



**Daylight Saving Time starts Sunday at 2 am**



**PAGING DR. FRISCHER**  
Is telemedicine here to stay?

SEE PAGE 2



**EDUCATION**  
Teen is finalist for scholarship

SEE PAGE 3



**CRIME REPORT**  
Tagging suspect arrested

SEE PAGE 7

## Alvarez's criminal history sparks concern

■ The Downey council member has convictions for welfare fraud, perjury and theft.

The city has hired a law firm to determine her eligibility to serve.

By Eric Pierce Editor

**DOWNEY** - Downey Councilmember Catherine Alvarez has a checkered criminal history, including charges of welfare fraud, perjury, and stealing from the Michaels crafts store at Downey Landing, according to newly-discovered court documents.

Detractors of Alvarez discovered her criminal past last week and posted the charges on Facebook. Alvarez was elected to the Downey City Council in November, representing District 3.

Court documents obtained by The Downey Patriot reveal that Alvarez was arrested by the L.A. County Public Social Services Department and arraigned March 12, 2014 on two felony charges: welfare fraud 10980(c)(2) and lying under oath 118(a).



Catherine Alvarez

Alvarez returned to court April 2 where the charges were apparently reduced to misdemeanors in exchange for a guilty plea. She was sentenced to three years probation, 75 hours of community service, and a fine.

Public court documents do not include specific details of the facts.

The judge also ordered Alvarez to pay restitution to the victims -- in this case the Social Services Department -- in the amount of \$1,899 for Calworks and \$1,371 for food stamps.

Alvarez was back in court April 6, 2016 for a progress report. Represented by a public defender, Alvarez showed proof of completing her community service but still had a restitution balance of \$48.

Her probation was officially terminated on May 31, 2016.

### Michaels

One year before the welfare fraud case, Alvarez was arrested by Downey Police for allegedly stealing from the Michaels store at Downey Landing.

Alvarez was arraigned July 11, 2013 and charged with theft. Alvarez pleaded nolo contendere, a plea by which a defendant accepts conviction as though a guilty plea had been entered but does not admit guilt.

Judge Ana Maria Luna convicted Alvarez and sentenced her to one day in L.A. County Jail, summary probation, five days of community labor, and fines totaling \$904.

She was also ordered to stay away from the Michaels store in Downey.

Alvarez returned to court on April 16, 2014, where her probation was extended through Oct. 16 of the same year.

Continued on page 3

# Rancho's new buildings draw praise and concern

■ A new 130-bed facility currently under construction near Apollo Park will house homeless hospital patients.

By Eric Pierce Editor

**DOWNEY** - Two new facilities currently under construction at Rancho Los Amigos National Rehabilitation Center that will be used to care for homeless patients after they have been discharged from county hospitals, and also patients in need of psychiatric services, officials said this week.

The project, called the Restorative Care Village, broke ground last summer. Construction is expected to wrap up in July with patients moving in this fall.

"The new Restorative Care Village is a continuation of what Rancho Los Amigos has always set out to do: rebuild lives," said Los Angeles County Supervisor Janice Hahn. "The incredible doctors at Rancho Los Amigos treat patients who have experienced life-changing illnesses and injury and give them hope for their futures.

"But even after they are discharged, patients need time to recover and adapt to their new normal. This Restorative Care Village is going to make sure that all patients have a place to recover and the support they need to rebuild their lives."

The project encompasses two separate facilities, both aimed at providing extended healthcare treatment to patients. The facilities will primarily serve patients being discharged from Rancho, county officials said.

One of the facilities, a 50-bed Recuperative Care Center, will provide care and supportive services for people recovering from hospitalization who do not have a place to live and have ongoing medical needs.

"Too often, unhoused patients are discharged from hospitals only to end up getting sick again on the streets," county officials said in a statement. "The Recuperative Care Center will provide patients the care they need to recover from hospitalization and the supportive services they need to get connected with long-term housing."

The second facility is a five building 80-bed Crisis Residential Treatment Program that will provide psychiatric services to individuals being released from county facilities. Uniquely, the Crisis Residential Treatment Program at Rancho will focus on the needs of post-medical trauma patients who have been receiving rehabilitative care and may need help adjusting to cognitive and physical limitations associated with recent physical injuries.

Patients who meet clinical criteria will be transported



Construction of the Restorative Care Village at Rancho Los Amigos National Rehabilitation Center is expected to be completed this summer. (Photo by Mario Guerra)

directly from hospitals to the Recuperative Care Center and Residential Treatment Program for admittance and upon discharge are transported to the next level of appropriate care. There are no drop-in services allowed or provided at either facility.

The new facilities at Rancho Los Amigos are one of four Restorative Care Villages set to open at county hospitals across Los Angeles County this year.

Downey Mayor Claudia Frometa praised the project, calling the facilities "a step forward in helping some of the most vulnerable patients in our county."

"Patients needing extended services will be able to get the specialized medical care and the continued rehabilitation treatment they need and that Rancho Los Amigos is known for in order to rebuild their lives and return to normalcy," Frometa said. "On behalf of the City of Downey, I commend the L.A. County Board of Supervisors and our Supervisor Janice Hahn, for supporting a project that will be critical in ensuring unsheltered individuals receive the ongoing medical care they need to fully recover."

### Concern

Some residents, however, expressed concern over the project's location near homes and Apollo Park.

Laurie Hidalgo lives on Quill Drive and said she and her neighbors were never told the new construction would house transients.

"I'm appalled we were not notified of this," Hidalgo said. "This affects the general welfare of every resident that lives in this area, and we weren't given an opportunity to oppose this."

"Why couldn't they have



An artist's rendering of the Restorative Care Village. (Courtesy Los Angeles County)

done this across Imperial Highway where all that vacant land is owned by the county? Or even down at Los Padrinos, that's all abandoned now. Why would they build this across from the senior center, across from the new playground?"

Two years ago, Hollydale residents protested after the City of Downey announced plans to build housing for homeless veterans on the city border.

"At least they got to have their voices heard," Hidalgo said. "Tell me why this was all very hush hush."

Another resident, John Vasquez, lives on Hondo Street. He said he worried the project would lower the neighborhood's property values.

"Who wants to buy a house near a homeless shelter," he asked rhetorically. "Is the city or the county going to pay me fair market value for my home now? They need to pay me today before values plummet in six months."

Downey officials said they were unaware of the project's details because it is under L.A. County's jurisdiction. Former Downey mayor Mario Guerra,

however, said the city could have been more transparent with residents.

"For the city to know what was being built and not engage or tell our residents is very disappointing," said Guerra, who lives near Rancho. "This type of project, so close to our park and homes, is something that really needed transparency. It's surprising that the city did not disclose this since it's been planned for several years. Community input would have been very valuable."

County officials said the new complex will not be fenced or locked because it is being treated as an extension of the hospital.

"It is not a locked facility—instead it is like a regular hospital with patients who are checked in through the appropriate avenues and supervised by the clinical staff," said Liz Odendahl, spokesperson for Janice Hahn. "There is no fence around the facility because it is a hospital, not a jail, and these are hospital patients inside. It is essentially an extension of the greater Rancho campus."

# Roybal-Allard pushes for citizenship

■ The Downey congress member has reintroduced legislation that would give 'dreamers' full legal status.

**DOWNEY** - Rep. Lucille Roybal-Allard (CA-40) announced the reintroduction of H.R. 6, the American Dream and Promise Act, a bill that would enable U.S.-raised immigrant youth known as "dreamers" to

earn lawful permanent residence and American citizenship.

In addition to Dreamers, the Dream and Promise Act also includes protections and a path to citizenship for Temporary Protected Status (TPS) recipients and Deferred Enforced Departure (DED) beneficiaries.

The reintroduction of H.R. 6 comes as momentum continues to build for immigration reform,

Roybal-Allard said.

Earlier this year, Rep. Linda Sanchez of Norwalk introduced President Joe Biden's U.S. Citizenship Act of 2021. Roybal-Allard, along with six of her colleagues known as the "Closers," are guiding the president's bill through the House.

Among its many provisions, the legislation would allow

qualified immigrants who "contribute to our country and enrich their communities" with a pathway to citizenship.

The reintroduction of H.R. 6 is part of the strategy to further prioritize efforts to secure permanent citizenship for Dreamers, TPS recipients, and DED beneficiaries alongside the larger immigration bill.

Continued on page 4

## Weekend at a Glance

Friday 60°

Saturday 64°

Sunday 65°

### ON THIS DAY MARCH 11

**1862:** During the Civil War, President Abraham Lincoln removed Gen. George B. McClellan as general-in-chief of the Union armies.

**1941:** President Franklin D. Roosevelt signed into law the Lend-Lease Bill, providing war supplies to countries fighting the Axis.

**1985:** Mikhail S. Gorbachev was chosen to succeed the late Soviet President Konstantin Chernenko.

**1993:** Janet Reno was unanimously confirmed by the Senate to be the nation's first female attorney general.

**1993:** North Korea withdrew from the Nuclear Non-Proliferation Treaty.

**2002:** Two columns of light soared skyward from ground zero in New York as a temporary memorial to the victims six months after the Sept. 11 attacks.

**2004:** Ten bombs exploded in quick succession across the commuter rail network in Madrid, Spain, killing 191 people and wounding more than 2,000 in an attack linked to al-Qaida-inspired militants.

**2006:** Michelle Bachelet was inaugurated as first female president of Chile.

**2011:** Wisconsin Gov. Scott Walker signed a measure to eliminate most union rights for public employees, a proposal which provoked three weeks of protests.

**2011:** A magnitude 9.0 earthquake struck Japan, triggering a tsunami that killed over 15,000 people.

**2020:** The World Health Organization declared the Covid-19 virus a pandemic.

### Birthdays

Media mogul **Rupert Murdoch** (90), record producer **Jimmy Iovine** (68), "Empire" star **Terrence Howard** (52), "Jackass" star **Johnny Knoxville** (50), basketball player and coach **Becky Hammon** (44), former Clippers forward **Elton Brand** (42), Good Charlotte vocalist **Joel Madden** (42), rapper **Paul Wall** (40), and Lakers center **Anthony Davis** (28).

