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Downey amends golf club contract

■ City and concession operator renegotiate contract after pandemic decimates revenue.

By Alex Dominguez
Staff Writer

DOWNEY – The city of Downey amended its contract with Z Golf Food & Beverage Services, LLC (“Wedgewood Weddings”) on Tuesday, for food and beverage service concessions at Rio Hondo Golf Club.

Downey initially entered into the 10-year agreement back in November of 2019. In January of 2020, Wedgewood Weddings began overseeing banquet services, restaurant operations, and golf food beverage services. Wedgewood began making rental payments the following month.

Since the onset of the coronavirus pandemic, however, the company has been forced to cancel more than 131 events at Rio Hondo, due to the county’s prohibition of indoor events and limited restaurant capacity.

Restaurant service has also been crippled due to the venue’s lack of outdoor space conducive to substantial food service operations.

While regulations have started to ease, weddings and indoor events have yet to be given the green light by LA County Public Health.

Given the impact and anticipation of slow recovery, Wedgewood requested several amendments to its current agreement, including:

- A 2020 rent abatement,
- Adjustment of rent in 2021 to flat 9% of gross receipts over \$1 million with no minimum rent due, and
- A return of the original terms of the agreement from 2022–2029.

Any fiscal impact to the city will be addressed by the recently passed Federal Covid Relief Bill.

The item was approved unanimously as part of the consent calendar with no discussion.

Mayor hosting virtual town hall meeting

DOWNEY – Downey Mayor Claudia M. Frometa will hold a virtual town hall meeting April 22 where she will take questions from the public.

The event is from 5:30–6:45 pm.

“It is important to keep residents informed of the great things our City is doing to keep our programs and services running efficiently and our community safe,” Frometa said. “I value our residents’ input and look forward to answering their questions and concerns.”

The Zoom meeting ID is 942-7917-4632 and the passcode is 158746.

To pose a question during the Q&A, call (562) 299-6622 and operators will submit your question.

Participants will be asked to provide an email address so their question or concern can be addressed afterward in case there is not enough time during the Q&A.

Docuseries paints picture of combat sports during pandemic

■ A four-part docuseries chronicles the challenges faced by martial arts studios during the pandemic.

By Alex Dominguez
Staff Writer

DOWNEY – Three Warren High School graduates recently filmed a four-episode docuseries, giving insight into some of the struggles that the world of Jiu Jitsu faced after the onset of the pandemic.

“Non-Essential: A Jiu Jitsu/COVID-19 Series” paints a picture of the real issues that combat sports faced once Covid-19 landed.

Its story starts at one such school found on Downey Avenue.

Academy Jiu Jitsu was continuing to gain momentum and find success before – like many of the other businesses on Downey Avenue – it was forced to close its doors due to COVID-19.

“We were doing really well until we took a proactive step on closing The Academy on March 12, before anything statewide had started to make us shut down,” said co-founder Hector Beltran, 34.

Like many others at the time, The Academy was deemed a non-essential business.

“We were pretty much dead in the water,” said Beltran. “We were trying to make videos from the Academy to provide some sort of online content for our students so they could stay engaged with jiu-jitsu and stay active, but it came to the point in early May where we were still not aware of what was a future date that we were going to reopen and get back to teaching. We had a lot of free time and not much to do.”

However, Beltran says that he was struck with inspiration after sitting at home and watching a rather surprising Netflix show.

“I think I had just finished watching Tiger King, and I was saying there’s actually something really significant and really historic going on right now, and nobody is capturing it.”

Beltran collected Academy coach Eduardo Lomeli, 40, and director Edgar Manrique, 34, with the trio quickly setting out to tell the stories of other Jiu Jitsu



Eduardo Lomeli, Hector Beltran and Edgar Manrique filmed “Non-Essential: A Jiu Jitsu/COVID-19 Series” in summer 2020. (Photo by Alex Dominguez)

coaches and schools that had found themselves shuttered.

It wasn’t easy, however. On top of finding places to film and individuals willing to meet with them during the pandemic, Lomeli says that one of the first obstacles was to “come out of the quarantine within ourselves.”

“It was the first time – when we went to San Diego to do one of the interviews – it was the first time that we had been on a mat in a long time,” said Lomeli. “It was definitely something that we kind of had to ease into because of that situation.”

“I think for all of us it was a two-step thing: one thing is personal; another thing is family as well.”

Beltran added that their passion project didn’t always have the full support of their closest loved ones.

“That was one of the major components and a hurdle between us being able to do what we want to do and us get into a position where our family would allow us to do that,” said Beltran. “My wife specifically was not onboard with any of this; after every single interview I did I had to quarantine to get back into being able to hug and kiss my kids and all that again. That was really difficult as well.”

At Rancho, a garden works miracles on patients

■ Patients find benefits tending to a community garden at the hospital.

By Zachary Deere

DOWNEY – Rancho’s Restorative Garden, funded by the Rancho Los Amigos Foundation, is the Occupational Therapy (OT) department’s secret weapon when it comes to recovery and therapy at Rancho Los Amigos National Rehabilitation Center.

Here both inpatients and outpatients are shown the joy of slowing down and gardening in an environment that feels much like a private oasis in an otherwise loud and fast world.

Much of the garden’s success can be attributed to former Rancho pediatric nurse and now volunteer, Janet Ensley. Throughout the week, Janet tends to the garden daily... planting, watering, pruning, and maintaining.

