angeles County, California, acting by and through its Governing Board ("Board"), will receive up to, but not later than, **1:30 p.m. on Thursday, April 4, 2017**, sealed bids for the award of a contract for:

STAUFFER MIDDLE SCHOOL MODERNIZATION

Bid #16/17-11

All bids shall be made and presented on a form furnished by the District. Bids shall be received in the office of the Director, Purchasing and Warehouse and shall be opened and publicly read aloud at the above

stated time and place.

Each bid must conform with and be responsive to the contract documents, copies of which are on file and may be obtained electronically on or after **March 6, 2017** - Contact Andrew Ulmen at [raulmen@rachlinpartners.com](mailto:aulmen@rachlinpartners.com)

A mandatory bidder's conference and job-walk will be conducted at Stauffer Middle School, 11985 Old River School Rd, Downey, CA 90242 on March 17th, 2017 at 8:30 a.m. No bid shall be accepted from any bidder failing to comply with attending the mandatory bidder's conference.

The District has obtained from the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work for the Los Angeles County area for each trade, craft, classification, or type of work needed to execute the contract. Holiday rates shall be paid as specified in the collective bargaining agreement applicable to each particular trade, craft, classification, or type of work employed on the project.

Copies of schedules of rates so determined are available on the Internet at (http://www.dir.ca.gov/DIR/S&R/statistics_research.html) and are on file and available at the District Office address noted above. In accordance with Section 1773.2 of the California Labor Code, the Contractor shall post a copy of the determination of prevailing rate of wages at each jobsite. The schedule of per diem wages is based upon a working day of eight (8) hours. The rate for holiday and overtime work shall be at time plus one-half. The Contractor and any subcontractor(s) shall pay not less than the specified prevailing rates of wages to all workers employed by them in the execution of the contract. In accordance with provisions of the Public Contract Code Section 22300, substitution of eligible and equivalent securities for any monies withheld to ensure performance under this contract will be permitted at the request and expense of the Contractor.

NOTICE OF HEARING

DATE: April 26, 2017, Time: 1:30 pm, Department: C

PROBATE

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NUMBER: VS030032
TO ALL INTERESTED PERSONS: Petitioner Maria Louisa Galvez filed a petition with this court for a decree changing names as follows:
Present name (1) Maria Louisa Galvez to Proposed name (1) Mallory Lauryn Galvez
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
DATE: April 26, 2017, Time: 1:30 pm, Department: C
The address of the court is 12720 Norwalk Boulevard, Norwalk, CA 90650
A copy of this Order to Show Cause shall be published at least once a week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in the county, **DOWNEY PATRIOT**
February 21, 2017
Judge Margaret M. Bernal
Judge Of The Superior Court
Petitioner or Attorney, In Pro Per
Maria Louisa Galvez
8963 #A Annetta Ave.
South Gate CA, 90280
(323) 205-0593

No bidder may withdraw their bid for a period of ninety (90) days after the date for the opening of bids.

All bidders and their subcontractors **MUST** be registered with the Department of Industrial Relations (DIR) and possess a current and valid DIR registration number at the time of bid submission.

The District reserves the right to reject any and all bids or to waive irregularities in any bid.

The Downey Unified School District is an "Equal Opportunity" employer. Qualified Disabled Veteran Business Enterprises (DVBE) are encouraged to participate in this project.

Darren Purselglove, C.P.M.

