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Students could return to campus in October

■ It's possible Downey students return to campus in October although January remains more likely, the superintendent says.

By Alex Dominguez
Staff Writer

DOWNEY — Students could potentially return to campus as early as October, according to Downey Unified Superintendent Dr. John Garcia.

After months of uncertainty, students returned to school late last week in an unprecedented way — entirely online.

This — of course — comes after COVID-19 unceremoniously forced schools to physically close down just before spring break last year.

According to Garcia, there are “two prongs” that DUSD is actively looking at.

“The first one is about our current circumstances, which is full distance learning model,” said Garcia. “We were able to welcome our 22,000 kids and 2,500 plus staff back last week.”

“Everybody is on devices, so that obviously put a lot of pressure on our technology division, because starting the school year with that level of people on devices and the demand associated with that is a lot of pressure.”

Preparations also included the implementation of a new learning management system, called Canvas.

“Canvas helps our students — particularly at the secondary level, the middle schools and the high schools — manage their classes,” said Garcia. “Now they go into Canvas, they can click on their class, and it gives them the Zoom link there so they don’t have a separate Zoom link and code.”

“[Canvas] allows teachers to upload lessons, to put all of their

information on that learning management system.”

Attendance will count and can be checked through both Zoom and Canvas. Grading will now return to normal.

As for teachers, Garcia says that around 70% of teachers have opted to return to their classrooms while engaging their students virtually. For their safety, they participate in a self-screening questionnaire every morning, and personal protective equipment and social distancing protocols are still enforced.

Staff and teacher meetings also continue to be held virtually.

For those worried about technology issues, Garcia noted that the district has 14,000 new iPads coming in that will be swapped with the previous tablets which were distributed to students.

“We already had 14,000 plus devices in our schools to begin with,” said Garcia. “We handed out about 7,000 devices in the last two weeks of March right after we went out...What we realized during the pandemic was those devices were not cellular enabled, so we had to order hotspots. Well, there was a real struggle to get hotspots in the Spring because everybody was competing.”

“So, we worked with Apple and we upgraded our agreement with them where we would sell back to them our original 14,000 iPads, and we would be able to trade them out — essentially exchange them — for 14,000 cellular-enabled iPads. The reason being is, when the new iPads come in we won’t need hotspots anymore...that will enable every one of our students to have the capability to get online if need be.”

This plan is specifically earmarked for grades TK through 8. High School students will continue to be in contact with their teachers via email.

Meanwhile, the District is trying to stay proactive and



Downey Unified Superintendent Dr. John Garcia said students could potentially return to campus in October or early next year.

keeping its eye to the future, to when campuses eventually reopen.

“We’re also preparing,” said Garcia. “We’re ramping up our disinfecting procedures, we’re getting signage ready for when students do come back on how things are going to flow, how classrooms are going to be laid out, those kinds of things.”

Garcia has little doubt that there will be students on Downey campuses this school year. When, however, depends on LA County and the Department of Public Health.

“As of right now, the metrics in Los Angeles County are heading in the right direction. The Department of Public Health has said once it gets below 200 infections per 100,000 residents they’ll be open to taking waivers for younger students, for TK through 6th grade students,” said Garcia.

Garcia said that a reopening could happen as early as October, but is more probable to happen in the following year.

“If I had to speculate at this point based on where things are, I would say that it is possible that



we could be back as soon as mid-October,” said Garcia. “Most likely, we will be in our current scenario through the end of the calendar year.”

“We’re planning that it could

happen in about two months, but we’re looking more towards in January coming back in some way shape or form, feeling like that’s our more realistic timeline.”

Only 24, Dalejuan Peevy is this year’s youngest Downey candidate

■ The self-published author is a candidate for Downey City Council (district 3).

By Alex Dominguez
Staff Writer

DOWNEY — Dalejuan Peevy is just 24 but he has his sights set on the City Council.

Peevy was born in Paramount and raised in Downey. He is a product of the Downey Unified School District, graduating from Downey High School in 2014.

He recently earned his degree in Criminal Justice from Long Beach City College, and is actively pursuing becoming a police officer in the Los Angeles Police Department.

He recently self-published his biography through Amazon.

The 24-year-old candidate says that he has been heavily involved in politics for several years, working for several presidential campaigns including for Hillary Clinton, Joe Biden and

Bernie Sanders.

He says that the current council race seemed like the perfect time to enter the political arena himself.

“I think that 2020 is very serious; this is the most serious election of our generation,” said Peevy. “I think that this is the perfect timing for me to seek office because I believe I am knowledgeable enough and have what it takes to improve District 3 of Downey.”

Though not connected to the usual clubs of the city, Peevy says that he has helped out with the homeless community.

“It just breaks my heart when I pass by the freeway and certain stores, and you look around and there is homeless,” said Peevy. “With the conditions that we’re living now with the pandemic, it seems like that’s getting worse, you know, with unemployment and so many people without jobs.”

“I just feel like those groups of people that are homeless and less fortunate, those people are being left behind. I feel like there

isn’t a voice that’s speaking up to help those groups of people.”

Peevy says that District 3 is “wonderful” but if elected he hopes to “improve a few things.”

He runs on a platform of homeless, job creation and better wages, affordable housing and rent control, and public safety.

“There are so many people that are laid off and don’t know where their next meal is coming from, and I want to support those people,” said Peevy. “I want to invest in the future of District 3. Not only now, but when I’m done with council, I just want to make sure the future is in great hands.”

He also says that he wants to improve public safety, and does not support the defunding of police as many nationwide have called for.

“I don’t agree with defunding the police, because we need the police,” said Peevy. “If something happens, who are you going to call? The police.”

“The police is there to protect

us and keep the community safe; we always need the police. If we don’t have the proper funding for the police, then what? We need as much funds as we can for the police department. No matter what city, what state you’re in, the police need to be funded.”

Peevy will face off against candidates Catherine Alvarez and Eric Pierce.

When asked how he felt he stacked up against his competitors, Peevy said that he will “listen to the problems of the voters and do something about their situation.”

“We all have our own personal things that we do in life as far as volunteering or whatever club you’re in,” said Peevy. “But I feel what puts me over those candidates is...I will listen to the problems of the voters and do something about their situation.”

“There’s a lot of people in politics, once they get elected, they fall back on everything that they did, or was involved in. I want to be the one that cares for the needs of the voters in the community. Young, old,



Dalejuan Peevy



Flag-raising at Iwo Jima.

Notable Birthdays

- Pop singer **Demi Lovato** turns 28.
- Actress **Amy Adams** turns 46.
- Rapper and producer **Fred Durst** turns 50.
- Rapper and activist **KRS-One** turns 55.
- Weather forecaster **Al Roker** turns 66.



Al Roker turns 66.

Notable Deaths

- Jerry Lewis**, the actor and comedian dubbed “The King of Comedy,” died on this date in 2017 at age 91.
- Actress and comedian **Phyllis Diller** died in 2012 at age 95.
- Novelist and screenwriter **Elmore Leonard** died in 2013 at age 87.
- Pope Pius X**, head of the Catholic Church starting in 1903, died on this date in 1914. He was 79.
- Pope Pius VII** died on this date in 1823 after breaking his hip in a fall. He was 81.



Jerry Lewis

Weekend at a Glance

Friday 92°

Saturday 88°

Sunday 88°

ON THIS DAY AUGUST 20

1833: Benjamin Harrison, the 23rd president of the United States, was born in North Bend, Ohio.

1953: The Soviet Union publicly acknowledged it had tested a hydrogen bomb.

1964: President Lyndon B. Johnson signed a nearly \$1 billion anti-poverty measure.

1977: The United States launched Voyager 2, an unmanned spacecraft carrying a copper phonograph record containing greetings in dozens of languages, music, and sounds of nature.

1992: The Republican National Convention nominated President George H. W. Bush and Vice President Dan Quayle for a second term.

1998: Retaliating for deadly embassy bombings in East Africa, the United States launched missile strikes against al-Qaida training camps in Afghanistan and Sudan.

2006: Former Associated Press photographer Joe Rosenthal, who took the iconic Iwo Jima flag-raising picture during World War II, died at age 94.

Police chief talks budget, policing in meeting with Downey Rotary

■ Mental health calls are best dealt with by mental health professionals, police chief says.

By Alex Dominguez
Staff Writer

DOWNEY — “I’d be the first to say, we don’t need the police,” said Downey Chief of Police Dean Milligan.

In a vigorous give and take program while addressing the Rotary Club of Downey by Zoom, Chief Milligan was responding to the first question out of the box, from Jesse Vargas, “How do you answer the call to defund

the police?” This controversy is stirring many communities.

“The most dangerous calls we get are domestic violence,” said the chief, speaking from his desk in shirt sleeves and a tie, flanked by the stars and stripes of the American flag and the California grizzly bear that is the emblem on our state flag. “The police are called in when the family finds the situation is beyond their control. And mental health issues are best dealt with by mental health professionals. That’s when I say we don’t need the police.”

As John Lacey commented in his clarifying follow-up question, “The mind set out there is that a

good percentage of calls can be handled by social workers. Can they be incorporated in your response?”

“We have two officers dedicated to mental health calls,” said Chief Milligan. “We work with professionals from the county health Office.”

“What’s going on across our country, as we’re seeing it unfold everywhere, is there’s a contentious mix these days,” said the chief. “We have the support of the City Council as far as our budget allocation goes and we value that support highly.”

Rich Strayer asked, “What about the crime rate during the Covid crisis. Is it going up, down,

or side-wise?”

“Crime is down by 17%,” said Chief Milligan. “There is an uptick in minor theft, shoplifting and vehicles that are not secured properly.”

In response to Club President Will Medina’s query about crime and teenagers who are out of school, Chief Milligan cited shoplifting in department stores and malls, and other petty theft.

“If we could have athletics in the schools now, that would probably take up a lot of energy,” he said. “What we miss the most is the opportunity to form relationships with kids. We do miss that tremendously.”

In a follow-up, Tom Hutchinson, who is active in Boy Scouting in Downey, asked about the Police Explorer Program for youths ages 15-18 that gives an opportunity to explore a career in law enforcement.

“We have had an active program,” the chief said, “with about 20 participants. Again, we value our personal relationships.”

Ray Brown asked about citizens not wearing masks as required by the Los Angeles County Health Department.



(Because the it does not have a Public Health Department, the city uses the county guidelines).

“We have not issued any citations yet,” said the chief. “We take the path of education and conversation. We ask citizens to leave the premises if they do not comply. Under other circumstances, we might respond otherwise.”

Raul Lopez thanked Chief Milligan for taking the time to explain how the Downey PD is dealing with current problems and events. The chief in turn thanked Downey for its support, including the business community, the City Council and

individual residents who have taken the time to send emails thanking the department for its work.

“We appreciated the informal police support parade a few weeks ago,” said the chief. Hundreds of residents lined up and paraded in front of the Downey Police Station in a show of support for Downey police officers. The chief said that he and the Department were “very excited” about the show of love and support from the community.

“It’s always nice to hear it; it’s nice to see it and feel it, which we did that day.”

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Your future looks bright from here!



Mayor Blanca Pacheco held her re-election campaign kick-off event Wednesday at The Olive Restobar.

Elected in 2016, Pacheco is seeking a second and final four-year term on the Downey City Council.