### Deaths

**Merlin Olsen**, the football player turned actor who starred in "Little House in the Prairie" as Jonathan Garvey, died in 2010 of mesothelioma. He was 69.

**Ken Dodd**, a comedian and one of Britain's most popular entertainers, died in 2018 at age 90.

**Ole Kirk Christiansen**, a Danish carpenter who operated a woodworking shop before creating Legos, died in 1958 of a heart attack. He was 66.

**Alexander Fleming**, the physician and microbiologist who shared the Nobel Prize for discovering penicillin, died in 1955 of a heart attack. He was 73.

# Paging Dr. Frischer...

By Dr. Alan Frischer

Would you have imagined that it would become common to make routine visits to your doctor...without leaving your home? World events have the ability to change human behavior quickly, and often dramatically.



Every day in my office I now routinely see patients who are comfortable "visiting" with me, sometimes in their PJ's, from home. Many prefer it. Even as early as last summer, roughly 25% of us had used a computer, tablet, or smartphone for a telemedicine appointment. It is estimated that there were nearly a billion telemedicine visits during 2020.

Early on in the pandemic, the Centers for Medicare and Medicaid Services (CMS) granted emergency approval reimbursement to doctors for such visits. The CMS recognized that the combination of "stay at home" orders and the risks of catching or spreading COVID-19 led to the necessity of easy home ac-

cess to medical care. Other non-government insurances then quickly got on board with this.

The advantages are obvious. Telemedicine eliminates the need to dress, commute, and pay for gas and parking. It keeps sick and possibly contagious people off of public transit. It is time efficient, and can be squeezed into a busy work and childcare schedule without much planning. Note that the field of mental health has long been ready for such a change, since those visits have predominantly been about talking, and not about physical examination.

The disadvantages are equally obvious. I can't perform a physical exam on a screen, other than observing something visual that a patient chooses to show me. There are subtleties that any good physician picks up on if they are physically in a room with a patient. In person human interaction is always the most informative. The doctor-patient relationship, one built on warmth and trust, is far easier to maintain in person.

However, the bottom line is that we are still in a pandemic. Telehealth can promote public

health goals by increasing social distancing and limiting contact. It maintains continuity of care, helps to manage chronic conditions, allows for preventive services, and picks up new problems early. In my own practice, this has allowed suspected or proven COVID patients the opportunity to get medical care without exposing other patients or staff in my office.

Will the use of telemedicine continue beyond this pandemic? Given the changes technology is constantly bringing to our lives, it certainly seems likely.

For now, private insurance payers and the CMS have supported this transition by allowing reimbursement. Whether insurance payers will continue to offer this once we return to some form of normalcy, or whether patients will want to continue utilizing such services, is unknown.

Personally, I hope to see you all in person, but for now, I urge you to continue to use any method you can to maintain your health during these unusual and tough times.

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

# Thoughts one year later

By Alex Dominguez  
Staff Writer

I really wanted to write something along the lines of "COVID-19: One year later," but honestly, what the hell can you even say about it?

Statistics?

There have been over 117 million cases worldwide, over 2.6 million deaths.

Locally, 1.2 million cases in Los Angeles County, including over 22,000 deaths.

In Downey, over 17,000 cases and 268 of our neighbors gone.

That said, I'm not truthfully sure when the seriousness of the pandemic finally resonated with me.

I remember telling a coworker that younger individuals like she and I likely had nothing to worry about. (In retrospect, I wish I hadn't said that.)

I remember Eric sending me to take pictures of the tent that went up in front of Kaiser, and the hospital playing it off as just part of a drill.

I remember sitting at the Downey Unified School District office, moaning, groaning, and complaining to myself that a huge decision like the closing of schools shouldn't be discussed behind closed session doors.

It was supposed to be two weeks. "Two weeks to slow the spread" they said.

In the meantime, we put our medical frontliners and essential workers on a pedestal, praising them for their dedication and sacrifice in the face of a new, relatively unknown foe.

But while we celebrated those individuals out of one side of our mouths, we planned our beach trips and argued the necessity of masks out of the other.

I'm not ashamed to admit that I have spent much of the last year either helplessly afraid or inconsolably angry.

An anxious person already by nature, I think that I did okay



maintaining my composure for the first two to three months of this strange, new reality.

Then one day, I found myself caught in a small space with a couple of people not wearing masks.

For some reason, that was the straw that broke the camel's back. Something within me cracked, and I became overly obsessed on the health of my loved ones and myself.

I started wearing two to three masks when I had to go out.

I stopped doing any shopping in person and began relying solely on Door Dash and Amazon.

I did my damndest to keep my work at home and away from other people, including conducting phone interviews and having photos submitted when possible.

I kid you not that I started taking my temperature no less than 20 times a day. I had a regular flow of gum and mints on hand too, to test my senses of smell and taste.

Was it an across-the-board overreaction? Oh, most certainly so.

But by that point I had had several friends become sick (thankfully none seriously at that time), and I refused to take that same chance with my family.

My household and I have managed to stay healthy, thank God. My mother is even fully vaccinated, another blessing.

Now like many of you, I am awaiting my turn to have someone put a needle in my arm.

Even still, I find vaccinations and declining case rates to be of little comfort to me.

I'm sorry if I sound bitter or cynical, but if I'm being honest with you, I am.

Bitter that I will never get to talk Dodgers or Downey news with Pat McCallum ever again. Bitter that my Uncle Fred - who was a preacher - will not be there to officiate my wedding (if I ever get married) like I had always planned.

Bitter over how little time I have spent with my niece Emma and nephew Ethan over the last year.

Bitter over the wedge I put between my Uncle Chazz and Aunt Anna and my mother and I, for fear of any of us getting sick.

Bitter over the year of all our lives that got stolen away from all of us with no chance of a do-over.

Just bitter.

If it is any comfort to you the reader, I have no visions of grandeur or glory of my words here changing any minds or winning any awards. That's not why I sat down and started writing today; this isn't meant to be journalism, it's meant to be reality.

The truth is I'm just tired. The pandemic fatigue has long set in, and my nerves are shot.

I know how close we are to being through this, but I miss my family.

I miss my friends.

I'm tired of being afraid.

And I just needed to tell someone about it.

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# Downey teen named finalist for national scholarship

■ Venezia Garza plans to study medicine; she's already been accepted into five universities.

By Alex Dominguez  
Staff Writer

**DOWNEY** – Downey resident Venezia Garza has been named a semi-finalist for the Jack Kent Cooke College Scholarship.

After an extensive process of essays, interviews, and other required materials, Garza, 17, was selected as one of nearly 500 semi-finalists – narrowed down from over 5,800 applications nationwide – to potentially receive \$40,000 in tuition and other college assistance.

“It was an interesting experience because...knowing that this was a national level, highly competitive scholarship, I knew I would have to step up my game and ensure that I was telling my story in the best way,” said Garza.

“It took me a couple months of editing my essays to get them where they were when I submitted the application.”

“It’s been such a humbling experience because throughout my whole college application journey, I’ve encountered a lot of difficulties, obstacles, new experiences that I’ve never had to deal with before.

“Knowing that there are thousands of other students who are equally as talented – or even more talented and have more achievements than I do – knowing that they saw something in me, it makes me feel so blessed and so thankful that I have the opportunity to be where I am now.”

Garza is a senior at the Orange County School of the arts with aspirations of entering



Venezia Garza is a finalist for a \$40,000 college scholarship.

the medical field after college. She currently holds a 4.57 GPA and is involved in several extracurricular activities.

She describes herself as a “passionate dancer,” and was part founder of her school’s first coalition on anti-racism and inclusion.

She is also the founder of the Dare to Dream mentorship program.

“I recruited a couple of my peers to help me mentor other minority, low-income first-gen students who are freshmen and sophomores in high school and expose them to the opportunities that I had been exposed to...and just be that older figure that they can look up to and speak to,” said Garza.

“I currently mentor eight

young high school students, but in total our program has 32 mentees.”

“That has been an incredible experience in of itself.”

She is also in the process of creating an app that will combine her passions for caregiving and medicine and medical equality.

Garza has been admitted to five – California State University Los Angeles, Cal Poly Pomona, California State University Long Beach, University of California Riverside, and Washington University in St. Louis – of the 17 schools that she applied to so far.

She plans to study medicine.

“My grandma unfortunately was diagnosed with Alzheimer’s disease 11 years ago, so that has sparked a really deep passion for

medicine and neuroscience,” said Garza.

“I hope to one day contribute to the research towards one day discovering the cure for Alzheimer’s disease alongside being a physician in low-income community hospitals.”

“That’s kind of a big, broad scope of what I hope to do in the future. If I were to be awarded the scholarship, I would definitely take advantage of every opportunity they give me to get one step closer to my goals.”

## Occupancy signs to be installed at parking structure

**DOWNEY** – To help make parking in downtown Downey easier, the City Council this week agreed to install occupancy signage outside the multi-level parking structure.

The digital signage will be installed outside the structure’s two entrances, letting drivers know how much parking is available.

Downey will pay Canadian-based company Parking Logix \$45,078 for the signage. Another company will be hired for installation.

Measure S funds will be used to pay for the signs.

## City explores affordable housing

**DOWNEY** – The City Council on Tuesday voted to create an affordable housing subcommittee, tasked with identifying funds to develop affordable and low-income housing.

Mayor Claudia Frometa and Councilman Mario Trujillo will sit on the committee and are expected to meet within the next 30 days.

One option the City Council will explore is mandating that developers include affordable housing in new developments.

“For example, if you’re doing a large development in the town, then it’s a requirement that X amount of units become affordable,” said City Manager Gilbert Livas.

The vote to create the subcommittee with Frometa and Trujillo as members unanimously passed 5-0.

## Law firm to advise city regarding Alvarez

Continued from page 1

On Sept. 22, 2014, a judge revoked Alvarez’s probation after it was discovered that she had not paid her fines or completed the community service. The following day, Judge Joseph Porras issued a \$35,000 bench warrant for Alvarez’s arrest.

Alvarez was back in court Oct. 14, 2014 where Judge Porras reinstated Alvarez’s probation.