When the Covid-19 pandemic forced community-wide closures and hospital volunteers were furloughed for their safety, Janet successfully petitioned to be able to continue her work and keep the garden open and flourishing.

She knew that inpatients would no longer be getting visitors due to social distancing and that it would become even more important for them to be able to spend some time outdoors.

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Ultimately, it took around 10 months from Beltran’s initial idea to the final episode being uploaded. Much of that time took place during the heat of the pandemic.

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Scan this code with your smartphone to watch the docuseries on YouTube.

Downey creating code of ethics for commissioners

■ Commissioners will now be bound by a conduct policy; city council is next.

By Alex Dominguez
Staff Writer

DOWNEY – City commissioners, committee and board members will be held to a higher standard of ethics, after the City Council approved a code of conduct for them on Tuesday.

While councilmembers have the ability to appoint and dismiss their representatives, the new language will offer a clear image of what is expected of each individual once sworn in.

This comes after several commissioners have argued with each other over social media.

The aforementioned representatives will now sign a two-page document that outlines five areas of conduct, including:

- Integrity / honesty
- Responsibility / protecting the public’s interest
- Fairness and accountability
- Respect for fellow appointed officials, staff, and the public, and
- Proper and efficient use of public resources.

The code was passed 4-1 with Councilwoman Catherine Alvarez opposed.

A similar code will be brought back for the City Council at their next meeting.

Weekend at a Glance

Friday 73°

Saturday 73°

Sunday 87°

ON THIS DAY APRIL 15

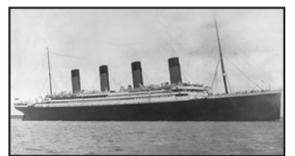
1861: President Abraham Lincoln declared a state of insurrection and called out Union troops three days after the Confederate attack on Fort Sumter in South Carolina.

1865: President Abraham Lincoln died nine hours after being shot by John Wilkes Booth at Ford’s Theater in Washington. Andrew Johnson became the 17th president.



1896: In Athens, closing ceremonies were held for the first International Olympic Games in modern history.

1902: The British luxury liner Titanic sank in the North Atlantic off Newfoundland, less than three hours after striking an iceberg. About 1,500 people died.



1924: Rand McNally published its first road atlas.

1945: British and Canadian troops liberated the Nazi concentration camp Bergen-Belsen.

1947: Jackie Robinson became baseball’s first black major league player when he debuted with the Brooklyn Dodgers.



1957: Mexican film star Pedro Infante was killed in a plane crash en route to Mexico City. He was 39.

1986: The United States launched an air raid against Libya in response to the bombing of a discotheque in Berlin on April 5; Libya said 37 people, mostly civilians, were killed.

1998: Pol Pot, leader of the Cambodia’s brutal Khmer Rouge regime, died at age 73.

2013: Two bombs exploded near the finish line of the Boston Marathon, killing three people and injuring 264 others.

Birthdays
Retired Lakers shooting guard **Michael Cooper** (65), Academy Award winning actress **Emma Thompson** (62), “Despacito” singer **Luis Fonsi** (43), comedy actor **Seth Rogen** (39), and film actress **Emma Watson** (31).

Cerritos College will open at 50% capacity

■ The college will transition to a hybrid instructional model for the fall semester, which begins Aug. 1.

By Daniel Suarez Jr. Talon Marks

NORWALK - Over the Easter Sunday weekend, Cerritos College President and Superintendent Dr. Jose Fierro announced in an email to staff and faculty that the college will remain online for summer sessions before transitioning to in-person learning in the fall 2021 semester.

"The college will offer 50%

of all class offerings for each department in a hybrid format," Fierro said, "As we return to campus, the district will continue to comply with mandates and guidelines from the state and local health officials."

The email references the latest update from the state, putting Los Angeles County into the orange tier on its COVID-19 monitoring system. This classification will allow restaurants, movie theaters, churches, museums, zoos and aquariums to allow guests at 50% capacity. The new rules were implemented midnight on Monday, April 5.

The president's email also announced that all "regular" employees will be required to return to campus "at a minimum

of 50%" starting August 2.

Offices will be open to the public Monday through Thursday for at least eight hours a day.

Fierro then said that by the end of April, the college will work with department chairs to determine which courses will remain online and which will begin in person instruction to meet the 50% threshold.

Lynn Wang, president of the Cerritos College Faculty Federation, one of the school's faculty unions, responded with another email to faculty stating that the union was not involved in the decision making and questioned whether faculty would have the right to refuse teaching on campus if they choose to do so.

"This is the first CCFF has seen any plan to return to campus for fall 2021," Wang said, "We, like you, were under the impression that returning to campus in fall 2021 would be voluntary. This was the message that Dr. Fierro himself shared when asked by constituents."

Wang's email also encouraged employees to reach out to the administration and the Board of Trustees with their questions.

According to Fierro, the college will make some accommodations in preparation for this transition, including a walkthrough of campus facilities, which will determine where new sanitizing stations, trash cans and plexiglass barriers will be installed.

Under the condition of anonymity, one tenured professor shared their thoughts on Fierro's email, "I will have to trust whatever guidelines the scientists and LA County says. I was hoping for a hybrid class style. The question is what about class sizes? 50, 60, or 20 students? What about faculty who have family members at home who may be vulnerable? Maybe [returning to campus] should be voluntary."

