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Larry Latimer, the authority on Downey history, remembered after death

Friends remember Larry Latimer as a “Renaissance man” who literally wrote the book on Downey’s history.

He died suddenly July 23 at age 61.

By Lorine Parks
Society Columnist

DOWNEY - The pews were filled at St. Raymond’s Church in Downey, to celebrate the too-short life of Larry Latimer.

It almost seemed as though Larry had just stepped around the corner, or was glimpsed fleetingly, there was such a strong family resemblance between Larry and his brothers, who attended the services.

Boysishly young-looking with a shock of hair over his forehead, Larry was a part of Downey history, and Downey history was Larry’s passion. Many friends like Bob Thompson and Frank Williams were there from the Downey Historical Society, where Larry collaborated on his retro-looking sepia-covered book “Downey,” from the Images of America Series.

“Larry was my kid brother,” began his brother Rick’s eulogy, “and family and friends were important to him.” Larry is mourned by wife Rose and family and by his many friends.

Among those at the celebration of Larry’s Life were John and Suzy Lacey, Jack and Judy Faust, Carol Kearns, Vicki Spearman, Virginia Yoshiyama, Dr. Bob Flynn, Bernie Lewis, Beth Gendreau from the Food Bank, and Claudia Dailey from the Downey Library where Larry’s mother Cleo devoted herself to the Friends of the Downey Library.

A contingent from the Aerospace Legacy Foundation that Larry helped create was led by Gerald and Kathie Blackburn, friends since the 90’s. Jerry was Project Manager with the Boeing Space and Communications Corporation at the Downey site for 35 years. KCET is currently running a series, Blue Sky Metropolis, and segment 3 on Sunday night dealt with Rockwell and Downey’s contributions.

At the reception following the services I was privileged to sit at the Historian’s table with Frank Williams, who said a few words about his friendship with Larry. Ben Dickow from the Columbia Memorial Space Center Foundation, another of Larry’s major pursuits, stopped by. Present were Bob Thompson of the Historical Society, the Blackburns and Arlene Busby, president of the Aerospace Legacy Foundation.

As a bonus we were joined by Aron Ramirez, the recent Stanford graduate who is currently writing a 6-part series on the demographic changes in Downey for the Downey Patriot. Aron is going to Yale to pursue his studies and said his field is Twentieth



Century American History. I pointed out that the table was populated by experts in the 20th Century.

As a Renaissance man, Larry was first a scientist but also a writer, historian, photographer, gardener, golfer and lover of nature. He could also quote poetry and loved the LA Angels.

But there was more to Larry. I got to know him after I answered his Computer 1 Solutions ad in the Patriot’s Classified section, under Services: “Senior computer help and printer setup.”

Larry devoted himself to helping seniors over the geriatric gap that the computer created. He was not only expert, and patient when he offered advice,

but he thoughtfully gave each of us a small brilliant flashlight. It was for seeing in dark places but also to be used as an emergency beacon.

His kindness in the darkness of technological frustration was the sort of light a civilized man shares with his fellow beings.

“There will be a memorial service for Larry, probably in October,” said Jerry Blackburn. “We’ll pull together the Historical Society along with the Aerospace Legacy Foundation.”

“And the Coordinating Council,” added Kathy.

“We’ll have it at the Columbia Memorial Space Center,” said Jerry. “Watch for it on Facebook.”

Demographic Change: The Primacy of “Americanness” in Public Spaces

Part IV of VII

Downey has maintained its status as a step-up community, even as residents fled to Orange County in the 1980s and ‘90s.

By Aron Ramirez
Contributor

The experiences of Downey’s first middle-class Mexican Americans were shaped by the white demographic majority. Ethnic differences might have been irreconcilable in Downey if not for the Mexican Americans’ public emphasis on “Americanness” in language, business, and politics. It was this way that Mexican Americans secured their place in the middle-class suburb—and the capital that came with it.

This is not to suggest, though, that all Mexican Americans expressed their “Americanness” the same way. Mexican Americans did not necessarily become suburban by becoming *pochos*. Rather, it required careful attention to their public image.

As I briefly mentioned last week, some Mexican Americans retained ties to their Mexican heritage by practicing the culturally important language, purchasing, and entrepreneurship practices in spaces outside of Downey. I will analyze that phenomenon, what I call “metropolitan Mexicanness,” in this installment.

Through metropolitan Mexicanness, some of Downey’s Mexican Americans could express their ethnic identity without compromising their civic identity. This continued throughout the beginnings of demographic change in Downey, which I narrate at the end of this essay.

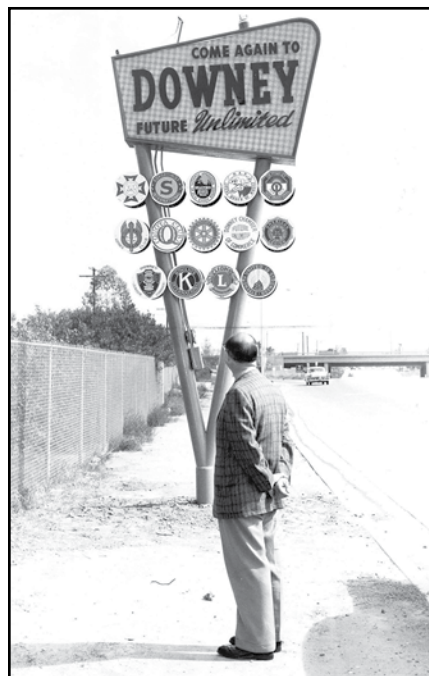
The Los Angeles area is, and

has always been, home to a profound array of diverse communities. Diversity in metropolitan Los Angeles goes beyond ethnic diversity, too. Consider the economic diversity of metropolitan Los Angeles: the bastion of wealth in Beverly Hills, the working-class and working-poor communities of south-central Los Angeles, and every shade in between.

But these communities exhibit remarkable levels of figurative and literal mobility. Some families in working-class communities find upward economic mobility and move to middle-class neighborhoods; many of the Mexican Americans moving to Downey in the 1970s and 1980s did just that.

Meanwhile, the freeway system (more so than public transportation) connects and enables connections between the same exact communities; an (admittedly congested) drive along the 405 freeway is all that separates a Long Beach family from spending a day of recreation in Santa Monica. Both of these forms of mobility have had significant implications for Los Angeles—and indeed, American—history. These are the factors that enabled metropolitan Mexicanness.

Consider the case of thrifty shoppers in neighboring South Gate during the 1940s and 1950s. One historian showed the conflicts that arose between the merchants and working-class consumers over shopping practices. Merchants wished for South Gate shoppers to remain loyal to South Gate businesses. They waged advertisement campaigns that underscored how retail dollars spent in South Gate funded civic infrastructures.



Courtesy of the Downey Historical Society

But working-class South Gate shoppers were painfully aware of their precarious hold on homeownership and looked to economize in any way they could. This included travelling to other cities for groceries, clothes, or other goods if the prices were cheaper. While this may have upset South Gate merchants, the shoppers took advantage of the diverse and eminently accessible communities throughout metropolitan Los Angeles to accomplish their goals of prudent spending.

Metropolitan Mexicanness operated on the same principle of frequenting the relevant spaces throughout Los Angeles. In this case, Downey’s middle-class Mexican Americans visited culturally important spaces throughout metropolitan Los Angeles. Some of these were private spaces in Downey.

Continued on page 10

Downey restaurant grades

Narai Thai Cuisine
7611 Firestone Blvd.
Date Inspected: 7/30/19
Grade: **A**

Bob’s Bog Boy
7447 Firestone Blvd.
Date Inspected: 7/30/19
Grade: **A**

Time Out Burger
11219 Old River School Rd.
Date Inspected: 7/30/19
Grade: **A**

Royal Liquor Grocery
13103 Lakewood Blvd.
Date Inspected: 7/29/19
Grade: **A**

Baskin Robbins
8510 Firestone Blvd.
Date Inspected: 7/26/19
Grade: **A**

La Michoacana Lab
7403 Florence Ave.
Date Inspected: 7/26/19
Grade: **A**

Denny’s
8350 Firestone Blvd.
Date Inspected: 7/25/19
Grade: **A**

Barriles Restobar
14329 Lakewood Blvd.
Date Inspected: 7/25/19
Grade: **A**

Godtti’s
7931 Firestone Blvd.
Date Inspected: 7/25/19
Grade: **B**

The Palms Restaurant
8060 E Florence Ave.
Date Inspected: 7/25/19
Grade: **A**

Joseph’s Bar and Grill
11032 Downey Ave.
Date Inspected: 7/25/19
Grade: **A**

Chinese Gourmet Express
104 Stonewood St.
Date Inspected: 7/24/19
Grade: **A**

Tokyo Garden
11946 S Paramount Blvd.
Date Inspected: 7/24/19
Grade: **A**

Cinnabon
251 Stonewood St.
Date Inspected: 7/24/19
Grade: **A**

El Sushi Loco Express
102 Stonewood St.
Date Inspected: 7/24/19
Grade: **A**

Teriyaki Plus
7850 Imperial Hwy.
Date Inspected: 7/24/19
Grade: **A**

Alberto’s Mexican Food
12620 Paramount Blvd.
Date Inspected: 7/24/19
Grade: **A**

La Michoacana Republic
112 Stonewood St.
Date Inspected: 7/24/19
Grade: **A**

Norm’s
7955 E Firestone Blvd.
Date Inspected: 7/23/19
Grade: **A**

Pina Pizza House
11102 Paramount Blvd.
Date Inspected: 7/23/19
Grade: **A**

Maria’s Grill
13232 1/2 Woodruff Ave.
Date Inspected: 7/23/19
Grade: **A**

Weekend at a Glance

Friday 91° ☀️

Saturday 89° ☁️

Sunday 88° ☁️

THINGS TO DO



“Taste of Ecuador”
Sunday - Placita Olvera in Downtown LA

Enjoy a full menu of Ecuadorean cuisine, plus Ecuadorean crafts, musical groups, folklore customs, carnival games, vendors, and more. Free admission.



Signal Hill Car Show
Sunday - Signal Hill Park, 8 am to 3 pm

Show quality cars and trucks from 1975 and older, plus music, 50-50 raffles, and barbecue. Put on by the Signal Hill Police Department and Sultans Car Club.



Millennium Age Silent Party
Saturday - French Quarter Creole Bar & Grill in Bellflower, 9:30 pm

A nightclub with no speakers or amps; instead, attendees dance while wearing headphones. Simply remove your headphones to chat with other people.



Masters of Motown
Sunday - Warner Center Park in Los Angeles, 5:30 pm

A 90-minute celebration of the legendary songs and performers that defined Motown and soul music. Free admission, optional \$15 VIP seating.



Midsummer Scream
All Weekend - Long Beach Convention Center

A celebration of horror with dozens of haunted attractions, props, screening rooms, guest panels, and more. \$33-\$55

TWEET OF THE WEEK

@AADWrites: A potential conversion project for the historic Rives Mansion enters the review period later this week. Plans include several office spaces and a retail cafe. Hearing currently scheduled for later in August.

Follow us on Twitter at: [Twitter.com/DowneyPatriot](https://twitter.com/DowneyPatriot)

Rives Mansion could be converted to office space

DOWNEY - A conversion plan for the Rives Mansion entered the review stages this week, citing intent to add office space to the historic property.

Upon conversion, the existing mansion would have 4,845 square feet of executive offices, with nine individual offices, six restrooms, and accessory spaces. The carriage house and water tower would be included in the remodel.

A new retail café building would also be constructed on the property, on the eastern edge adjacent to a new driveway access off Paramount Boulevard.

In addition, the proposed project includes several site upgrades, including new paving, landscaping, exterior fencing and hardscape, the addition of an exterior trellis, additional restrooms, a new trash enclosure, a new six-foot emergency gate with a fire department lock box, and 28 new parking spaces.

The Planning Commission is scheduled to review the item at a public hearing on Aug. 21.

Alex Dominguez, staff writer

DOWNEY HAPPENINGS

SATURDAY, AUGUST 3

Fellowship Breakfast, 9 am. Women are invited to this fellowship breakfast featuring guest speaker Lori Cook of Calvary Chapel La Habra. Calvary Chapel of Downey, 12808 Woodruff Ave.

Backpack Giveaway, 2-4 pm. Free backpacks for school children, courtesy of Gangs Out of Downey. Golden Park, 8840 Golden St.

Music and a Movie, 5 pm. The band Tease will perform everything from Top 40 and R&B to old school and 80s. At dusk will be a screening of the film "Sing." Golden Park, 8840 Golden St.

MONDAY, AUGUST 5

End of Summer Fun Event, 11 am to 3 pm. Celebrate the end of summer with lots of family activities, including an animal show, face painting, live singing, author talks, crafts, book giveaways, and an appearance by the Berenstain Bears. Columbia Memorial Space Center, 12400 Columbia Way.

TUESDAY, AUGUST 6

National Night Out, 5:30-8:30 pm. A nationwide event where the community comes together to learn about crime prevention. Community information booths, food, and children's activities. Downey Civic Center, 11111 Brookshire Ave.

SATURDAY, AUGUST 10

Fitness Fair, 8 am to 12 pm. A community event to encourage healthy lifestyles, with 15-plus challenges to test your fitness, yoga sessions, dance party, food, vendors, raffles, and DJ music. Hosted by TLF Fitness Center. Warren High School football field, 8141 De Palma St.

Backpack Giveaway, 9 am to 1 pm. Bring your child to receive a free

backpack for the new school year. Calvary Chapel of Downey, 12808 Woodruff Ave.

Movie Night with the Mayor, 7 pm. Join Downey Mayor Rick Rodriguez for an outdoor screening of "Star Wars: Episode IV A New Hope." Come dressed as your favorite Star Wars character for a costume contest. Free admission, food and drinks available for purchase. Columbia Memorial Space Center, 12400 Columbia Way

Power of Sound Tour, 9 pm to 2 am. Featuring performances by Chief Kaya, MiKrodot and others. Epic Lounge, 8239 2nd St.

TUESDAY, AUGUST 13

Flower Arrangement Workshop, 6 pm. Learn about the different scents and types of flowers while creating a real / live flower arrangement. All skill levels welcome. Michael's, 12100 Lakewood Blvd.

SATURDAY, AUGUST 17

Rocket Fever, 10 am. L.A.'s first and only urban rocket festival returns. Build and fly your own rocket (\$5 for this class). Columbia Memorial Space Center, 12400 Columbia Way

KidsCreate: Family Paint Day, 10:30 am. Bring your little one and create a work of art. \$35 fee includes guided workshop, two seats (parent and child), two take-home canvases, paint supplies, snacks and refreshments. \$12 each additional child. Stay Gallery, 11140 Downey Ave.