Director, Purchasing and Warehouse

Downey Unified School District

Los Angeles, County, State of California

Downey Patriot Ad Dates: **March 2, 2017 and March 9, 2017.**

The Downey Patriot 3/2/17, 3/9/17

NOTICES

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NUMBER: VS030101
TO ALL INTERESTED PERSONS: Petitioner Margarita Mia Verdugo filed a petition with this court for a decree changing names as follows:
Present name (1) Marguerite Carmelita Verdugo to Proposed name (1) Margarita Mia Verdugo
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
DATE: May 10, 2017, Time: 1:30 pm, Department: C
The address of the court is 12720 Norwalk Boulevard, Norwalk, CA 90650
A copy of this Order to Show Cause shall be published at least once a week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in the county, **DOWNEY PATRIOT NEWS PAPER, 8301 E. FLORENCE AVE, STE 100**
MARCH 7, 2017
Judge Margaret M. Bernal
Judge Of The Superior Court
Petitioner or Attorney, In Pro Per
Margarita Mia Verdugo
11958 Patton Road
Downey, CA 90242
(562) 392-0115

The District reserves the right to reject any and all bids or to waive irregularities in any bid.

The Downey Unified School District is an "Equal Opportunity" employer. Qualified Disabled Veteran Business Enterprises (DVBE) are encouraged to participate in this project.

Darren Purselglove, C.P.M.

Director, Purchasing and Warehouse

Downey Unified School District

Los Angeles, County, State of California

Downey Patriot Ad Dates: **March 2, 2017 and March 9, 2017.**

The Downey Patriot 3/2/17, 3/9/17

NOTICE TO CONTRACTORS CALLING FOR BIDS

NOTICE IS HEREBY GIVEN that the Downey Unified School District ("District") of Los Angeles County, California, acting by and through its Governing Board ("Board"), will receive up to, but not later than, **1:30 p.m. on Thursday, April 4, 2017**, sealed bids for the award of a contract for:

STAUFFER MIDDLE SCHOOL MODERNIZATION

Bid #16/17-11

All bids shall be made and presented on a form furnished by the District. Bids shall be received in the office of the Director, Purchasing and Warehouse and shall be opened and publicly read aloud at the above

court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
DATE: March 22, 2017, Time: 1:30 pm, Department: C
The address of the court is 12720 Norwalk Blvd., Norwalk, CA 90650
A copy of this Order to Show Cause shall be published at least once a week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in the county, **THE DOWNEY PATRIOT**
January 13, 2017
Margaret M. Bernal
Judge Of The Superior Court
Petitioner or Attorney, In Pro Per
Peter Kim Geva
16838 Jud. West
Cerritos, CA 90703
(626) 755-0752
bsgeba@gmail.com

The Downey Patriot 3/2/17, 3/9/17, 3/16/17

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CASE NUMBER: VS030032

TO ALL INTERESTED PERSONS: Petitioner Maria Louisa Galvez filed a petition with this court for a decree changing names as follows:
Present name (1) Maria Louisa Galvez to Proposed name (1) Mallory Lauryn Galvez
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
DATE: April 26, 2017, Time: 1:30 pm, Department: C
The address of the court is 12720 Norwalk Boulevard, Norwalk, CA 90650
A copy of this Order to Show Cause shall be published at least once a week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in the county, **DOWNEY PATRIOT**
February 21, 2017
Judge Margaret M. Bernal
Judge Of The Superior Court
Petitioner or Attorney, In Pro Per
Maria Louisa Galvez
8963 #A Annetta Ave.
South Gate CA, 90280
(323) 205-0593

The Downey Patriot 3/2/17, 3/9/17, 3/16/17, 3/23/17

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF IRENE WALTRAUD HINZE

Case No. 16STPB06802

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of IRENE WALTRAUD HINZE. A PETITION FOR PROBATE has been filed by MICHAEL HINZE in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that MICHAEL HINZE 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 April 4, 2017 at 8:30 AM in Dept. No. 99 located at 111 N. HILL ST., LOS ANGELES, 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 the 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 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: Dorian L. Jackson, Esq. 21151 S. Western Ave. Torrance, CA 90501 (310) 359-9201

The Downey Patriot 3/2/17, 3/9/17, 3/16/17, 3/23/17

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF DAVID NITSCHKY aka DAVID MICHAEL NITSCHKY

Case No. 17STPB

The **DOWNEY GRAFFITI HOTLINE NUMBER** Report graffiti to this number. **923-4484**

ATTORNEY
ALEXIS SAAB
ATTORNEY AT LAW
• HABLAMOS ESPAÑOL
10810 Paramount Blvd Suite 201
(562) 904-2622

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Jess Fernandez passes away at 74

DOWNEY – Jess Jerome Fernandez passed away Feb. 4 at the age of 74.