ASCC Senator and Vice President Cerys Rotondo said that a gradual opening of campus combined with increasing rates of vaccinations in the county could yield many benefits.

"I believe having a partial open will help accommodate students

who learn better in person and will even allow students to continue their education if they took a break due to the online transition," Rotondo said.

"Having a partial open rather than full open gives students options. I know we don't know what the parameters of 50% open will look like yet, but I hope Cerritos continues to listen to science and apply other countries' successful and safe reopenings to our campus."

This is a developing story.

Daniel Suarez Jr. is managing editor of Talon Marks, the student newspaper at Cerritos College. Republished with permission.

Gardening is therapy at Rancho Los Amigos

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Knowing that the OT's could continue their therapy sessions in the garden where they would engage their patients in the nurturing, harvesting, and even cooking of the food, made Janet so incredibly happy. "The garden is a wonderful approach to experiencing rehabilitation in a way that most other hospitals cannot offer," said Janet.

Rancho's Restorative Garden, which is run by Occupational Therapy but made available for use by other departments such as physical therapy and recreational therapy, provides the perfect location for meeting a variety of patient needs.

From Tai Chi amongst the flowers for flexibility training, to building and decorating wind-chimes for dexterity, the garden's peaceful space accommodates an assortment of activities. On any given day, the garden might be used to help a patient learn to walk again, to navigate their wheelchair

on an uneven surface, or to help someone with PTSD come to terms with their injury as they start tending to their own section of the garden.

Occupational Therapist Monica Becerril believes, "being in nature is very healing, as patients get to utilize all of their senses whether they are seeing the beautiful flowers, plants, and vegetables, smelling the bountiful lavender, or tasting the spearmint for relaxation. We even show them ways to create a garden (or a miniature herbal tea patch) at home even if their space is limited."

Family members of patients have shared that the Restorative Garden has helped their loved ones who may be experiencing depression, start to open up, smile, and laugh again.

Monica commented, "As therapists, we try to help and guide our patients to find ways they can engage in meaningful interaction in an adaptive or modified way, so they can live their life to the fullest."



Volunteer Janet Ensley tends to the Restorative Garden. (Courtesy photo)

The Restorative Garden's popularity and success, much like what has been planted, is sure to only grow as Rancho and our surrounding community begins the journey of pandemic recovery.

For more information about the

programs and services funded by the Rancho Los Amigos Foundation or to make a donation, please call (562) 385-7053 or visit www.RanchoFoundation.org

Documentary highlights struggles

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"Non-Essential" spotlights four Jiu Jitsu gym owners, all giving their unique perspectives on COVID-19, Jiu Jitsu, small business, quarantining, mental health and even some of the other social issues that were woven throughout 2020.

"That was one of my favorite parts, the fact that the topic was the same for all four, but all four of them had a different feel and a different vibe. Not only that, they all four looked different on camera," said Manrique. "That made it feel like each episode is different."

"At the end of the day, what I found when editing was all four had the same underlying theme about respecting each other's decisions and what you want to do as adults; being cautious about it, but still respecting each other's ideas and feelings and having that conversation instead of yelling at each other."

Along with the documentary, the group also started Combat Creative.

"With Combat Creative we definitely want to continue to develop, whether it's series, documentaries; make it a media company where we can push this content a bit more" said Lomeli. "We definitely would love to start pushing this out to festivals, to different media outlets."

"We have done quite a bit of exposure so far just within the community in Jiu Jitsu, but I definitely think it could go out to a lot of people who may not know what - not just Jiu Jitsu - but also all martial arts schools went through."

"Non-Essential: A Jiu Jitsu/COVID-19 Series" can be found on YouTube.

Downey passes on hiring full-time interpreter

■ Citing lack of need and costs, council members decline to pursue hiring of an interpreter.

By Alex Dominguez
Staff Writer

DOWNEY – Downey council members decided Tuesday to hold off on hiring a full-time interpreter for their council meetings, citing a lack of inherent need.

Traditionally, City Clerk Alicia Duarte has stepped in and interpreted for public speakers who wished to address the council but

had limited English proficiency. If there is a higher need at a given meeting, the city offers on demand and advanced notice services.

The suggestion to hire a designated interpreter brought forth by Councilwoman Catherine Alvarez, who voiced concerns for Duarte.

“I hate the fact that Alicia has to take all the bullying from people that are speaking, and she cannot translate very well,” said Alvarez.

When asked by Livas about how she felt about her abilities, Duarte expressed mostly confidence.

Livas also suggested that the

city has brought in interpreters in anticipation of busy meetings with hot button items, if it was believed that they would be needed.

There were some concerns about the cost of such services, with staff estimating around \$900 per meeting, adding up to a yearly estimate of \$23,400.

This would increase if meetings were to go past 9:30 pm, as interpreters would then start charging by every half hour.

Staff members also seemed to indicate that there had not been much need for an interpreter for several years, citing data that reflected one document translation

request and nine oral interpreter requests (all for the Nov. 20, 2019 meeting) since 2018.

There was also the matter that there are currently three state legislations – AB’s 301, 703, and 339 – that deal with the matter of interpreters that are in discussion.