WEDNESDAY, AUGUST 21

Sheriff's Department Job Fair, 8 am to 12 pm. Meet with Los Angeles County Sheriff's Department recruiters and learn about a career in law enforcement. Columbia Memorial Space Center, 12400 Columbia Way

MONDAY, AUGUST 26

Optimist Club Golf Tournament, 10 am. The largest annual fundraising event for the Cerritos Optimist Club. Rio Hondo Golf Club, 10627 Old River School Rd.

THURSDAY, AUGUST 29

Empower Hour, 6-8 pm. A women's empowerment networking event with special guest Judge Shelly Baron Torrealba, and "Breaking Barriers Award" recipient Dr. Sandra Salazar. Rio Hondo Event Center, 10627 Old River School Rd.

FRIDAY, AUGUST 30

Stars & Stripes Golf Tournament, 11 am. Eighteen holes of golf, plus lunch and an awards dinner. Benefiting the Veterans Association of Real Estate Professionals. Rio Hondo Golf Club, 10627 Old River School Rd.

THURSDAY, SEPT. 5

Bon Fire. The Downey Razorbacks hold their annual bon fire, pep rally and raffle in advance of their season-opener.

SATURDAY, SEPT. 7

Season Opener. The Downey Razorbacks kick off their 2019 football season with games at Downey and Warren high schools.

Senior Follies Show, 1 pm and 5 pm. Now in its 16th year, the Senior Follies is a talent show for local senior citizens. (For details on how to participate, call (562) 904-7223). Barbara J. Riley Center, 7810 Quill Dr.

MONDAY, SEPT. 9

Surviving the Holidays, 7 pm. No matter how long it's been since your

loved one died, grief can make the holidays a painful time. Learn how to cope and prepare. Calvary Chapel Downey, 12808 Woodruff Ave.

FRIDAY, SEPT. 13

Sublime Tribute, 8 pm. Sublime tribute band Doin' Time performs live. 21 and older, \$5 cover charge. Bastards Canteen, 11045 Downey Ave.

SATURDAY, SEPT. 21

Alpha Omega Con, 10 am to 6 pm. A Christian comic book, art and pop culture convention. First Baptist Church of Downey, 8348 3rd St.

KidsCreate: Family Paint Day, 10:30 am. Bring your little one and create a work of art. \$35 fee includes guided workshop, two seats (parent and child), two take-home canvases, paint supplies, snacks and refreshments. \$12 each additional child. Stay Gallery, 11140 Downey Ave.

Low-Cost Vaccines, 11 am to 3 pm. Low cost pet vaccinations, deworming, microchips, and flea and tick treatments. Iglesia del Nazareno, 9520 Telegraph Rd.

International Food & Music Festival, 4-10 pm. Live music from six bands, face painting, henna artists, photo booth, and food from local restaurants and food trucks. Downey Avenue between 2nd and 4th Streets

SUNDAY, SEPT. 22

Downey Symphony Garden Party, 3 pm to 7 pm. Price tba. Rio Hondo Event Center, 10627 Old River Rd.

SATURDAY, SEPT. 28

Emergency Preparedness Fair, 10 am to 2 pm. Learn hands-only CPR, put out small fires, and learn how to properly prepare for an emergency. Calvary Chapel Downey, 12808 Woodruff Ave.

Miss Downey Pageant, 5 pm. Young women compete to become Downey

royalty. Downey Theatre, 8435 Firestone Blvd.

WEDNESDAY, OCTOBER 9

State of the City, 12 pm. Mayor Rick Rodriguez delivers Downey's annual State of the City address. Rio Hondo Event Center, 10627 Old River School Rd.

THURSDAY, OCT. 10

Havana Nights, 6-9:30 pm. La Charanga performs at this rooftop concert. Food vendors, arts and crafts for kids, artist exhibits, and festival seating (bring your own chair). Downtown Parking Structure, 2nd St. and New St.

SATURDAY, OCT. 19

Downey Symphony Concert, 8 pm. Titled "Passport to Passion," this concert features a solo by violinist Strauss Shi. Downey Theatre, 8435 Firestone Blvd.

SUNDAY, OCT. 20

Princess Trunk or Treat, 1-4 pm. Pumpkin carving, a spooky dance party, costume contest, vendors, and trick-or-treat with princesses. \$5-\$25. Belle's Enchantment Princess Parties, 12830 Paramount Blvd.

FRIDAY, OCT. 25

Latina Empowerment Day, 8:30 am to 3 pm. A one day intensive workshop series created to empower Latinas to increase their community impact and strengthen their skills and knowledge on a variety of issues. So Cal Gas Energy Resource Center, 9240 Firestone Blvd.

SATURDAY, OCT. 26

Wheelchair Seminar, 7:30 am to 5 pm. This two day course provides participants with basic concepts of seating and positioning, wheelchair

mobility, and assistive technology for every day use. Rancho Los Amigos National Rehabilitation Center, 7601 Imperial Hwy.

SUNDAY, OCT. 27

Dia de los Muertos Taco Festival, 12-6 pm. 30+ vegan taco vendors, plus live music, costume contests, and more. \$20 admission includes one taco from each vendor. Los Amigos Golf Club, 7295 Quill Dr.

SUNDAY, DEC. 1

5K Elf Run, 9 am. Dress in your favorite elf attire for this fun 5K run/walk through Downey. Civic Center, 11111 Brookshire Ave.

Christmas Parade, 1 pm. Downey's annual Christmas Parade, put on by the Downey Chamber of Commerce. Downey Avenue, between Florence and 5th Street.

SATURDAY, JAN. 18

Downey Symphony Concert, 8 pm. Titled "Happy 250th, Beethoven!," this concert features a solo by pianist Sung Chang. Downey Theatre, 8435 Firestone Blvd.

SATURDAY, FEB. 29

Downey TLC 5K, 9 am. A 5K run/walk to benefit the TLC Family Resource Center. Apollo Park, 12544 Rives Ave.

SATURDAY, APRIL 11

Downey Symphony Concert, 8 pm. Titled "Sounds of America," this concert features a solo by percussionist Eric Guinivan. Downey Theatre, 8435 Firestone Blvd.

Compiled by Eric Pierce. Some events may charge admission fees. Email calendar listings to eric@thedowneypatriot.com

Back to School

WHO IS READY TO LEARN?



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Downey Unified
SCHOOL DISTRICT

Girls on Fire camp teaches nearly 100 girls about female empowerment

By Claudia Frometa
Downey Councilmember

DOWNEY - The three-day half-day girls empowerment Girls on Fire summer camp is a wrap!

We are ecstatic. We had close to 100 young middle school and high school girls participate. This year's program took place at Downey High School. This is the first City-District collaboration focused on strengthening the psycho-social-mental-emotional health component of our youth.

We believe strong communities are engaged communities. Partnering alongside our District (we thank Dr. John Garcia, Superintendent, and Roger Brossmer, Assistant Superintendent), for their support, our Police Department, engaging LA County mental health professionals and our local Healthcare providers, the program addressed real issues teen girls may be facing today: cyber bullying, social media addiction, internet crimes, anxiety, depression, body image shaming, self-esteem, peer pressure, healthy relationships, the dangers of sex trafficking, etc.

Through Girls on Fire, our goal is to help prepare our young ladies for success by addressing mental and emotional aspects of growth and development. The program was open to All residents of Downey (middle school-high school age), regardless of school/district attendance.

We hope that through this three day workshop, our young ladies in Downey were provided with the tools and strategies to help them navigate the pivotal



middle school and high school years more successfully.

Thank you to our wonderful Downey Soroptimist International volunteers for helping. Thank you to our Downey Unified School Board President Nancy Swenson for attending, along with School Board Member Giggy Saab for teaching the yoga class. Thank you to Ellis White from Premier Fitness too. And a very special thank you to our main healthcare sponsor, Kaiser Permanente Downey Medical Center. We are grateful for all the partnerships.

Mayor Pro Tem Blanca Pacheco and I hope to continue this program bigger and better next year!



From left: Giggy Saab, Blanca Pacheco, Nancy Swenson, Michael Calvert and Claudia Frometa.

Ashley Rivas, a member of the Downey AYSO soccer team that visited Paris recently for the 2019 Women's World Cup, is pictured with the Downey Patriot.



Masons from Downey United Lodge #330 volunteered at Memorial Day ceremonies at L.A. National Cemetery, helping honor our nation's fallen veterans, as they do annually.



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Back to School
MEET & GREET
with Princess Ariel
Sunday, August 18

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www.kirkwoodchristianschools.org

DOWNEY CHAMBER OF COMMERCE PRESENTS

4th annual 5k elf RUN

Sunday | Dec 1, 2019
Check-in: 8:00am
Race: 9:00 AM

ATTENTION STUDENTS:
Run with your friends on Dec 1 and maybe you can be in the Christmas Parade!
Special Pricing for all DUSD Students

REGISTER ON **ACTIVE.COM**
KEYWORD: Downey 5K Elf Run

Elf Costumes Encouraged!

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SATURDAY, AUGUST 10TH
11AM - 2PM

Back Pack Give Away and School Supplies
Free Back Packs for the 1st 300 Kids!

All Children will Receive Safety ID Kits
FREE
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For More Information call:
(562) 861-6011 or (323) 595-8015
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Visit us at: www.DesertReign.org

Saturday, August 10th | 11am-2pm
Fun For The Whole Family

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- Petting Zoo • Jumper
- Carnival Games
- Family Portraits

Vendors Welcome
Fire Safety Demonstration

FREE Hot Dogs & Drinks
WATER SLIDE
Bring a swimsuit and towel
HAIR CUTS
FOOD GIVE AWAY

Downey's Ray Gonzalez hopes to inspire others as he makes his amateur boxing debut

At 49 years old, Ray Gonzalez says he's in the best shape of his life.

By Mark Fetter
Sportswriter

DOWNEY - Ray Gonzalez of M.V.P. Family Practice and Sports Medicine in Downey will be making his U.S.A. Boxing amateur debut tonight at the Sugar Bert Boxing Tournament in Ontario at the Ontario Convention Center.

Gonzalez has never had an official amateur boxing match so this will be his debut. Gonzalez has been training on and off for the past two years and has been preparing for this boxing tournament for six weeks where he will fight at 165 pounds.

There have been many motivating factors for Gonzalez to get into the ring. He mentioned two of them to me. First, he comes from a family of very competitive athletes and second, his oldest brother fought for many years for the Los Angeles Sheriff's boxing team. Gonzalez's brother has ultimately inspired him to get into the ring.

Gonzalez is currently training at the NGBA Boxing Academy in Lynwood. He is being trained by coach Carlos Barragan and his team. Gonzalez trains every day at 6 a.m. for about an hour and a half and then returns at 7:30 p.m. once he leaves his clinic.

Gonzalez hopes to do well and inspire others in the process. He will turn 50 in a few months but feels like he is in the best shape of his life, healthy and happy.

Gonzalez's fight will be streamed live on Instagram @mvpmedicine. Best of luck to



Ray Gonzalez, right, with MMA referee Mike Beltran.

"Doc Gonzalez" later today in Ontario. His result will be printed in next week's Downey Patriot.

WARREN FOOTBALL: The Warren High School football program has been busy getting ready for the start of its 2019 football season.

The Bears held their spring football camp from April 29 through May 31, their summer football camp from June 3 through July 13, are currently observing their C.I.F. mandated "dead period" from July 15 through August 4.

The Bears will begin their fall football camp on August 5 through the start of their first football game at St. Anthony's

on Friday, August 30.

Warren finished last season with an overall record of 8-4 and a San Gabriel Valley League record of 4-1. New head coach Kevin Pearson, his staff and players are all looking forward to the start of the new season and showcasing the talent the coaching staff has seen in spring, summer and fall football camps.

Newcoming senior quarterback Dylan Guerra (6'0, 185) completed 184/271 pass attempts for 3,091 yards last season at Arcadia. Guerra threw an impressive 35 touchdowns with only seven interceptions and had a QBR rating of 135.

Senior running back Eimajah Hunter (5'8, 175) carried the ball 79 times last season for

492 yards and had four rushing touchdowns. Hunter also had three receiving touchdowns for a total of seven.

Senior wide receivers Xavier Osbey (6'0, 180), Keison Evans (6'2, 175) and Stephen N. Austin II (5'11, 172) all return and are looking to have strong seasons.

Osbey finished last season with eight catches for 187 yards and had two touchdowns. Evans finished last season with 24 catches for 381 yards and had four touchdowns and Austin II finished last season with four catches for 86 yards and had three touchdowns.

DOWNEY FOOTBALL SEASON RECORDS: The Downey High School football program has been busy getting ready for the start of their 2019 football season. As players get ready, I'd like to share some single season records for Downey football. These records extend as far back as Randy Meadows from 1957.

Justin Huff holds the single season rushing record at 2,364 yards from 2012. Kijjon Foots holds the single season passing record of 3,170 yards and most passing touchdowns in a season at 26 in 2017. Chris Atkins holds the single season receiving-yards record at 1,391 yards in 2017. Atkins also holds the single season record for most receiving touchdowns in a season at 14 and most receptions in a season at 67, also in 2017.

Randy Meadows holds the record for most rushing touchdowns in a season at 36 from 1957. Jack Williams holds the interception record in a season at 7 from 1994. Chris Blanton holds the single season record for most sacks at 25.5 in 2014 and Robert Salazar holds the school record for most

tackles in a season at 146 from 2012.

Interestingly, eight of these ten records have been set in the past ten years under head coach Jack Williams. It is also a cool fact that Williams himself holds one of the Downey High School season records.

ALL-TIME RECORDS: It would not be fair to mention Downey High School single season football records without mentioning career football records.

With that being said, Justin Huff is the career rushing leader with 4,572 career rushing yards from 2012-15. Trevor Hill is the career passing leader with 4,806 yards from 2013-16. Chris Atkins is the career receiving-yards leader with 2009 yards, career receiving touchdown leader with 18 and career receptions leader with 103 from 2016-17.

Robert Salazar is the career tackles leader at 285 from 2011-13. Randy Meadows is the career rushing touchdown leader with 66 that he set from 1956-58. Dallas Lopez is the career passing touchdown leader with 38 that he set from 2009-12. Jason Thomas is the career interception leader with 9 that he set from 2011-14 and Chris Blanton is the career sacks leader with 34.5 that he set from 2012-15.

Interestingly, seven of the 10 career stat records are held by the same player who holds the same single season record. The only exceptions being Kijjon Foots/Trevor Hill for passing yards, Kijjon Foots/Dallas Lopez for passing touchdowns and Jack Williams/Jason Thomas for interceptions.

Stats are certainly fun to look at and examine. It will be interesting to see if any of these school records will be broken this season and names added to the record books.



The Downey Ponytail 10u Gold dominated the 2019 National "B" Class USA Softball Tournament held in Moorepark, Calif.

During the tournament - which took place from July 23 to July 28 - the team went undefeated out of 45 teams.

Kids may think they're grown up.

We Know Better.