Alvarez petitioned to have the case dismissed on Nov. 19, 2015 but was denied. The case file was officially destroyed in 2019.

On Tuesday, the City of Downey announced it would hire an outside law firm as it considers any potential action against Alvarez.

“The city is in receipt of the information that has been publicly released and the city has retained an outside law firm to provide this council with advice regarding that information,” Mayor Claudia M. Frometa said during Tuesday night’s City Council meeting. “I also would like to let the residents know that typically cities do not require background checks on candidates and there’s no legal requirement to do so. However, I have asked our city attorney to look at this issue and to advise the council.

“This matter is concerning and this is a serious matter. Therefore, I will not be making any additional comments on this issue. Any further inquiries will be referred to our city attorney’s office.”

The Downey Patriot emailed Alvarez for comment but she did not respond.

Disclaimer: The author of this story, Eric Pierce, was one of three candidates for Downey City Council in District 3 last year.

## 2020 LA River Master Plan

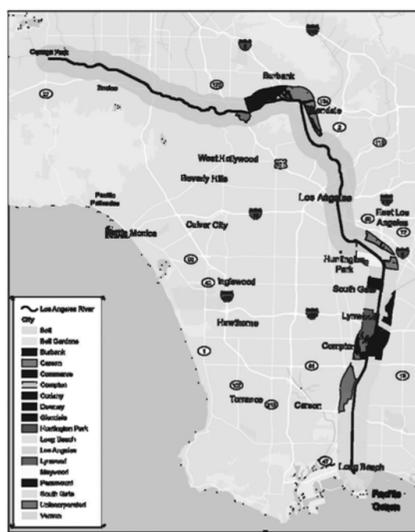
### California Environmental Quality Act Draft Program Environmental Impact Report

The County of Los Angeles has prepared a Draft Program Environmental Impact Report (PEIR) to assess the potential environmental impacts of implementing the 2020 LA River Master Plan (Project). The County is soliciting comments from members of the public, organizations, and government agencies on the PEIR. The Draft PEIR is available for an extended public review and comment period starting on February 1, 2021 and ending on May 13, 2021

The proposed Project builds on the adopted 1996 Master Plan and other regional planning studies since then. The Project proposes six categories of project improvements, or “kit of parts” (KOP): KOP Category 1: Trails and Access Gateways; KOP Category 2: Channel Modifications; KOP Category 3: Crossings and Platforms; KOP Category 4: Diversions; KOP Category 5: Floodplain Reclamation; and KOP Category 6: Off-Channel Land Assets. Each KOP category includes a recommended collection of design components that can be implemented individually or in any combination. In addition, the 2020 LA River Master Plan includes a series of smaller common elements and Design Guidelines.

To access the Draft PEIR and related documents and Notice of Availability, please visit: [pw.lacounty.gov/go/larmpceqa](http://pw.lacounty.gov/go/larmpceqa).

The Draft PEIR identifies the potential for significant impacts in the following environmental areas: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology, Soils, and Paleontological Resources; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use; Noise; Public Services; Recreation; Transportation; Tribal Cultural Resources; Utilities; and Wildfire. There are known hazardous waste sites located within the project study area (Government Code Section 65962.5).



The public review and comment period has been extended. Comments on the Draft PEIR are due no later than May 13, 2021, which marks the end of the extended 101-day public review period. Please send comments in writing to the physical address or e-mail address shown below. If sending an email, please include “2020 LA River Master Plan Draft PEIR Comments” in the subject line. Include a return address or e-mail address and a contact name in your agency with your comments:

**Grace Komjakraphan-Tek**  
Los Angeles County Public Works Storm-water Quality Division  
900 South Fremont Avenue,  
Alhambra, CA 91803  
[LARiverCEQA@pw.lacounty.gov](mailto:LARiverCEQA@pw.lacounty.gov)  
(833) 993-1739



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|--|---|

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Airbag recalls performed on some models  
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# Immigration bill would grant citizenship to eligible residents

Continued from page 1

After the reintroduction of H.R. 6, Rep. Roybal-Allard issued the following statement:

"As an original co-author of the 2001 Dream Act, and as the Member of Congress representing the district with the highest percentage of Dreamers, I am thrilled to announce the

reintroduction of the American Dream and Promise Act of 2021 as we continue our work to pass long-overdue legislation to reform our nation's immigration system.

"I thank my co-authors, Representatives Nydia Velázquez and Yvette Clarke, for their tireless efforts to protect

the rights of our immigrant communities and for their work on provisions of the bill assisting Temporary Protected Status recipients and Deferred Enforced Departure beneficiaries. I also thank Speaker Nancy Pelosi for once again designating the bill as H.R. 6, making it one of the top ten priorities for our Democratic Caucus in the 117th Congress.

"During the years of the Trump Administration, the vicious targeting of our most vulnerable immigrant communities cultivated a climate of apprehension, uncertainty, and fear. For far too long, Dreamers and others have waited in limbo and lived with the fear of being deported from the only country they know as home.

"Dreamers were brought to this country as children. Many are unaware that they are undocumented until they apply for college, and many more have felt the need to keep their status a secret out of fear of deportation. That's why I am grateful that President Biden has made immigration reform a priority and has preserved and fortified the DACA program in the U.S. Citizenship Act.

"I am also grateful that the president's bill would provide

a pathway to citizenship for the 11 million undocumented immigrants who currently live in the U.S., work hard, and contribute to our communities and nation. As we work to pass the president's bold reform legislation, the reintroduction of H.R. 6 will help ensure Dreamers, TPS recipients, and DED beneficiaries are protected once and for all.

"I have seen firsthand the love and devotion that our Dreamers have for our country. They are our neighbors, friends, and colleagues. They are students, scientists, researchers, and small business owners.

"As the coronavirus pandemic has raged across the

nation, claiming the lives of over 500,000 Americans, Dreamers and immigrants have risked their lives as part of the essential and emergency workforce on the front lines of our response to the pandemic.

"By allowing Dreamers, TPS recipients, and DED beneficiaries to permanently stay in America without fear of deportation and pursue a path to citizenship, we will help them continue to enhance and strengthen our nation."

"The last four years were a dark, uncertain period for the millions of immigrants living in the United States, but the opportunity to begin a new chapter for our nation's

immigration policy under the Biden Administration is underway," said Rep. Velázquez. "I am proud to join my colleagues in reintroducing the American Dream and Promise Act, which provides critical protections to recipients of TPS and DACA, including a pathway towards Legal Permanent Residence and citizenship.

"The United States has always been, and will continue to be, a nation of immigrants. They are our neighbors, our family, and our coworkers, and they deserve to not continue to be forced into the shadows."

## Middle school, high school students could be next to return

**DOWNY** – As Covid-19 cases continue to decline, Downey Unified is preparing to allow middle school and high school students the option to return to campus this spring.

On Tuesday, L.A. County met eligibility requirements to be moved into California's red tier, which allows more flexibility for schools to reopen.

For middle schools and high schools to reopen, L.A. County

needs to remain in the red tier for two consecutive Tuesdays.

"If Los Angeles County continues to have an adjusted case rate of 7.0 or below next Tuesday, March 16th, marking the second consecutive Tuesday, we will officially be in the Red Tier," Downey Unified posted on its website.

When students eventually return to campus, parents and guardians will be able to choose

from either hybrid or distance learning.

Parents should have received an email from the school district Wednesday outlining their options.

If you do not receive this email, log into your Q Parent Connect account and make your selection within the "Schedule Confirm" tab.

**Eric Pierce, editor**

### In Memory of

#### Bess Kennedy

April 1, 1925 - February 12, 2021



Bess Kennedy, her husband Jack and four children, moved to Downey in August 1964.

Besides being a wife and mother, she worked at Miller's Mens Store in Stonewood, and the Downey City Library. She also volunteered for Meals on Wheels, the OLPH Sandwich Program benefiting the homeless, and was a volunteer at Kaiser Hospital. She was a member of the Downey Bridge Club, where she became a Life Master.

She is survived by two children, Lorry and Patrick, and son-in-law Stephen Mather; four grandchildren, Rick Wilmot, Ian Parks, Michael Parks and Andrew Parks; and two great-grandchildren, Sully and Spencer Wilmot. We will all miss her.

### In Memory of

#### Anthony Ray Andrade

April 1, 1974 - February 22, 2021



Anthony Ray Andrade, also known as "Tony", passed away Monday, February 22, 2021 at the age of 46. Anthony was born in Lynwood, CA to Walter Rivas Andrade and Andrea Rose Andrade.

He grew up in Downey attending Spencer Williams Elementary School, West Middle School and Warren High School Class of 1992.

His career was working in the restaurant business having a special talent of serving. He worked in several restaurants. A few were the Lighthouse in Shoreline Village in Long Beach and with the team that opened Chili's in the Downey Landing. He also worked at Sambí's and Bakers Square in Downey before they closed.

Anthony attended Praise Chapel Church in Downey until he moved to Big Bear, CA and made many good friends there.

Writing poetry and cooking were his passion. He enjoyed cooking for family and friends. He also loved to Bar-B-Que always ready to volunteer for parties and functions.

Anthony enjoyed dining out, the beach, ocean and walking on the piers, especially Oceanside, CA where he spent many days.

He moved to Big Bear, CA 4 1/2 years ago and soon joined the Lighthouse Christian Church making many new friends.

He was a valued employee at the Oaks Restaurant in Big Bear Village often complimented on his excellence service.

Anthony was very caring and had a good heart. He is now home with the Lord. He will be greatly missed by all who knew and loved him.