Specifically, AB 339 would require all meetings to offer the opportunity to address the legislative body remotely via telephonic or internet-based media and include closed captioning, require an interpreter for any language that is spoken by 5% or more of the agency’s jurisdiction for live translation, and require all

written materials to be translated into a language spoken by 5% or more of the agency’s jurisdiction.

Councilman Sean Ashton suggested that there “had to be a simpler way” to provide services without the need to spend thousands more city dollars.

One option, he said, might be to utilize someone already on staff who is bilingual.

“Maybe find someone that’s already hired by the city of Downey, that already has language skills,” said Ashton. “Maybe a part time employee that would like to come in for the council meetings just to help out with that.”

However, Livas pointed out that while it would be cheaper, the city would need to pay that person overtime at that point.

Ultimately, the council decided to table the item pending state legislation, following a motion from Councilman Mario Trujillo.

Council members voted 4-1 with Councilwoman Catherine Alvarez in opposition.

FEMA offers financial help with funerals

■ Families can receive up to \$9,000 for Covid-19 related funeral expenses.

DOWNEY – The Federal Emergency Management Agency (FEMA) began processing applications this week for assistance funding of up to \$9,000 for COVID-19-related funeral expenses incurred after Jan. 20, 2020.

FEMA is processing applications by phone to ensure

that all applicants are able to speak to a contact and have their questions answered. Those who are seeking assistance can apply by calling 844-684-6333 from 9 a.m. to 9 p.m. ET, Monday through Friday.

Multilingual services are available. FEMA’s call center has already received a high number of applications, and FEMA requests that applicants exercise patience through the process and have the required documents and information ready before calling. There is no deadline to apply.

To be eligible for funeral assistance, applicants must meet the following conditions:

The death must have occurred in the United States. The applicant must be a U.S. citizen, non-citizen national, or qualified undocumented individual who incurred funeral expenses after January 20, 2020.

The death certificate must indicate the death was attributed to COVID-19.

There is no requirement for the deceased person to have been a

U.S. citizen, non-citizen national, or qualified undocumented individual.

For fastest service after calling, applicants are encouraged to submit documentation online through Disasterassistance.gov, or by fax to 855-261-3452. Documents may also be mailed to: COVID-19 Funeral Assistance P.O. Box 10001 Hyattsville, MD 20782.

The funding is being provided through the Coronavirus Response and Relief Supplemental Appropriations Act of 2021 and the

American Rescue Plan Act of 2021.

After FEMA began accepting applications, U.S. Representative Lucille Roybal-Allard (CA-40), the chairwoman of the House Appropriations Subcommittee on Homeland Security, issued the following statement:

“As chairwoman of the House Appropriations Subcommittee on Homeland Security, I am pleased that FEMA has begun to accept applications for funeral assistance funding for deaths related to the COVID-19 pandemic. Earlier in

the pandemic, I worked hard to advocate for this assistance, but the funding was denied by the previous administration. As a result, Congress has passed legislation that provides much-needed assistance to ease the financial burden on families mourning the death of a loved one to the virus. Nothing can replace those we’ve lost, but this is an important step in helping families with the financial costs of funeral-related expenses.”

Applicants can also visit FEMA.gov/funeral-assistance/faq

Vaccine eligibility expands

DOWNEY – All L.A. County residents ages 16 and older will be eligible to receive a Covid-19 vaccination effective today.

As the overall number of coronavirus cases trends downward, the virus is still infecting people in Southern California.

On Wednesday, health officials announced 57 new deaths and 411 new infections.

There are currently 493 people hospitalized with Covid-19 throughout L.A. County; of those, 26% are in the ICU.

Older residents have been hospitalized at higher rates than younger residents at all stages of the pandemic, with the highest rates among residents above 80 years of age.

With the decrease of hospitalization rates for people of all ages, and the large number of older people who are now vaccinated, the rate of hospitalizations for those over 80 years old has dropped by 96%.

Underlying conditions are strongly associated with deaths due to Covid-19. Since the beginning of the pandemic, 85% of people

who died as a result of Covid-19 infection had an underlying condition.

The most common condition was high blood pressure or hypertension, which was an underlying condition for 52% of those who died.

Forty-one percent of those who died had diabetes, 26% had cardiovascular disease other than hypertension, 21% had neurologic disease, and 16% had chronic renal disease.

Of the 57 new deaths reported Wednesday, 26 people that passed

away were over the age of 80, 16 people who died were between the ages of 65 and 79, 10 people who died were between the ages of 50 and 64, and three people who died were between the ages of 30 and 49.

Two deaths were reported by the City of Long Beach.

To date, about 1.5 million LA County residents between 16 and 49 have received at least one dose of the vaccine, which means 3.5 million residents in this group still need to be vaccinated.

City donates \$2,500 to Rancho Foundation

DOWNEY – The Downey City Council on Tuesday approved a \$2,500 donation to the Rancho Los Amigos Foundation at the request of Mayor Pro Tem Blanca Pacheco.

The funds had initially been intended for a table at the Amistad Gala, a black-tie fundraiser that the Rancho Foundation holds each year. However, this year’s event was canceled for the second year in a row due to the ongoing Covid-19 pandemic.

The city received a request from the foundation – submitted by Pacheco, who sits on the foundation’s board of directors – to convert the initial table reservation to a straight donation, used to support patient programs and initiate a matching gift campaign with current donors and the community.

The item was approved unanimously as a part of the consent calendar with no discussion.