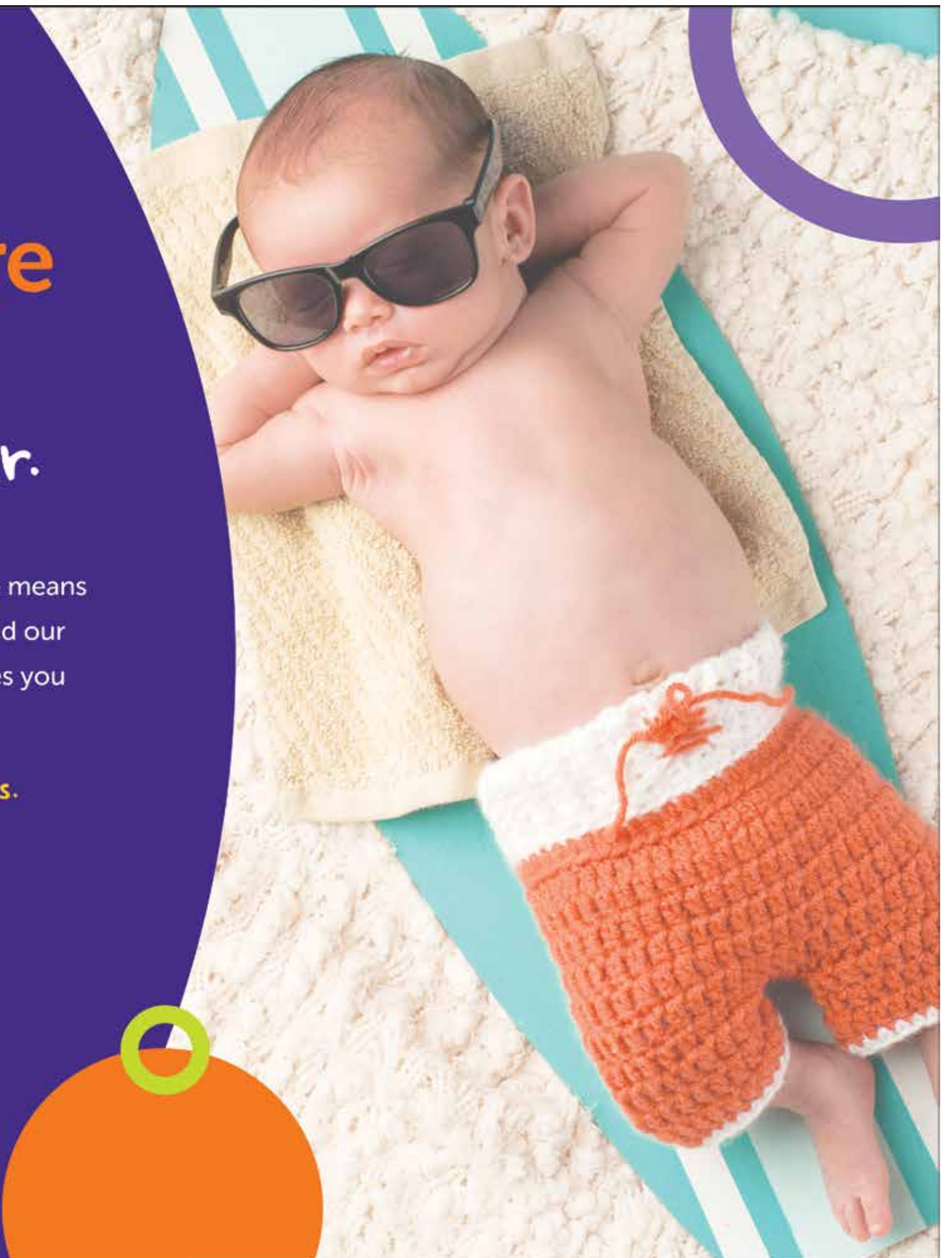
Being a leader in children's health care means we have to stay ahead of the curve. And our more than 40 pediatric specialties gives you the confidence to chill.

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MemorialCare
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Hospital Long Beach

800-MEMORIAL
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What ‘abolish ICE’ really means

BY RACHEL HODES

As I stepped inside the Cannon House Office Building on a Tuesday in July, I felt like I was taking a step towards a more just world. The night before, when I told my mother I planned to participate in a “Never Again” protest as part of #JewsAgainstICE, she had one question: “What exactly are their demands?”

That question was answered in the Cannon Building’s rotunda, as we chanted:

“Never again means close the camps.”

“Never again means abolish ICE.”

“Never again is now.”

To most of America, “abolish ICE” is a cry of the far left. Even Americans who dislike Trump’s attacks on undocumented immigrants wouldn’t necessarily tell you that ICE should be abolished; that seems far too radical.

They’re forgetting that ICE is actually pretty new. It was only created in 2003, replacing the Immigration and Naturalization Service (the same agency responsible for the internment of Japanese-Americans in the 1940s).

Since its creation, ICE’s budget has almost doubled, and its activity has expanded to triple the number of agents it employs. This expansion is shocking — and unwarranted. All evidence

suggests that immigrants are far from the national security threat the Trump administration claims they are. Regardless of status, they’re more law-abiding than native-born citizens.

And time and time again, immigration has been shown to have a net-positive effect on the U.S. economy, from growing tax receipts to increasing wages for native-born residents. In fact, undocumented immigrants typically pay more of their income in taxes than your average millionaire.

More noteworthy than the economics, however, is that the individuals targeted by ICE are people — and all people are entitled to basic conditions of safety for themselves and their families.

When the majority of these immigrants are fleeing violence with roots in U.S. intervention in Central America, the moral responsibility to offer safe haven becomes even more pressing. When government agencies neglect this responsibility, we all lose some of our humanity.

What calls to abolish ICE actually do is beg the question: Why do we need an immigration system dedicated solely to terrorizing immigrant communities?

Threats of ICE raids prevent undocumented people from going to work or sending their kids to school. Those in detention are denied access to basic hygienic products, subjected to severe overcrowding, and experience all manner of abuse. Several children have died.

We spend about \$7 billion a year on ICE. What would happen if we instead invested those funds in resettling asylum-seekers, or hiring more staff to process asylum applications? What if families fleeing violence in Honduras or Guatemala had to wait only a few weeks to find out if they could immigrate legally, as opposed to the current average of almost two years?

The U.S. carried out over a quarter million deportations last year. The \$7 billion that funded these actions could have been used instead to resettle at least that many refugees (over 11 times what the U.S. accepted last year). It could also almost triple the funding of the government office that naturalizes around 700,000 new citizens each year.

Which is more radical: Investing in communities that strengthen our country and honoring basic human decency? Or continuing to fund an agency that’s literally caused the death of children?

As a concerned Jewish American, I believe none of us are safe until we’re all safe. We should be focusing our resources on welcoming new immigrants and helping them access the rights of citizenship — not subjecting them to detention and deportation.

A better world, for immigrants and for everyone, is within our reach. ICE just isn’t a part of it.

Rachel Hodes is a Next Leader at the Institute for Policy Studies.

Cutting food stamps is a lose-lose proposition

BY JILL RICHARDSON

The Trump administration has proposed a rule that will cut an estimated 3 million eligible people off food stamps while depriving half a million eligible children of school lunch.

I’ve been on food stamps.

I spent most of my life with mental illness, and it was not diagnosed until a few years ago. Not knowing there was a reason everything was so difficult for me, I pushed myself until I could push no more.

I got good grades in school, and went to college on a scholarship. I got my degree and then got a full-time job like I thought I was supposed to.

I began getting severe migraines every day at the age of 14. That was my body telling me that I was doing more than I could handle and I needed to stop and heal. I had a migraine every day for 23 years. Working was hellish and painful, and I still tried.

When I could no longer handle an office job, I tried being self-employed and working from home. I could never make enough to really get by on. Then I went on food stamps. It didn’t mean I could

stop working. I got \$70 a month so I could eat, but I still had to pay rent and put gas in my car, and for that, I worked.

Food stamps did its job for me. It helped me get through a tough time until I could get back on my own two feet.

I’m fortunate I didn’t have children. If I did, my kids would have suffered through my financial insecurity through no fault of their own. But food stamps and school lunch would have helped ensure they had a chance in life despite being born to a mom too sick to make ends meet.

While the moral righteousness of food stamps justifies the program on its own, there are other benefits to it as well.

Food stamps are a huge stimulus to the economy. Families spend their SNAP benefits to buy food from local businesses like grocery stores, and that creates jobs — from the store clerk stocking the shelves, to the truck driver transporting the food, to the farmers and ranchers producing the food.

For every \$5 the U.S. government spends on food stamps, it generates \$9 in economic activity. That’s an incredibly effective stimulus.

Federal school breakfast and lunch programs do more than help food security too — they help kids succeed. Imagine trying to pay attention or take a test while you’re hungry. School breakfast and lunch helps kids from low income families break the cycle of poverty when they grow up, because it helps them benefit more from their education.

The movement to cut low-income people who are eligible for food stamps and school lunch off of those programs isn’t just immoral, it’s short-sighted.

The Trump administration claims the measure will save money because there will be less federal spending on helping hungry people eat. In addition to the cruelty of “saving money” by taking food from the hungry, it will also ultimately harm the nation by removing the economic stimulus that food stamps provide and making it that much harder for half a million already poor kids to do well in school.

Forcing kids to go hungry is a lose-lose.

Jill Richardson is pursuing a PhD in sociology at the University of Wisconsin-Madison. She’s currently based in Montana.

Our next intelligence chief must value honesty over politics

BY THE NEW YORK TIMES EDITORIAL BOARD

Before President Trump picked Dan Coats to be the director of national intelligence, Mr. Coats spent 24 years in Washington as a member of the House and the Senate from Indiana, serving long stints on both the Senate Intelligence Committee and the Senate Armed Services Committee. He had also been ambassador to Germany.

His predecessors included James Clapper, an Air Force lieutenant general who previously headed two other intelligence agencies, and Adm. Dennis Blair, who commanded United States naval forces in the Pacific.

After an increasingly difficult tenure, Mr. Coats is stepping down and Mr. Trump has chosen as his replacement Representative John Ratcliffe of Texas.

The 2004 law creating the position of director of national intelligence says that whoever holds the post must have “extensive national security expertise,” but Mr. Ratcliffe has been a House member only since 2015 and joined the House Intelligence Committee just this year. Before that he was a small-town mayor and a United States attorney, apparently with little or no experience dealing with terrorism or national security issues. He may have even falsely claimed to have prosecuted terrorists.

One reason Mr. Coats’s tenure was so uncomfortable was that, unlike many Trump appointees, he was more likely to say what he believed to be true than what the president wanted to hear.

Even some influential Republican senators are concerned that Mr. Trump’s main reason for picking Mr. Ratcliffe is his intense loyalty, and not his experience on intelligence issues.

Senator Richard Burr, chairman of the Senate Intelligence Committee, said he didn’t even know Mr. Ratcliffe.

“I talked to him on the phone last night,” Mr. Burr said. “It’s the first contact I’ve ever had with him.”

That Mr. Ratcliffe’s record seems so undistinguished by relevant experience and so filled with examples of partisanship makes it all the more vital that the Senate carefully vet him.

Days before Robert Mueller, the former special counsel, testified last week that Russia had corrupted the 2016 presidential race and was once more “doing it as we sit here,” Mr. Coats appointed an experienced official to oversee election security intelligence across the government in a newly created senior position. A bit late in the game, but it amounted to an act of courage in the face of Mr. Trump’s adamant refusal to acknowledge the problem and respond forcefully ahead of the 2020 elections.

Mr. Ratcliffe appears to have caught Mr. Trump’s eye by being a dogged critic of the Russia investigation and claiming that the F.B.I. harassed Mr. Trump. During Mr. Mueller’s testimony, Mr. Ratcliffe accused Mr. Mueller of violating American judicial norms by writing an inconclusive report about whether Mr. Trump committed a crime by obstructing justice.

Just before Mr. Trump picked him for the intelligence job, Mr. Ratcliffe was on the president’s favored source of intelligence, Fox News, smearing the special counsel’s report.

“Its conclusions weren’t from Robert Mueller, they were written by what a lot of people believe was Hillary Clinton’s de facto legal team, people that had supported her, even represented some of her aides,” he said.

Mr. Coats has defended the nation’s intelligence agencies in their unanimous finding that Russia interfered in the 2016 election. He refused the president’s request to get James Comey, then the F.B.I. director, to end his investigation of Michael Flynn, the national security adviser who has since pleaded guilty to lying about his contacts with the Russian ambassador.

These were not the only ways Mr. Coats rubbed Mr. Trump the wrong way. Time and again he delivered truths at odds with Mr. Trump’s preferred version of reality — saying that North Korea was unlikely to abandon its nuclear weapons, that Iran was abiding

by the nuclear deal, that the Islamic State continued to be a threat in Syria.

The president made his position clear on Tuesday when he said that “the intelligence agencies have run amok” and that Mr. Ratcliffe would “rein it in.”

Mr. Coats wasn’t perfect. Some experts think he could have done more to protect America’s 17 intelligence agencies from politicization. But more often than not, he stood by the professionals and their analysis.

One of the most important lessons from America’s response to the attacks of 9/11 that led to the creation of this post was that intelligence agencies need to work freely and honestly, and not be swayed by political considerations and the need to placate a president. An administration that sought and got the message it wanted from the intelligence apparatus is what helped lead to the invasion of Iraq and the disasters that followed.

The Senate needs to be sure we don’t go down that road again.

The children in Congress

Dear Editor:

We are all to blame for the sorry spectacle of the Special Counsel Muller hearings in the House of Representatives because we sent children to Congress. I watched the hearings in its entirety and could not spot any adults among the congress members who participated.

The Democratic children wanted us to see President Trump as the devil reincarnated. The Republican children wanted to canonize him.

President Trump is not the devil but he is no saint either. He is simply an unprincipled individual who has no respect for the truth. I Googled “How many lies has Trump told to date” and found many organizations whose raison d’etre is to keep track of the President’s lies. The consensus is that 76 % of Trump statements are false and that he has said 10,796 lies in 819 days.

The Democrats tried to make a case for impeaching President Trump. That is not a good idea because even if successful it would mean that VP Pence, who is actually intelligent and has a defined orthodox conservative position, will become President and pardon President Trump from any and all crimes he has committed ala Gerald Ford with Nixon.

A more effective punishment for President Trump’s crimes would be to defeat him during the next presidential election. His ego will not take it and will lead him to make more irrational acts than he has done so far to the detriment of the Republican party who will abandon him immediately after his defeat, proving that they are not ideologically motivated.

That will not happen for several reasons. First, the Democrats are short of leaders who can effectively campaign against Trump. Second, it will be easier for Trump to get reelected since I will not be a candidate (The Downey Patriot, 6/27/19) Third, 77% of the US population is white. President Trump has eloquently stated what the majority of white people think about immigrants and he will win by a landslide for that reason alone. President Trump’s political base is solid.