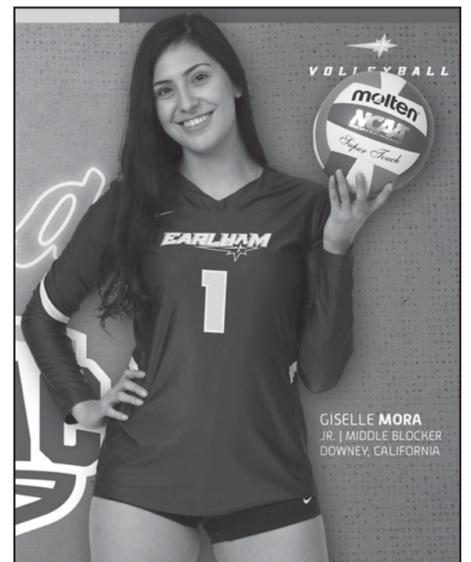
Anthony is survived by his mother, Andrea R. Andrade, brothers Walter Andrade, Michael Andrade, sister Gina "Andrade" Foley, brother-in-law William Foley, sister-in-law Julie Andrade-Nephews, Christopher Andrade, Nicholas Andrade, niece Michelle Foley, Fiancée Shelly Montes and many cousins. He is predeceased by his father, Walter Rivas Andrade.

A celebration of life will take place when it is safe to do so.

**Downey High alumni and Earham College junior Giselle Mora was recently named to The Heartland Collegiate Athletic Conference (HCAC) Spring 2021 All-Conference Team.**

Mora, an outside hitter and middle blocker, posted 131 kills with a hitting percentage of .241, 15 serving aces, 92 digs, and 14 total blocks in 2020.

She is the daughter of Javier Mora of Downey, and Ileana Gaxiola-Bean & Michael Bean of Downey.



GISELLE MORA JR. | MIDDLE BLOCKER  
DOWNEY, CALIFORNIA

## POETRY MATTERS

### For the Love of Avocados

I sent him from home hardly more than a child.  
Years later, he came back loving avocados.  
In the distant kitchen where he'd flipped burgers  
and tossed salads, he'd mastered how to prepare

the pear-shaped fruit. He took a knife and plied  
his way into the thick skin with a bravado  
and gentleness I'd never seen in him. He nudged  
the halves apart, grabbed a teaspoon and carefully

eased out the heart, holding it as if it were fragile.  
He took one half, then the other of the armadillo-  
hided fruit and slid his spoon where flesh edged  
against skin, working it under and around, sparing

the edible pulp. An artist working at an easel,  
he filled the center holes with chopped tomatoes.  
The broken pieces, made whole again, merged  
into two reconstructed hearts, a delicate and rare

surgery. My boy who'd gone away angry and wild  
had somehow learned how to uncloset  
what had once been shut tight, how to urge  
out the stony heart and handle it with care.

Beneath the rind he'd grown as tender and mild  
as that avocado, its rubies nestled in peridot,  
our forks slipping into the buttery texture  
of unfamiliar joy, two halves of what we shared.

**Diane Lockward, The Uneaten Carrots of Atonement, (Wind Publications, 2016)**

"There is so much more to a poem than the story or event behind it," says Lockward. "And the metaphorical possibilities of food are seductive." Here with the split avocado, a family loss is transformed into a connection. Poetry Matters is curated by Lorine Parks

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## Biden's Covid-19 Plan: Force taxpayers to pay for abortions



By Terence P. Jeffrey

Back in 1994, a worried Delaware taxpayer sent a message to his senator. “Please don’t force me to pay for abortions against my conscience,” he said.

Joe Biden sent an unambiguous response.

“I will continue to abide by the same principle that has guided me throughout my 21 years in the Senate: those of us who are opposed to abortion should not be compelled to pay for them,” he wrote.

“As you may know,” Biden continued, “I have consistently — on no fewer than 50 occasions — voted against federal funding of abortions.”

“(T)he government,” Biden said, “should not tell those with strong convictions against abortion, such as you and I, that we must pay for them.”

Today, Biden is the most powerful man in the United States government — and he is demanding that Americans “with strong convictions against abortion” must pay for them with their tax dollars.

This is the moral price Biden was willing to pay to become vice president and then president as the nominee of a party that will not tolerate leaders who insist on defending the innocent unborn.

When Biden ran for president in 2020, he made clear on his campaign website that he favored not only nationwide abortion on demand but also federal funding of it.

“Vice President Biden favors repealing the Hyde Amendment,” his website said. This is the amendment Congress has habitually added to annual appropriations bills over more than four decades to prohibit funding of abortions except in cases of rape, incest or when

the life of the mother is endangered.

“Biden will work to codify Roe v. Wade,” said his website, “and his Justice Department will do everything in its power to stop the rash of state laws that so blatantly violate Roe v. Wade.”

Roe, of course, is the 1973 Supreme Court decision that declared abortion a “right.”

Biden — in 2020 — also said he would: “Restore federal funding for Planned Parenthood.” In 2019, according to its annual report, Planned Parenthood performed 354,871 abortions.

When Biden’s \$1.9 trillion COVID-19 bill — the so-called American Rescue Plan — was being considered in the House, Reps. Jackie Walorski, R-Ind., Cathy McMorris Rodgers, R-Wash., and Virginia Foxx, R-N.C., offered a Hyde-type amendment to prevent it from funding abortions. This amendment was co-sponsored by 203 of their colleagues.

“Without Hyde protections in the reconciliation package, over \$414 billion in taxpayer dollars could potentially be used to pay for elective abortions or plans that cover elective abortions,” said a statement from Walorski’s office.

But Democrats on the House Ways and Means Committee rejected the amendment and the House Rules Committee refused to allow it to be considered on the House floor.

Rep. Chris Smith, R-N.J., co-chair of the Bipartisan Congressional Pro-Life Caucus, then noted in the House debate on the bill how Biden had flip-flopped on federal funding of abortion. Smith demonstrated this point by quoting from and linking to the letter Biden had written to his constituent in 1994 and a similar letter Biden had authored in 1977.

“Mr. Biden once wrote to constituents explaining his support for

laws against funding for abortion by saying it would ‘protect both the woman and her unborn child,’” Smith said.

“I agree,” said Smith.

But Biden no longer agrees with himself.

At the White House press briefing on Feb. 16, Owen Jensen of EWTN asked Biden press secretary Jen Psaki: “We know where President Biden stands on the Hyde Amendment, but that being said, can this administration right now guarantee, if the American Rescue Plan is passed, that no taxpayer dollars will go to the abortion industry?”

“Well, the president’s view of the Hyde Amendment is well known, as you have stated in your question,” Psaki responded in part of her answer.

“He’s shared his view on the Hyde Amendment,” she went on to say. “I don’t think I have anything new for you.”

Jensen pressed her for a direct answer. “Can the administration guarantee those tax dollars won’t be used for abortions?” he asked.

“Well, I think, Owen, as I’ve just noted,” she responded, “three-quarters of the public supports the components of the package, wants to see the pandemic get under control, wants to see people put back to work, vaccines in arms. So, I think that answers your question.”

Psaki would not directly state the plain truth: Yes, Biden’s COVID-19 bill will use tax dollars to pay for abortions.

But she could not deny it — because it does.

When the bill came up in the Senate on Friday, Sen. James Lankford, R-Okla., (for whom this writer’s daughter works) offered a Hyde-type amendment to prevent it from funding abortion. As a procedural matter, the amendment needed 60 votes. It won only 52.

Thus, the Senate version of the bill funds abortion, too.

As the Senate was considering it, Archbishop Jose Gomez of Los Angeles, the president of the U.S. Conference of Catholic Bishops, joined eight other leading bishops in issuing a statement.

“For 45 years, the United States Congress — whether controlled by Democrats or Republicans — has maintained that taxpayers should not be forced against their conscience to pay for abortions,” these bishops said.

“We ask all Members of Congress to include the same protections against abortion funding that have been present in every COVID relief bill to date, and every annual spending bill for almost half a century,” they said.

Biden, this nation’s second Catholic president, is now poised to sign a bill that defies this request and forces all American taxpayers to pay for abortions.

Terence P. Jeffrey is editor-in-chief of CNSnews.com.

### Alvarez must go

Dear Editor:

It is truly sad to read the article about Councilwoman Catherine Alvarez’s prior indiscretions.

It is also troubling to see that Sean Ashton was behind her council campaign. Both are truly useless on council.

I think Downey will suffer until the ship is righted. The Downey City Council was once a harmonious group who actually had Downey’s interests at heart. Now, due to Ashton and Alvarez, it looks more like a three ring circus.

Downey, we are better than this. Demand that Alvarez resign or face a recall.

Brandon Niles  
Downey

### River Master Plan

Dear Editor:

I am quite disturbed that a notice about public comments relating to the 2020 River Master Plan was on page 11 of the Downey Patriot (3/4/21).

This is such an important document for the residents of Downey, especially for the ones that will be directly impacted by the River Master Plan which includes the demolishing of hundreds of homes in the City of Downey, including mine. And to see that this important article was on page 11, a page before the Classified Ads is an insult to me and many of us that will lose our homes because of this “River Master Plan,” not to mention the environmental effects on the citizens of Downey if the expansion of the 5 and 605 freeways are fulfilled.

For these reasons and more, I am urging all of the residents of Downey to take a look at this environmental report put out by <https://pw.lacounty.gov/> about the environmental effects of this River Master Plan by April 2, 2021. Please give your comments/feedback to the environment report and not let them destroy the City of Downey that we all protect and love.

Patricia Frias  
Downey

### Sugar-coated education

Dear Editor:

I must admit that when I read Jeanine Yotsov’s commentary on school vouchers, I found the information she included about Alan Turing, AKA “The Father of Artificial Intelligence,” Sally Ride the astronaut and Harvey Milk the politician rather interesting.

While they all may have been gay, I found their contribution to science, history and humanity much more important than their sexual orientation. I was quite surprised that Yotsov focused so heavily on their sexual orientation.

I also wish that she would have cited the supposed, “2nd grade textbook” that she claimed included this information. Nevertheless, if this is true it is probably in the context of showing children how to be tolerant of our differences.

Another thing I wonder is if she was exclusively bothered by the detail of their sexual orientation or if she believes that schools should leave these people out of the text because of their sexual orientation. History is a reflection of real life, and that is precisely what makes it exciting! Children learn best when they are presented with information and encouraged to take from it what they deem to be valuable.

If school vouchers means giving children a narrow set of facts, censored and “sugar-coated” to exclude anything that is predetermined to be “unnecessary,” then Jeanine Yotsov makes a good case for them.