From left: Sam and Sarah Sarofoem, Pacheco, and Guadalupe and Sam Sarofoem Sr.

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Frometa elected to NALEO board

DOWNEY — Downey Mayor Pro Tem Claudia Frometa was nominated and unanimously approved by the NALEO (National Association of Latino Elected Officials) Board of Directors to serve on the NALEO Board.

Frometa's three-year term became effective Aug. 17, after NALEO's Board of Directors meeting. Her term expires in June 2023.



The NALEO Educational Fund provides national leadership on key issues that affect Latino participation in the political process, including immigration and naturalization, voting rights, election reform, the Census and the appointment of qualified Latinos to top executive and judicial positions.

About her nomination and appointment, Frometa said, "I am excited to serve on the NALEO Board. This nonpartisan organization is well recognized and respected nationally. I look forward to working together with elected officials from across the country to advance key issues impacting our communities."

"As I've often said, strong communities are engaged communities, whose leaders are actively advocating for representation and education. Such is the case with the Census education campaign we have carried out and supported in the City of Downey throughout 2020. As a member of the Census Ad-Hoc Committee for our city, I, along with Mayor Blanca Pacheco have made it our priority to ensure Census information, education and be counted campaign is carried out."

"Again, I'm grateful for the opportunity to represent the City of Downey as a new Board Member for NALEO and work alongside Arturo Vargas NALEO's CEO and the rest of the Board, including California's Insurance Commissioner and NALEO's President, Ricardo Lara."

This is the first time an elected official from the City of Downey serves on the NALEO Board of Directors.

NALEO Educational Fund is the nation's leading 501(c) (3) non-profit, nonpartisan organization that facilitates full Latino participation in the American political process, from citizenship to public service.

NALEO was founded in 1976 by U.S Representative Edward R. Roybal. In 1978, the organization changed its name to NALEO to reflect nonpartisan status and inclusion of all Latino public officials.

NALEO's Educational Fund was founded in 1981, with a mission to formulate strategies to increase the effectiveness of Latino policymakers, mobilizing the Latino community to engage in civic life and promoting policies that advance political engagement.

Warren, Downey get honors for helping students with college aid

DOWNEY — In early August, Downey and Warren high schools were notified that they have been recognized for their success in the 2020 Race to Submit statewide campaign, sponsored by the California Student Aid Commission.

This statewide campaign is aimed at increasing the number of high school seniors who complete the Free Application for Federal Student Aid (FAFSA) and the California Dream Act Application (CADAA). Filling out these financial aid applications is the first step toward college success, helping students qualify for federal and state aid to help pay for college.

Finishing in first (Warren High) and second (Downey High) in their category, which is made up of high schools that have 800 graduating seniors or more, these two schools are among 24 California high schools with the highest completion rates in the state.

With over 50 percent of Downey Unified's comprehensive high school seniors completing their a-g requirements making them eligible to apply to a California State University (CSU) or a University of California (UC), ranking in the top two provides the 2020 graduating class at both high schools an upper hand in obtaining financial aid to assist with their college tuition.

"Your schools exemplify what we can do when working together on behalf of California high school seniors," stated Marlene Garcia,

Executive Director of the California Student Aid Commission.

The Race to Submit Dashboard tracked 2020-21 FAFSA and CADAA submission and completion rates as well as the number of grant award offers per school. According to a letter that both schools received in honor of this accolade, the California Student Aid Commission certified that over 79 percent of Downey High seniors and over 83 percent of Warren High seniors have completed a FAFSA or CADAA applications and submitted their GPAs.

For two consecutive years, both comprehensive high schools in Downey Unified have been included within the top high schools designated with the highest financial aid application completion rates in the state of California.

In Memory of

Mabel I. Lane

August 1, 1920 - August 8, 2020



Mabel Lane born August 1, 1920 Mabel went to the Lord on August 8, 2020. Mabel Inez Botticchio, born in Bessemer, Michigan, to Felix and Inez Botticchio, was the epitome of the Greatest Generation. From her childhood in the coal mining hills of Michigan's Upper Peninsula, through the Great Depression, to nursing school in Chicago and enlisting in the United States Army as a Nurse in World War II, to Southern California, Mabel thrived at being a nurse, wife, mother and friend to all. All 100 years.

Following World War II, Mabel found her way to Santa Barbara where she continued to work as a nurse and met her loving husband, Joe. They moved to the Los Angeles area finally settling in Downey where he had a medical practice and they raised their children. When their children were out of college, they moved to Poway in 1980. Mabel volunteered at St. Michael's Catholic Church Thrift Shop for 38 years from 1980 until 2017.

Mabel was preceded in death by her husband D. Joseph Lane M.D., her son Michael (Laura) and her grandson Andrew, and is survived by her son Kevin (Jacqueline) grandchildren Jaclyn Zarp (Chris), Nicole, Melissa Brizendine (Jeremy), Allison Schumacher (Mark), Daniel (Sarsha), Shannon and 8 great-grandchildren and several nieces and nephews.

A Memorial Mass was held Thursday, August 20, 2020, at 10:30 a.m. in the open-air courtyard at St. Michael's Catholic Church in Poway, CA.

In Memory of

Linda Golson

July 29, 1941 - August 3, 2020



Linda Golson, a Downey resident since 1951, passed away peacefully in her home at the age of 79. Her parents Ralph and Vera Stinson and brother Edward Stinson moved to Downey when they purchased a new home in 1951. Linda attended Downey Elementary, East Jr. High, and Graduated from Downey High School in 1959.

Linda worked for the LA School District and went into business for herself selling sterling silver turquoise jewelry and later selling car accessories. She was a proud member of Downey TOPS Club, Downey Newcomers Club and enjoyed Women's Bible Studies at Calvary Chapel, traveling, crocheting, quilting, painting, and spending time with dear friends.

She is survived by her husband Gary Golson; son James (Carey) Dufton and daughter Gale (Charles) Farris; stepson Jason (Sunshine) Golson; stepdaughter Kimberly (Greg) Vaessen and grandchildren Cori Bristol, Hailey Farris, Cody Farris, Jeff Cordi, Jacob Golson; and great-grandson Jackson Cordi. Linda will be laid to rest in the Garden of Prayer at Rose Hills.

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Andrea Escobar Old River Elementary School Mrs. Kiess' Class

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The student artwork above was selected from among 218 environmental artwork entries submitted to the City by local 5th grade students. A new student artwork winner will be featured each month.

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Things You Didn't Know About Downey

By Bobbi Bruce
Downey Historical Society

The following story was first published in the Downey Historical Society newsletter in January 1984.

Downey Grammar School was erected during the summer of 1916 by Willard Brent Company, Inc., with Downey resident Harrie W. Hansen supervising construction.

The architect, who received a total fee of \$1,468.85, was the noted John C. Austin. Austin lived in Pasadena and by 1919 maintained a vacation home in Downey, the "Mulberry Tree Ranch" -- now the northwest corner of Gardendale and Clark.

Already prestigious enough to be listed in the 1913 "Who's Who on the Pacific Coast," Austin went on to design the Shrine Auditorium, Griffith Observatory, and collaborate on Los Angeles' City Hall, to name a few of his many credits.

In 1920, an old wooden

auditorium was removed and the west wing was added to the school. The building was used as a grammar school until purchased in 1957 by the newly incorporated City of Downey and converted to its first city hall, police station and library. It will be razed for a parking lot later this year when the new Downey Civic Center is completed.

This red-tiled Mediterranean structure has echoed with many voices over the past 68 years. Former students, faculty and the general public were invited to a program that relives the old building's history where they shared their memories of attending this school. They were asked to bring mementoes, photos and other memorabilia to be donated to the Downey Historical Society. The Downey History Center has commemorative plates featuring the building still available for a \$20 donation.

Two birth certificates

The following story was

submitted by Marilyn Madru and is republished with permission.

Downey has over a hundred thousand people living in the city and this is a story worth sharing.

Have you ever known anyone with two birth certificates? Think about that. I have one dated April and another August of the same year. How could that be, you ask?

It was during the Great Depression and my birth mother had just died, giving birth to me. It was April.

There was an older sister in this family but times were hard. The decision to adopt me out of the family was a difficult one. Being a linotype operator for the local newspaper, my father placed a classified ad saying: "WANTED: LOVING COUPLE TO ADOPT INFANT GIRL."

Many couples responded but the couple which was chosen had just lost their baby. He was a fireman and she was

a homemaker. He was from Pennsylvania and she was from Holland.

August arrived for me with new parents, a new name, a new birth certificate, and a new home. One of the stipulations of the adoption was that I would keep in contact with my natural or birth family.

At least every other month we would visit my birth grandparents. They had a chicken ranch in the San Fernando Valley and he was a silversmith. At their home I learned to love my birth mother's twin sister, my real sister, aunts, uncles and cousins.

School days in Los Angeles at 74th Street Elementary School, Horace Mann Junior High and George Washington High School were mostly uneventful. On April 12, 1945, President Roosevelt died at 11 in the morning and at 11 that night, the father who raised me, who helped me with homework, who at this time was a captain in the fire department, died.

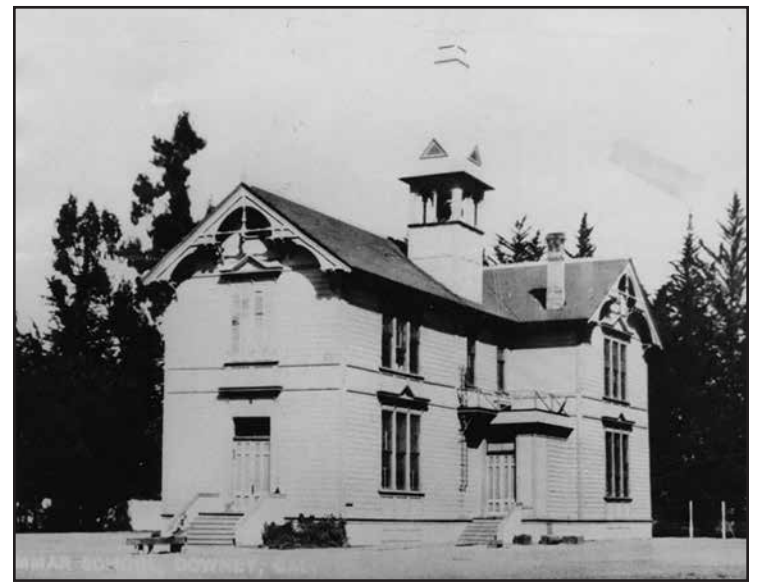
The flags were raised at half mast. The funeral procession was long. This was the saddest day of my life.

Steck's Hardware

In talking with Jim Stecklein about his parents' hardware store, he told me the background story as to how his parents arrived in Downey and how the hardware store started.

Both his parents grew up on farms and each parent wanted a different life. Jim's father was born in Denver in 1894, a family of eight; his mother, Ethel Dinger, was born in 1901 in La Crosse, Wisconsin, also of a large family. Ethel went to Chicago in her teens and got a job working for the telephone company. Ethel's dream was to move to Hawaii.

She worked briefly for Montgomery Ward and saw a newspaper ad by Southern Pacific Railroad that they were looking for Harvey Girls to work in a hotel/depot at the Needles, Calif., location. The Harvey Girls were well-trained waitresses and they were housed on the top floor dormitory of the hotel --



Downey Grammar School

no men allowed.