He was born in Los Angeles County and lived in Downey for more than 60 years. When he was of retirement age, he moved to the Sacramento area with his wife, Norma, so that they could be closer to their grandchildren.

He is survived by his wife of 52 years, Norma; his brother, Ron; daughter, Desiree; son, Jess "Larry"; nieces, Katie and Jacquie; grandsons, Josh and Bobby.

A memorial Mass will be held for Jess on Monday, March 27, at 10 a.m. in Our Lady of Perpetual Help Church.



Emilia Zambrana mourned

DOWNEY – Emilia Zambrana, born Jan. 1, 1920, passed away on March 2.

She is survived by her daughters, Leslie Crouse and Joanne Edgerton; six grandchildren, Paige, Brian, Taylor, Dereck, Peter, Kevin and Chole; and five great-grandchildren.

Emilia came to this country in 1944 from Nicaragua. She settled in Downey in 1961 until her passing.

According to Emilia, her greatest accomplishment other than her children was becoming a U.S. citizen.



George Olah was Nobel Prize winner

BEVERLY HILLS – George Olah, a Hungarian-born U.S. chemist who was awarded the Nobel Prize in chemistry

in 1994 for his research into unstable carbon molecules, died Wednesday. He was 89.

The Hungarian Academy of Sciences announced that he died in Beverly Hills. The cause of death was not announced. Olah was made an honorary member of the academy in 1990.

According to Olah's biography at the official website of the Nobel Prize, the Holocaust survivor was born May 22, 1927, in Budapest, Hungary, "the son of Julius Olah and Magda Krasznai."

"My father was a lawyer and to my best knowledge nobody in my family before had interest in science," Olah wrote.

Olah escaped Hungary after the anti-Soviet revolution in 1956.

The Nobel organization credited Olah's work with leading to new ways to produce more easily biodegradable hydrocarbons.

In 1971, Oláh became a naturalized U.S. citizen.

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LEGAL NOTICES

16-20546-SP-CA Title No. 160345490-CA-VOI A.P.N. 6281-003-014 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE 2923.3 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/05/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), 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; 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 in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by 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: Humberto Villegas, a single man Duly Appointed Trustee: National Default Servicing Corporation Recorded 05/17/2006 as Instrument No. 06 1085023 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 04/03/2017 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$384,824.49 Street Address or other common designation of real property: 9947 Belcher St, Downey, CA 90240 A.P.N.: 6281-003-014 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. 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 requirements of California Civil Code Section 2923.5(b)(2)923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the

rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this Internet Web site www.ndscorp.com/sales, using the file number assigned to this case 16-20546-SP-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. Date: 03/01/2017 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1230 Columbia Street, Suite 680 San Diego, CA 92101 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com/sales Zahara Joyner, Trustee Sales Representative A-4611194 03/09/2017, 03/16/2017, 03/23/2017

The Downey Patriot 3/9/17, 3/16/17, 3/23/17

T.S. No.: CR16-1129 AP.N: 6254-001-008, 6254-001-003, 6254-001-009 Order No: 8681730 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/15/2016. 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 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: Yang Soon Kang, An Unmarried Woman Duly Appointed Trustee: County Records Research, Inc Recorded 4/18/2016 as Instrument No. 20160432530 in book, page of Official Records in the office of the Recorder of Los Angeles County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 11/14/2016 in Book Page as Instrument No. 20161420812 of said Official Records. Date of Sale: 3/23/2017 at 10:30 AM Place of Sale: Near the fountain located at 400 Civic Center Plaza, Pomona, California 91766 Estimated amount of unpaid balance and other charges: \$2,304,113.76 Street Address or other common designation of real property: 8130 2ND STREET, DOWNEY CALIFORNIA 90241, 8129 FIRESTONE BOULEVARD, UNITS A, B & C, DOWNEY CALIFORNIA 90241, 8131 FIRESTONE BOULEVARD, DOWNEY, CALIFORNIA 90241, 8133 FIRESTONE BOULEVARD, DOWNEY CALIFORNIA 90241 AND 8135 FIRESTONE BOULEVARD, DOWNEY CALIFORNIA 90241 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the