M. Padilla  
Downey

## Earmarks expose self-serving politicians

By Veronique de Rugy

A fight is brewing over bringing back earmarks — provisions that are inserted into spending bills by individual members of Congress to send money to politically favored entities in their districts. There has been a moratorium on earmarks since 2011.

Those who want the return of earmarks claim the practice smooths out the budget process and fosters bipartisanship. Others insist that the return of earmarks would mean a surge of wasteful giveaways to special interest groups and congressional corruption. While both sides have valid points, this debate continues to distract us from the fact that the federal government is excessively big and, even without earmarks, spends money on things that it should never spend it on.

Making the most thoughtful case for bringing back earmarks is the American Enterprise Institute’s Kevin Kosar and Claremont McKenna College’s Zachary Courser. Their detailed research explains that right now, because of the absence of earmarks, legislators face overwhelming incentives to vote with their parties regardless of the legislation. That means no appropriations bills get through until they’re rolled into a giant omnibus bill and put on the floor the day before a government shutdown.

This leads them to conclude that if earmarks were sensibly reinstated, they would increase legislators’ incentives to bargain and enact proper appropriations bills. These incentives would be particularly effective for legislators in the minority. Without earmarks in an appropriations bill favored by the majority party,

legislators in the minority have less incentive to cross party lines and vote for the bill. Earmarks that benefit their districts change that dynamic.

This bipartisanship sounds like more spending. However, as Kosar and Courser show, spending has still exploded in the last decade despite a lack of earmarking. Among other things, that’s because the power and incentive to fund these particular local political deals didn’t disappear. It was simply transferred to executive branch agencies. In the end, as the argument for the return of earmarks takes shape, the question is who should be in charge of spending. On that point, the pro-earmark crowd has a constitutional point.

But if the Constitution is to guide us, we must ask whether Congress should be spending that money at all. I understand that most earmarks are boring, e.g., funding exit-ramp construction on a highway. I even understand how restoring earmarks could promote bipartisanship. Though, considering the size of government, I’d argue there’s plenty of bipartisanship already. In spite of all this, it’s obvious to me that Congress has no place funding such local projects through earmarks or in any other way.

This is the irony of earmarks and their demise. Back in the day, they made headlines thanks to outrageous examples such as the “bridge to nowhere,” an earmark that would have paid millions of federal dollars for a bridge connecting a town of 8,900 people in rural Alaska to its airport on a tiny 50-person island. Small-government politicians were shocked and furious at the use of federal tax dollars to serve special interests in exchange for political contributions.

They were right to be outraged, but why stop at earmarks? Throwing money at special interests is what Congress does. Much of the Department of Education is a big earmark for powerful teachers’ unions. Infrastructure bills are packed with spending items that should be the responsibility of state and local government, or of the private sector, but not Uncle Sam. Have you looked at the thousands of federal grants distributed each year? It’s a cornucopia of special interest handouts.

Also, while I appreciate the pro-earmark side’s promise to install guardrails so that tax dollars don’t go to the private sector, I wish that rule applied to the entire federal budget. Why do we tolerate the existence of agencies like the Export-Import Bank, which is dedicated to boosting sales for large and well-connected companies such as General Electric and Boeing? We shouldn’t.

Earmarks are a distraction from our bigger problems. Yes, they’re used to fund items that shouldn’t be funded by the federal government. Yes, their return may give added incentives to legislators for working together. But what do we do about the fact that the call for earmarks exposes politicians for the self-serving actors that they are? This, after all, is the most honest admission that without a bribe, politicians are unwilling to fulfill their main job of passing a federal budget on time and through the regular process.

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

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# Crime Report

• On Feb. 15 at approximately 3 am, officers responded to the 9100 block of Stoakes Ave regarding a call of an unresponsive male inside his bedroom. Officers arrived and the male was not breathing and had a pulse. They administered Narcan and he immediately began breathing. Downey Fire Department responded and transported the male to the hospital for treatment.

• On Feb. 17 at approximately 11:35 pm, officers located an occupied stolen vehicle near Stewart & Gray Rd. and Bellflower Blvd. A high-risk traffic stop was initiated and an adult male was placed under arrest for grand theft.

• On Feb. 18 at approximately 3:45 am, officers responded to 8425 Firestone Blvd. (Embassy Suites) regarding a man with a gun call. Three individuals were at Embassy Suites when an altercation occurred. The male suspect pointed a firearm at the two victims. The suspect returned to his hotel room and was detained by officers. The suspect refused to let officers check his room to check for the gun. Detectives were notified and responded to obtain a search warrant for the hotel room to locate the gun. A gun was later recovered.

• On Feb. 20 at approximately 4:35 pm, an officer was patrolling the 11400 block of Rives Ave. when he noticed a suspicious subject. Moments later, dispatch advised of a possible residential burglary in progress in the area. The officer immediately detained the suspicious subject and recovered the loss. Additional units responded to the scene but the other suspect was gone upon arrival.

• On Feb. 23 at approximately 4:30 am, two suspects were observed by Titan Tow employees casing vehicles parked in their lot in the 8200 block of Phlox St. One of the suspects was looking underneath the vehicles, possibly to steal catalytic converters. The employees at Titan scared off the suspects who fled in their vehicle. Officers located the suspect vehicle shortly after, and detained the two suspects. A freshly cut catalytic converter and hacksaw were located in the vehicle. Burglary tools were also located in the vehicle. The Titan Tow employees signed a private person arrest form to have the suspects arrested for prowling. Detective Estrada was notified and responded in from home to conduct a follow up interrogation.

• On Feb. 25 at approximately 8:45 am, officers responded to 12400 Columbia Way (Discovery Sport Complex) regarding a vandalism call. A witness saw an adult male spray painting the facility with gang graffiti. Officers arrived and located the suspect nearby. The witness identified the male. The suspect was arrested and charged with vandalism. The damage was estimated at

approximately \$350.

• On Feb. 26 at approximately 12:25 pm, officers responded to the 10000 block of Belcher St. regarding a possible assault with a knife. The female suspect and male victim are father and daughter. The victim believed the suspect was under the influence of marijuana and possibly alcohol and told her to leave. An argument ensued and the suspect told the victim to leave as she brandished a knife and gestured at the victim with the knife. The victim attempted to take the knife away from the suspect and a brief struggle occurred. During the struggle, the victim was scratched on the arm, possibly by the suspect's nails. The knife was taken away and the suspect locked herself inside her bedroom. Officers made contact with the suspect via phone and she walked out of the residence and surrendered without incident.

• On Feb. 28 at approximately 3:15 am, officers responded to the 7500 block of Neo St. regarding a theft of a catalytic converter in the parking lot of an apartment complex. Officers detained a 32-year-old male adult who was carrying a reciprocating saw, and a 28-year-old female adult who was in possession of the saw blades. They were standing next to a vehicle and the tail pipe had been half sawed off. The suspects admitted to attempting to steal the catalytic converter and both were arrested.

# Curacao to pay \$10.5M for cheating Latino customers

■ The retailer is accused of false advertising and deceptive sales tactics that targeted immigrants.

**SOUTH GATE** – Los Angeles-based retailer Curacao has agreed to pay \$10.5 million as part of a settlement for business practices that unlawfully harmed primarily Spanish-speaking immigrant consumers and their families.

The settlement resolves multiple allegations included in a 2017 lawsuit filed by the Attorney General against Adir International, the parent company of Curacao, and its owner Ron Azarkman.

The lawsuit alleged that Curacao lured in customers by advertising low prices and easy credit, then informed those consumers they could only buy at the advertised price after

purchasing ancillary accessories, warranties, or installation services.

In other cases, Curacao added items to payment contracts without the customers' knowledge.

State investigators spent hundreds of hours interviewing dozens of Curacao's affected customers, nearly all of whom are Latino immigrants with low incomes who communicate primarily in Spanish, to collect and provide evidence to support the Attorney General's lawsuit and eventual settlement.

As part of the settlement, Curacao must provide \$10 million in debt relief for consumers who were harmed by their conduct. The settlement also includes additional debt forgiveness for

customers who are still paying Curacao for unlawful small claims judgments, plus \$500,000 in civil penalties.

The settlement also includes injunctive terms requiring Curacao to comply with California law and treat its customers fairly and ethically. Those terms include:

Curacao stores will prominently display a consumers' bill of rights;

Curacao must sell items as they are advertised, and must provide additional disclosures in its advertising;

Senior management will review Curacao's advertising for compliance with the court judgment;

Curacao must fully disclose

all material contract terms before asking customers to sign contracts;

Curacao must provide customers with a contract in their language before asking them to sign;

Debt collection efforts

will be limited to one phone communication per day with delinquent consumers;

Curacao will stop debt collection activities against, and clear the credit records for, consumers who had default judgments entered against them

in unlawful small claims actions;

A corporate ethics expert will help Curacao create and maintain an effective sales incentive, compliance, and ethics program that incentivizes lawful behavior.