Jim's dad, John, wanted a change as he was working for his family's business in Englewood, Colorado operating a beer and grocery store. John served in World War I in the artillery division and when he came back to the States, his family's business was in trouble and he stayed long enough to help the business get going again.

John decided to leave after seeing an ad from Santa Fe Railroad for a job looking for a cook for a crew that laid tracks near Needles, Calif. Later, he got a job as a machinist for the railroad.

John met Ethel while working in a bowling alley/theatre in Needles. Ethel and John made several trips to Los Angeles in John's Model T Ford to visit John's brother Joe, who was living in San Pedro.

Ethel and John were married in 1922 in San Pedro. They moved to Denver for a short period of time but Joe persuaded the couple to leave Colorado and move to California. Ethel was not happy with the home Joe picked out for them as she was giving up a six-room house for what she thought was a two-bedroom house -- she called it a shack.

Jim stated that his mother had an adventurous nature and had taken rides in bi-planes and rode with daredevil pilots. John

had gotten a job as a traveling salesman selling a soft drink called Angel. Jim stated that his parents both had eighth grade educations.

John was looking for a business to own in the late 1920's and saw an opportunity to buy a used furniture store in Downey. He found out he could buy the business but not the property; John being very good with machinery and handy with tools, made repairing furniture a good business and was well known for having screws and other items that would be needed for home repair. He opened his hardware business in 1931 as Steck's Hardware.

The hardware store started a bicycle club in 1936 and had numerous young people as members. The members were taught how to take care of their bikes and got discounts on parts needed to maintain the bikes. Steck's had a picnic for the club on the grounds by the Rio Hondo River off of Firestone and the sheriff would stop traffic at Paramount Boulevard for the bikers. Preston Pharmacy furnished the tub of ice cream, also hot dogs were served.

Jim also remembers in the early 40s seeing many Army servicemen around town as they were stationed in Downey to handle the anti-aircraft guns. The soldiers were furnished bunks located in the basketball court and had showers available for them at Downey High School.

Jim sold war bonds at school for \$18.75 for a \$25 war bond. Classes at his school made patriotic posters, one saying "Save our grease."

Thank you, Jim, for sharing your memories of Steck's Hardware and of your parents' journey to California.

In Memory of



Marvin Lee Coleman

July 1, 1953 - August 5, 2020

Marvin Lee Coleman, 67, passed away peacefully from a cerebral arteriovenous malformation on Wednesday, Aug. 5, 2020, in Whittier, CA, with his beloved wife of 45 years, Stephanie, by his side. He was born July 1, 1953, in South Gate, CA, to the late Wanda Wilson and Jerry Coleman.

He is also survived by his daughter Corin Coleman and grandson Travis Warwick of Cerritos, CA; daughter Angellena Wilson and granddaughters Michaela, Lisa, Destiny, and Ashlee of Loveland, CO; brother Danny (Donna) Coleman of Victorville, CA; brother John (Bernadette) Coleman of Orange, CA; brother Jerry (Diana) Coleman of Portland, OR; sister Sherre (Ted) Vanegas of Portland, OR; numerous nieces, nephews, and cousins, as well as his long-time friend from high school, Leonard Crowell. He was predeceased in 2019 by his sister Lorraine Sims of Weaverville, CA.

Marvin was a handyman of many talents. He was outstanding at any kind of repair but was especially skilled at woodwork. The cradle he handmade for his grandson will be cherished for generations. Never one to just sit, when his health forced his retirement he began purchasing old guitars, which he would repair, clean up, and sell or gift to others.

His laughter was booming and contagious as he sat with family and friends. Always a kidder, his corny jokes were a constant. His creativity included everything from drawing and songwriting to embroidery and cake decorating. Many friends and family were recipients of unique character cakes including Mickey & Minnie, ET, and Cabbage Patch kids.

He loved to go bowling, camping, and fishing and had many friends, including many small furry ones. An animal lover all his life, he rescued many kitties, finding them good homes or keeping them himself. He loved the Anaheim Angels (as he always called them) and delighted in going to games with his wife, daughter, and grandson. He was thrilled to be in attendance at the pivotal Game 6 in 2002 when they won the World Series. A huge Kansas City Chiefs fan for many disappointing years, his unwavering support was ultimately rewarded when they won the Super Bowl in 2020.

Marvin's greatest passion, through all the years, was his music. He was an exceptional guitar player who also composed his own music. He performed at "The Palomino" and could easily be convinced to play for family and friends at the family gatherings that he so loved. His biggest fan was his mom, especially when he played her favorite, "Summertime and Apple Core."

Because of Covid-19 restrictions, there will be no services at this time. When it is again possible, his family and friends will gather to celebrate the life of a remarkable man who loved and was loved by many.

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We need new antimicrobials to prevent the next infectious disease crisis

By John Rex and Kevin Outterson

Imagine if scientists had seen Covid-19 coming years in advance yet did little to prepare. Unthinkable, right?

Yet that's exactly what's happening with another infectious disease crisis -- the one caused by antibiotic-resistant bacteria and fungi. So-called superbugs already kill more than 700,000 people each year. And the World Health Organization warns that by 2050 the annual death toll could reach 10 million if we don't use the time to get prepared.

The antibiotics and other antimicrobial drugs needed to prevent such a calamity don't yet exist -- and they're years away from patients. The problem isn't a lack of willing scientists, but rather a broken marketplace that has made it virtually impossible for researchers to attract adequate funding.

Unless lawmakers take steps to jump-start antimicrobial innovation, the world will soon find itself unprepared for a global health emergency as deadly as Covid-19.

Bacteria and fungi resistant to drugs have been around as long as the drugs themselves. When a patient takes an antimicrobial, microbes generally die. But some can survive, with the potential to become immune to existing antimicrobials.

Innovation in antimicrobials has slowed dramatically in recent years, with higher rates of failure. In the last two decades, researchers have developed just two completely new kinds of antibiotics.

The window for avoiding a superbug crisis that kills millions of

people each year is closing quickly. Pulling back from the brink will require a two-pronged approach.

First, we must encourage doctors to prescribe antibiotics as smartly and sparingly as possible. We must also educate patients about what antibiotics can actually do, what they can't do, and their limitations.

Second, we need a large-scale effort to create newer, more effective antimicrobials. That will require addressing the fundamentally broken market for these drugs.

Medicines are incredibly expensive to develop, with median R&D costs for a single antibiotic reaching \$1 billion. Pharmaceutical companies can justify such investments only if they have a fighting chance to recoup their costs. But here's the rub: A new, advanced antibiotic is reserved for emergencies, meaning a company would sell relatively few doses of it and almost certainly lose money.

That's why pharmaceutical firms have moved away from antibiotic research in recent years. Four decades ago, there were 18 major drug companies pursuing new antibiotics. Today, there are only three.

Two reforms currently before Congress could help break this research logjam.

The Developing an Innovative Strategy for Antimicrobial Resistant Microorganisms (DISARM) Act would allow Medicare to pay hospitals more for using advanced antibiotics when appropriate. This would raise the demand for more sophisticated medicines, thus

giving drug makers the confidence to invest in antibiotics research.

Another bill, the proposed Pioneering Antimicrobial Subscriptions to End Up Surging Resistance (PASTEUR) Act, takes a different tack. It would allow the government to pay a subscription for unlimited access to a new antimicrobial. This, in turn, would enable drug companies to recover their costs, while ensuring that public health authorities have plenty of doses available, if needed.

America's pharmaceutical industry is also prepared to bridge the gap. More than 20 of our country's leading drug companies recently helped launch the AMR Action Fund, a partnership to invest more than \$1 billion in antibiotic research and development with the goal of supporting later stages clinical trials so that two to four new antibiotics would reach approval by 2030.

But these companies can't go it alone, and the antibiotics they develop won't be available to patients unless the companies can stay in business. Lawmakers must act to improve the pipeline of new antimicrobial drugs -- and quickly.

If they don't, the world could soon face an infectious disease crisis as formidable as Covid-19.

Kevin Outterson is the founder and executive director of CARB-X and a professor at Boston University School of Law. John Rex is the chief medical officer at F2G Limited, a company focused on treatments for rare fungal diseases, and the founder of AMR Solutions. Both Outterson and Rex are members of the scientific advisory board of the Partnership to Fight Infectious Disease.

Can Kamala Harris legalize marijuana?

By Steve Chapman

A vice president has to defer to the president's decisions on policy, but vice presidents can also help shape it. Dick Cheney pushed George W. Bush to invade Iraq, and Joe Biden gave Barack Obama a nudge to endorse same-sex marriage. Maybe Kamala Harris will convince Biden to push for legalizing marijuana.

There are reasons to think so. One was her laughing reply last year when an interviewer asked if she had ever smoked cannabis: "Half my family's from Jamaica. Are you kidding me?" Another is that as attorney general of California, she endorsed legalization of recreational weed, which the state's voters approved in 2016.

She is also the lead sponsor on legislation to lift the longstanding federal ban on cannabis. Her bill would remove marijuana from the Controlled Substances Act, leaving its status up to individual states, while authorizing expungement and sentencing review for those previously convicted of federal cannabis offenses. That Harris introduced this measure during the presidential campaign suggests she's genuinely committed to the change -- and unafraid of the controversy.

Her bill targets an exasperating anomaly. States are fully entitled to outlaw and punish marijuana use, but they have only limited authority to allow it. That's because of the federal government's ban. It can go after cannabis consumers and suppliers even in states that have legalized pot.

That happens to be most of them. This year, Illinois became the 11th state (along with the District of Columbia) to allow recreational use by adults. Medical use is sanctioned in 33 states. Most Americans

now live in states that provide legal access.

But we all live in a nation that doesn't. No matter what a state does, or tries to do, the federal government retains the ultimate power. And that fact hangs ominously over everything.

Under both George W. Bush and Barack Obama, the federal Drug Enforcement Administration raided state-approved medical marijuana shops and prosecuted their owners. Not until 2013, did Obama's Justice Department issue a memo telling federal prosecutors to back off.

As attorney general under Donald Trump, Jeff Sessions made a big deal of scrapping that policy. His successor also has the mindset of an undercover narc. In June, a Justice Department lawyer came forward to accuse William Barr of harassing legal cannabis companies with unjustified antitrust investigations because of his "personal dislike of the industry."

Removing the federal threat would make it much easier and safer for companies to operate in the legal pot sector, and for financial institutions to treat them like normal businesses. It would free every state to make its own choices without chronic fear of the federal hammer.

Democrats need no convincing. Almost every candidate in the presidential primaries came out in favor of legalizing pot at the federal level.

They have the public overwhelmingly on their side. A Gallup Poll last year found that 66% of Americans -- and 51% of Republicans -- think marijuana use should be legal, period. People of every age group agree, with the exception of those 65 and older, who were split

49% to 49%.

But one candidate has yet to be persuaded: Biden. He has moved in that direction, endorsing decriminalization of recreational use, legalization for medical use and expungement of convictions. He also supports classifying cannabis as a federal Schedule II drug, which is reserved for dangerous drugs that have medical value, instead of its current Schedule I.