The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 828-988-6736 or visit this Internet Web site salestrack.tdsf.com, using the file number assigned to this case CR16-1129. 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: 03/07/2017 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1230 Columbia Street, Suite 680 San Diego, CA 92101 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com/sales Zahara Joyner, Trustee Sales Representative A-4611194 03/09/2017, 03/16/2017, 03/23/2017

The Downey Patriot 3/2/17, 3/9/17, 3/16/17

NOTICE OF TRUSTEE'S SALE T.S. No. 14-20514-SP-CA Title No. 1620876 A.P.N. 6231-022-005 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE 2923.3 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/24/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), 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; 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 in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by 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: Sergio Vazquez, A Single Man Duly Appointed Trustee: National Default Servicing Corporation Recorded 07/01/2005 as Instrument No. 05 1562258 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 04/03/2017 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$605,238.06 Street Address or other common designation of real property: 7210 De Palma Street, Downey, CA 90241 A.P.N.: 6231-022-005 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. 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 requirements of California Civil Code Section 2923.5(b)(2)923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this Internet Web site www.ndscorp.com/sales, using the file number assigned to this case 14-20514-SP-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. Date: 03/07/2017 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1230 Columbia Street, Suite 680 San Diego, CA 92101 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com/sales Zahara Joyner, Trustee Sales Representative A-4612137 03/09/2017, 03/16/2017, 03/23/2017

The Downey Patriot 3/9/17, 3/16/17, 3/23/17

NOTICE OF TRUSTEE'S SALE T.S. No. 15-32186-PM-CA Title No. 150321819-CA-VOI A.P.N. 6367-011-005 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE 2923.3 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/26/2007. 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. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), 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; 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 in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by 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: Ricardo Soto, a single man Duly Appointed Trustee: National Default Servicing Corporation Recorded 03/06/2007 as Instrument No. 20070485658 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 03/29/2017 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$633,955.84 Street Address or other common designation of real property: 8009 Brookgreen Road, Downey, CA 90240 A.P.N.: 6367-011-005 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. 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 requirements of California Civil Code Section 2923.5(b)(2)923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the

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: Ricardo Soto, a single man Duly Appointed Trustee: National Default Servicing Corporation Recorded 03/06/2007 as Instrument No. 20070485658 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 03/29/2017 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$633,955.84 Street Address or other common designation of real property: 8009 Brookgreen Road, Downey, CA 90240 A.P.N.: 6367-011-005 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. 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 requirements of California Civil Code Section 2923.5(b)(2)923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the

The Downey Patriot 3/2/17, 3/9/17, 3/16/17

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 16-004474-730-1610966-70 APN 6258 005 029 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/08/2007. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 03/23/2017 at 10:00AM, 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 Javier Espinoza, a married man as his sole & separate

property, as Trustor(s), in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Countrywide Bank, N.A., as Beneficiary, Recorded on 03/19/2007 in Instrument No. 20070613904 of official records in the Office of the county recorder of LOS ANGELES County, California; WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state), Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, all right title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California described as: 8328 ALBIA STREET, DOWNEY, CA 90242 THE TRUSTEE 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: \$995,135.97 (Estimated) Accrued interest and additional advances, if any, will increase this amount. The undersigned Trustee 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: 02/24/2017 AZTEC FORECLOSURE CORPORATION Amy Connolly Assistant Secretary / Assistant Vice President Aztec Foreclosure Corporation 3636 N. Central Ave., Suite #400 Phoenix, AZ 85018 Phone: (877) 257-0717 or (602) 638-5700 Fax: (602) 638-5748 www.aztecforeclosure.com NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or visit the Internet Web site, using the file number assigned to this case 16-004474. 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.nationwideposting.com 916-939-0772 Or Aztec Foreclosure Corporation (877) 257-0717 www.aztecforsale.com NPP0302905 To: DOWNEY PATRIOT 03/02/2017, 03/09/2017, 03/16/2017