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    - Furlough *Despedida temporal*
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  - Los ingresos del hogar deben ser elegible (consulte el sitio web)
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  - Residir en la ciudad de Downey

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# LEGALS

## FICT. BUS NAME

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2021030626**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) TAQUERO MUCHO (2) VALDEZ TAQUERO MUCHO, 8260 FIRESTONE BLVD, DOWNEY CA 90241, LA COUNTY  
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) ADRIANA VALDEZ, 10357 BELLEDR DR, DOWNEY CA 90241 (2) JOSE VALDEZ, 10357 BELLEDR DR, DOWNEY CA 90241  
State of Incorporation: N/A  
THIS BUSINESS IS CONDUCTED BY: a General Partnership  
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/ADRIANA VALDEZ, PARTNER  
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 4, 2021  
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**  
2/25/21, 3/4/21, 3/11/21, 3/18/21

### STATEMENT OF ABANDONMENT OF FICTITIOUS BUSINESS NAME

**2021053785**  
FILE NO: 2020023063 DATE FILED: JANUARY 29, 2020  
NAME OF BUSINESS(ES): LA BIKE AND BITE TOUR  
STREET ADDRESS, CITY, STATE, ZIP CODE: 4301 SERVICE ST, LOS ANGELES CA 90063  
REGISTERED OWNERS(S): (1) SINDY LOMELLI MORENO, 4301 SERVICE ST, LOS ANGELES CA 90063 (2) LAMBERTO GARCIA III, 4301 SERVICE ST, LOS ANGELES CA 90063  
If Corporation or LLC - Print State of Incorporation/Organization: N/A  
Business was conducted by: a General Partnership  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/SINDY LOMELLI MORENO, OWNER  
This statement was filed with the County Clerk of LOS ANGELES on MARCH 3, 2021

**The Downey Patriot**  
3/11/21, 3/18/21, 3/25/21, 4/1/21

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2021040765**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) GLOBAL AIRCRAFT ASSEMBLY, INC., 1944 E GLADWICK STREET, RANCHO DOMINGUEZ CA 90220, LA COUNTY  
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) GLOBAL AIRCRAFT ASSEMBLY, INC., 1944 E GLADWICK STREET, RANCHO DOMINGUEZ CA 90220  
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: 05/2011  
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/GLOBAL AIRCRAFT ASSEMBLY, INC., VICE PRESIDENT, SUPAVADEE PEREZ  
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 18, 2021  
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**  
3/11/21, 3/18/21, 3/25/21, 4/1/21

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2022024593**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) E&K PROPERTY MANAGEMENT AND RENTAL SVCS (2) E&K PROPERTY MANAGEMENT AND RENTAL SVCS (3) E&K MANAGEMENT (4) E&K PM AND RENTAL SERVICES (5) E&K PROPERTY MANAGEMENT (6) E&K REYES PM AND RENTAL SERVICES (7) E&K REYES PROPERTY MANAGEMENT (8) E&K REYES PROPERTY MANAGEMENT AND RENTAL SVCS (9) E&K REYES PROPERTY MANAGEMENT AND RENTAL SVCS (10) ESPERANZA REYES PROPERTY MANAGEMENT AND RENTAL SERVICES (11) REYES ESPERANZA PROPERTY MANAGEMENT AND RENTAL SERVICES, 10020 POMERING RD UNIT C, DOWNEY CA 90240, LA COUNTY  
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) KARINA ESPERANZA RODRIGUEZ CABALLERO, 10020 POMERING RD UNIT C, DOWNEY CA 90240 (2) ENRIQUE REYES, 10020 POMERING RD UNIT C, DOWNEY CA 90240 (3) KARINA LOUISE REYES, 10020 POMERING RD UNIT C, DOWNEY CA 90240  
State of Incorporation: N/A  
THIS BUSINESS IS CONDUCTED BY: a Joint Venture  
The date registrant started to transact business under the fictitious business name or names listed above: 07/2015  
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/KARINA ESPERANZA RODRIGUEZ CABALLERO, GENERAL PARTNER  
This statement was filed with the County Clerk of Los Angeles on DECEMBER 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**  
2/18/21, 2/25/21, 3/4/21, 3/11/21

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2021053299**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) HAPPY HOOS (2) MY HAPPY HOOS, 685 LUCAS AVE, APT 719, LOS ANGELES, CA 90017, LA COUNTY  
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) HAPPY HOOS LLC, 685 LUCAS AVE, APT 719, LOS ANGELES CA 90017  
State of Incorporation: (1) CA  
THIS BUSINESS IS CONDUCTED BY: a Limited Liability Company  
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/ARTHUR SALAZAR, OWNER  
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 26, 2021  
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**  
2/18/21, 2/25/21, 3/4/21, 3/11/21

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2021047445**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) GTS TOWING, 7246 BENARES ST, DOWNEY CA 90241-4307, LA COUNTY  
Articles of Incorporation or Organization Number (if applicable): AI #ON: 4674975 REGISTERED OWNERS(S): (1) KEEP ON PUBLISHING INC, 7246 BENARES ST, DOWNEY CA 90241-4307  
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: 01/2021  
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/KEEP ON PUBLISHING INC, PRESIDENT, CRISTIAN GONZALEZ  
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 23, 2021

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**  
3/4/21, 3/11/21, 3/18/21, 3/25/21

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2021030799**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) GREEN OWL MOTORS, 12631 IMPERIAL HWY STE: C-101, SANTA FE SPRINGS CA 90630, LA COUNTY  
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) GREEN OWL MOTORS, 5222 COKE AVE, LAKEWOOD CA 90712  
State of Incorporation: CA  
THIS BUSINESS IS CONDUCTED BY: a Limited Liability Company  
The date registrant started to transact business under the fictitious business name or names listed above: 01/2021  
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/GINO GIORIANI, OWNER, ERIC OLSON  
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 4, 2021  
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**  
2/18/21, 2/25/21, 3/4/21, 3/11/21

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2021050374**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) SFS TRANSPORTATION, 11737 DUNNING ST, SANTA FE SPRINGS, CA 90670, LA COUNTY  
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) ARTHUR SALAZAR, 11737 DUNNING ST., SANTA FE SPRINGS CA 90670  
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: 01/2021  
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/ARTHUR SALAZAR, OWNER  
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 26, 2021  
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**  
3/11/21, 3/18/21, 3/25/21, 4/1/21

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2021026379**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) THOEUN COLLECTION, 10241 FOSTER RD,

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**  
3/11/21, 3/18/21, 3/25/21, 4/1/21

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2021047192**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) CRAFTDRIP, 635 E ANGELENO AVE UNIT J, BURBANK CA 91501, LA COUNTY  
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) GINO GIORIANI, 635 E ANGELENO AVE UNIT J, BURBANK CA 91501 (2) BETTINA BRAGANZA, 635 E ANGELENO AVE UNIT J, BURBANK CA 91501  
State of Incorporation: N/A  
THIS BUSINESS IS CONDUCTED BY: a General Partnership  
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/GINO GIORIANI, GENERAL PARTNER  
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 23, 2021  
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**  
3/4/21, 3/11/21, 3/18/21, 3/25/21

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2021050374**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) SFS TRANSPORTATION, 11737 DUNNING ST, SANTA FE SPRINGS, CA 90670, LA COUNTY  
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) ARTHUR SALAZAR, 11737 DUNNING ST., SANTA FE SPRINGS CA 90670  
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: 01/2021  
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/CLEOPATRA A PARRA, OWNER  
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 23, 2021  
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**  
3/11/21, 3/18/21, 3/25/21, 4/1/21

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2021037666**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) LG SERVICES, 15623 CAMEO AVE, NORWALK CA 90650, LA COUNTY  
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) ISMAEL LOPEZ, 15623 CAMEO AVE, NORWALK CA 90650  
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: 02/2021  
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/ISMAEL LOPEZ, OWNER  
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 23, 2021  
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).

**DOWNEY CA 90242, LA COUNTY**  
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) MALY THOEUN, 10241 FOSTER RD, DOWNEY CA 90242 (2) NICHOLAS DENT, 10241 FOSTER RD, DOWNEY CA 90242  
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: 01/2021  
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/MALY THOEUN, OWNER  
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 1, 2021  
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**  
2/25/21, 3/4/21, 3/11/21, 3/18/21

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2021047477**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) CLEO MUNSTER, 1164 SALT LAKE ST, UNIT 1, LONG BEACH CA 90806, LA COUNTY  
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) CLEOPATRA A PARRA, 1164 SALT LAKE ST, UNIT 1, LONG BEACH CA 90806  
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: 01/2021  
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/CLEOPATRA A PARRA, OWNER  
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 23, 2021  
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**  
2/18/21, 2/25/21, 3/4/21, 3/11/21

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2021027643**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) CLAUDIA ART THERAPY, 7102 GEORGIA AVE, BELL CA 90201, LA COUNTY  
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) CLAUDIA HINDU, 7102 GEORGIA AVENUE, BELL CA 90201  
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: 09/2009  
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/CLAUDIA HINDU, OWNER  
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 2, 2021  
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**  
3/11/21, 3/18/21, 3/25/21, 4/1/21

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2021027643**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) CLAUDIA ART THERAPY, 7102 GEORGIA AVE, BELL CA 90201, LA COUNTY  
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) CLAUDIA HINDU, 7102 GEORGIA AVENUE, BELL CA 90201  
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: 09/2009  
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/CLAUDIA HINDU, OWNER  
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 2, 2021  
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).

punishable by a fine not to exceed one thousand dollars (\$1,000). S/ISMAEL LOPEZ, OWNER  
This statement was filed with the County Clerk of Los Angeles on FEBRUARY 11, 2021  
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**  
3/4/21, 3/11/21, 3/18/21, 3/25/21

### FICTITIOUS BUSINESS NAME STATEMENT

**File Number 2021021614**  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) MARTIN DESIGN, 643 S OLIVE ST SUITE 421, LOS ANGELES CA 90014, COUNTY OF LOS ANGELES  
Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) FRANCIS REYES SWOBODA, 1637 W FLOWER BLVD #109, 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/FRANCIS MARTIN SWOBODA, OWNER, FRANCIS MARTIN SWOBODA  
This statement was filed with the



# CLASSIFIEDS

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4 BD, 2 BA private single house for rent, newly remodeled, backyard, patio, rent \$3,000/mo  
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2 Plots \* Side by Side\*  
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Needs teacher.  
12 ECE units required.  
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Residential & Commercial Cleaning.  
Call for a Free Estimate.  
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Jobs start at \$35, free estimate  
Call Erik (323) 228-4500

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By Rick Latimer  
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**FULL SERVICE PLUMBING**  
Licensed, bonded & insured, 24/7, senior discount  
McKinnon & Sons  
Plumbing of Downey  
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House calls. Same day rapid service all major brands. Washers, dryers, ovens, stoves, refrigerators, etc.  
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**WANTED**

**REAL ESTATE**  
**PROPERTY NEEDED IN DOWNEY, NORWALK, SOUTH GATE, CA**  
Thinking of selling your property? Find the value of any house by visiting:  
[www.realestatecarlos.com](http://www.realestatecarlos.com)  
Realtor® Carlos Garcia;  
(562) 307-5636; CA DRE License #01320764  
Berkshire Hathaway Home Services California Properties