That's the big difference between him and Harris, whose bill would "de-schedule" marijuana -- removing it from the Controlled Substances Act and leaving the matter up to the states. Re-scheduling, by contrast, "means retaining criminal penalties for possession without a prescription," Justin Strelak, political director of the National Organization for the Reform of Marijuana Laws, told me.

Biden may not be willing to adopt a more liberal stance before November, if only because his lead in the polls gives him no reason to change. But though the onetime drug war supporter is not there yet, he has already gone all but the last mile. If he gets to the White House, he will have Harris to escort him the rest of the way.

She, after all, has gone so far as to say of cannabis, "I think it gives a lot of people joy, and we need more joy in the world." If she can persuade President Biden to follow her lead on marijuana, there will be plenty of joy to go around.

Steve Chapman blogs for the Chicago Tribune.

Dirty skate park

Dear Editor:

I am very disappointed in the city of Downey.

We took our 6-year-old to Independence Park skate park on Bellflower Blvd. and it was so filthy. We had to pick up all kinds of trash, bottles and glass in order for our son to skate in a small section. It is unbelievable how dirty it is.

As I write this there is a guy attempting to clean all the little pieces of glass so he can skate without worrying about getting cut. I have several pictures of how dirty it is. Just sad.

**Dawn Rea
Downey**

Socialism vs. capitalism

Dear Editor:

In response, to Ms. Martha Morrissey, letter to the editor, "No to systemic change." First, I am not an advocate for socialism but I feel there is a lot of misinformation about this economic system in its many forms coming from different political factions. In Communism is where you will find an extreme form of socialism.

In Ms. Morrissey's referencing to socialism, destroying Venezuela's booming economy is not an accurate account. Venezuela had a thriving economy due to its successful oil reserves. However, Venezuela made the costly error of relying solely on the oil industry, putting all of its resources in oil. In the 1990's, the oil prices fell, leaving that country's economy in ruin with its rise in poverty level still prevalent today.

Ms. Morrissey then compares socialism with capitalism in the following statement: "under socialism, which distributes wealth, all the people become poor except the rich."

Actually, her statement is defining capitalism. Socialism and capitalism do share the common function of socialized production. However, the redistribution of wealth happens all the time under capitalism. Human beings create wealth. It is human beings that create jobs, not CEOs. In capitalism, production of commodities is done by many workers. However, it is the CEOs of big corporations that set the value.

I ask Ms. Morrissey just to look at any big American company where many of their items are produced in foreign countries. These items are sold at a value set by these CEOs. It is the CEOs that set the wages of their workers, despite that it is workers that create their wealth. CEOs raise their own salaries.

I am no economic expert, but after some research, I found that prior to the digital age of 1970's, many American workers had a steady rise in wages. Now, over 30 years later, those wages still remain stagnant. This explains why in our country the wealthy of 1 percent control all the power and the 99 percent has as much wealth as the one percent. According to Pew Research in 2020, the U.S. has the highest level of income inequality among the G7 countries.

Capitalism has created wealth but with several decades of stagnant wages it also has created a poorer American society due to the cost of living increases. Moreover, like in socialism where everyone is supposed to be equal, it is the well connected that benefit the most not to mention shortfalls of essential goods.

**Joanne Gallo
Downey**

Historically, a wealth tax doesn't work

By Veronique de Rugy

Politicians are renowned for their shortsightedness. During the post-war period, for example, Republicans have very publicly opposed most tax increases. I like small government, so I'm good with that. Where I part ways with the Grand Old Party is with its failure to oppose big spending that's funded with debt, meaning future tax hikes.

Their lack of spending restraint, also encouraged by Democrats, is inconsistent and means that a new source of government revenue is likely in our future. And, if that is the case, it may very well be a wealth tax.

Support for taxing wealth (as distinct from income) has been picking up momentum in the United States as progressives have argued that the tax is an effective way to reduce inequality. We frequently heard calls for tax hikes on the rich like those during the Democratic presidential primary season when both Sens. Bernie Sanders and Elizabeth Warren prominently proposed such a wealth tax. And while Joe Biden hasn't endorsed a wealth tax, his spending plan is so vast that it's difficult to see how it won't be on his agenda

soon. Always eager to demonstrate its progressive cred, California is also close to adopting such a tax, which would make that state the first in the nation to do so.

A wealth tax has many problems. While it makes for great "soak the rich" soundbites, in reality, it's ineffective at reducing inequality. What wealth taxes do best is to disrupt the accumulation of capital. Since most wealth is invested and provides capital for innovators and producers to draw upon -- and for workers to work with -- all Americans would suffer from a wealth tax.

In a recent paper published by the Center for Freedom and Prosperity, economists John Diamond and George Zodrow of Rice University's Baker Institute added to the extensive evidence on wealth-taxation's negative effects.

The authors simulated the Warren wealth tax's economic effects and how that impacts the lifetime earnings of different income groups. They estimate that long-run GDP would be 2.7% lower than it would be without a wealth tax. They also found declines in lifetime wealth from the upper to lower-middle classes.

To gauge the wealth tax's impact, Diamond and Zodrow had to make assumptions about how the money would be used. Paying down the national debt, for instance, has different implications for capital allocation than beefing up welfare programs. Since tax proponents tell us they prefer to do the latter, the simulation assumes that wealth tax revenues would be used for redistribution in similar proportions to current spending. The authors thus found small increases in lifetime per-household wealth for bottom income earners, ranging from \$100 to \$500.

These very small "benefits" (to use the term rather loosely) come at very high costs. Initial losses in average household income would amount to about \$2,500.

Europe has traditionally shown a greater affinity for taxing wealth than the United States. But even in Europe, the administrative difficulties, low level of revenue collection and utter lack of impact on inequality have led many nations to abandon wealth taxation. Whereas 15 European countries have implemented wealth taxation, only three have stuck with it.

Nations like France, which dropped its wealth tax in 2018, learned the hard way that taxpayers don't sit idly by while the fruits of their life's labor are looted. They go elsewhere.

The wealthy are already fleeing California as it continues to increase its fiscal reliance on a tiny number of highly successful individuals. This trend cannot continue, and to quote economist Herbert Stein, "If something cannot go on forever, it will stop."

It's bad enough for legislators in the state with the nation's largest economy to hit the accelerator as they approach a cliff. It would be even more foolish for the rest of the nation to follow suit.

So, Republicans, if you really believe in lower taxes, think of that next time you feel generous with taxpayers' money.

Veronique de Rugy is a senior research fellow at George Mason University.

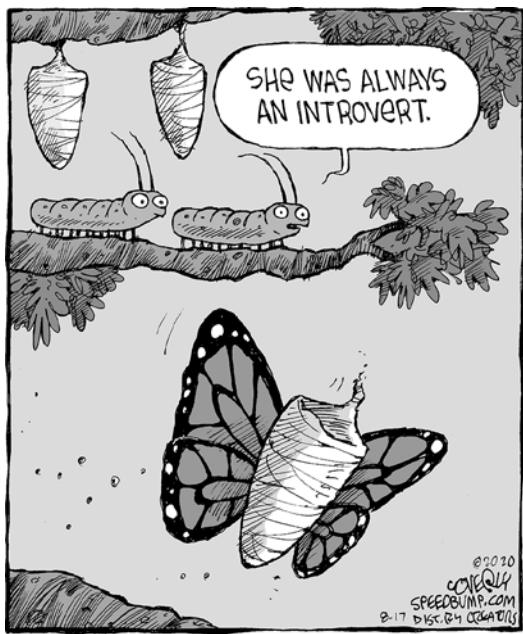
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SPEED BUMP



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.
 2nd & 4th Tue., 6:30pm: City Council, Council Chamber.
 3rd Tue., 6:30pm: Library Advisory Board, at Downey City Library.
 3rd Thurs., 6:30pm: CERT, at Downey City Council Chamber at City Hall, for more info call 299-5462.
 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 310-386-8112.
 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 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., 6:00 pm: Sister Cities of Downey, at Barabara Riley Senior Center, 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 Barabara Riley Senior Center, call (800) 932-8677.
 12 pm: Kiwanis Club of Downey, at Rio Hondo Events Center, call Roy Jimenez 923-0971.
 12 pm: Optimist Club of Downey, at Rio Hondo Events Center.
 6:30 pm: Downey United Masonic Lodge # 220, 8244 3rd St., call 862-4176.
 7 pm: Troop 351, Boy Scouts of America, at First Baptist Church, call 776-3388.
 7:30 pm: Downey Elks Lodge #2020, call 803-3557.
 1st Thurs.: Business and Professional Mens Luncheon People of Faith Ministries, Schroder Piano, call John Veiga 412-7192.
 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.

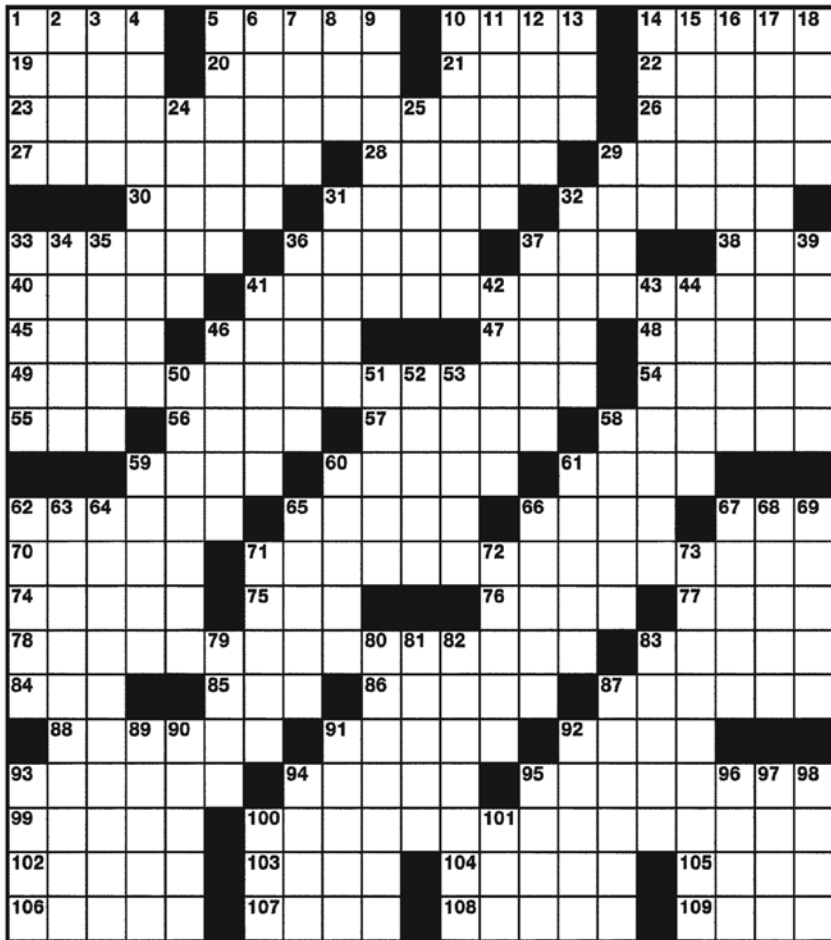
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 by Greg Johnson