Alex Dominguez, staff writer



Our physicians train longer so Erin’s recovery is quicker.

With quality care close by, Erin has access to elite pediatric specialists. Pediatric physicians must go through additional schooling and more rigorous training than a typical doctor. This means Erin receives individualized treatment designed just for her growing body. Every child is unique, and so is their health, which is why we recruit and retain only the best pediatric specialists. Erin sees each member of her care team during one appointment and it’s the same familiar care team she had at diagnosis.

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Obituaries

Joye Hummel, pioneering comic book writer

Joye Hummel, the first woman to write for Wonder Woman comics, writing anonymously for several years in the 1940s, died April 5 at her home in Winter Haven, Florida at the age of 97.

Hummel wasn't looking for a job as a comic book writer. She was 19 years old and a recent graduate of secretarial school. But one of her instructors approached her to ask if she'd help write some stories for his comic.

He was William Moulton Marston, Wonder Woman's creator, and he had noticed while teaching Hummel that she was a good writer. He wanted a young woman who believed in Wonder Woman's feminist philosophy and could also write using current slang.

Hummel happily took the job and wrote at least 70 scripts for Wonder Woman comics between 1944 and 1947, a time when the DC Comic already had an avid audience. She included fairy tale characters, like mermaids and winged women, in the stories she wrote.

Hummel stopped writing for Wonder Woman after Marston's death, when she became unhappy with the less feminist direction the comic was taking without his influence. She later worked as a

stockbroker.

Her name hadn't appeared on her work, so she remained largely unknown until she was profiled in Jill Lepore's 2014 book, "The Secret History of Wonder Woman."

In 2018, Hummel was honored at San Diego Comic-Con International with the Bill Finger Award, which recognizes unsung writers.

Charles Coolidge, Medal of Honor recipient

Charles Coolidge, a U.S. Army veteran of World War II who was the oldest living recipient of the Medal of Honor, died April 6 in Chattanooga, Tennessee at the age of 99.

Coolidge was drafted into the U.S. Army in June 1942, just months after the U.S. entered World War II. It was in October 1944 that he earned his Medal of Honor, the nation's highest military honor in recognition of valor.

A sergeant, Coolidge and his men were severely outnumbered by German soldiers in the Vosges Mountains. They fought for days to take Hill 623 as the Germans continued to drive them back.

Coolidge bravely led his troops as they held the line for four days of fighting, including dodging

five tank rounds that were fired directly at him. He received the Medal of Honor in 1945.

Never once injured in the war, Coolidge was also honored with a Silver Star, Bronze Star, and French Legion of Honor.

After the war, he worked at his family's business, Chattanooga Printing & Engraving.

DMX, influential rapper and actor

DMX, an influential acclaimed rapper and actor known for hits including "Party Up (Up in Here)," died April 9 at a hospital in White Plains, New York, after being on life support from a cardiac arrest.

He was 50.

DMX, born Earl Simmons, began rapping in the genre's early days. He beatboxed for another rapper before beginning to write his own lyrics and perform.

DMX's mixtapes helped build his popularity around New York, and he began being featured on other rappers' releases, including LL Cool J's 1991 single "4, 3, 2, 1." His raspy growl of a voice was distinctive and immediately recognizable.

By the late '90s, DMX had a recording contract with Def Jam Records, and he released his first solo hit in 1998, "Get at Me Dog." His debut album, "It's Dark and Hell Is Hot," entered the Billboard chart at No. 1, and so did his next four albums - he was the only rapper to have his first five albums debut at No. 1.

His third album, "...And Then

There Was X," included the 2000 Top-Ten single, "Party Up." DMX was nominated for Grammy Awards in 2001 for Best Rap Solo Performance ("Party Up") and Best Rap Album ("...And Then There Was X").

He earned another Grammy nomination the following year for his single "Who We Be," and he won the American Music Awards' Favorite Rap/Hip-Hop Artists award two years in a row, in 2000 and 2001.

DMX's acting career began in 1998 with a starring role in "Belly" alongside other rappers including Nas and Method Man. In 2000, he had a supporting role in Aaliyah's acting debut, "Romeo Must Die."

His other movies include "Exit Wounds" (2001), "Cradle 2 the Grave" (2003), "Never Die Alone" (2004), and "Beyond the Law" (2019).

In 2016, DMX starred in the BET reality series "DMX: Soul of a Man." He made other TV appearances on shows such as "Moesha," "Third Watch," and "Eve."

"Performing in front of people is beyond a high. It's beyond a high that any drug could duplicate," he told GQ in 2019. "Just being onstage, period, and knowing that there's so much love out there. I pray before I go onstage with everyone in the room. And I end my show with a prayer onstage. And I'd say maybe 65 percent of the time that I get offstage, I'm so emotionally overwhelmed, I just break down."

Joseph Siravo, actor on 'The Sopranos'

Joseph Siravo, an actor known for roles including Giovanni "Johnny Boy" Soprano on HBO's "The Sopranos," died April 11 of colon cancer at the age of 66.

Siravo was best known to many for playing the father of James Gandolfini's character, Tony Soprano, on "The Sopranos," appearing in flashbacks. But he also had other TV roles as well as movie and stage credits.

An early role was Vinnie Tagliarucci in the 1993 film "Carlito's Way." Siravo's other movies included "Thirteen Conversations About One Thing," "Enchanted," "The Wannabe," and "Motherless Brooklyn."