We must brace ourselves for four more years of a Trump administration. We must give him credit for using third world politics very effectively in our political process. It would not surprise me if he fakes an attempt on his life to gain sympathy if he sees himself behind in the election.

That is what third world politicians do and President Trump has emulated them very successfully.

Jorge Montero Downey

Fed up

Dear Editor:

Though I disagree with pretty much all Elsa Van Leuven’s critical views of the America I love, I won’t ask her to “Love it or Leave it.”

I just wonder why she isn’t fed up with all the disrespectful and racist tweets by President Trump about four US Representatives in Congress, Senator Cummings and the city of Baltimore. I do hate President Trump and I am not a Democrat. I have never hated a President before but it’s because I Love America and all she represents. A diverse nation build by all races and freedoms I hold dear. The greatest Democracy on earth. President Trump wants to divide us by race. He doesn’t defend our Democracy on the world stage or adhere to our Constitutional Laws so that is why I am fed up.

Joanne Gallo Downey

Dear Editor:

I have lived in Downey for 50 years. I have always looked forward to reading the Patriot weekly.

I very seldom, if ever, write letters, but this time I was compelled to do so because of Ms. Van Leuven’s comments. I felt she couldn’t have been any more accurate if I tried.

All of this free stuff comes at a cost that we, the taxpayers, will have to pay for through higher taxes. Another interesting comment was the ERs having to have 13 different interpreters.

I’m just a longtime resident adding his two cents. I wish you would print my comments, but probably won’t.

William Konegni Downey

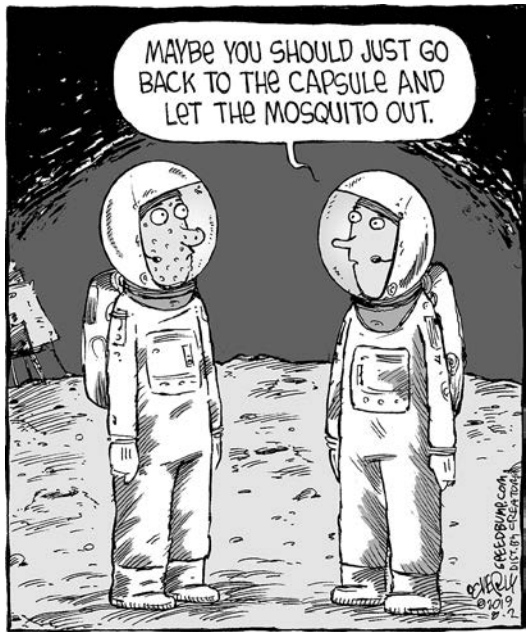
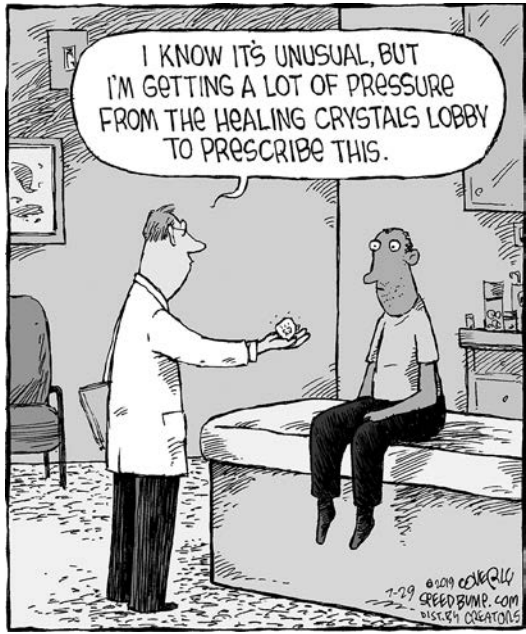
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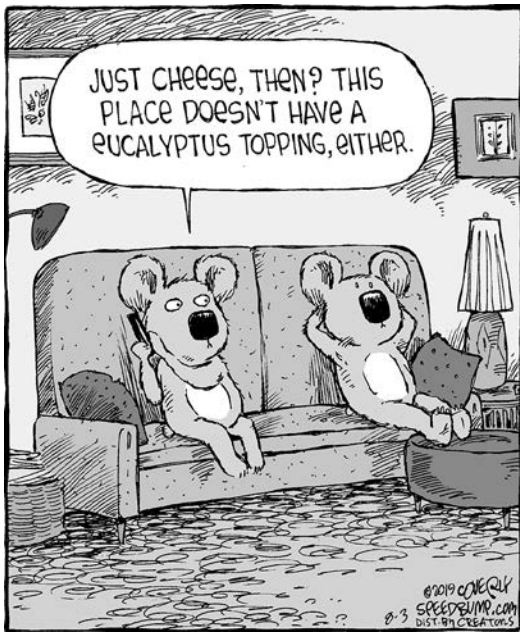
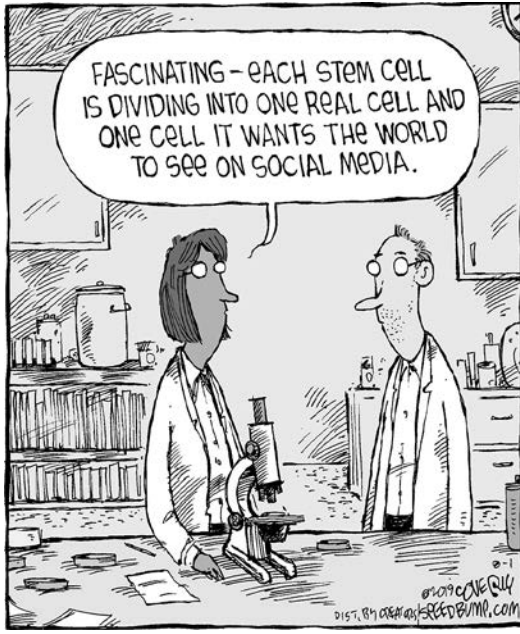
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SPEED BUMP



DAVE COVERLY



Downey Community Calendar

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.
 4:30 pm: Courage Forward Meeting, at 10829 New St, 2nd Floor, call 213-545-6810.
 2nd Mon., 11 am: American Legion Auxiliary #270, at United Methodist Church, call 304-3439.
 3rd Mon., 11:30 am: Downey Newcomers Club, call Marilyn 928-2623.
 4th Mon., 7:30 pm: Downey Numismatists, at Downey Retirement Center, call 862-6666.

TUESDAYS

9 am: Quilters group, at Good Shepherd Lutheran Church, call 803-4459.
 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 Nate Mahoney 416-1826.
 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 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, call Marilyn 928-2623.
 2nd Wed., 3:30 pm: Keep Downey Beautiful, at City Hall, call 904-7102.
 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 860-8821 or 927-3635.
 3rd Wed., 10 am: OLPH Women's Guild, at OLPH School Auditorium, contact Melodie Santana, (562) 806 3102.
 3rd Wed., 6 pm: Sister Cities of Downey, at Downey City Library, call Gloria Nezahualcoyotl (562) 776-6136.
 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 am: Crafters group, at Good Shepherd Lutheran Church, call 803-4459.
 9:30 am: Take off Pounds Sensibly, at Barbara 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.
 7:30 pm: Downey Elks Lodge #2020, call 803-3557.
 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., 6:30 pm: Downey Lions Club, at Mimi'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.

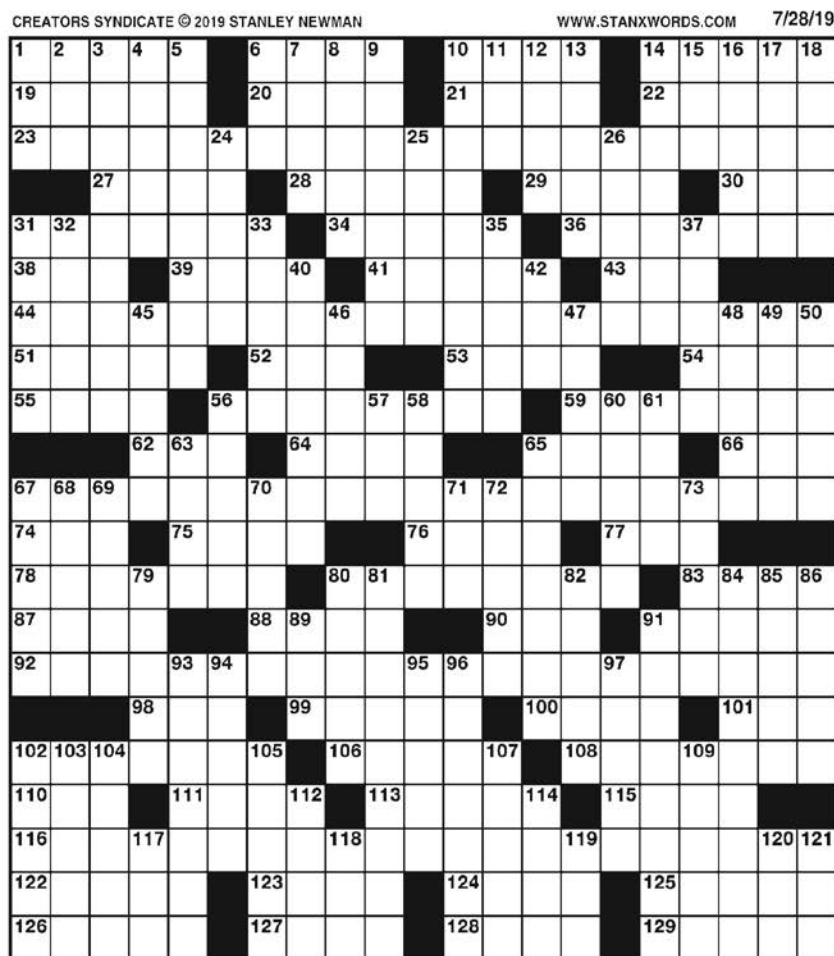
On This Day...

- August 1, 1498:** Christopher Columbus landed on "Isla Santa" (Venezuela).
1790: The first U.S. census was completed with a total population of 3,929,214 recorded. The areas included were the present states of Connecticut, Delaware, Georgia, Kentucky, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, North Carolina, South Carolina, Tennessee, Vermont and Virginia
1873: Andrew S. Hallidie successfully tested a cable car. The design was done for San Francisco, CA.
1876: Colorado became the 38th state to join the United States.
1893: Shredded wheat was patented by Henry Perky and William Ford.

THE NEWSDAY CROSSWORD

Edited by Stanley Newman (www.StanXwords.com)
GENERAL KNOWLEDGE: Of the military, manufacturing, etc.
 by S.N.

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You can contact puzzle editor Stanley Newman at his e-mail address: StanXwords@aol.com. Or write him at P.O. Box 69, Massapequa Park, NY 11762. Please send a self-addressed, stamped envelope if you'd like a reply.

FIFA (6 Across) stands for Fédération Internationale de Football Association. The fictional Betty Crocker (23 Across) was created in 1921 by a predecessor company of General Mills, originally to give a personalized response to consumer questions. BARBON'S (31 Across) was named for Clarence Barton, who was president of Dow Jones & Company at the time of the newspaper's founding in 1921.



Broadway royalty Hal Prince dies at 91

Legendary Broadway icon Harold Prince, who produced or directed some of the most famous musicals ever made, including "West Side Story" and "The Phantom of the Opera," died after a brief illness Wednesday in Reykjavik, Iceland. He was 91.

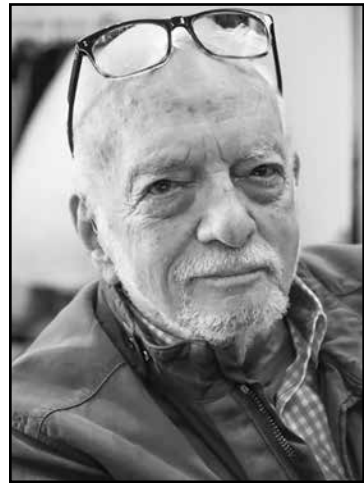
Over his expansive career that ran nearly 70 years, Prince, best known as Hal, received 21 Tony Awards, "the most for any individual in multiple categories," the Tony Awards said.

Composer Andrew Lloyd Webber's "Phantom," which opened in London in 1986 and became an international phenomenon, is the longest-running musical in Broadway history.

"Not just the prince of musicals, the crowned head who directed two of the greatest productions of my career, Evita and Phantom. This wonderful man taught me so much and his mastery of musical theatre was without equal," Webber said on Twitter Wednesday.

Prince was born on January 30, 1928 in New York City and majored in English at the University of Pennsylvania. He began his theatrical career in 1948 as an assistant to Broadway director and producer George Abbott.

Under Abbott's mentorship, Prince was introduced to Robert Griffith, who would become his producing partner. By 1955, he won his first Tony with



Hal Prince

In Memory of

Calogero Ragusa

June 6, 1930 - July 6, 2019



Calogero "Charlie" Ragusa, a Downey resident since 1974, passed on from this life on July 6, 2019. He had just turned 89 years old the previous month.

Charlie was born in San Cipirello, Sicily on June 6, 1930. At the age of 5, his family moved to Tunisia, a small Italian village in North Africa. There he met the love of his life Grazia "Grace," who was born in the same village. The couple married in 1954 and immigrated to America in 1961. They first lived in Lynwood before relocating to Downey.

Charlie initially worked as a mason and then as an equipment operator at Container Corporation of America in Irvine. A deeply religious man, Charlie and his family joined Our Lady of Perpetual Church, where they weekly sat in the same seat at the 5pm Saturday mass. Charlie was also an avid member in the Downey Bocce Club.

He will be forever remembered by his sons Anthony (Christine) and Joseph (Elise); grandchildren Melissa (Tyler), Angela (Nick), Scott, Matthew, and Katelyn; and great-grandchildren Luke, Sophia, and Zachary.

He is preceded in death by his wife of 58 years Grazia and their daughter Fransceca.

The rosary was held at Miller Mies Mortuary on July 15. The funeral mass was the following day at Our Lady of Perpetual Church. He was laid to rest at All Souls Cemetery in Long Beach.

the production, "The Pajama Game," he co-produced with Griffith. It was named best musical.

Prince went on to direct and produce some of the greatest and long-running musicals, including "Fiddler on the Roof," "Cabaret," "Sweeney Todd" and "Evita."

He amassed 21 Tonys, including eight for directing, eight for producing, two as producer of the year's Best Musical and three special Tony Awards.

In 2006, he was honored with another Tony Award for lifetime achievement in the theater.

"He is missed and loved by his family -- Judy, his wife of 56 years; his daughter, Daisy; his son, Charles; and his grandchildren, Phoebe, Lucy, and Felix," Prince's publicist said in a statement.

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In Memory of

Miriam Esther Acquistapace

September 9, 1922 - July 20, 2019



Miriam Esther Acquistapace, was born on September 9, 1922 in Ohio and entered into eternal rest on July 20, 2019 in Downey, California at the age of 96.