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| 103 Reverse, as a decision | | |
| 104 See 91 Across | | |
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| 109 Web crafts seller | | |
| 9 Finger-on-lips orders | | |
| 10 Counting carbs, say | | |
| 11 Fallen angel | | |
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| 14 Animated mermaid | | |
| 15 From beyond the suburbs | | |
| 16 "Hurry in" event | | |
| 17 They're outnumbered | | |
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| 24 Beers for everyone | | |
| 25 Left the ground briefly | | |
| 29 Former caterpillar | | |
| 31 Angler's basket | | |
| 32 Moat without water | | |
| 33 Learn to make do | | |
| 34 Lute of India | | |
| 35 Sub viewer | | |
| 36 Places for corn | | |
| 37 Places for hay | | |
| 39 Isn't settled yet | | |
| 41 Packs tightly | | |
| 42 Switch label | | |
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| 50 Bouillabaisse sauce | | |
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| 52 Programming pro | | |
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| 58 Gets recycling ready | | |
| 59 Fit to eat, per Muslim law | | |
| 60 Taunt, informally | | |
| 61 Covers with just a little snow | | |
| 62 Pet protection org. | | |
| 63 Unseals so as to be resealable | | |
| 64 Unfortunate | | |
| 65 Becomes unfit to eat | | |
| 66 Call off a mission | | |
| 67 Socially polished | | |
| 68 Verbalize | | |
| 69 In need of cleanup | | |
| 71 Dishwasher residue | | |
| 72 Horseshoe-shaped hardware | | |
| 73 One home on the range | | |
| 79 General Mills brand | | |
| 80 Boomer of football | | |
| 81 "USA . . . USA . . ." | | |
| 82 Sleeveless shirt | | |
| 83 High flier without an engine | | |
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Kaiser medical school partners with Downey medical facility



■ The new medical school has partnered with local medical agencies, including the Downey-based Community Family Guidance Center.

DOWNEY — The Kaiser Permanente Bernard J. Tyson School of Medicine, in partnership with six federally qualified health centers (FQHCs), will launch the first part of the school's singular service-learning program next week.

The school's inaugural 50-member class started its service-learning course on Thursday. The course places students at one of six Southern California-based community health centers — each representing diverse patient populations and clinical specialties — to address community needs under the mentorship of a service-learning preceptor.

Six cohorts of eight or nine students will attend the community health center

every month, with one pair of students rotating for a half-day each week through each health center.

The service-learning course, begun in just the fourth week of instruction, is part of the school's health systems science curriculum and required of all students in their first two years of instruction. The program provides integrated experiential opportunities for students to learn about health equity and the structural factors that influence health, integrating classroom theory with the practice of community health.

This is a core part of the school's mission to help create outstanding physicians with a desire to serve and an unwavering commitment to improve the health and well-being of patients and communities, and also reflects Kaiser Permanente's longstanding commitment to health equity.

"Our service-learning curriculum is a key part of our

students' education, and one that will help them understand the critical role of community health centers and community supports in the lives of many people," said Mark A. Schuster, MD, founding dean and CEO of the Kaiser Permanente Bernard J. Tyson School of Medicine.

"I want to thank our six service-learning sites for welcoming our students and allowing them to learn among experts in caring for under-resourced communities."

This year students will gain community-based experience at one of six FQHCs located

in Greater Los Angeles. The facilities were selected for their demonstrated commitment to addressing community health needs, innovation, collaboration, and their close geographic location to six Kaiser Permanente Medical Centers where the students will receive clinical training during their clerkships. Each highly regarded center, located in areas that range from the Inland Empire to West Los Angeles, serves a diverse range of patient populations, mirroring their neighborhoods and surrounding communities.

Students will have an unparalleled learning environment that reflects the changing demographics of America and the multifaceted healthcare issues facing society, which is part of the school's approach of weaving equity, inclusion, and diversity into all aspects of its design.

Participating clinics and their affiliated Kaiser Permanente Medical facilities include:

JWCH Center for Community Health with the Los Angeles Medical Center; Valley Community Healthcare with the Panorama City Medical Center; St. John's Well Child and Family Center with the West Los Angeles Medical Center; Family Health Care Centers of Greater Los Angeles with the Downey Medical Center; South Bay Family Health Care with the South Bay Medical Center; and ParkTree Community Health Center with the San Bernardino County

Medical Offices.

"The school and FQHC partnership is an innovative program that I am confident will result in long-term and ongoing benefit to the community at large by instilling these future physicians with an awareness and understanding of real-life issues facing the most vulnerable population," said Sophia Chun, MD, Chief Medical Officer for the Family Health Care Centers of Greater Los Angeles and a faculty member of the school.

"These students will graduate with a unique experience that most medical students will not have. Regardless of which field they decide to pursue, their engagement with a

FQHC will make them more compassionate physicians who are able to address each patient as a 'whole person,'" she added.

"They will understand not only the psychosocial barriers facing the patient, but also learn how the community impacts health behaviors."

The medical school opened with an inaugural class of 50 students on July 27, 2020. By 2023, it expects to have a student body close to 200 students with 50 students per class.

For information regarding service-learning, please visit <https://medschool.kp.org/student-life/service-learning>.



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Stox restaurant has opened a shaded outdoor dining area. The restaurant, which opened in Downey 58 years ago, is located at 9518 Imperial Hwy.

Photo courtesy Jan Scott

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Is the pandemic making you a chronic worrier? Here's how to stop

Is it possible to have a worry-free pandemic? After all, there seem to be endless things to worry about—from our own survival and well-being, to that of our loved ones, to the overall trajectory of the global economy. But according to Karen McGregor, not only does all this worry come at a high cost to our health, it's a symptom of a bigger problem.

"First, worrying drastically suppresses your immune system," says McGregor, author of "The Tao of Influence: Ancient Wisdom for Modern Leaders and Entrepreneurs" (Mango Publishing) and an international keynote and TEDx speaker.

"You could eat the world's cleanest diet, but if you worry all the time, you're basically saying, 'No, thanks, organic veggies and fruit—I'm choosing the greasy burger joint down the street.' That's what the stress of worry does to our bodies.

"But also, worry is just another word for fear, and fear keeps us from being fully

present," she adds. "When we're not fully present, we're disconnected from our primal power, which is love power, and that means we can't be our healthiest and happiest selves and have a positive influence on those around us."

Her book lays out a path—rooted in the ancient wisdom of the 4,000-year-old Tao Te Ching—for identifying and breaking the "power patterns" that undermine your influence, create dysfunctional relationships, and otherwise squelch your potential. Read it and you'll note that fear (a.k.a. worry) plays a role in virtually all of these power patterns.

The bottom line: Even right now—especially right now—we need to break the bonds of worry and create a healthier, happier life. (Consider it your pandemic project.) Here's how.

First, understand why worry happens. "Worry is a mechanism of the mind that is designed to keep you exactly where you are," says McGregor.

"By mulling over a situation without a solution, you are not changing and not acting. This is the mind's nature; its job is to keep you safe from perceived harm. While that can serve its purpose if we are in imminent danger, the reality is that it blocks us from creativity, productivity, and following our dreams.

"Over your lifetime, your mind has created patterns to keep you safe," says McGregor. "These patterns have been with you for so long that they are automatic. Do you ever notice yourself automatically saying to people the same response when asked a question like 'how are you?' This is what your mind does. It is on an automatic worry 'channel.' The good news is you can break these patterns and change the channel."

Tune into the channel you've been listening to (probably for years)... Pay attention to your thoughts and feelings and see if you start to notice a pattern. At the heart of your worrying could be "blame"

or "judgment." It could be your need to be right or your need to be a victim to your circumstance by repeating the same story of injustice to anyone who will listen. It could be your need to withdraw from others and say, "No way, I know better" and live out a pattern of withdrawal and entitlement in which the world owes you something.

...then, dismantle your channel. You can do this simply by becoming more and more aware of how you worry. Does your Victim power pattern take hold so that you say things like, "I can't recover from these losses"? Or do you pull away from everyone (a sign of the Withdrawer power pattern) and then say, "I'm in this alone; I have no support?"

"When you are aware of the channel you are listening to, you can watch your worries simply float on down the river of thoughts," says McGregor. "You don't have to hook into them. You can observe your thoughts joining millions of other fearful thoughts that are swimming

around the globe every single minute. When you observe, you're not worrying."

Focus on solutions. Each time you become aware of a worry-filled thought, ask yourself, "So, what am I going to do about it? You can stay helpless by feeling overpowered by worry or you can take action. At the very least, your action will help you feel less helpless, and at best it can help you shift into a healthier state of mind.

"An action-oriented solution may be to sew homemade masks to mail to friends and family," notes McGregor. "It may be to sign up for an online class that makes you more marketable after the pandemic ends. Or it might just be to go for a midday walk to get some fresh air and sunshine, or to turn on some festive music and cook a beautiful meal for your family."

Create a new language. Language is powerful, whether we are saying those words out loud to others or simply thinking them to ourselves. Replace your

go-to "worry words" with words that empower and generate passion and enthusiasm. Remember, says McGregor, you are always influencing yourself and others, so get serious about using empowering, positive language.

Instead of saying, "I can't recover from these losses," replace those words with, "I am creative and have the support I need to learn how to earn more than enough income." Rather than, "I am so busy I can't keep up," say, "My life is wonderfully full as I serve the world with my purpose."

"Worrying doesn't fix what's going on in the world; it only hurts you," says McGregor. "We're all facing challenges due to the pandemic, but we don't have to let worry make them worse. Be gentle with yourself and start making healthier choices. You'll immediately notice a shift in your outlook. That's true now, and it will be true long after the pandemic is over."

ABCs of investing every beginner should know

Financial literacy in America has long been lacking, spanning the generations. It's well-documented the problem begins with a lack of education on personal finance in youth and extends to the autumn working years, when many people are ill-prepared for retirement.

Yet, it's never too late to address this shortfall of important knowledge, and for those trying to formulate a retirement plan, it starts with grasping some basic investment terms that many people find slippery, says Bob Kaye (www.bobkaye.net), a personal wealth manager and the author of How to Avoid Not Having Enough Money To Live On After Retirement: Making Smarter and Simpler Decisions for Stress-free Retirement.

"In my work with investors who are planning for retirement, I have found there is generally a limited understanding of investment terminology," Kaye says. "They don't want to appear unsophisticated, so they will not ask the questions they should

ask. "The many types of retirement plans, tax statuses, etc., are complicated, and a simpler approach to learning them is needed. At the same time, there are conflicting theories, opinions and data in the investment field, and those factors can be detrimental to someone trying to plan for retirement."

Kaye explains some key investment terms and how knowing them can help one avoid mistakes in retirement planning:

Risk. People sometimes think an investment is risky if its value can go down. But Kaye says that logic may get you in trouble.

"The stock market, which goes up and down, might be less risky over the long term than a savings account, which never goes down," Kaye says.

The reason: Based on historical averages, the stock market can increase eight times

its value in a 20-year period.

"A savings account might increase only twice its value in the same period," Kaye says. "That's a big loss on the potential return for the person who chose the savings account. Often, the definition of risk to most people does not include short-term or long-term loss, which it should."

Short-term investments vs. long-term investments. A failure to understand the distinction between short-term and long-term investments is responsible for a large portion of consumer unhappiness with investments, Kaye says.

Examples of short-term investments are savings accounts, certificates of deposit, or fixed accounts.