The Downey Patriot 3/2/17, 3/9/17, 3/16/17

Rental properties can make good investments, but they come with risks

By Nathaniel Sillin

Maybe your financial house is in order. Your debt is manageable or paid off. You have an emergency fund and now you're looking for ways to grow your wealth. Or, perhaps you're planning ahead by learning about different investment options. Have you considered becoming a landlord?

Rent prices tend to rise over time, providing an inflation-protected income into your retirement years. You also might be able to cash in big later if the unit's value increases. It doesn't always work out that way, though. Some landlords wind up with a trashed property after evicting a tenant or lose their savings in a natural disaster.

In between the extremes of easy, hands-off income and total ruin are the everyday concerns, benefits and risks that most landlords face.

A few risks you could face as a landlord. Investment property mortgages tend to be a little more difficult and costly to secure than primary residence mortgages. It can also be harder to take cash out of investment properties – either with a cash-out refinance or a home equity line of credit. In other words, you might not have access to the money during an emergency.

Owning a rental property outright can be risky as well. Especially if you're placing a significant amount of your savings in a single investment, the lack of diversification could put you in a precarious situation.

Those aren't the only risks you could face when owning a rental.

Finding and keeping good tenants. Landlords learn from experience that it's worth leaving their rental empty for a month or two rather than pay for an eviction or expensive repairs later. You can pay for professional tenant screening

reports or credit reports and call applicants' references before offering a lease.

Covering your expenses. Between taxes, insurance, repairs, maintenance and mortgage payments the monthly and one-off costs can quickly stack up. Some landlords lose money because their rental income doesn't cover their expenses, but they won't be able to attract tenants if they raise it. If the housing and rental markets drop, you could be stuck losing money each month or selling the property at a loss.

The time or cost of managing a rental property. Becoming a landlord is often far from a hands-off job. When the phone rings in the middle of the night because the roof is leaking, you'll need to figure out how to solve the problem. You may be able to hire a property management company to take on this work for you, but they often charge about 8 to 12 percent of your rental income

or a flat monthly fee.

Even with the risk involved, there are countless examples of successful landlords. Many find the experience so rewarding that they purchase additional investment properties.

Set yourself up for financial success. What separates the successful and sorrow-filled landlords? Luck certainly comes into play, but you can also take steps to get started on the right foot.

Try to determine a property's capitalization rate, the estimated annual return, before making an offer. To calculate the capitalization rate, divide the annual net income by the property's purchase price.

Your net income will be your rental income, which you can approximate based on rental prices for similar properties, minus your costs, such as maintenance, upgrades, vacancies and emergencies. You may need to consult an

accountant to understand how your new tax situation can affect your costs.

Cap rates tend to change depending on the area and type of property. But regardless of what's considered "good" in your area, you can use this formula to compare different investment opportunities.

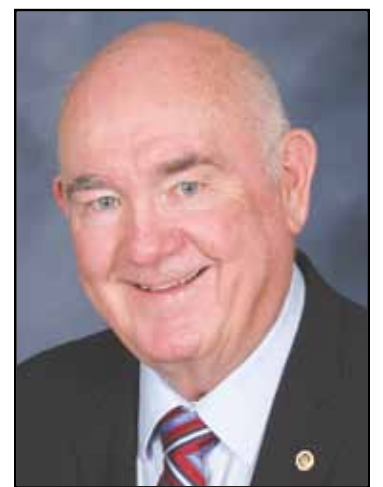
Bottom line: Many people focus on the positives of owning investment property. An extra income and potential to build equity with their tenants' money seems too good to be true, and it just might be. If you're going to be successful, you should acknowledge the risks that come with the territory and plan accordingly.