On TV, he played Fred Goldman on "The People vs. O.J. Simpson: American Crime Story." He also made appearances on shows including "Another World," "Law & Order," "Made in Jersey," and "New Amsterdam."

Siravo played Angelo "Gyp" DeCarlo in the original U.S. tour of the Broadway musical "Jersey Boys." Though he often played mobsters on TV and in movies, Siravo was also a Shakespearean stage actor and led the acting workshop Shakespeare & Beyond.

Gerren Taylor, model and reality TV star

Gerren Taylor, a model and entrepreneur who starred on the BET reality series "Baldwin Hills," died April 11 at the age of 30. A cause of death has not been revealed.

Taylor signed with LA Models when she was 12 years old, becoming their youngest runway model ever. A few years later, she became one of the stars of "Baldwin Hills," which focused on wealthy Black teenagers living in the Los Angeles neighborhood of Baldwin Hills.

Taylor was one of only three cast members who remained with the show for its entire three-season run.

She was also featured in the 2007 documentary "America the Beautiful."

Taylor was an entrepreneur, with ventures including Hush Dolls LLC and Miyoko's Closet. She spoke out about body image and unrealistic beauty standards.

Ray Lambert, veteran and D-Day hero

Ray Lambert, a U.S. Army veteran of World War II who was honored for saving many lives on D-Day, died April 9 at his home in Seven Lakes, North Carolina at the age of 100.

Lambert was serving in the U.S. Army as a medic when his unit was sent to Normandy on D-Day. As troops stormed the beach, many were injured by enemy fire and landmines.

Lambert located a protected area behind a large concrete block and began dragging injured men from the water to the block, so they could be assisted by medics. He was credited with saving at least 15 lives that day, even as he was severely injured himself, including a broken back.

Lambert was later honored by President Donald Trump at a ceremony in Normandy marking the 75th anniversary of D-Day. The concrete block he used to shelter the injured was named "Ray's Rock" and has a plaque affixed to it, honoring Lambert and his men.

After the war, Lambert attended the Massachusetts Institute of Technology and founded two electrical contracting companies with his brother. In 2019, at age 98, he published his memoir, "Every Man a Hero," which became a New York Times best-seller.

The title referred to his belief that he shouldn't be singled out - every man in his unit was a hero of the war.

Lee Aaker, child actor

Lee Aaker, a child actor in the 1950s and '60s, best known for starring as Rusty on TV's "The Adventures of Rin Tin Tin," died April 1 of a stroke at the age of 77.

Aaker had been in more than a dozen movies before he got his role on "The Adventures of Rin Tin Tin," including "Jeopardy," "Arena," and a notable role in the John Wayne film "Hondo."

Later, he made TV appearances on "Rescue 8," "The Donna Reed Show," "Make Room for Daddy," and "The Lucy Show." Among his final credits before leaving Hollywood was a small role in "Bye Bye Birdie."

Aaker had trouble getting work as an actor after he aged out of child roles. In later years, he was a carpenter and a ski instructor, working as an adaptive sports instructor for people with disabilities.

FROM MARY SKILL, DOWNEY EMBLEM CLUB #309, IMMEDIATE PAST PRESIDENT

March, 2021

Thank you to the Downey Elks Lodge #2020 for your continued support. To our Downey Emblem Club #309, thank you for allowing me to be your president for the past 3 years. It has been an incredible journey.

A quick recap of the past 3 years, 2 that were active and one that was solely based on communication due to Covid!

We hosted state dinners that were very beautifully themed & decorated to very causal and relaxed stated dinners. * We honored Bessie Gonos as a "Honorary Life Member" * We had a Supreme President of the Supreme Emblem Club of the United States of America in our club, something we may never see again in our lifetime * We gave her a send-off party at the lodge on a Friday night. * We split the bill, flew off to Portland, made an appearance at the Supreme Convention as she was getting installed, and all stayed in a 2-bedroom suite. Flew back in the wee hours of the morning Sunday and baked for the PER BBQ the same day! * Hosted her Testimonial Dinner with many of the Supreme Emblems in attendance from all over the country. * Got our picture in the Downey newspaper with our adventure! * Hosted Supreme President Phillip Begeal very informally and had a lot of fun getting to know him better * Hosted a spaghetti dinner with jazz that was an incredible fundraiser, hosted by Vicky Rizo & Rosa Farias, I learned to let go and let others shine that night. * We supported our Elks whenever needed, be it appetizers or PER BBQ bake sale, it is always fun to watch Ed Anderson raffle off whole cakes & pies at an incredible price at the end of the night! * We had bake sales, a lot of them & found out that Linda makes her chocolate peanut candies in a crock pot and we never posted a price, just give what you can. * We sold Churros and I/W ice creams on other nights. * We donated lots of sock at Christmas for our Veterans with Ray Guard of American Legion personally visiting the hospital on Christmas day. * Christmas Tree Lane! Lots of fun and excitement for that fundraiser. * We learned to zoom & continued with our meetings and moving forward.

With all these sales, we were able to donate to the Downey Family Support/Exchange Club, PTA Helps room, Living Help Center and our own Elks, with \$500 to each club. In 2020 and again in 2021. The Living Help Center told us we were Angels, just as the country was shutting down in March 2020, we

presented the donations and what a feeling of empowerment to help others in our community.