She was born Miriam Esther Martin on a farm in a province of Ohio called New Pittsburg, just East of Wooster. Miriam was the oldest of 10 children and it was essential that the children make what contributions (labor or funds) they could to the family's wellbeing during the depression. Miriam and her mother would bake pumpkin pies and sell them door to door, just to keep money coming in. She also learned to make soap from animal fat, which she shared the recipe for, years later in The Downey Patriot back in the 1970s.

In her formative years she won a spelling bee which served her well for the rest of her life, even during last few years she could spell most any word from memory. She was employed at various jobs after school, one of them was Smith Dairy where she was a cashier and she held another position as a switchboard operator in Wooster. After graduating high school she attended Bob Jones University for 1 semester. In 1946 her brother Warren had invited her to join him on his move to California, where they both settled in Huntington Park.

She got a job at Bell Telephone as an operator and enjoyed her new surroundings. A friend of her's decided to set he up on a blind date in Huntington Beach. She accepted and her date, Guido Acquistapace. The two were wed in 1956 and they moved to Downey to start a family. Miriam gave birth to 3 children: Theresa Marie, Thomas Michael and Timothy Mark. In the early 1970s she got a part time job at Sambo's Restaurant down the street from their home. She enjoyed tatting, journaling, genealogy and occasionally helping out with Guido's cycling club events in Whittier. Her two greatest passions were Bible study and classical music appreciation. Miriam was preceded in death by her daughter Theresa and her husband Guido.

With a caring heart, Miriam was a domestic multitasker, making her home a loving and nurturing environment for over 63 years.

Miriam leaves behind her loving family: Son, Tim Acquistapace (Kelly) of Fullerton, California, Son, Tom Acquistapace (Vicki) of Martinez, California, Grandchildren, Lilliana Acquistapace of Fullerton, California, Antonia Acquistapace of New York, Julia Acquistapace of Chicago, Brother, Gordon Martin of Ohio, Sister, Margaret Martin of Ohio, numerous nieces and nephews, as well as several other family members and friends who loved her and will miss her dearly.

Services for Miriam Esther Acquistapace will be held on August 9, 2019 at 12:00 PM at Our Lady of Perpetual Help in Downey, CA, followed by her graveside service, August 12, 2019 at 11:00 AM at Calvary Cemetery in Los Angeles, CA. For more obituary information please visit www.RisherMortuary.com or call 1-562-861-3888

"As per his wishes, there will be no funeral but there will be a celebration of his life this fall with the people he loved most, the members of the theatrical community that he was a part of for seven decades."

Prince touched the lives of many people, and tributes were posted on social media as news of his death spread.

"Beyond heartbroken to find out that #HalPrince has passed away," tweeted actress Donna Murphy, a two-time Tony Awards winner. "Working with Hal was one of the greatest honors of my artistic life-I'll never forget his kindness, generosity & brilliance as an

artist & as a human."

"RIP to the legend Hal Prince. It's because of his vision, his work, his creativity and his passion that I came to love theatre in the first place," tweeted singer and actress, Jessica Vosk. "I have a feeling you might feel the same."

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Downey Los Amigos Kiwanis President Michael Calvert presents a donation to Don Marshall, president of the Downey Symphonic Society, in support of the Downey Symphony.

The symphony's next concert is Oct. 19 at the Downey Theatre.



Here's what's coming to Netflix in August

- August 1:**
Are We Done Yet?
Boyka: Undisputed
Four Weddings and a Funeral
Groundhog Day
Horns
Jackie Brown
Jupiter Ascending
Now and Then
Panic Room
Rocky
Rocky II
Rocky III
Rocky IV
Rocky V
Sex and the City: The Movie
Something's Gotta Give
The Bank Job
The House Bunny
The Sinner: Julian
To Wong Foo, Thanks for Everything! Julie Newmar
Why Do Fools Fall in Love
- August 2:**
Ask the StoryBots: Season 3
Basketball or Nothing
Dear White People: Volume 3
Derry Girls: Season 2
Otherhood
She-Ra and the Princess of Power: Season 3
- August 3:**
Patriot Act With Hasan Minhaj: Volume 4
- August 4:**
Enter the Anime
No Good Nick: Part 2
- August 5:**
Screwball
Sebastian Maniscalco: Why Would You Do That
- August 6:**
Dollar
Jane the Virgin: Season 5
Judy Moody and the Not Bummer Summer
The Naked Director
Wu Assassins
- August 7:**
Cable Girls: Season 4
The Family
GLOW: Season 3
- August 8:**
The InBESTigators
iZombie: Season 5
Rocko's Modern Life: Static Cling
Sintonia
Spirit Riding Free: Pony Tales
Tiny House Nation: Volume 1
- August 9:**
Knightfall: Season 2
Tiffany Haddish Presents: They Ready
- August 10:**
The 100: Season 6
- August 11:**
Cannon Busters
- August 12:**
45 rpm
Apache: La vida de Carlos Tevez
Better Than Us
Diagnosis
Frontera Verde
Invader Zim: Enter the Florpus
The Little Switzerland
Mindhunter: Season 2
QB1: Beyond the Lights: Season 3
Selfless
Sextuplets
Super Monsters Back to School
Victim Number 8
- August 13:**
The Punisher
- August 14:**
Gangs of New York
Simon Amstell: Set Free
- August 15:**
American Factory
Hyperdrive
- August 16:**
Love Alarm
- August 17:**
El Pepe: Una vida suprema
Hero Mask: Part II
Rust Valley Restorers
- August 18:**
Million Pound Menu: Season 2
Trolls: The Beat Goes On!: Season 7
- August 19:**
Falling Inn Love
Kardec
Workin' Moms: Season 3
- August 20:**
The A List
Carole & Tuesday
The Dark Crystal: Age of Resistance
La Grande Classe
Mighty Little Bheem: Season 2
Styling Hollywood
True and the Rainbow Kingdom: Wild Wild Yetis
Un bandido honrado
- August 21:**
Luo Bao Bei: Season 1



Bill Murray in "Groundhog Day."

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Downey Arts Coalition gets \$3,400 from LA County

DOWNEY - The Los Angeles County Department of Arts and Culture announced nearly \$5.5 million in 2019 arts funding.

The Downey Arts Coalition received \$3,400 through the OGP program to support ongoing exhibition of visual art, partnered concerts and festivals that showcase local artists' work to the community.

The awards fall into two categories: \$4,518,000 in two-year grants for 213 nonprofit arts organizations through the County-funded Organizational Grant Program (OGP) and \$922,300 to 47 Los Angeles County school districts, funded through the Arts Education Collective Advancement Grant Program. These two programs, with the department's Community Impact Arts Grant Program (\$750,000) and Arts Internship Program (\$1,160,850), mean \$7,351,150 in grants will be distributed this year - a record for the agency.

"These grants are making art more accessible across the County," said County Board of Supervisors Chair, Janice Hahn. "The Organizational Grant Program helps make possible concerts, theater, exhibitions, and school education programs every day in communities that wouldn't have them otherwise. The Advancement Grants are building pathways to careers in the arts by preparing youth for jobs in the creative economy and helping give our kids a well-rounded education. We want every person in this County to have access to the breadth, depth, and diversity of the arts, now and into the future."

Norwalk / La Mirada School District received \$18,500, to support professional development for kindergarten through fifth grade teachers in theater integration and social emotional learning through TEAL and The California Arts Project.

Montebello hosting film screening, art walk

MONTEBELLO - Assembly member Cristina Garcia will be hosting a "Captain Marvel" movie screening, resource fair and art walk on Aug. 9 in Montebello.

Attendees are invited to wear their favorite superhero costume.

There will also be an update given on recent budget and legislation affecting women and families.

The free event will begin at 6:45 pm at the Montebello Amphitheater, located at 1401 W. Whittier Blvd.



Brie Larson in "Captain Marvel."

Downey Unified breaks ground on Sussman Middle School modernization

Contributed by the Downey Unified School District

DOWNEY - Downey Unified broke ground July 11 on a new modernization and construction project that will result in a new two-story classroom building, a new gymnasium and complete modernization at Sussman Middle School.

Prior to July's Downey Unified Board of Education meeting, Board members and representatives from the partnering construction and architect firms joined together to officially kick-off this new project.

The entire Board of Education, Superintendent Dr. John Garcia, new principal Dr. Connie Quintero, Swinerton's Bonnie Martin, Westberg White Architecture's Rand Nicholl and Rachlin Partners' Alan Kong were present to place their shovels in the ground to mark the commencement of this next exciting project for Downey Unified.

Thanks to the Downey community for voting to pass Bond Measure O in 2014, numerous construction

and modernization projects have been made possible throughout Downey Unified.

With Stauffer Middle School's construction project currently in process, Sussman Middle School is next to undergo major facelifts to modernize the campus and classrooms as well as making the campus more secure for both students and staff.

Modernization of the Sussman campus will include a brand new two-story classroom building, gymnasium and library; an addition to the Administration building; reconfiguration of numerous classrooms; renovation of 14 restrooms; and campus-wide fire alarms, security, technology and accessibility upgrades.

On the exterior of campus, this project will also include a parking lot reconfiguration, an additional parking area and appropriate safety fencing.

"The Board of Education is so grateful to the Downey community for passing Measure O back in 2014. It is with those funds that we are able to provide more modern facilities and classrooms for our students and teachers



leading the district further into the 21st Century," expressed Board president, Nancy Swenson.

"I'm excited to see the start of the construction at Sussman which will, among other things, create a safer campus and update classrooms to meet enhanced technology needs. All of our students deserve the best and, with the support of Measure O funds, we are more able to provide them with better facilities."

Jointly working on the architecture side of this

project are firms Westberg White Architecture Inc. and Rachlin Partners. Heading the construction end of the project is Swinerton, a commercial construction and construction management service. This construction project is estimated to last 18 months given any disruption with structure issues and/or weather conflicts.

Griffiths Middle School is the next Downey Unified middle school in line to receive large modernization updates

thanks to Measure O. An official ground breaking will take place in August to kick-off this project.

Doty Middle School will be the final middle school to begin construction, which is estimated to start by next summer.

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1980s were pivotal for demographic change in Downey

Continued from page 1

In an earlier essay, I mentioned the case of Pete Martin, a local entrepreneur. Though he owned a “race-neutral” business, Martin did not privately shy away from his Mexican heritage. He taught his children Spanish at home and decorated their house interior with Mexican art.

Ed Estrella and his family spoke Spanish, cooked Mexican foods, and practiced other customs privately at home. Other families made similar decisions at home.

But metropolitan Mexicanness also happened in public spaces in neighborhoods like East Los Angeles with established Mexican American communities. Through metropolitan Mexicanness, Downey’s middle-class Mexican Americans shopped at grocery stores and other ethnic-themed businesses in nearby cities. Markets like El Mercadito, built in East Los Angeles in 1968, attracted Mexicans and Mexican Americans throughout the region to its food stands and stores stocked with goods from Mexico.

Throughout Los Angeles—and especially on the eastern side of metropolitan Los Angeles—established communities served as important cultural anchors where Mexican Americans expressed, refashioned, and strengthened ethnic identities through contact with co-ethnics who differed along class, legal status, and immigration lines. Restaurants like El Nayarit and “place markers,” as one historian has called them, generated a sense of community for Mexican Americans from Downey without jeopardizing their place in the middle-class suburb.

Metropolitan Mexicanness also served a more practical purpose for some of Downey’s middle-class Mexican Americans. Rito Calderón and the Arcello family, who I mentioned before, operated their ethnic-themed businesses in line with the assimilated civic identity: invariably outside of Downey. Certainly not all Mexican American entrepreneurs ran ethnic-themed businesses; for many their businesses did not

cater only to a Mexican clientele. But metropolitan Mexicanness let some Mexican Americans profit from selling products and services that were familiar to the Mexican diaspora throughout Los Angeles. Calderón, for example, owned a chain of *licorerías*, liquor stores with Mexican products, in Huntington Park and nearby cities with Mexican American communities.

The Arcello family headquartered their spice-packaging business in East Los Angeles. Indeed, ethnic-based entrepreneurship offered a pathway into the middle class for recent immigrants and Mexican Americans who may not have had a college degree. But few Mexican Americans opened restaurants, *supermercados*, *tortillerías*, or *panaderías* in Downey, as was common at the time in cities like South Gate, Norwalk, and Compton (as well as in present-day Downey).

In sum, metropolitan Mexicanness allowed some middle-class Mexican Americans to practice (and profit from) the customs that were important to their ethnic identity in spaces throughout Los Angeles. Doing so allowed middle-class Mexican Americans to exist as the overwhelming demographic minority without sacrificing their assimilated civic identity in Downey.

But metropolitan Mexicanness did not end in the 1990s, when Mexican Americans became the demographic plurality (and eventually majority). In fact, metropolitan Mexicanness endured throughout the 1990s precisely because of the rapidity of demographic change. Many families moved into Downey after 1988 but, because of their tenure in nearby cities, maintained contact with coethnics throughout southeast Los Angeles.

Consumers spoke of Downey as devoid of ethnic businesses throughout the 1990s. For those accustomed to patronizing ethnic businesses, many were merely a few streets away. Margot Coronado, for example, lived in South Gate before moving to Downey in the late 1980s. Her parents, both Mexican

immigrants, responded to the absence of Mexican grocers in Downey by shopping in the same South Gate stores as before they moved. My parents ate at the same Mexican restaurants in Bell, where they met, after they moved to Downey.

In fact, metropolitan Mexicanness of the 1990s demonstrated the rarity of achieving upward mobility. Some middle-class Mexican Americans made the “move up” to Downey while siblings, parents, and extended family remained in nearby minority-majority working-class neighborhoods. Metropolitan Mexicanness allowed those with upward mobility to retain ties to working-class relatives and explains how some families retained their Mexican heritage while portraying an assimilated civic identity in Downey. This happened even when Mexican Americans became the demographic plurality, and eventually majority. For the rest of this installment, though, I will explain why 1988 became the pivotal year for demographic change in Downey.

The late 1980s were high times for residential property owners throughout the United States, years when selling was profitable and buying was possible. National housing debt and wealth conditions in the mid-1980s became especially advantageous for many homeowners who had nearly paid their entire mortgage. Bouts of inflation during the early-to-mid 1980s reduced the real value of outstanding mortgage debt considerably. Nominal interest rates fell, incomes rose, and the Reagan Administration’s 1986 tax reforms removed tax relief from all personal loans except those related to housing. These factors encouraged homeowners to engage in housing-related borrowing. Households shifted toward partially tax-exempt mortgage borrowing, which induced greater activity in the housing market and put upward pressure on home prices.

In California, voters passed two propositions that equally incentivized older homeowners to buy new property. Proposition 60 (1986) amended the California



Figures 1 and 2: Concentrations of residents over 55 years old in southeast Los Angeles. Map on left shows 1980 and map on right shows 1990. Darker shades of orange indicate higher percentages of residents over 55. Maps created on Social Explorer using census data.