Nathaniel Sillin directs Visa's financial education programs. To follow Practical Money Skills on Twitter: www.twitter.com/PracticalMoney.

Jim Derry, a Realtor with Century 21 My Real Estate, will be guest speaker at the Wednesday, March 15, meeting of the Eldorado Chapter of the American Business Women's Association.

Derry will be speaking on elder fraud.

The presentation begins at 6:30 p.m. at the Rio Hondo Event Center. For reservations, email Ilda Vaja at vajafamily@hotmail.com.



Beautiful Downey Home

- 3 Bedroom? ✓
- 2 Bathroom? ✓
- Cul de sac? ✓
- Swimming pool? ✓
- Fireplace? ✓
- Jacuzzi tub? ✓
- Downey school district? ✓
- Under \$600,000? ✓

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NEW AGENTS - CENTURY 21 MY REAL ESTATE COMPANY

Century 21 My Real Estate is pleased to recognize one of its top agents, Eduardo Sandoval. Eduardo has been in the real estate industry for many years, and recently chose to join the team here at Century 21. This outstanding, top producing agent is enjoying much success in his real estate career, and is ready to assist you with your real estate needs. To contact Eduardo for your real estate needs, please call (562) 927-2626.

Cristina Sandoval recently joined the team at Century 21 My Real Estate Co, after completing the training she received by attending our accredited Real Estate School. Cristina has a background in Office Administration, and as a legal secretary. She is bilingual, and is ready to provide exceptional service to her clients. To contact Cristina, call (562) 927 2626.

Century 21 My Real Estate welcomes Alberto Cisneros to its team. Alberto has worked for FedEx for the last 12 years. He has excellent customer service skills, which are vital for his new real estate career. He is bilingual and is looking forward to providing excellent service to his clients, as part of the Century 21 My Real Estate team. To contact Alberto, call (562) 927-2626.

Century 21 My Real Estate welcomes Edgar Rodriguez to the office. After many years of being self employed, Edgar has chosen to join the team at Century 21 My Real Estate. Edgar is bilingual and is eager to begin his new career in real estate. To contact Edgar for your real estate needs, please call (562) 927 2626.

Dale Jervis Past 2016 Sales!

The year 2016 has brought many great things to my business. I was honored to represent 37 clients with buying or selling a home— NEARLY \$27,000,000 in sales & hitting a new personal record!! Please remember me for any real estate needs you might have— I am always delighted to serve you and greatly appreciate your business.

Cell: 562-743-2121 | E: Dale.Jervis@Century21.com | BRE#00849695

5686 Los Alamos Street BUENA PARK \$541,000	7846 Farm St DOWNEY \$562,000	7364 College Ave WHITTIER \$528,000	7732 Corey St DOWNEY \$545,000	389 Winslow Ave LONG BEACH \$654,000
10124 Rosewood Ave SOUTH GATE \$425,000	2600 E 20th St #101C SIGNAL HILL \$490,000	1425 W 12th St #254 LOS ANGELES \$390,000	12129 Anderberg Ave DOWNEY \$490,000	5333 W Amberwood Dr INGLEWOOD \$800,000
7042 Dinwiddie St #8 DOWNEY \$392,500	9741 Karmont Ave SOUTH GATE \$335,000	21395 Falkirk Ln LAKE FOREST \$676,000	9362 Mandale St BELLEVUE \$421,000	32 Navarre IRVINE \$572,500
12260 Caladre Ave DOWNEY \$505,000	9440 Bonavista Ln WHITTIER \$471,000	162 St Joseph Ave LONG BEACH \$1,062,000	1050 E Ramon #77 PALM SPRINGS \$154,000	11548 Promenade Dr SANTA FE SPRINGS \$370,000
14884 Goodhue St WHITTIER \$460,000	9733 Priscilla St DOWNEY \$451,500	7109 Cole St DOWNEY \$529,000	12614 213th St LAKELAND \$540,000	9517 Lemoran St DOWNEY \$600,000
8208 Brookgreen Rd DOWNEY \$505,000	191 Paseo Vista Cir PALM DESERT \$420,000	3273 Michigan Ave SOUTH GATE \$394,000	9524 Lubec Street DOWNEY \$1,040,000	13883 Filder Ave BELLEVUE \$457,000
4138 E Mendez #309 LONG BEACH \$390,000	10512 Western Ave DOWNEY \$670,000	13578 Petaluma VICTORVILLE \$149,000	7835 7th Street DOWNEY \$899,000	210 St Joseph LONG BEACH \$1,749,000