A big thank you to my Vice President's - Terry Carlson & Sarah Kendall, who were always behind the scenes' working with various ideas for the past years, Terry did a marvelous job on our State Visitation & Sarah who jumped in and helped with Christmas Tree lane our biggest fundraiser of the year, when I was out with a bad flu Dec 2019 - Not to mention St Patrick's Day & Halloween Parties. Treasurer Edde Anderson always helping with the finance & Danielle Spaziano expertise with membership. PP Gina Mazzone (Past President) who was always ready to guide me. Lastly our advisor PSP Jacki Fanzo, (Past Supreme President) who was so incredibly supportive with her guidance.

None of this can be achieved alone, we work as a club, give thoughts as a club and boy am I happy I joined this club! My theme was the mermaid for obvious reasons (Downey Dolphin Master Swimmer) and my focus to was make some waves. We achieved this goal; we started a ripple of assisting others in our community.

I know Vicky Rizo as our incoming President, she will continue to lead us onto greater and better things on the wings of her butterfly and with her motto of "Kindness changes everything" and her always happy flower the Sunflower. Vicky you are never alone, I will be by your side as will the entire club for any questions, directions and support you may need. That is what we women do.

I leave you all with this thought - In 5 years this club as a nation will be 100 years old as established in 1926 solely by women. We are so blessed to have this service club and the members in it, though we are small, we are mighty with talented gifted women and I encourage all of you to continue your membership and contributions be it bake sale, etc. so we may continue to help others in need and continue this club and our friendship, helping others. and just maybe making me an Honorary Life Member in 2051. That's only 30 years away, our Downey Emblem Club will celebrate 100 years and I will be a young 87 years old. How is that for a goal for a girl, that likes to make some waves...Please call me for more information. (562) 896-3425.

Thank You, Mary Skill

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The Downey-Montebello SELPA provides educational services for children with disabilities residing in Downey and Montebello School Districts.

If you suspect an infant, child, or young adult of having a developmental delay or disability, they may be eligible for services, at no cost, under the Individuals with Disabilities Education Act (IDEA).

Services are provided on an individual basis in accordance with his or her needs. If you are aware of a child or student who may need services, please reach out to us using the contact information below.

Infants ages 0-3 years old: Downey-Montebello SELPA at (562) 469-6793
or <https://web.dusd.net/selpa/>

Children and students ages 3-21: Downey Unified School District at (562) 469-6500
Montebello Unified School District at (323) 887-7900

Opinion

Our country's priorities

Dear Editor:

I am tired of our politicians and President saying that America is the best country in the world when clearly it is not.

There are 100 gun-related murders per day, and many more gun-related suicides. There are at least 1 million people living in tents as well. We spend \$800 billion per year on weapons that will never be used.

Before we strut our stuff around the world, we should re-evaluate our priorities on where we spend our money. The drugs pouring in from our southern border are consumed by American citizens who are depressed or sick. Look at our TV ads, promoting drugs for everything.

Meanwhile, there are long lines of people buying more guns. Statistics say that if you own a firearm, you are much more likely to be killed than if you didn't.

So wake up America and get your priorities straight.

**Colin Clarke
Downey**

Privacy rights

Dear Editor:

Over the last decades, the issue of privacy has been a trending topic of discussion in America. This is partly due to rapid advancements in technology that have led to globalization's acceleration and left our government to play a game of catch-up. To the citizens' ears, the policies that have been framed as parameters necessary to protect our society from the other have given the government unprecedented power over our privacy. Here I question the limitation imposed on the public by the government and the motives that allow the government to justify its mass surveillance of its citizens.

Last month, the question of privacy was once again brought into the spotlight during a Senate Congressional Hearing. Current FBI Director Christopher Wray took the senate floor to address his concerns regarding National Security. Wray opened by addressing the incident that occurred on Capitol Hill earlier this year. He assured the Senate that his institution is working diligently to prosecute those involved in the incident to secure the American People's well-being and uphold our nation's constitution. This served as a segue to address the FBI's Top Terrorist Threats, which Wray declared was most important to the Bureau.

Among the list of potential terrorist threat groups, both domestic and foreign, the Director declared Domestic Violent Extremist (DVE) as one of the FBI's top priorities. His statement was directed towards both the Capitol Hill Rioters and the protestors who incited violence during the series of protests in the summer of 2020. Wray blamed the lack of counter-measures taken due to "law enforcement agencies' inability to access electronic evidence," as technology companies are not working with agencies to provide them with information on their users.

Wray depicted encryption software, like that of "user-only-access" and "end-to-end encryption," as an obstruction to justice, as they prevent government authorities from the ability to gather the information that could potentially stop an attack. Wray attacked Apple for its uses "user-only-access" and the company's lack of cooperation, comparing it to that of Facebook, which ironically has been under fire over the past couple of years for its series of privacy violations and collection of user data. This message was not solely directed at Apple but directed at applications like the Signal messaging application, which uses "end-to-end encryption," only allowing the sender and receiver to view information.

Given the history of our nation's policy towards promoting privacy rights, Wray's cry for cooperation is laughable. The government has done far more than its fair share to undo its transparency and violate privacy rights.