Constitution by allowing homeowners over the age of 55 to transfer the assessed value of current homes to new home purchases within the same county (for tax purposes). This was significant because Proposition 13, passed in 1978, limited property taxes to one percent of a home’s assessed value. Prop 60 allowed older homeowners to purchase newer (and often more expensive) homes without incurring a significant increase in their property tax bills. Two years later, Proposition 90 extended the same rule to inter-county purchases, meaning a Downeyite could transfer their property valuation to new homes in Orange County.

Propositions 60 and 90 were especially relevant to Downey homeowners. In 1980, Downey had the highest rates of homeowners over 55 in southeast Los Angeles; fully 25% of the city’s residents—and up to 33% of some north Downey neighborhoods—were over 55. This was not only higher than the other southeast Los Angeles suburbs, but was higher than the county average on the whole.

In 1990, 22.3% of Downey residents were over 55 years old,

again higher than both the county and nearby suburbs’ averages. The two maps above show the makeup of Downey.

This created an optimal sellers’ market for the Anglo residents who had stayed after the Watts Riots. Many white families sold their home at a profit and moved to Orange County. One resident recalled that the booming property values meant that residents could either refinance their mortgage and take out large amounts of equity or sell and “move on to something bigger,” which the resident clarified meant “let’s go move to Orange County and we can buy something bigger and newer.”

By the late 1980s, white homeowners looking for geographic distance from minority-majority suburbs moved en masse to Orange County, whose population boomed in the 1960s and 1980s, developing the county’s identity as a “haven” for whites concerned about states-rights, property-rights, and “traditional” values, as one historian has observed.

Indeed, cities like Yorba Linda, Newport Beach, and Irvine offered Downey homeowners

similar middle-class autonomous suburban lives without Downey’s geographic proximity to southeast Los Angeles’s minority-majority cities.

But the booming sellers’ market also benefited home-owning Mexican Americans in southeast Los Angeles. This is partly because homeownership was common among Latino/a/x residents in southeast Los Angeles. Every suburb but Downey—which was in the early stages of demographic change—had more than twice the percentage of Latino/a/x homeowners than the county average. Just as white homeowners sold their homes and moved to Orange County, middle-class Mexican Americans in southeast Los Angeles sold their homes and moved to Downey. “Hispanic-origin” homeowners decreased in other cities and increased in Downey.

Five-year-tenure rates in Downey showed that 84 percent of families who moved to Downey between 1985 and 1990 came from within Los Angeles County. Most were not first-time homebuyers, either.

Continued on page 15



Most everyone used to have a friend in the car business. Someone you could trust to give you the straight scoop and a great deal. Now that most car dealerships are owned by mega corporations, it’s harder to do business with the local dealer who will make your car buying experience a breeze. My Dad started selling cars in the Crenshaw district in the mid-50’s and now we’re managing a three-generation car business with 9 dealerships from South Bay to Laguna Beach. We have succeeded all these years by putting our customers first, and that is how we will continue to earn and keep your business. Plus, we support the local schools and charities in our neighborhoods because that’s the right thing to do. Visit any of our 9 dealerships and be prepared to do business with a friend. It will be a surprisingly refreshing throw back to a simpler time.

<p>New 2019 Audi Q5 2.5T</p> <p>Lease for \$399 per month, plus tax for 39 months</p>  <p>\$5,793 Customer Cash due at lease signing. 10K mi/yr. MSRP \$46,060.*</p>	<p>New 2019 Audi Q7 2.0T</p> <p>Lease for \$479 per month, plus tax for 39 months</p>  <p>\$6,123 Customer Cash due at lease signing. 10K mi/yr. MSRP \$56,330.*¹</p>	<p>\$15,000 OFF MSRP on Any New 2018 Audi A6 or A7 in stock!</p> 
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*Includes Audi Loyalty Must currently own or lease a MY2009 or newer Audi model. ¹Includes Audi Acquisition Program is extended to customers that currently own or lease a model year 2009 or newer BMW, Lexus, Mercedes-Benz or Tesla. Ask dealer for details.

McKenna Audi

605 Freeway @ Firestone Exit, Norwalk | 888-689-9373 | mckennaudi.com



@ McKenna Audi

Corporation
The date registrant started to transact business under the fictitious business name or names listed above: N/A
I declare that all the information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
S/WIDEMAN CONSULTING GROUP, PRESIDENT, STEVE WIDEMAN
This statement was filed with the County Clerk of Los Angeles on JUNE 14, 2019
Notice - In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State or Common Law (see Section 14411 et seq., Business and Professions Code).

The Downey Patriot
7/11/19, 7/18/19, 7/25/19, 8/1/19

FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2019196083
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) CAS IMAGING CONSULTANTS, 14330 SAN ESTEBAN DR., LA MIRADA CA 90638, LA COUNTY
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) CATHY SHIRCLIFF, 14330 SAN ESTEBAN DR., LA MIRADA CA 90638
State of Incorporation: N/A
THIS BUSINESS IS CONDUCTED BY: an individual
The date registrant started to transact business under the fictitious business name or names listed above: N/A
I declare that all the information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
S/CATHY SHIRCLIFF, OWNER
This statement was filed with the County Clerk of Los Angeles on JULY 17, 2019
Notice - In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State or Common Law (see Section 14411 et seq., Business and Professions Code).

The Downey Patriot
7/25/19, 8/1/19, 8/8/19, 8/15/19

FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2019195982
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) D'REYES SERVICES, 2023 E EL SEGUNDO BLVD, COMPTON CA 90222, LA COUNTY
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) JOSEFINA DIAZ QUINTERO, 2023 E EL SEGUNDO BLVD, COMPTON CA 90222
State of Incorporation: N/A
THIS BUSINESS IS CONDUCTED BY: an individual
The date registrant started to transact business under the fictitious business name or names listed above: N/A
I declare that all the information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
S/JOSEFINA DIAZ QUINTERO, OWNER
This statement was filed with the County Clerk of Los Angeles on JULY 17, 2019
Notice - In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State or Common Law (see Section 14411 et seq., Business and Professions Code).

The Downey Patriot
7/25/19, 8/1/19, 8/8/19, 8/15/19

FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2019195982
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) D'REYES SERVICES, 2023 E EL SEGUNDO BLVD, COMPTON CA 90222, LA COUNTY
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) JOSEFINA DIAZ QUINTERO, 2023 E EL SEGUNDO BLVD, COMPTON CA 90222
State of Incorporation: N/A
THIS BUSINESS IS CONDUCTED BY: an individual
The date registrant started to transact business under the fictitious business name or names listed above: N/A
I declare that all the information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
S/JOSEFINA DIAZ QUINTERO, OWNER
This statement was filed with the County Clerk of Los Angeles on JULY 17, 2019
Notice - In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State or Common Law (see Section 14411 et seq., Business and Professions Code).

The Downey Patriot
8/1/19, 8/8/19, 8/15/19, 8/22/19

FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2019200235
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) ORANGE GROVE CLEANERS, 800 MISSION ST., SOUTH PASADENA CA 91030, LA COUNTY
Articles of Incorporation or Organization Number (if applicable): AI #ON: 3326121
REGISTERED OWNERS(S): (1) AGGG INVESTMENT, INC., 800 MISSION ST., SOUTH PASADENA CA 91030
State of Incorporation: CA
THIS BUSINESS IS CONDUCTED BY: a Corporation
The date registrant started to transact business under the fictitious business name or names listed above: 07/2019
I declare that all the information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
S/AGGG INVESTMENT, INC., PRESIDENT, VAHE GAZARIAN
This statement was filed with the County Clerk of Los Angeles on JULY 30, 2019
Notice - In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State or Common Law (see Section 14411 et seq., Business and Professions Code).

The Downey Patriot
8/1/19, 8/8/19, 8/15/19, 8/22/19

FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2019200364

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) GPI DIESEL, 9329 ELM VISTA DR APT 110, DOWNEY CA 90242, LA COUNTY
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) GARETH PAUL IRELAND, 9329 ELM VISTA DRIVE APT 110, DOWNEY CA 90242
State of Incorporation: N/A
THIS BUSINESS IS CONDUCTED BY: an individual
The date registrant started to transact business under the fictitious business name or names listed above: N/A
I declare that all the information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
S/GARETH PAUL IRELAND, OWNER
This statement was filed with the County Clerk of Los Angeles on JULY 22, 2019
Notice - In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State or Common Law (see Section 14411 et seq., Business and Professions Code).

The Downey Patriot
8/1/19, 8/8/19, 8/15/19, 8/22/19

GOVERNMENT

CITY OF DOWNEY NOTICE OF PUBLIC HEARING ON A PROPOSED ZONE CHANGE
PLN-18-00191

Notice is hereby given that a public hearing will be held before the DOWNEY CITY COUNCIL on the 13th day of August, 2019, at 6:30 p.m., in the Council Chambers of the Downey City Hall, 11111 Brookshire Avenue, Downey, California. At that time and place, consideration will be given to the following:

(PLN-18-00191) **Zone Change:** A request to approve a Zone Change of the north 32 feet of the property from P-B (Parking Buffer) to C-1 (Neighborhood Commercial), and the remaining 108 feet of the property from C-2 (General Commercial) to C-1 (Neighborhood Commercial) in compliance with the General Plan, of the property located at 13034 Downey Avenue.

All interested parties are invited to submit written comments and/or to attend and give testimony. The staff report, which provides a detailed description and analysis of this project, will be posted to the City's website (<http://www.downeyca.org>) on the Friday prior to the public hearing.

As required by the California Environmental Quality Act (CEQA), this request will be found to be Categorical Exempt from CEQA, per CEQA Guideline, Section 15303 (Class 3, New Construction or Conversion of Small Structures).

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, contact the City Clerk's Department at 562-904-7280 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility. The City of Downey does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. Questions, concerns, complaints or requests for additional information regarding the Americans with Disabilities Act may be forwarded to the City's ADA/Section 504 Coordinator at 11111 Brookshire Avenue, Downey, CA 90241, ADACoordinator@downeyca.org, Phone: 562-299-6619, Fax: 562-923-6388, and California Relay 711.

If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing.

For more information contact Contract Planner Art Bashmakian at (562) 904-7154, or at abashmakian@downeyca.org.

Maria Alicia Duarte, CMC
Published: 08/01/19

The Downey Patriot
8/1/19

CITY OF DOWNEY NOTICE CALLING FOR BIDS

CAPITAL IMPROVEMENT PROJECT NO. 20-29 - BROOKSHIRE AVENUE AT EVEREST STREET INTERSECTION TRAFFIC SAFETY ENHANCEMENTS

NOTICE IS HEREBY GIVEN that sealed bids will be received at the office of the City Clerk of the City of Downey until 11:00 AM on Thursday, August 22, 2019 which hour the proposed bids will be publicly opened and read in the City Hall at 11111 Brookshire Ave, Downey, California for **Capital Improvement Project No. 20-29 - Brookshire Avenue at Everest Street Intersection Traffic Safety Enhancements.**

The work to be performed under this Contract generally consists of installation of a Rectangular Rapid Flashing Beacons (RRFB) system at the intersection of Brookshire Avenue and Everest Street; replacement of the existing advance yellow flashing beacons located north and south of the Brookshire/Everest intersection with RRFBs and applicable controller equipment; removal and construction of two curb ramps, including adjacent partial spandrel, at the intersection of Brookshire Avenue and Everest Street; signing and striping and oil application work that is necessary for the proper construction of the contemplated improvements, in accordance to Plans and Specification entitled Capital Improvement Project No. 20-29.

Plans and Specifications for this project are on file in the office of the City Cashier at 11111 Brookshire Ave., Downey, California, where they may be examined and copies obtained at a cost of \$25.00 per set. The cost of said Plans and Specifications is non-refundable and purchased Plans and Specifications need not be returned. Plans and Specifications may be mailed for an additional charge of \$20 via On-Trac Overnight courier.

BIDS MUST BE MADE ON THE PROPOSAL FORM INCLUDED IN THE PLANS AND SPECIFICATIONS FOR CAPITAL IMPROVEMENT PROJECT NO. 20-29. Each bid shall be accompanied by cash, a certified or cashier's check or by a corporate

surety bond issued by a surety company, admitted to do business in the State of California, on the form furnished by the City as a guarantee that bidder will, if an award is made to him in accordance with the terms of his bid, promptly secure Workers' Compensation insurance, and liability insurance, execute a contract in the required form, and furnish satisfactory bonds for the faithful performance of the Contract ("Performance Bond") and for the payment of claims of materialmen and laborers thereunder ("Payment Bond"). Said cash, check or bidder's bond shall be in an amount of not less than ten percent (10%) of the amount of the bid. The Performance and Payment Bond shall be not less than one hundred percent (100%) of the total amount of the bid price named in the contract. Only bonds issued by companies admitted to do business in the State of California will be accepted in accordance with the Code of Civil Procedure, Section 995.311. Failure to submit acceptable Payment and Performance Bonds as required shall result in a rejection of the bid and a forfeiture of the proposal guarantee.

The Contractor shall abide by the provisions of the California Labor Code § 1770-1781, et seq. In accordance with the provisions of the California Labor Code § 1773, the general prevailing rates of per diem wages and holiday and overtime work in the locality in which the work is to be performed has been obtained from the Director of the Department of Industrial Relations, a copy of which is on file in the office of the City Clerk of the City of Downey and will be made available to any interested party upon request. The Contractor shall post a copy of the prevailing rate of per diem wages of the job site. The Contractor, and any subcontractor under him, shall pay not less than the specified prevailing rates of wages to all workers employed in the execution of the contract.

All projects require the successful bidder to possess a valid State of California Contractor's License at the time of Contract Award, in accordance with Section 20103.5 of the Public Contract Code. Pursuant to Section 3900 of the Public Contract Code, the City has determined that the Contractor to whom the subject contract is awarded shall possess a valid State of California Contractor's License in the Classification of C-10, "Electrical Contractor".

In accordance with California Labor Code Section 1771.1, no Contractor or Subcontractor shall be a contractor or bid or be listed in a bid proposal 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 1725.5.

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 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 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:

Mr. Edwin Norris, Deputy Director of Public Works
E-Mail: enorris@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
Maria Alicia Duarte, CMC
City Clerk

The Downey Patriot
8/1/19, 8/8/19

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 September 10, 2019, sealed bids for the award of a contract for:

Bid #19/20-02 WARREN HIGH SCHOOL SAND VOLLEYBALL COURTS

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 August 1, 2019 - Contact Andrew Ulmen at aulmen@rachlinpartners.com

A mandatory bidder's conference and job-walk will be conducted at Warren High School, 8141 De Palma St, Downey, CA 90241 on August 13, 2019 at 9:00 a.m. Contractors are to meet at the northeast corner of the main parking lot. Any Contractor bidding on the Project who fails to attend the entire mandatory job walk and conference will be deemed a non-responsive bidder and will have its bid returned unopened.