"Usually, any place to put money with a guaranteed rate is a short-term investment," he says. "This is because you do not usually want money to fluctuate in value if you need it soon."

Kaye draws the line of

demarcation between short term and long term at about five years, and he puts stocks in the latter investment bracket.

"Due to the frequent ups and downs of stock investments, they are usually only a correct investment for the long term," Kaye says. "Historically, after five years, the market may be up or even, but not significantly down."

Mutual funds. "Some people get mutual funds and individual stocks mixed up," Kaye says. "The risk can be significantly different. A mutual fund is usually a much safer way to invest than buying only one or two stocks. It is an arrangement in which someone invests in about 100 different stocks all at one time, requiring only one minimal investment. With such a diversified investment, even if one of the companies — and these are large companies — went completely under, you might barely notice the difference in your overall investment. Each company could be only 1 or 2% of your total

investment.

"Knowing the basics of investing cannot be accentuated enough," Kaye says. "An understanding of them is needed

to navigate a field fraught with conflicting opinions and advice, and to build a stronger foundation for financial success."

POETRY MATTERS

Poem Number 1695

There is a solitude of space
A solitude of sea
A solitude of death, but these
Society shall be
Compared with that profounder site
That polar privacy
A soul admitted to itself—
Finite infinity.

Emily Dickinson (1830-1886)

Since Emily Dickinson was an introvert, social distancing came naturally to her. Being alone does not have to mean being lonely. Poetry Matters is curated by Lorine Parks.

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The Downey Patriot

Thursday, May 25, 2017

Vol. 16 No. 7

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FEATURES: Perfect attendance (SEE PAGE 2)

NEWS: Commencement speaker (SEE PAGE 3)

NEWS: Gang member sentenced (SEE PAGE 4)

City Council agrees to continue Stay Gallery financial support

By Eric Plante

STAY GALLERY — The Downey City Council on Tuesday agreed to pay \$150,000 to keep the downtown Stay Gallery open for at least another three years.

The city's agreement with Stay Gallery — now jointly owned by Stay Gallery, a Downey Art Vibe board member and the city's chief of arts, and Stay Gallery, a former Stay Gallery board member.

In 2012, the council agreed to subsidize the gallery's monthly rent (\$2,000) for three years to help the facility get off the ground. The subsidies were extended an additional three years in 2014, and were scheduled to expire June 1.

On Tuesday, about a dozen supporters spoke in favor of Stay Gallery and its importance to the community.

"I know we're asking for a lot, but the overall cost is minimal for what we do for the community," Stay Gallery board member said. "The gallery has led to a nearly 50% rise in the facility's monthly rent."

"We're a victim of our own success," Plante said.

Stay Gallery school board member Dr. Mark Wilson also spoke in favor of the gallery.

"What we're talking about here is the heart and soul of Downey," Wilson said.

Others, however, questioned the gallery's financial support to a gallery that after five years is still not self-sustaining.

"There's a market for art. The gallery cannot be re-visited."

City Council members ultimately voted 3-0 to continue funding Stay Gallery. Council members also agreed to fund the gallery's rent through May 31, 2020, plus an additional \$150,000 for program expenses. Subsidies will be paid out of the city's Art in Public Places fund, a grant financed by developers who forego installing public art and instead pay 1% of the new building's valuation.

As of Monday, the fund contained \$193,976, said Alex Schindler, Downey's director of community development.

The gallery cannot be re-visited.

City Council members voted unanimously to accept the recommendation.

City Council members also agreed to fund the gallery's rent through May 31, 2020, plus an additional \$150,000 for program expenses. Subsidies will be paid out of the city's Art in Public Places fund, a grant financed by developers who forego installing public art and instead pay 1% of the new building's valuation.

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City Council members also agreed to fund the gallery's rent through May 31, 2020, plus an additional \$150,000 for program expenses. Subsidies will be paid out of the city's Art in Public Places fund, a grant financed by developers who forego installing public art and instead pay 1% of the new building's valuation.

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FICT. BUS NAME

FICTITIOUS BUSINESS NAME STATEMENT

File Number 2020104511
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **M.R. COMPANY PAINTING, 16705 ALORA AVE, CERRITOS CA, 90703, LA COUNTY**
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) EDWIN MIGUEL RAMOS, 16705 ALORA AVE, CERRITOS CA 90703 (2) SILVIA MONGE, 16705 ALORA AVE, CERRITOS CA 90703
State of Incorporation: N/A
THIS BUSINESS IS CONDUCTED BY: a Married Couple
The date registrant started to transact business under the fictitious business name or names listed above: 02/20/2020
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/ EDWIN MIGUEL RAMOS, HUSBAND
This statement was filed with the County Clerk of Los Angeles on JULY 13, 2020
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
8/13/20, 8/20/20, 8/27/20, 9/3/20

FICTITIOUS BUSINESS NAME STATEMENT

File Number 2020105969
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **LA DIOSA COCINA & CRAFT BOUTIQUE, 8335 ROSECRANS AVE, PARAMOUNT CA 90723, LA COUNTY, 9924 WASHINGTON AVE, SOUTH GATE CA 90280**
Articles of Incorporation or Organization Number (if applicable): AI #ON: 4023634
REGISTERED OWNERS(S): (1) LA DIOSA DE LOS MOLES INC, 8335 ROSECRANS AVE, PARAMOUNT CA 90723
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: 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/ LA DIOSA DE LOS MOLES INC, PRESIDENT, JUAN GUTIERREZ
This statement was filed with the County Clerk of Los Angeles on JULY 15, 2020
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
7/30/20, 8/6/20, 8/13/20, 8/20/20

FICTITIOUS BUSINESS NAME STATEMENT

File Number 2020110360
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **MEDUSA CLEANING SERVICE, 8142 CHEYENNE AVENUE, DOWNEY CA 90242, LA COUNTY**
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) URSULA ANDREA MONTERROSO, 8142 CHEYENNE AVENUE, DOWNEY CA 90242
State of Incorporation: CA
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/ URSULA ANDREA MONTERROSO, OWNER
This statement was filed with the County Clerk of Los Angeles on JULY 22, 2020
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
8/20/20, 8/27/20, 9/3/20, 9/10/20

FICTITIOUS BUSINESS NAME STATEMENT

File Number 2020105228
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **ART FORMS WHITTIER, 13972 MIDVALE DR, WHITTIER CA 90602, LA COUNTY**
Articles of Incorporation or Organization Number (if applicable): AI #ON: 3478405
REGISTERED OWNERS(S): (1) ART FORMS THE CITY, 13972 MIDVALE DR, WHITTIER CA 90602
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: 01/20/20
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/ ART FORMS THE CITY, PRESIDENT, LEEBA LESSIN
This statement was filed with the County Clerk of Los Angeles on JULY 14, 2020
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 of the Business and Professions Code.

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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
7/30/20, 8/6/20, 8/13/20, 8/20/20

FICTITIOUS BUSINESS NAME STATEMENT

File Number 2020115097
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **SWEET B'S, 7857 E FLORENCE AVE STE 208, DOWNEY CA 90240, COUNTY OF LOS ANGELES**
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) NELSON ZEVALLOS, 6291 SHIELDS DRIVE, HUNTINGTON BEACH CA 92647
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/ NELSON ZEVALLOS, OWNER
This statement was filed with the County Clerk of Los Angeles on JULY 30, 2020
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
8/6/20, 8/13/20, 8/20/20, 8/27/20

FICTITIOUS BUSINESS NAME STATEMENT

File Number 2020120313
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **SAVOY'S BOUTIQUE, 16120 GRAYVILLE DR, LA MIRADA CA 90638, COUNTY OF LOS ANGELES**
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) HANNA GALLO, 16120 GRAYVILLE 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/ HANNA GALLO, OWNER
This statement was filed with the County Clerk of Los Angeles on AUGUST 7, 2020
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
8/13/20, 8/20/20, 8/27/20, 9/3/20

FICTITIOUS BUSINESS NAME STATEMENT

File Number 2020110545
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **ATLAS PAIN MANAGEMENT, 8067 FLORENCE AVE, DOWNEY CA 90240, LA COUNTY**
Articles of Incorporation or Organization Number (if applicable): AI #ON: 2353942
REGISTERED OWNERS(S): (1) WESTLAKE PAIN MANAGEMENT MEDICAL ASSOCIATES, INC., 8067 FLORENCE AVE, DOWNEY CA 90240
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: 08/20/20
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/ WESTLAKE PAIN MANAGEMENT MEDICAL ASSOCIATES, INC., PRESIDENT, VINCENT VALDEZ
This statement was filed with the County Clerk of Los Angeles on JULY 23, 2020
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
7/30/20, 8/6/20, 8/13/20, 8/20/20

FICTITIOUS BUSINESS NAME STATEMENT

File Number 2020121179
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **THE SHOP FORWARD, 1856 CARNEGIE, SANTA ANA CA 92705, LA COUNTY**
Articles of Incorporation or Organization Number (if applicable): AI #ON: 4559806
REGISTERED OWNERS(S): (1) KONA JOY, INC, 1856 CARNEGIE, SANTA ANA CA 92705
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: 07/20/20
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/ ART FORMS THE CITY, PRESIDENT, LEEBA LESSIN
This statement was filed with the County Clerk of Los Angeles on JULY 14, 2020
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 of the Business and Professions Code.

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S/ KONA JOY, INC. SECRETARY, DONALD STEVEN GRIER
This statement was filed with the County Clerk of Los Angeles on AUGUST 10, 2020
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
8/20/20, 8/27/20, 9/3/20, 9/10/20

FICTITIOUS BUSINESS NAME STATEMENT

File Number 2020108268
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **HAIR INK, 306 STONEWOOD ST UNIT 34, DOWNEY CA 90241, LA COUNTY**
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) MARGIE HALCOMB, 10720 LAKEWOOD BLVD APT 208, DOWNEY CA 90241
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: 06/20/20
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/ MARGIE HALCOMB, OWNER
This statement was filed with the County Clerk of Los Angeles on JULY 20, 2020
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.
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The Downey Patriot
8/6/20, 8/13/20, 8/20/20, 8/27/20

FICTITIOUS BUSINESS NAME STATEMENT

File Number 2020108404
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **NATURE SPEEDWAY, 8524 ELBURG ST #C, PARAMOUNT CA 90723, LA COUNTY**
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) JUAN PEDRO ROSALES JR, 8524 ELBURG ST. #C, PARAMOUNT CA 90723
State of Incorporation: CA
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/ JUAN PEDRO ROSALES JR, OWNER
This statement was filed with the County Clerk of Los Angeles on JULY 20, 2020
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
8/20/20, 8/27/20, 9/3/20, 9/10/20

FICTITIOUS BUSINESS NAME STATEMENT

File Number 2020113946
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) **COLLINS FINANCIAL, 10249 HALEDON AVE, DOWNEY CA 90241, LA COUNTY, P.O. BOX 40614, DOWNEY CA 90239**
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A
REGISTERED OWNERS(S): (1) PETER A. COLLINS, 10249 HALEDON AVENUE, DOWNEY CA 90241
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/ PETER A. COLLINS, OWNER
This statement was filed with the County Clerk of Los Angeles on JULY 29, 2020
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
8/6/20, 8/13/20, 8/20/20, 8/27/20