Just a Phone Call Away to include your ad in **The Downey Patriot**



**Classified Section**  
Deadline is Wednesday at 11:00 am  
**(562) 904-3668**

Call Linda Larson to include your ad in **The Downey Patriot**

**Classified Section**  
Deadline is Wednesday at 11:00 am  
**(562) 904-3668**

without a hearing.  
**NOTICE OF HEARING**  
Date: **MAY 3, 2021, Time: 10:30 a.m., Department: C, Room 312**  
The address of the court is **12720 NORWALK BOULEVARD, NORWALK CA 90650**  
A copy of this Order to Show Cause shall be published at least once a week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in the county, THE DOWNEY PATRIOT MARCH 11, 2021  
JUDGE MARGARET M. BERNAL Judge Of The Superior Court  
Petitioner or Attorney for Petitioner **DESMOND CHRISTIAN 9301 WASHBURN RD #B DOWNEY, CA 90242 (562) 306-8419**

**The Downey Patriot**  
3/4/21, 3/11/21, 3/18/21, 3/25/21

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NUMBER: 21CMCP00023  
TO ALL INTERESTED PERSONS: Petitioner ARACELI FLORES filed a petition with this court for a decree changing names as follows:  
Present name (1) ARACELI CASTRO SEVILLA to Proposed name (1) ARACELI SEVILLA  
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
**NOTICE OF HEARING**  
Date: **MAY 6, 2021, Time: 8:30 a.m., Department: A, Room 904**  
The address of the court is **200 W COMPTON BOULEVARD, COMPTON CA 90220**  
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 MARCH 3, 2021  
JUDGE KRISTIN S. ESCALANTE Judge of the Superior Court  
Petitioner or Attorney for Petitioner **ARACELI FLORES 804 E MEADBROOK ST CARSON, CA 90746 (310) 619-7668 AISARY@AOL.COM**

**The Downey Patriot**  
3/11/21, 3/18/21, 3/25/21, 4/1/21

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
CASE NUMBER: 21NWCP00060  
TO ALL INTERESTED PERSONS: Petitioner ELIZABETH MARTHA CABRAL LOPEZ filed a petition with this court for a decree changing names as follows:  
Present name (1) ELIZABETH MARTHA CABRAL LOPEZ to Proposed name (1) AVERY HELENA CABRAL  
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
**NOTICE OF HEARING**  
Date: **APRIL 26, 2021, Time: 10:30 a.m., Department: C, Room 312**  
The address of the court is **12720 NORWALK BOULEVARD, NORWALK CA 90650**  
A copy of this Order to Show Cause shall be published at least once a week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in the county, THE DOWNEY PATRIOT FEBRUARY 26, 2021  
JUDGE MARGARET M. BERNAL Judge Of The Superior Court  
Petitioner or Attorney for Petitioner **ELIZABETH MARTH CABRAL LOPEZ 12041 SAMOLINE LANE DOWNEY, CA 90242 (562) 331-2999 ELIZABETHMCABRAL@HOTMAIL.COM**

**The Downey Patriot**  
3/4/21, 3/11/21, 3/18/21, 3/25/21

**PROBATE**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF ROSELIA MONTENEGRO**  
Case No. 21STPB01623  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ROSELIA MONTENEGRO  
A PETITION FOR PROBATE has been filed by Jesus Vargas, Jr. in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that Jesus Vargas, Jr. be appointed as personal representative to administer the estate of the decedent.  
THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The examination in the file kept by the court.  
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority

**The Downey Patriot**  
3/4/21, 3/11/21, 3/18/21, 3/25/21

will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
A HEARING on the petition will be held on April 8, 2021 at 8:30AM in Dept. No. 5 located at 111 N. Hill St., Los Angeles, CA 90012.  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

**Attorney for petitioner: ALLAN M SOTO ESQ SBN 206714 LAW OFFICES OF ALLAN M SOTO 7960 W MCFADDEN AVE WESTMINSTER CA 92683 CN975830 MONTENEGRO Mar 4, 11, 18, 2021**

**The Downey Patriot**  
3/4/21, 3/11/21, 3/18/21

**NOTICE OF PETITION TO ADMINISTER ESTATE OF RENEVE YVONNE DAY**  
Case No. 20STPB02816  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RENEVE YVONNE DAY  
A PETITION FOR PROBATE has been filed by Sheila Creswell in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that Sheila Creswell 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 March 24, 2021 at 8:30 AM in Dept. No. 11 located at 111 N. Hill St., Los Angeles, CA 90012.  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

**Attorney for petitioner: MARK E SWATIK ESQ SBN 269542 BURKLEY BRANDLIN & SWATIK LLP 21515 HAWRHORNE BLVD #820 TORRANCE CA 90067 CN975537 DAY Mar 4, 11, 18, 2021**

**The Downey Patriot**  
3/4/21, 3/11/21, 3/18/21

**NOTICE OF PETITION TO ADMINISTER ESTATE OF LESTER LEE PAYTON**  
Case No. 21STPB00679  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of LESTER LEE PAYTON  
A PETITION FOR PROBATE has been filed by LAWRENCE A DEAN, II in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that LAWRENCE A DEAN, II be appointed as personal representative to administer the estate of the decedent.

**The Downey Patriot**  
3/4/21, 3/11/21, 3/18/21

**NOTICE OF PETITION TO ADMINISTER ESTATE OF ROBERTO HERNANDEZ aka ROBERT HERNANDEZ**  
Case No. 21STPB01162  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ROBERTO HERNANDEZ aka ROBERT HERNANDEZ  
A PETITION FOR PROBATE has been filed by Michael Hernandez in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that Michael Hernandez 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 March 19, 2021 at 8:30 AM in Dept. No. 79 located at 111 N. Hill St., Los Angeles, CA 90012.  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

**Attorney for petitioner: VERLAN Y KWAN ESQ SBN 243246 KEYSTONE LAW GROUP PC 11300 W OLYMPIC BLVD STE 910 LOS ANGELES CA 90064 CN975599 HERNANDEZ Feb 25, Mar 4, 11, 2021**

**The Downey Patriot**  
2/25/21, 3/4/21, 3/1/21

**NOTICE OF PETITION TO ADMINISTER ESTATE OF GEORGE ALLEN LOHRMAN**  
Case No. 20STPB08304  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of GEORGE ALLEN LOHRMAN  
A PETITION FOR PROBATE has been filed by Ernest L. Lohrman in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that Ernest L. Lohrman 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 April 14, 2021 at 8:30 AM in Dept. No. 5 located at 111 N. Hill St., Los Angeles, CA 90012.  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

**Attorney for petitioner: SHERRI L KASTILAHN, SBN 180013 LAW OFFICE OF SHERRI L KASTILAHN 18956 COVINA STREET HESPERIA, CA 92345 (760) 948-0927 SHERRILKASTILAHN@GMAIL.COM**

**The Downey Patriot**  
3/4/21, 3/11/21, 3/18/21

**NOTICE OF PETITION TO ADMINISTER ESTATE OF ROBERTO HERNANDEZ aka ROBERT HERNANDEZ**  
Case No. 21STPB01162  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ROBERTO HERNANDEZ aka ROBERT HERNANDEZ  
A PETITION FOR PROBATE has been filed by Michael Hernandez in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that Michael Hernandez 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 April 14, 2021 at 8:30 AM in Dept. No. 5 located at 111 N. Hill St., Los Angeles, CA 90012.  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

**Attorney for petitioner: HAYDEN ADAMS ESQ SBN 316491 HAYDEN ADAMS LAW APC 9595 WILSHIRE BLVD STE 900 BEVERLY HILLS CA 90212 CN975802 LHORMAN Mar 4, 11, 18, 2021**

**The Downey Patriot**  
3/4/21, 3/11/21, 3/18/21

**NOTICE OF PETITION TO ADMINISTER ESTATE OF ROBERTO HERNANDEZ aka ROBERT HERNANDEZ**  
Case No. 21STPB01162  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ROBERTO HERNANDEZ aka ROBERT HERNANDEZ  
A PETITION FOR PROBATE has been filed by Michael Hernandez in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that Michael Hernandez 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 April 14, 2021 at 8:30 AM in Dept. No. 5 located at 111 N. Hill St., Los Angeles, CA 90012.  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

**Attorney for petitioner: HAYDEN ADAMS ESQ SBN 316491 HAYDEN ADAMS LAW APC 9595 WILSHIRE BLVD STE 900 BEVERLY HILLS CA 90212 CN975802 LHORMAN Mar 4, 11, 18, 2021**

**The Downey Patriot**  
3/4/21, 3/11/21, 3/18/21

**SUMMONS**

**SUMMONS (CITACION JUDICIAL)**  
CASE NUMBER: (Numero del Caso): 19NWLC07334  
**NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ERIK SUTTON, DOES 1 TO 10 YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO) EL DEMANDANTE:**  
**BANK OF AMERICA, N.A.**  
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.  
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money and property may be taken without further warning from the court.  
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or

**Attorney for petitioner: VERLAN Y KWAN ESQ SBN 243246 KEYSTONE LAW GROUP PC 11300 W OLYMPIC BLVD STE 910 LOS ANGELES CA 90064 CN975599 HERNANDEZ Feb 25, Mar 4, 11, 2021**

**The Downey Patriot**  
2/25/21, 3/4/21, 3/1/21

**NOTICE OF PETITION TO ADMINISTER ESTATE OF GEORGE ALLEN LOHRMAN**  
Case No. 20STPB08304  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of GEORGE ALLEN LOHRMAN  
A PETITION FOR PROBATE has been filed by Ernest L. Lohrman in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that Ernest L. Lohrman 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 April 14, 2021 at 8:30 AM in Dept. No. 5 located at 111 N. Hill St., Los Angeles, CA 90012.  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

**Attorney for petitioner: VERLAN Y KWAN ESQ SBN 243246 KEYSTONE LAW GROUP PC 11300 W OLYMPIC BLVD STE 910 LOS ANGELES CA 90064 CN975599 HERNANDEZ Feb 25, Mar 4, 11, 2021**

**The Downey Patriot**  
2/25/21, 3/4/21, 3/1/21

**NOTICE OF PETITION TO ADMINISTER ESTATE OF GEORGE ALLEN LOHRMAN**  
Case No. 20STPB08304  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of GEORGE ALLEN LOHRMAN  
A PETITION FOR PROBATE has been filed by Ernest L. Lohrman in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that Ernest L. Lohrman 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 April 14, 2021 at 8:30 AM in Dept. No. 5 located at 111 N. Hill St., Los Angeles, CA 90012.  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

**Attorney for petitioner: HAYDEN ADAMS ESQ SBN 316491 HAYDEN ADAMS LAW APC 9595 WILSHIRE BLVD STE 900 BEVERLY HILLS CA 90212 CN975802 LHORMAN Mar 4, 11, 18, 2021**

**The Downey Patriot**  
3/4/21, 3/11/21, 3/18/21

**SUMMONS**

**SUMMONS (CITACION JUDICIAL)**  
CASE NUMBER: (Numero del Caso): 19NWLC07334  
**NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ERIK SUTTON, DOES 1 TO 10 YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO) EL DEMANDANTE:**  
**BANK OF AMERICA, N.A.**  
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.  
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money and property may be taken without further warning from the court.  
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or

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# Prop. 19 poses challenges to taxpayers, assessors

California voters expanded property tax benefits for seniors but there are consequences.