SENATE BILL (SB) 854 REQUIREMENTS: Effective July 1, 2014, no contractor or subcontractor may be listed on a bid proposal, or awarded a contract for a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations (DIR) pursuant to Labor Code §1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code §1771.1(a)]. This project is subject to compliance monitoring and enforcement by the DIR.

Prime contractors must add the DIR Registration Number for each of their listed subcontractors to the Subcontractors List AND submit a certificate of registration for their own firm and those of their listed subcontractors upon request by the District. Failure of the bidding prime contractor to list their subcontractors' DIR Registration Number on the Subcontractors List at time of bid may result in rejection of their bid as non-responsive.

Refer to the following DIR Website for further information: www.dir.ca.gov/Public-Works/PublicWorks.html

PREVAILING WAGES: Prevailing wage requirements apply to all public works projects and must be followed. 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 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 under this contract will be permitted 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 Pursoglove, C.P.M.
Darren Pursoglove
Director, Purchasing and Warehouse

Downey Unified School District
Los Angeles, County, State of California

The Downey Patriot
8/1/19, 8/8/19

LIEN SALES

NOTICE OF LIEN SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the CA Business and Professions Code, Section 2328 of CA Commercial Code, Sections 1812.600 -1812.609, Section 1988 of CA Civil Code and Section 535 of the CA Penal Code.

The undersigned will sell at public sale by competitive bidding on Wednesday, the 14th day of August, 2019, at 10:00 AM, on the premises where said property including: household goods, tools, electronics and personal effects, have been stored and which

are located at: Paramount Self Storage, 8160 E. Rosecrans Ave, Paramount, 90723, County of Los Angeles, State of California, the following:

Name	Unit #
Hector Alvarez	2176
Gregory Bascomb	2519
Cristina Benitez	2954
Cynthia Brown	2456
Oscar Cervantes	1518
Mary Horton	2316
Diana Lopez	1024
Nancy Lopez	2653
Sixto Marquez	1246
David A Martinez	2534
Cynthia Orellana	2262
Lakeisha Parker	1405
Christine Petrucci	1032
Mario Ramos Jr.	2424
Christina Rincon	1460

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

Dated this 25th Day of July 2019 and 1st Day of August 2019.
Self Storage Management Company
Bond #: WLI1254152

The Downey Patriot
7/25/19, 8/1/19

NOTICES

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NUMBER: 19NWCP00213

TO ALL INTERESTED PERSONS: Petitioner filed a petition with this court for a decree changing names as follows:
Present name (1) MARIA ALEJANDRA KIEDPOOL to Proposed name (1) MARIA ALEJANDRA GONZALEZ THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
Date: AUGUST 14, 2019, Time: 1:30 p.m.,
Department: C Room: 312
The address of the court is 12720 Norwalk Blvd., Norwalk, 90650
A copy of this Order to Show Cause shall

The Downey Patriot
7/18/19, 7/25/19, 8/1/19, 8/8/19

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
JUNE 10, 2019
Judge Margaret M. Bernal
Judge Of The Superior Court
Petitioner or Attorney, In Pro Per
MARIA ALEJANDRA KIEDPOOL
8536 LUBEC ST.
DOWNEY, CA 90240

The Downey Patriot
7/11/19, 7/18/19, 7/25/19, 8/1/19

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NUMBER: 19NWCP00255

TO ALL INTERESTED PERSONS: Petitioner CARLOS GALVAN, JR. filed a petition with this court for a decree changing names as follows:
Present name (1) CARLOS GALVAN, JR. to Proposed name (1) CARLOS MATEO GALVAN, JR.
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: SEPTEMBER 11, 2019, Time: 1:30 p.m.,
Department: C Room: N/A
The address of the court is 12720 Norwalk Blvd., Norwalk, 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
JULY 15, 2019
Judge Margaret M. Bernal
Judge Of The Superior Court
Petitioner or Attorney, In Pro Per
CARLOS GALVAN, JR.
10323 BIRCHDALE AVE.
DOWNEY, CALIFORNIA 90241
(310) 498-5536

The Downey Patriot
7/18/19, 7/25/19, 8/1/19, 8/8/19

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF

**CITY OF DOWNEY
NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
AND NOTICE OF PUBLIC HEARING**

Name of Project: Historic Rives Mansion Conversion Project

Applications: Mitigated Negative Declaration, Site Plan Review (PLN-18-00061)

Location: 10921 Paramount Boulevard, Downey CA 90241

Zoning/Land Use: Downtown Downey Specific Plan

Project Description: The proposed Historic Rives Mansion Conversion Project includes a Site Plan Review and involves the remodel of an existing historic residential building, carriage house and water tower to create office space and includes the construction of a new retail café building.

The proposed Project also includes:

- 1) The addition of an exterior trellis;
- 2) Site improvements including new paving, landscaping, exterior fencing, and hardscape;
- 3) Upgrading the building and site to current American Disability Act (ADA) standards;
- 4) Additional restrooms;
- 5) A new trash enclosure;
- 6) Twenty-eight new parking spaces; and
- 7) A new 6-foot emergency gate with a fire department lock box.

Upon conversion, the existing Rives Mansion would have 4,845 square feet (sf) of executive offices with nine individual offices, six restrooms and accessory spaces (storage, balconies, stairs and utilities). The proposed Project would include interior modifications to Rives Mansion to create office spaces, restrooms and building upgrades to meet current building and ADA codes. The existing carriage house would include 2,400 sf of office space and the existing water tower would include 274 sf of office space and restroom facility. The new 1,200 sf retail café building would be constructed at the eastern edge of the property adjacent to a new driveway access off Paramount Boulevard.

Applicant: Erika De La Teja
Property Owner: Bradenton Investment Group LLC
Lead Agency: City of Downey
Contact Person: Guillermo Arreola, Principal Planner
(562) 904-7154
garreola@downeyca.org

Review Period: August 1, 2019 to August 21, 2019

The Initial Study and Mitigated Negative Declaration will be circulated for a 21-day review period. Written comments must be received by the City of Downey Planning Division prior to 5:00 p.m. on the last date of the public review period.

Purpose of Review: The purpose of this review is to allow public agencies and interested members of the public the opportunity to share expertise, disclose agency analysis, check for accuracy, detect omissions, discover public concerns, and solicit counter-proposals pursuant to CEQA Guidelines Section 15200 (Purpose of Review).

Send Comments to: City of Downey – Planning Division
Guillermo Arreola, Principal Planner
11111 Brookshire Avenue
Downey, CA 90241
Email – garreola@downeyca.org
Fax – (562) 622-4816

Documents are available for review at:
City of Downey City Hall
Planning Division
11111 Brookshire Avenue
Downey, CA 90241
Website – www.downeyca.org
Barbara J. Riley Community Center
7810 Quill Drive
Downey, CA 90242

Public Hearing Scheduled: The City of Downey's Planning Commission will conduct a public hearing to consider the applications, including the Mitigated Negative Declaration, at 6:30 p.m. on August 21, 2019, in

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GREGORY E. WARD
Case No. 18STPB11449
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of GREGORY EARL WARD A PETITION FOR PROBATE has been filed by SYNPHONY M. WARD in the Superior Court of California, County of Los Angeles.
THE PETITION FOR PROBATE requests that SYNPHONY M. WARD be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The Independent administration authority will be granted unless and 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 AUGUST 23, 2019 at 8:30 a.m. in Dept. 2D Room N/A located at Superior Court of California, County of Los Angeles, 111 N. Hill Street, Los Angeles, CA 90012, Stanley Mosk Courthouse.
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 want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for petitioner:
SYNPHONY WARD
2390 Crenshaw Blvd., Unit 533
Torrance, CA 90501
(213) 804-7826 phone

or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for petitioner:
EMMANUEL HAN ESQ
SBN 275843
HAN & PARK LAW GROUP INC
3550 WILSHIRE BLVD
STE 1100
LOS ANGELES CA 90010
CN962167 SESSIONS Jul 18,25, Aug 1, 2019
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The Downey Patriot
7/18/19, 7/25/19, 8/1/19

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) 848-9272 or visit this Internet Web site www.elitpostandpub.com, using the file number assigned to this case 19-56320. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.
Dated: 7/29/2019 ZBS Law, LLP fka Zieve, Brodnax & Steele, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606
For Non-Automated Sale Information, call: (714) 848-9220
For Sale Information: (714) 848-9272 www.elitpostandpub.com
Michael Busby, Trustee Sale Officer

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) 848-9272 or visit this Internet Web site www.servicelinkASAP.com, using the file number assigned to this case 2016-03702. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Date: 7/17/2019 Entra Default Solutions, LLC Marisa Vidrine, Foreclosure Specialist A-4699792 07/25/2019, 08/01/2019, 08/08/2019

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 will be held by the duly appointed trustee as shown 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: Divina A Espana, a Single Woman Beneficiary Name: Marco T Barrios and Irma Y Barrios, Co Trustees of the Barrios Family Living Trust Dated October 10, 1995 Duly Appointed Trustee: INTEGRATED LENDER SERVICES INC., A DELAWARE CORPORATION and pursuant to Deed of Trust recorded 10/17/2006 as Instrument No. 06 2309567 in book ---, page --- of Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale: 8/7/2019 at 10:30 AM Place of Sale: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$70,979.13 The property heretofore is being sold "as is." The street Address or other common designation of real property is purported to be: 9324 PARROT AVE, DOWNEY, CA 90240 Legal Description: As more fully described on said Deed of Trust, A.P.N.: 6361-003-009 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. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recording. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand

that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-844-477-7869 or visit this Internet Web site http://www.stoxposting.com/sales-calendars/, using the file number assigned to this case 2019-04391. 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. "NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "INTEGRATED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED". THIS FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Date: 7/8/2019 INTEGRATED LENDER SERVICES INC., A DELAWARE CORPORATION, as Trustee 2461 W. La Palma Ave, Suite 120 Anaheim, California 92801 (800) 232-8787 For Sale Information please call: 1-844-477-7869 Michael Reagan, Trustee Sales Officer

TRUSTEE SALES

T.S. No. 19-56320 APN: 6389-001-011

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/5/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.
A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by 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: SERGIO DUENAS AND MARIA LETICIA DUENAS, HUSBAND AND WIFE, AS JOINT TENANTS
Duly Appointed Trustee: ZBS Law, LLP fka Zieve, Brodnax & Steele, LLP Deed of Trust recorded 12/14/2006, as Instrument No. 2006279479, of Official Records in the office of the Recorder of Los Angeles County, California.
Date of Sale: 8/27/2019 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: \$132,831.15
Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed.
Street Address or other common designation of real property:
9149 ARRINGTON AVENUE
DOWNEY, California 90240
Described as follows:
Lot 11 of Tract 16816, as per Map recorded in Book 393, Pages 44 and 45, inclusive of Maps in the Office of the County Recorder of said County.
A.P.N #: 6389-001-011
The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.
NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the

This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation EPP 29594 Pub Dates 08/01, 08/08, 08/15/2019
EPP 29594
The Downey Patriot
8/1/19, 8/8/19, 8/15/19
NOTICE OF TRUSTEE'S SALE T.S. No.: 2016-03702 A.P.N.: 6245-032-018 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED. [PURSUANT TO CIVIL CODE 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPY PROVIDED TO THE TRUSTOR.] YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/5/2007. 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 TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2424(b), (payable at the time of sale in lawful money of the United States), 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: Lisa M Battiest, a single woman Duly Appointed Trustee: Entra Default Solutions, LLC 1355 Willow Way, Suite 115, Concord, California 94520 Phone: (925) 272-4993 Deed of Trust Recorded 9/12/2007 as Instrument No. 20072102245 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 8/14/2019 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$431,664.48 Street Address or other common designation of real property: 12742 ORILLA AVE DOWNEY, CA 90242 to be sold: A.P.N.: 6245-032-018 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. We are attempting to collect a debt and any information we obtain will be used for that purpose. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not

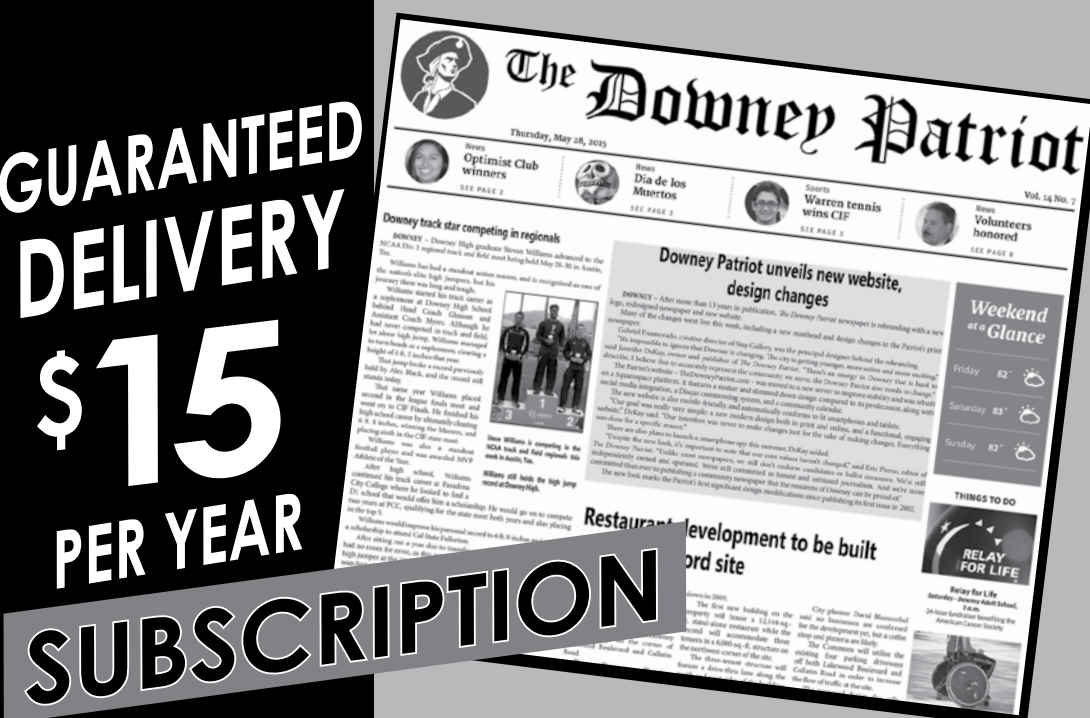
ASAP 4699792
The Downey Patriot
7/25/19, 8/1/19, 8/8/19
T.S. No.: 2019-04391 APN: 6361-003-009 TRA No.: 03291 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/16/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash payable at time of sale in lawful money of

The Downey Patriot
8/1/19, 8/8/19, 8/15/19

NOTICE OF PETITION TO ADMINISTER ESTATE OF DONALD LEE SESSIONS
Case No. 19STPB06457
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DONALD LEE SESSIONS
A PETITION FOR PROBATE has been filed by Minja Park Lee in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that Minja Park Lee 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 August 12, 2019 at 8:30 AM in Dept. No. 2D located at 111 N. Hill St., Los Angeles, CA 90012.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing

of the real property. The amount may be greater on the day of sale. Trustor: Lisa M Battiest, a single woman Duly Appointed Trustee: Entra Default Solutions, LLC 1355 Willow Way, Suite 115, Concord, California 94520 Phone: (925) 272-4993 Deed of Trust Recorded 9/12/2007 as Instrument No. 20072102245 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 8/14/2019 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$431,664.48 Street Address or other common designation of real property: 12742 ORILLA AVE DOWNEY, CA 90242 to be sold: A.P.N.: 6245-032-018 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. We are attempting to collect a debt and any information we obtain will be used for that purpose. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not

of the real property. The amount may be greater on the day of sale. Trustor: Lisa M Battiest, a single woman Duly Appointed Trustee: Entra Default Solutions, LLC 1355 Willow Way, Suite 115, Concord, California 94520 Phone: (925) 272-4993 Deed of Trust Recorded 9/12/2007 as Instrument No. 20072102245 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 8/14/2019 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$431,664.48 Street Address or other common designation of real property: 12742 ORILLA AVE DOWNEY, CA 90242 to be sold: A.P.N.: 6245-032-018 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. We are attempting to collect a debt and any information we obtain will be used for that purpose. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not




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Phone of Recipient:	

1980s were pivotal for demographic change in Downey

Continued from page 10

Though not perfect calculations, this census data suggests that Mexican American homeowners from elsewhere in southeast Los Angeles sold their homes around 1988 and moved to Downey.