NOTICES

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
ORDER TO SHOW CAUSE
CASE NUMBER: 20NWCPO0189
TO ALL INTERESTED PERSONS: Petitioner ANGELINE MARIE REYES filed a petition

with this court for a decree changing names as follows:

Present name (1) ANGELINE MARIE REYES to Proposed name (1) ANGELINE MARIE 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: OCTOBER 7, 2020, Time: 10:30 a.m., Department: C, Room: 312
The address of the court is 12720 NORWALK BLVD NORWALK, CA 90650
A copy of this Order to Show Cause shall be published at least once a week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in the county, **THE DOWNEY PATRIOT** AUGUST 10, 2020
Judge Margaret M. Bernal
Judge Of The Superior Court
Petitioner or Attorney, In Pro Per
ROSANNA P. HERNANDEZ
15743 EUCALYPTUS AVE. #2
BALBROOK, CA 90706
(323) 548-9214

The Downey Patriot
8/13/20, 8/20/20, 8/27/20, 9/3/20

NOTICE OF COURT ORDERED SALE

KFC DOWNEY RETAIL LLC, A CALIFORNIA COMPANY, et al., v. HENRY YASUNORI MURATA, et al., Los Angeles Superior Court Case No. 19STCV12886
PLEASE TAKE NOTICE that on August 25, 2020 at 2:15 p.m. in Department 96 of the Los Angeles Superior Court located at 111 N. Hill Street, Los Angeles, California 90012, the real property commonly known as 11111 Florence Avenue, Downey California 90241, will be sold by Partition Referee Blake C. Alsbrook. The real property to be sold is situated in the County of Los Angeles, State of California and is legally described as follows:

THAT PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 12 WEST, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF BURR AND DAY ROAD, 40 FEET WEST WITH THE CENTER LINE OF LITTLE LAKE ROAD, 50 FEET WIDE, AS SAID INTERSECTION IS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED MAY 7, 1952, IN BOOK 38877 PAGE 422, OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID CENTER LINE OF LITTLE LAKE ROAD, SOUTH 89° 30' 3" WEST, 1,321.22 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE ALONG THE EASTERLY LINE OF SAID EAST HALF, NORTH 0° 18' 43" WEST, 25.00 FEET TO THE POINT OF INTERSECTION THEREOF WITH THE NORTHERLY LINE OF SAID LITTLE LAKE ROAD; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 0° 18' 43" WEST, 250.30 FEET TO THE SOUTHWESTERLY LINE OF SAID CENTER LINE OF LITTLE LAKE ROAD, 50 FEET WIDE, SAID SOUTHWESTERLY LINE OF FLORENCE AVENUE, 100 FEET WIDE, BEING THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND, 100 FEET WIDE, CONDEMNED IN A CERTAIN ACTION BY THE COUNTY OF LOS ANGELES, IN CASE NO. 566187, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES; A CERTIFIED COPY OF THE TRUE POINT OF BEGINNING HAVING BEEN RECORDED IN BOOK 38420 PAGE 291, OFFICIAL RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE OF FLORENCE AVENUE NORTH 58° 48' 42" WEST, 152.99 FEET; THENCE NORTH 31° 11' 18" EAST, 100 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN SAID DEED TO THE STATE OF CALIFORNIA RECORDED MAY 7, 1952, IN BOOK 38877 PAGE 422, OFFICIAL RECORDS; THENCE LEAVING A BEARING OF NORTH 82° 01'03" WEST AND A LENGTH OF 97.40 FEET, SAID WESTERN TERMINUS OF SAID LAST MENTIONED CERTAIN COURSE BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID LAST MENTIONED CERTAIN COURSE SOUTH 82° 08' 44" EAST, 97.40 FEET TO THE EASTERLY TERMINUS THEREOF; THENCE ALONG THAT CERTAIN COURSE DESCRIBED HEREIN ABOVE, BEARING OF NORTH 82° 01'03" WEST AND A LENGTH OF 293.97 FEET, NORTH 15° 52' 19" EAST 293.97 FEET TO THAT CERTAIN TANGENT CURVE DESCRIBED IN SAID DEED AS BEING CONCAVE WESTERLY, HAVING A RADIUS OF 200 FEET, PASSING THROUGH AN ANGLE OF 39° 06' 20" AND HAVING AN ARC LENGTH OF 136.50 FEET; THENCE NORTHERLY AND NORTHWESTERLY, ALONG SAID CERTAIN TANGENT CURVE, THROUGH AN ANGLE OF 39° 06' 20" AN ARC DISTANCE OF 136.50 FEET TO THE NORTHWESTERLY TERMINUS THEREOF; THENCE ALONG THAT CERTAIN COURSE DESCRIBED IN SAID DEED AS HAVING A LENGTH OF 255.71 FEET, NORTH 23° 14' 01" WEST, 125.33 FEET; THENCE LEAVING SAID LAST MENTIONED CERTAIN COURSE, NORTH 35° 53' 50" WEST, 268.71 FEET; THENCE NORTH 68° 19' 11" WEST, 170.09 FEET; THENCE SOUTH 82° 48' 32" WEST, 162.70 FEET; THENCE SOUTH 56° 40' 14" WEST, 163.15 FEET; THENCE SOUTH 36° 55' 57" WEST, 165.14 FEET; THENCE SOUTH 24° 29' 14" WEST 169.94 FEET TO THE NORTHEASTERLY LINE OF SAID HEREIN ABOVE MENTIONED FLORENCE AVENUE, 100 FEET WIDE; THENCE ALONG SAID NORTHEASTERLY LINE OF FLORENCE AVENUE SOUTH 58° 48' 42" EAST, 776.38 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, TOWNSHIP 3 SOUTH, RANGE 12 WEST; IN THE RANCHO SANTA GERTRUDES, ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREIN ABOVE DESCRIBED; OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF SAID LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETURNEL, OIL, GAS, MAINTAIN, REPAIR, DEFEAT AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF SAID LAND, OR OTHERWISE, IN SUCH MANNER AS

TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS EXCEPTED BY ANNA K. STOLL, A WIDOW, IN DEED RECORDED MAY 1, 1956 AS INSTRUMENT NO. 2311, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 8013-033-025

The proposed sale of the property is for \$13,500,000. This sale will allow for overbidding. The minimum overbid will be \$13,750,000. The sale is where it is as is with no warranties or representations, and without any contingencies. In order to overbid, a cashier's check in the amount of \$500,000 must be made payable to Partition Referee, Blake C. Alsbrook and received by broker Phil Seymour at 4061 Laurel Canyon Blvd., Studio City, CA 91604; email: phil@theseymourgroup.net, no later than the day prior to hearing. For further information and a full explanation of overbidding procedures please contact the Referee, Blake C. Alsbrook at 9401 Wilshire Blvd., 9th Floor, Beverly Hills, CA 90212; telephone: 310.281.6349; email: balsbrook@eqljlaw.com.

The Downey Patriot
8/6/20, 8/13/20, 8/20/20

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
ORDER TO SHOW CAUSE
FOR CHANGE OF NAME
CASE NUMBER: 20NWCPO0194
TO ALL INTERESTED PERSONS: Petitioner LAWRENCE THOMAS BODDIE filed a petition with this court for a decree changing names as follows:
Present name (1) LAWRENCE THOMAS BODDIE to Proposed name (1) NASSI WATERS
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: OCTOBER 14, 2020, Time: 10:30 a.m., Department: C, Room: 312
The address of the court is 12720 NORWALK BLVD NORWALK, CA 90650
A copy of this Order to Show Cause shall be published at least once a week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in the county, **THE DOWNEY PATRIOT** AUGUST 14, 2020
Judge Margaret M. Bernal
Judge Of The Superior Court
Petitioner or Attorney, In Pro Per
LAWRENCE THOMAS BODDIE
11725 RINCON DRIVE
WHITTIER, CA 90606
(818) 694-1148

The Downey Patriot
8/20/20, 8/27/20, 9/3/20, 9/10/20

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
ORDER TO SHOW CAUSE
FOR CHANGE OF NAME
CASE NUMBER: 20NWCPO0183
TO ALL INTERESTED PERSONS: Petitioner ALEXANDRA ENCINAS PARENT OF MINOR filed a petition with this court for a decree changing names as follows:
Present name (1) AARON-MATHEW QUINTERO to Proposed name (1) AARON-MATHEW ENCINAS
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: OCTOBER 2, 2020, Time: 10:30 a.m., Department: C, Room: 312
The address of the court is 12720 NORWALK BLVD NORWALK, CA 90650
A copy of this Order to Show Cause shall be published at least once a week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in the county, **THE DOWNEY PATRIOT** AUGUST 6, 2020
Judge Margaret M. Bernal
Judge Of The Superior Court
Petitioner or Attorney, In Pro Per
LAWRENCE THOMAS BODDIE
11725 RINCON DRIVE
WHITTIER, CA 90606
(818) 694-1148

The Downey Patriot
8/20/20, 8/27/20, 9/3/20, 9/10/20

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

may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California Law.

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

Attorney for petitioner:
MARK W. REGUS II
1365 W. FOOTHILL BLVD., SUITE 2
UPLAND, CA 91786
909-938-2289

The Downey Patriot
8/20/20, 8/27/20, 9/3/20

NOTICE OF PETITION TO ADMINISTER ESTATE OF BUJOR G. BOSTEAN aka BUJOR GHEORGHE BOSTEAN Case No. 20STPB06537

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of BUJOR G. BOSTEAN aka BUJOR GHEORGHE BOSTEAN

A PETITION FOR PROBATE has been filed by: GEORGIANA MARIA BOSTEAN

in the Superior Court of California, County of LOS ANGELES, CENTRAL DISTRICT.

THE PETITION FOR PROBATE requests that GEORGIANA MARIA BOSTEAN be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held on DECEMBER 31, 2020 at 8:30AM in Dept. 11 Room N/A located at SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, 111 NORTH HILL STREET, LOS ANGELES, CA 90012, STANLEY MOSK COURTHOUSE, CENTRAL DISTRICT.

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

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

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

Petitioner:
GEORGIANA MARIA BOSTEAN, IN PRO PER
3245 FRANCOIS DR
HUNTINGTON BEACH, CA 92649
(562) 413-6876

The Downey Patriot
8/20/20, 8/27/20, 9/3/20

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Should sellers pay for a pre-listing home inspection?

Moving.com

Preparing to put your home on the market? If you're looking to dot all your i's and cross all your t's before listing a house, then you may want to consider arranging for pre-listing home inspection.

As anyone who's sold a house knows, the inspection of your house can make or break a home sale. Most often, homebuyers make the sale contingent on the home's inspection. Not only does an inspection give buyers a clear picture of what they're purchasing, but it may also give them leverage when it comes to renegotiating the sales price.

For instance, if the inspection finds something wrong with the home that the buyers deem unacceptable, then they may be able to get the sellers to agree to a lower purchase price before closing. Oftentimes, sellers end up paying for repairs and making concessions in order to ensure that the sale goes through.

For sellers who wish to avoid any unwelcome surprises (and possible expenses) in the inspection report, it might be helpful to consider paying for a pre-listing home inspection prior to selling their house. A pre-listing home inspection is an inspection arranged by the seller and conducted by a certified inspector that is completed before the home is listed for sale. Ultimately, this inspection could end up saving the seller from having to lower their price. For more information on the benefits and downsides of paying for a pre-listing home inspection, read our Q&A below.