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OUR CLIENTS

CENTURY 21 My Real Estate would like to show it's St. Patrick's Day Spirit by having a **Luck of the Irish Special**. Sign up for our **Real Estate School** in the month of **March** and bring in a copy of this ad and you will receive a **Pot of Gold** in the form of **\$50 Off** the regular price.

FEATURED PROPERTY

Terrific Opportunity!
This 2 bedrooms and 1 bath home has a large gated back yard with RV parking and plenty of room for your family to enjoy for many years to come. The 2 car detached garage has an attached .75 bath and room which can be used as a separate living / work space. Call Today!!!

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Lorena Amaya & Lilian Lopez

TOP PRODUCTION
Eduardo Sandoval

TOP SALES
Ruben Rios

Move Right In!
Charming corner house in nice area. Upgrades include dual pane windows exterior paint, copper pipes, water heater, and heater in the last 2-3 years. Good size patio and back yard for entertaining. Call Today!!!

A Place To Call Home!
Entertainers Delight!!! This wonderful 3 bedroom, 1 bathroom home with central air & heat. It features an updated kitchen with a newer water softener. The spacious living room has hardwood floors and a fireplace. Very large family room, backyard with a large patio and a vinyl in ground pool that has recently been refinished. Call Today!!!

Spectacular!
Newer home built in 2005. One level Lots of upgrades. Granite throughout. Large formal dining used as den. Court yard with fireplace. Backyard with BBQ and firepit. Play area for kids. Garden on side yard. Bedrooms are very large. Lots of storage. Call Today!!!

Beautiful Custom Home!
This beautiful 3 bedroom, 4 bathroom home is made up of 3,324 sq.ft. of living space. It features near-new carpet, custom lighting, custom drapery throughout. Library/optional 4th bedroom has mahogany built in bookcases with matching plantation shutters. Upstairs loft can be used as a den or 5th bedroom. Call Today!!!

Splish Splash!
This well kept Downey pool home is exceptionally maintained and landscaped! 3 bedroom, 2-1/2 bath home sits on over 2,200 sq ft lot and is centrally located to freeways, park, schools, restaurants and shopping. This home features new remodeled kitchen with cabinets and granite tops, master bath was remodeled, recently, new clay roof, enormous brick fireplace in the late and open family room. Call Today!!!

North Downey Home!
Nice island home. Move in condition. Updated kitchen and baths. Newer roof. Swimming pool and spa. Formal eating area off living room. Call Today!!!

Don't Miss This One!
Very nice Complex and Units. This home shows very nice. Well taken care of wood flooring, formal dining area, plus eating area off kitchen. Large 2 car garage, large patio area, down the street from pool area. Call Today!!!

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Vicki Spearman
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3 bedroom, 2 bath, 1,545 sq. ft. home on 8,807 lot. A MUST SEE!! Call Mario at 562-533-7433 for a private showing!

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Immaculate Townhome
2 BD, 3 BA home. 1,336 sq. ft. of living space. Downey Unified School District.
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Pico Rivera Home for Rent!
Charming 2 BD, 1 BA w/ nice backyard & 2 car garage. \$2,100 per month. NO pets.
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*While supplies last. Contest ends April 1, 2017. One bag per household.