Anecdotal evidence lends credence to this idea. Each Mexican American respondent I interviewed, whether they moved in before or after the housing boom of the late 1980s, spoke of Downey as having a reputation as a move-up community. The independent school district, stable property values, and perception of lower crime rates allured prospective Mexican American homeowners.

One resident recalled her parents saying that Downey, compared to South Gate, was "an overall better area to raise your family." Another resident recalled that even though Downey was "mostly white people," his parents thought "it was ideal to live in Downey." These respondents also came from nearby suburbs. For example, my parents and Margot Coronado moved from South Gate, Ed Estrella from Culver City, and Rito Calderón from Pico Rivera.

Regardless of where they moved from, middle-class Mexican Americans began to dramatically remake the demographics of Downey after 1988. This should ostensibly have changed the trajectory of "Mexicanness" in Downey. Before

1988, Mexican Americans were the overwhelming demographic minority and needed to downplay "Mexicanness" in favor of "Americanness" to secure their access to suburban resources.

In the first essays of this series, I portrayed the ways middle-class Mexican Americans did just that. The assimilated civic identity factored into Spanish-speaking realtors' efforts at integrating the city. Later, business owners, politicians, and the general public avoided speaking Spanish in public or otherwise portraying themselves as "Mexican." Metropolitan Mexicanness, as I discussed earlier in this essay, offered one means of doing just that.

Many of these actions, though

survived past 1988. Through demographic change, middle-class Mexican Americans became the plurality and eventually majority of residents. Once white homeowners left, middle-class Mexican Americans no longer needed to prove themselves as worthy of a spot in the suburb. They did not need to convince white homeowners that they comported themselves differently from what racial ideology predicted. In that sense, it might have been expected to see a weakening of the assimilated civic identity. One might have expected the 1990s to usher in a period of "public Mexicanness" or a weakening of metropolitan Mexicanness. In fact, neither

happened.

Throughout the 1990s, residents perpetuated key components of the assimilated civic identity—not because they needed to prove themselves as homeowners, but because they thought that doing so would steward their community through novel problems of the 1990s. My last essays will discuss how Mexican Americans saw their civic identity as the solution to these challenges.

One such problem was intimately tied to the events of 1988. A booming housing market accelerated demographic change and destabilized the

harmony between the growing population of assimilated middle-class Mexican Americans and their white neighbors. The increased presence of Mexican Americans made some of the remaining white residents panic and overestimate the cultural differences and un-assimilability of the middle-class Mexican Americans. The race-based tensions Mexican Americans worked meticulously to avoid surfaced in the 1990s; I narrate them in next week's installment.

G. Aron Ramirez can be reached at aron.ramirez@yale.edu.

Steve Roberson, broker with Century 21 Peak in Downey, spent quality time with his three grandkids, Abbie, Madison and Jacob.



They took the Downey Patriot with them to to read and relax on their annual summer vacation on Kauai.

CARRIE UVA
ATTORNEY AT LAW
(562) 382-1252

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Homeowners, What Should You Fix, Repair, Replace or Paint, before you List your Home "For Sale"?

Most home sellers try and spruce up their home before they put it on the market, the problem is that the majority of them focus on the wrong things and overlook the things that make a difference to prospective buyers.

That's why I created my "Pre-Listing Walk Through", I will walk through your home and give you a list of the top things you can do to sell your home fast and for Top Dollar. I will tell you what not to worry about so you don't waste time and money doing things that don't matter. My 30-minute walk through could mean tens of thousands of dollars more in your pocket when you do sell your home.

So call, text, or email me today to set up your free Pre-listing walk through!
Call 562-743-2121, You will be glad you did

Average Asking Price	Average Soil Price
\$875K	7%
Average Days on Market	Homes for Sale
58 days	33%

Thinking of making a move...? Stay up to date with a FREE Market Snapshot of the sales trend in your neighborhood. Visit my website and sign up to receive yours today, or call me to discuss your options and see how I can help!

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I am fully fluent in English and Spanish and a graduate of UCLA Law School with more than 34 years of experience. Contact me today for your FREE consultation!

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CENTURY 21 Peak CENTURY 21 My Real Estate is now part of CENTURY 21 Peak

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OUR CLIENTS

"Patricia Loya was outstanding! I would recommend her to everyone. Patricia went out of her way & above & beyond." - Mirian Chaves

"Jose Salguero & Carlos Salguero were very professional & answered all the questions that we had!" - Jose Lopez

"Manuel Acuna provided excellent service." - Nancy Flores

FEATURED PROPERTY

Spacious!
Beautiful 5 bedroom, 2 bathroom home. Ready to move in. Plenty of space for a large family. Call Today!!!

TOP PRODUCERS

TOP LISTING Frank Cordova
TOP PRODUCTION Jim Derry
TOP SALES Flor Martinez

Excellent Opportunity!
Opportunity is knocking for this starter home. Dated home needs paint and flooring, outdated kitchen. Make this home your masterpiece or investment. Features 2 bedrooms, 1 bathroom with a driveway. Close to shopping, schools, 605 freeway, and 5 freeway. Call Today!!!

Just In Time For Summer!
Very nice street, but nicer home. Updated throughout. Kitchen with granite countertops. Newer paint. Wood type floors. Brick fireplace in family room. Updated bathrooms. Low maintenance backyard with pool. Call Today!!!

North Downey Home!
Welcome to this charming home located in a highly desirable area of North/East Downey. Featuring 3 bedrooms, 2 bathrooms, indoor laundry, dining room, and grand fireplace in main living room! This home sits on a large lot with beautiful landscaping and private back yard! Call Today!!!

Breath Taking!
This 3,968 sq. ft. home features an open floor plan with formal dining room, formal living room, downstairs office, hardwood floors throughout, recessed lighting, and crown molding. The newly remodeled kitchen features walnut cabinets, granite counters, and a large island! The second story features carpet throughout, an 18 X 20 master suite which includes a fireplace, and his and hers closets. Call Today!!!

Time To Buy!
Very nice starter home. Ready to move in. New interior paint, new carpets, new flooring in kitchen and baths, new window coverings, new appliances, large backyard with 2 storage sheds. Call Today!!!

Just In Time For Summer!
Beautiful home, 2 bedrooms, 1 bath, family room, covered patio, new kitchen cabinets and corian countertops, inside laundry, recessed lighting, 1 car garage. Turnkey home. A must see!!! Call Today!!!

Perfect For Entertaining!
Beautiful 3 bedroom, 2 bathroom property at the end of a cul de sac. The home features an open floor plan with hardwood floors. The kitchen has nice granite counters and plenty of cabinet space. The backyard has a spa and built in BBQ which is perfect for entertaining. The home also has a bonus room with its own entrance and bathroom. Call Today!!!

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<p>FOR RENT!</p>  <p>12252 Eastbrook Avenue, Downey Remodeled 3 BD, 1 BA home. Open floor plan living room, family room & kitchen, 2 car garage & central a/c. \$2,850 - month.</p>	<p>COMING SOON!</p>  <p>Gated Downey Community! Great 3 bedroom 2 bath home with 2 car attached garage. End unit. Built in 1988. \$529,000! Be the 1st to see! Call today!</p>	<p>CALL NOW!</p>  <p>Prime Downtown Downey Lease Great store front with visible street exposure - just North of Firestone Boulevard. Approximate 1,500 sq. ft. Start a new business in emerging downtown Downey today! Call Jimmy for more information! 562-400-2148</p>	<p>SOLD!</p>  <p>Rare Find - Single Level Condo! 2 BD, 1,157 sq. ft., one level on ground floor w/ large covered patio overlooking greenbelt. Call Vicki to sell yours today! 562-367-9520.</p>	<p>SOLD BY MARIO!!</p> <p>1 11929 Heritage Circle Dr., Downey 3 BD 3 BA 1,368 sq. ft. Townhome SOLD! SOLD! SOLD! Sold in less than 24 hours</p> <p>2 9440 Pioneer Blvd., Santa Fe Springs 3 BD 2 BA 1,219 sq. ft. Home SOLD! SOLD! SOLD! First time on Market - original owner</p> <p>3 6374 Gold Finch Way, Fontana 4 BD 3 BA 2,419 sq. ft. 2 story home SOLD! SOLD! SOLD! Brand new construction still in progress</p>
<p>2 Story Beauty! Downey home with 4 bedrooms, 2 bathrooms, 1,982 sq. ft. on a 10,239 sq. ft. lot. List price: \$659,900.</p>	<p>SOLD!</p>  <p>List Price \$699,000, Sold at \$725,000! Call us for a confidential interview on how to get TOP dollar and Save Money on your closing costs!! 562-618-0033.</p>	<p>JUST LISTED</p>  <p>Your Home Could Be Here! Call Vicki to list your home today! 562-367-9520</p>	<p>Coming Soon</p> <p>4 Coming Soon!! North Downey 5 BD 3 BA 3,100 sq. ft. 2 story home COMING SOON Features a 900 sq. ft. Master retreat</p> <p>5 Coming Soon!! North Downey 2 BD 2 BA 1,700 sq. ft. 7,650 sq. ft. lot COMING SOON Move-In-Condition in sought after area</p> <p>6 Coming Soon!! Anaheim Hills 3 BD 3 BA 1,220 sq. ft. Townhome COMING SOON Recently remodeled throughout w/ convenient bedroom downstairs</p>	
<p>RESTAURANT!</p>  <p>Own Your Own Business! Well established Restaurant in Santa Fe Springs. Family owned & operated, seats 65 with beer and wine license. \$80,000.</p>	<p>5 REASONS TO LIST YOUR HOME WITH MARIE & ANGELO</p> <ol style="list-style-type: none"> 1. Downey Realtor Since 1976 2. Expert Negotiation Skills 3. Committed, Professional & Knowledgeable 4. Pricing Honesty, Marketing & Repair Services 5. Proven Results to Get You TOP DOLLAR 	<p>JOIN OUR EXCITING 24 HOUR TEAM!</p> <p>WHY JOIN WITH US?</p> <ul style="list-style-type: none"> FREE Super Star Marketing Support 24/7 Office Access and Support FREE Smart Start Training FREE Marketing Makeover *Earn Your Real Estate License for FREE <p>CALL US TODAY! 562-233-5200</p>		 <p>Pam Lee REALTOR® 562-537-1134 PamLeeRealtor@gmail.com DRE #01750256</p>
<p>SUMMER SPECIAL</p> <p>Prepare your Living Trust! Package includes: Will, Trust, Advance Health Directive, Financial Power of Attorney, & One Grant DEED. \$50 Discount New Clients Only! Expires 9-30-19</p>	<p>PREMIERAGENT</p> <p>"I am so grateful to Marie for being the agent that helped us to purchase some vacant land in our neighborhood. Her experience and creative methods aided with the sale. She was a great help. It was a pleasure working with her. We could not have closed this deal without her!" We can help you too! 562-618-0033.</p>	<p>JUST LISTED!</p>  <p>Bungalow Duplex! This charming California bungalow duplex has 2 houses on a lot. Each house includes 2 bedrooms & 1 bath. Call Pam today for a private showing of this property! 562-537-1134. PamLeeRealtor@gmail.com</p>		<p>LET MARIO DO IT FOR YOU TOO! Call him at 562-533-7433</p>
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FOR SALE BY DOWNEY'S #1 TEAM

 <p>Northeast Downey!</p> <ul style="list-style-type: none"> • 3 bedrooms 6 bathrooms • 3,004 sq. ft. 10,850 sq. ft. lot • Formal living room • Den with fireplace • Large kitchen • Spacious master bedroom with its own bathroom • Backyard with covered patio, pool and spa • 2 car garage <p>LIST PRICE \$1,099,950</p>	 <p>Every Day Can Be A Staycation</p> <ul style="list-style-type: none"> • 5 bedrooms 4 bathrooms • 4,280 sq. ft. 8,617 sq. ft. lot • Formal living room • Large family room • Remodeled kitchen w/ stainless steel appliances • Spacious master bedroom • Elegant master bathroom • Resort-like backyard with rock pool/spa, covered patio & cabana <p>LIST PRICE \$1,649,000</p>
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<p>OPEN HOUSE SAT & SUN</p>  <p>Home Sweet Home</p> <ul style="list-style-type: none"> • 3 bedrooms 2 bathrooms • 1,708 sq ft living space • 7,487 sq ft lot • Remodeled kitchen • Master bedroom with private bath • Family room with fireplace <p>LIST PRICE \$739,950</p>	<p>OPEN HOUSE FRI, SAT & SUN</p>  <p>Beautiful 4 BD Downey Gem!</p> <ul style="list-style-type: none"> • 4 bedrooms & 2 bathrooms • 2,481 sq. ft. living space • 5,359 sq. ft. lot • Remodeled kitchen • Freshly painted interior & exterior • New laminate hardwood floors <p>LIST PRICE \$749,950</p>	 <p>One of a Kind!</p> <ul style="list-style-type: none"> • 3 bedrooms & 2 bathrooms • 1,772 sq. ft. 7,849 sq. ft. lot • Updated kitchen • Living room and den • Large master bedroom • Near Rio Hondo Golf Course <p>LIST PRICE: \$645,000</p>
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