By Jeff Prang

As a long-time reader, first-time writer in The Downey Patriot, I want to briefly introduce myself and my office.

As the LA County Assessor, I am one of three Countywide elected officials - the other two being better known than me - the Sheriff and the District Attorney. I oversee the largest local assessment agency in the US, responsible for valuing over 2.5 million real property and business assessments, which in 2020 were valued at \$1.77 trillion and generating about \$17 billion in property taxes.

I am looking forward to sharing regular information with you on issues important to the residents of Downey and surrounding areas; here is my first; Proposition 19.

Proposition 19 was approved by California voters in the November 3rd election and makes significant changes to the California Constitution regarding property tax benefits. While Prop 19 expands property tax benefits for seniors and the severely disabled, other provisions, which have already gone into effect, may have negative impacts on families who intend to pass-down property to their children or grandchildren.

Unfortunately, Prop. 19 was hastily drafted at the end of the legislative session and there are numerous deficiencies and ambiguities that will make the implementation of this measure challenging for government administrators, including County Assessors and the Board of Equalization. I am working closely with the 57 other Assessors statewide to provide clarity and guidance to the public, but there remain numerous issues that will require legislative interpretation and direction.

There are two primary components to Prop. 19. First, it allows homeowners who are over 55, disabled, or victims of natural disasters to transfer their property tax base with them when they sell their home and purchase a new one anywhere within the state. They can also transfer that tax base to a home of greater value. Under the previous law (Prop's 60/90), eligible homeowners could only transfer their property tax rate to a home of equal or lesser value and only in a limited number of counties. Additionally, these homeowners can now transfer their property tax assessment up to three times, whereas previous law only allowed them to transfer it once. This part of Prop. 19 will go into effect on April 1st, 2021.

The second component of Prop. 19 deals with



intergenerational transfers of property; that is, transfers between parents and children and grandparents and their grandchildren. This provision was not widely known and has raised numerous concerns from property owners who had plans to leave their real estate assets to their children. This component went into effect on February 16th.

Prop. 19 imposes new limits on the intergenerational transfer of the assessed value

of the family property. Under the previous law, parents (and sometimes grandparents) could transfer their primary residence, of any value, to their children and the assessed value for tax purposes would remain unchanged, even if, for example, the children chose not to live in the property and use it as a rental property.

For many middle-class families, this gave them the ability to transfer those assets and provide for a transfer

of generational wealth that established a stronger financial foundation for their heirs.

However, to be eligible under Prop. 19, the property to be inherited must be the primary residence of the parent, and the child inheriting the property must make the home their primary residence within one year of the transfer in order to avoid a reassessment.

Also under the previous law, a parent could leave up to an additional \$1 million in real estate to their children without that property being reassessed, such as a rental property or commercial building, but this has been repealed under Prop. 19.

Additionally, under Prop. 19, the inherited base-year assessed value may be subject to an increase in property taxes for the children inheriting the property, even if the child moves into the family home.

All of this can understandably be very confusing for families who are trying to understand the myriad ways Prop. 19 could impact them. I am working with the California State Board of Equalization, the California Assessors' Association, and state legislators to put forth legislation that will address some of the major issues that

require clarification. I encourage you to subscribe to my newsletter to get updates, and check out my website for more information.

I am committed to ensuring that this voter-enacted Constitutional amendment is administered fairly and equitably. Until enabling legislation is adopted, there will be uncertainty and confusion for many property owners who are looking to take advantage of the benefits of Prop. 19, and very likely frustration by others who had hoped to more easily transfer their property to their children or grandchildren.

Learn more at assessor.lacounty.gov/prop19.

Los Angeles County Assessor Jeff Prang has been in office since 2014.

Upon taking office, Prang implemented sweeping reforms to ensure that the strictest ethical guidelines rooted in fairness, accuracy and integrity would be adhered to in his office, which is the largest office of its kind in the nation with 1,200 employees and provides the foundation for a property tax system that generates \$17 billion annually.

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**FEATURED PROPERTY**

**This is the one!!!**  
Charming and cozy home in a great neighborhood in the City of Bellflower. Featuring 2 bedrooms and 1 bath with enclosed rear patio currently used as 3rd bedroom. Private fenced backyard with 2 car garage with bonus room attached. Great for family or extra rental income. Long driveway would be great for RV parking. Needs some TLC and has lots of potential. CALL TODAY!!!

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**TOP LISTING Steve Roberson**  
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**TOP SALES Lilian Lopez**

**Location, Location, Location!!!**  
4 units located just minutes from USC and just south of Exposition Park and the Colosseum. All units are 1 bed & 1 bath. Back unit has 1 car garage with plenty of space on the side for parking. CALL TODAY!!!

**Opportunity Knocks!!**  
Good condition single family home ready for a new family to enjoy a spacious home and a large backyard with long driveway. This home has plenty of natural light in the living room with fireplace, a formal dining room, a laundry area, and a very large master bedroom with private bath. Sliding door leads to a big patio, ideal for entertaining family and friends. Backyard has block walls to enjoy privacy. CALL TODAY!!!

**Investment Opportunity!!**  
Great cottage style separate units (four - 1 bed, 1 bath) and a rear 3 bed, 1 bath home with a garage. Units are separately metered for power and gas and have their own water heaters. Located close to shopping and public transportation. CALL TODAY!!!

**Retail Shopping Center!!**  
Nice retail shopping center just North of the 91 Freeway, 6 units. Some units have central air and heat. Appraised at \$2,850,000. CALL TODAY!!!

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**PRICE REDUCTION**  
**Rare Find!**  
Over 1 acre (51,621 SQ FT LOT) with a home needed in the middle of your estate or opportunity for developer to build 3 homes on the property. The 2,963 sqft home has 3 beds, 3 baths, open kitchen and a pool. There is so much potential in updating. It is zoned "Farm Animal Allowance" and (2) horses allowed for each 10,000 sqft with proper setbacks. Seller has preliminary approval from city for to be split into 3 parcels. CALL TODAY!!!

**Diamond in the Rough!!!**  
Main home is nearly 1,600 sqft with two good size bedrooms and a full bath on the left side and a separate extra large master bedroom behind family room secluded towards the back of the house with ensuite bathroom and french doors leading to back yard. Living room has hardwood floors in very good condition. The guest house (legal ADU) was remodelled two years ago and functions as a one bedroom apartment with nearly 600 sqft and a small kitchen and bathroom. CALL TODAY!!!

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**More for your Money!**

- Condo
- 3 bedrooms | 2 bathrooms
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- Large living room
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- Spacious kitchen

**PRICED AT: \$525,000**

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**Sweet and Low!**

- Manufactured home located in great park in Dominguez Hills
- 3 bedrooms | 2 bathrooms
- Huge living room

**PRICED AT: \$129,000**

**IN ESCROW!**



**Downey Investment!**

- 2 homes on a lot
- Front: 2 bedrooms | 1 bath
- Back: 2 bedrooms | 1 bath
- Light fixer

**PRICED AT: \$675,000**

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**Immaculate Home!**

- 4 bedrooms | 3 bathrooms
- Spacious rooms and high ceilings

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Located in North Downey

- 3 bedrooms
- 1 bathroom
- Approximately 1,200 sq. ft.
- Pool

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Spring

FORWARD



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**562-537-1134**  
PamLeeRealtor@gmail.com  
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- 3 car garage
- Near the end of the cul-de-sac

**LIST PRICE: \$1,799,000**



**Move Right In!**

- 3 Bedrooms
- 2 Bathrooms
- 1,158 sq. ft. | 5,447 sq. ft. lot
- Remodeled kitchen & baths
- Central A/C • Newer roof

**LIST PRICE: \$665,000**



**So Much For So Little**

- 4 Bedrooms | 2 Bathrooms
- 2,315 sq. ft. living space
- 6,036 sq. ft. lot
- Remodeled kitchen
- 2 car attached garage

**LIST PRICE: \$725,000**



**Out Of This World!**

- 3 Bedrooms | 2 Bathrooms
- 1,466 sq. ft. | 5,976 sq. ft. lot
- Large living room with fireplace
- Sunny kitchen
- Living room with covered patio

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**2 Homes On A Large Lot**

- Front Home: 5 BD, 2 BA, 3,112 sq. ft.
- Back Home: 2 BD, 2 BA, 1,152 sq. ft.
- 12,012 sq. ft. lot
- Property built in 1988
- Each unit has a 2 car garage

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- 3 Bedrooms | 2 Bathroom (Residential)
- 6,308 sq. ft. large lot
- Established body shop currently running
- Great opportunity for owner-user to occupy house and lease out the business

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**Triplex with Great Investment Opportunity**

- Unit mix: Two 2BD, 1 BA & one 1 BD, 1 BA
- 2,637 sq. ft. combined | 7,397 sq. ft. lot
- Detached 3 car garage
- Separate metered units
- Great booming location

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