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Compton

Our Buyer's Bought
3 BD, 2 BA
\$548,000
Whittier

Our Buyer's Bought
3 BD, 1 BA
\$690,000
Los Angeles

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For Lease
2 BD, 1 BA North Downey, hardwood floors. \$1,950 month.
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PamLeeRealtor@gmail.com

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Room For Extended Family!
3 BD, 2 BA main house with 2 guest houses, detached garage, & pool on a 9,300 sq ft lot in NE Downey. Newer plumbing, central air and heat, and newer main house flooring.
LIST PRICE: \$788,000

JUST LISTED!
Too Cute For You!
Remodeled 3 BD, 1 BA home with new kitchen that has built-in appliances, new windows, & Bamboo hardwood floors. Above-ground spa on patio & 2 car detached garage.
LIST PRICE: \$459,950

OPEN HOUSE SAT & SUN
So Much for a Great Price!
3 BD, 2 BA, approx 1,549 sq. ft. bonus room, amazing remodeled kitchen, living room w/fireplace, large family room & backyard w/covered patio, fruit trees & shed.
LIST PRICE: \$539,000

You May Have Struck Gold
3 BD, 2 BA, remodeled kitchen, master BD, 2 car detached garage in Northwest Downey.
LIST PRICE: \$629,950

Room For Extended Family!
3 BD, 2 BA main house with 2 guest houses, detached garage, & pool on a 9,300 sq ft lot in NE Downey. Newer plumbing, central air and heat, and newer main house flooring.
LIST PRICE: \$788,000

Too Cute For You!
Remodeled 3 BD, 1 BA home with new kitchen that has built-in appliances, new windows, & Bamboo hardwood floors. Above-ground spa on patio & 2 car detached garage.
LIST PRICE: \$459,950

So Much for a Great Price!
3 BD, 2 BA, approx 1,549 sq. ft. bonus room, amazing remodeled kitchen, living room w/fireplace, large family room & backyard w/covered patio, fruit trees & shed.
LIST PRICE: \$539,000

A-1 Neighborhood
Charloma Estates! 3 BD, 2.5 BA, over 2,100 sq. ft., master BD, attached bonus room.
LIST PRICE: \$699,950

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SOLD! SOLD! SOLD!

SOLD FOR \$900,000
9726 Mel Dar, Downey

SOLD FOR \$425,000
8423 Conklin St. Downey

SOLD FOR \$680,000
8577 Suva, Downey

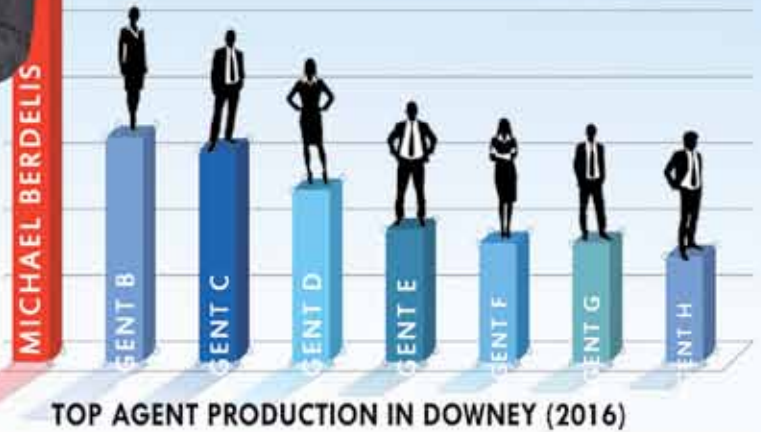
SOLD FOR \$480,000
12240 Eastbrook, Downey

SOLD FOR \$1,240,000
8990 Kristin Dr., Downey

SOLD FOR \$675,000
8361 Lubec, Downey



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