What is a pre-listing home inspection?

A pre-listing home inspection is simply a home inspection that is paid for by the sellers and performed prior to putting a home on the market. A home inspection typically gives the seller (or buyer)

information about the home's overall condition as well as the condition of individual systems within the home. If you decide to order a pre-listing home inspection, you'll likely see information about the condition of the home's roof, exterior, garage, interior, structural components, plumbing system, electrical system, heating/central air conditioning system, insulation and ventilation, appliances, lawn sprinklers, swimming pools and overall safety – just to name a few. An inspection could last anywhere from an hour to several hours, depending on the size of the home and the thoroughness of the inspector.

How much does a home inspection cost?

According to HomeAdvisor, the average home inspection costs around \$315 and ranges from \$278 to \$399. The website points out that while inspections of small homes and condos under 1,000 square feet only cost around \$200, inspections of larger homes can run \$400 or more. You may have to pay extra for mold and Radon testing. Having the house inspected for pests will likely cost extra as well, and you may need to hire a separate pest control service to conduct the inspection.

What are the benefits of conducting a pre-listing home inspection?

For many sellers, conducting a pre-listing home inspection is worth the money. Here are a few benefits to having a home inspection prior to listing your home:

There will be fewer surprises during the buyer's inspection

Preempt the buyer's inspection by conducting your own beforehand. By arranging for your own inspection before the buyer, you'll have more time to find and fix existing problems with the home.

It might prevent buyers from renegotiating the sales price

Oftentimes, buyers use inspection issues to try and renegotiate the sales price or ask for other concessions. Finding and fixing any major problems with the house before putting it on the market may prevent this from happening.

You'll have more confidence in your listing price

Thinking of pricing your home high? If so, having an inspection could help you feel more confident in your listing price and in your home, in general. You'll know that any major problems have been addressed and fixed. If, however, the inspection comes back with a multitude of problems that you aren't willing to fix, you may want to consider lowering the price to compensate for the issues.

What are the downsides to paying for a pre-inspection?

Not every seller is willing to spend time and money on a home inspection prior to putting their home on the market. Here are a few downsides to paying for a pre-listing home inspection.

It costs money

If you have a large home, a home inspection could cost \$400 or more. For those looking to save their money, we recommend passing on the pre-listing home inspection. Instead,

focus on what you can do to improve your home's condition before putting it on the market.

Different certified inspectors have different inspection styles

Typically, there are plenty of certified home inspectors for hire available to buyers and sellers. It's unlikely that the buyer and seller will choose the same inspector – and different inspectors have different inspection styles. While some inspectors are very thorough and detail-oriented, others are not. As the seller, your inspection report could look completely different from the buyer's report – depending on who you hire. For instance, your inspector could flag a number of issues with the roof or HVAC, while the buyer's inspector could miss these details altogether.

It brings all the problems with your home to light

Of course, you may not want to know about all the problems with your home. Most states require that sellers disclose certain known issues with a

home to buyers. For instance, you may have to disclose any known water damage issues or problems with pests. But if you don't know about the problems, you won't necessarily be held liable for these issues after the sale of a home.

Bottom line: The decision to pay for a pre-listing home inspection ultimately comes down to your estimated return on investment. The smaller the home, the less the inspection will cost. If you predict that your home has underlying problems that could cause issues with buyers, then it might be worth it to pay for a pre-listing home inspection. That being said, if the home is in poor condition – or is a self-described "tear down" – and buyers are planning to renovate or redo the home anyway, then don't waste the money on a pre-listing home inspection.

How else can you prepare for putting your home on the market?

In addition to a pre-listing home inspection, here are a few other ways you can prepare

for putting your home on the market:

Enlist cleaners to do a deep clean of the home

Hire a seasoned and trustworthy Realtor

Research nearby comps and your local housing market before pricing the home.

Make a list of all additions, renovations, upgrades and changes you've made to the home since purchasing it.

Declutter, depersonalize and stage the home for pictures and showings

Paint the walls a neutral color

Call a handyman to make any necessary repairs before listing the home

Ready to move?

So, your home passed an inspection with flying colors, and the sale went through without a hitch. Congratulations! Now it's time to start planning that move. Hire an agent and get ready to pack.

Where the Housing Market Stands

Two Months into Coronavirus



Buyers Are Tricking Back into the Market

When the pandemic first hit in March, sales dropped 8% from the previous month. Now, buyers are slowly getting back into the game, since mortgage rates are at historic lows and nearly 70% of the workforce is still holding secure employment.

Home Prices Will Remain Steady

Low housing inventory levels before the COVID-19 crisis mean that it is unlikely home prices will drop. It's still a good time for sellers to consider making their moves.

Real Estate Transactions Are Safer Than Ever

Trying to purchase a home and get the deal done is far safer than visiting grocery stores. Real estate professionals are going above and beyond with social distancing practices and sanitary measures to keep clients and colleagues safe during transactions.

This is a Pause, Not a Stop

The COVID-19 pandemic has paused real estate activity, not stopped it completely. People's homes have become even more valued during this time. Real estate will continue to be in high demand once the coronavirus subsides.

I'm here to help you in any way I can during these tough times. If there is anything I can do to help you and your family, please do not hesitate to reach out - 562-743-2121

TO FIND OUT THE CURRENT SALES TREND FOR YOUR NEIGHBORHOOD, VISIT: www.DaleJervis.Smarthomeprice.com and receive up to date information of the market for your home. This can help keep you informed until you are ready to sell!




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FEATURED PROPERTY



Great Investment opportunity!

This property has a huge lot size 15,997 sq. ft. Each unit has 2 bedrooms, 1 bathroom with laundry area and its own garage, and granite counters. Back unit has newer triple pane windows. Plenty of space for parking up to 6 cars or more. Plenty of storage to keep your tools. **CALL TODAY!!!**

TOP PRODUCERS



TOP LISTING
Flor Martinez



TOP PRODUCTION
Cristian Ripoll



TOP SALES
Lilian Lopez



Great Price!!!

Three bedroom 1 bath home in Norwalk. House has new flooring and fresh paint. One car garage. **CALL TODAY!!!**



The Time Is Now!

Spacious 3 bedrooms and 2 bathrooms mobile home in a lovely family park. This home is ready to move in, with laminate floors and offers central heating and central air conditioner. The park offers heated pool and spa, clubhouse, basketball courts, security gated, pets allowed, car wash, and much more. **CALL TODAY!!!**



This Is The One!

This stylish 4 Bedroom, 4 Bathroom, 2549 square foot home has Central A/C & Heating. It features a Living Room and Family Room, both with center glass sliding door walls with a picturesque view of the back yard. The upgraded kitchen has granite countertops and stainless-steel appliances. The master suite has access to and view of the pool and large pool which is heated by a stand-alone solar panel system. **CALL TODAY!!!**



Investment Opportunity!

Very nice duplex in the area of North Long Beach. Front unit has 2 bedrooms, 1 bath, with an open floor plan. Back unit has 1 bedroom, 1 bath. Close to freeways, schools, and shopping. **Call Today!!!**



Property Management Provides help with:
Statewide Rent Control | Rent Collection
Working with Vendors | Tenant Relations
2 Free Months of Management
Call Edwin 562.927.2626



Will Go Fast!!!

Cute starter home in good condition. New oven, cook top, hood, and dishwasher. 2 bedrooms are Jack and Jill. Private backyard. Some copper plumbing. **CALL TODAY!!!**



Location, Location, Location!!

Lovely home in a quiet and prestigious area of La Habra Heights with an amazing panoramic view. You will fall in love. Fully upgraded with all the amenities you can think of. **CALL TODAY!!!**



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Vicki Spearman
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5123 Duncan Way, South Gate
2 units sold for full price \$668,900
I can sell yours, too!
Call Carrie today at 562-382-1252.

SOLD!
In the Heart of Downey!
3 bedrooms, 2 bathrooms, 1,800 sq. ft.
Fixer! sold for \$619,000! Call us to get the MOST for your Property!

JUST LISTED!
Great Opportunity!
4 separate 3 bedroom, 1 bath homes on large lot. Great Long Beach location. Collecting great rents with more upside potential. Recently painted. 1 home was completely remodeled 6 months ago. Long term tenants. Seller may consider financing. \$1,625,000. Call Jimmy for more info today at 562-400-2148
JIMSPATHOS@AOL.COM

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YOUR HOME CAN BE HERE
Call Vicki today! 562-367-9520

SOLD! SOLD! SOLD!
SOLD-10711 RICHEON AVENUE, DOWNEY
Gorgeous Downey classic in PRESTIGIOUS ORANGE ESTATES! 3 BEDS, 2 BATHS. SPACIOUS formal living room, 1,862 sq. ft. living space.
Call Mario today! 562-533-7433.

SOLD!
10228 Blumont Rd., South Gate
Sold for \$560,000
I can sell your home too!
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★★★★★
* I am a Real Estate Attorney with 40 years of experience. I know Brokers. I used Marie and Angelo to sell my mother's house in what turned out to be a very difficult sale in the middle of the Pandemic. Let me just say they check all the boxes: Honesty, Integrity, Knowledge, Experience, Hard work, and Caring. These are people you want to do business with. I would use them again in a instant.

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Our **NEW WEBSITE** has been launched!

Pam Lee
REALTOR®
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PamLeeRealtor@gmail.com
DRE #01750256

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Two House on One Lot!
2 separate homes with their own yards! Best price in Downey! \$695,000.

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- Detailed market analysis sent to you in less than 24 min
- Innovative home search features
- Access to our office's newest listings
- Quick links to utilities and local Downey & surrounding city info
- Plus, info on your next career

AVAILABLE!
Long Beach Gated Community
2 BD, 2 BA. Spacious living room. Kitchen that opens to the family room. Master suite with lots of closet space. Carport parking. Community pool plus great amenities. Mobil home listing price is \$165,000. Space rent \$1,485. Call Pam for more info! 562-537-1134.
PamLeeRealtor@gmail.com

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2° SOLD! SOLD! SOLD!
9915 TECUM RD., DOWNEY
3° SOLD! SOLD! SOLD!
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-The Menendez family

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FEATURED LISTINGS BY THE MICHAEL BERDELIS TEAM

JUST LISTED

Beat the Heat Here!
(Pool, Spa, and Central Air)

- 4 bedrooms
- 3 bathrooms
- 2,290 sq ft living space
- 6,953 sq ft lot
- Formal living room with fireplace
- Large family room with high ceilings
- 2 master bedrooms
- Large pool and spa

LIST PRICE \$825,000

North Downey Pool Home

- 3 bedrooms + office
- 2 bathrooms
- 1,706 sq ft | 7,669 sq ft lot
- Guest house
- Pool with newer stucco and tile

List price: \$785,000

North Downey Condo

- 2 bedrooms | 2.5 bathrooms
- 1,409 sq ft living space
- End unit
- Pool and spa
- Subterranean parking

List price: \$449,950

COMING SOON
Near Downey

- 3 Bedrooms, 2 Bathrooms
- 1,508 sq ft living space
- 6,187 sq ft lot
- Updated kitchen & bathroom
- Large family room

List price: \$569,950
DRE #01234589

REALTOR®

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