Ironically, this year will mark the 54th anniversary of the Freedom of Informations Act (FOIA). The FOIA was put in place to promote the growth of our nation's democracy and government transparency. Later, the Privacy act of 1974 would be added as a clause that prohibited government agencies from disclosing the individual's information. It allowed citizens the right to review documents under their names. Although these provisions, enacted for the good of the citizens, were seemingly short-lived.

In 2001, in the months following the 9/11 attacks, President Bush and Congress would pass the USA Patriot Act. The Patriot Act would dramatically increase government surveillance, allowing it to access information on its citizens without any legal restrictions or repercussions, all done as an effort to prevent future terrorist attacks. The passing of this act best illustrates the government shift in attitude towards privacy and its acceptance of massive data collection. Thankfully, as of June 2020, the Patriot Act officially expired and is no longer active.

As a government official, one would assume that Wray would understand the importance of upholding our rights. Yet, Wray believes that companies should work with the government to provide the tools to access our information. The cooperation he is asking from tech companies is known as the "backdoor" tool. This software system is put into place by the company that allows a secondary user to access the primary user's information. Suppose Wray genuinely wants to uphold our nation's constitution. Why would he plead to Congress to encroach on our privacy rights?

What is the future of privacy? And what obligations does the company have to the government? It is hard to say where the line should be drawn, especially when dealing with complex topics like national security and citizens' rights. On the one hand, Wray's argument for national security shouldn't be taken lightly, given the events earlier this year. However, in doing so, I fear that we run the risk yet again to be subject to mass surveillance programs that once again will violate our rights as U.S citizens.

**Jorge Guerrero
Downey**

Standards for elected officials

Dear Editor:

If you're a practitioner of arts criticism and reportage, as I've been for many years, you learn that if you're willing to dish it out, you should be willing to take it. Still, I have to take exception to Alida Fernandez-Chacon's letter to the editor last week chiding me for quoting an example of mayor Claudia M. Frometa's awful syntax vis-à-vis her (Frometa's) uninformed commentary on the arts in Downey.

Ms. Chacon seems to think that pointing out bad grammar in a public official is akin to ridiculing people like Chacon's grandfather, a Cuban immigrant who, despite the memorable and comic use of malapropisms in English, has been a business success in his long life in the U.S., much beloved by his family, whom he's generously helped along the way.

I agree that to make fun of someone because he (or she) has an imperfect grasp of a second language is as cruel as making fun of someone with a natural speech impediment. It's a harmful, immature, stupid thing to do.

That isn't the issue, however. The issue is, what should we legitimately expect of a public servant elected to represent us?

I do not know Frometa personally, and in fact am impressed by how assiduously she's worked to fulfill the responsibilities of her new job. Her refusal to back down to the verbal abuse of a mob of irate Tenant Union protesters during one council session is the single most courageous act I've seen in years of city-watching.

At best, even if we find them wanting, we still owe our public servants a modicum of civility. But what do they owe us? You would expect a level of experience and knowledge that would make good the promise of competency in office. You would expect that they don't misrepresent themselves in a way that compromises their function and embarrasses them, their colleagues and the city. You would expect honesty and good judgment. You would expect fairness and patience, with complex issues that take time to resolve, irate people with personal agendas, and even whackos at the lectern.

You would expect a level of education that gives them the ability to find out what they don't know when confronted with something outside their comfort zone.

When it comes to remedying the near-collapse of culture and the arts in Downey—things that are vital to any civilized population—I've watched the city fail for over a decade. The council tried to do something about it around 2010. But each successive round of elections has produced a group that, when it comes to enabling a robust arts scene, has been more narrow, uninformed and incompetent than the last. There's local opinion gathering that the (mostly) newly elected group currently occupying the dais is the worst in Downey history.

That's why I, as an arts advocate, mindful of all the bone-rattling potholes effective advocacy can lead to, fear where this current crop is taking us. And that's why I highlight Frometa's atrocious grammar, literally quoted from reporter Alex Dominguez' recording of the recent city council meeting that took up the issue of the arts in Downey.

The Elizabethan poet, critic, playwright ("Volpone") and Shakespeare contemporary, Ben Jonson, famously said, "Speak that I may know thee." Every time we open our mouths, we reveal something about ourselves; our quality of mind, our temperament, our character, our values and priorities. Most of all, we reveal our capacity to organize our thoughts. That's what grammar in any language is designed to do, because most of the time our thoughts are an aggregate of spontaneous impulses, images, conflicting emotions, unformed flying references. Our capacity to cohere this inner jumble into systematic language represents our ability to organize ourselves.

I don't know if English is a second language for Frometa. It really doesn't matter. It's the one she's chosen to use in her role as a Downey representative. When she speaks, she doesn't just speak for herself. She speaks for Downey. She talks to other cities, to media, to state officials and representatives, and if called, to the nation. And, of course, to the official record of Downey civic life. In a word, history.

That's how we are and will be judged. And that's why, in my opinion, we should listen hard not only to what our civic leaders say, but how they say it. It speaks for all of us.

**Lawrence Christon
Downey**

Enough with the fireworks

Dear Editor:

We need more control over the fireworks that have plagued us for years.

Please take note of San Bernardino County's reporting system. We need that and we need to make all fireworks illegal.

**Barbara Lidle
Downey**

Perkins' faith

Dear Editor:

I'm writing to you in regards to your recent coverage of the passing of our beloved friend, Meredith Perkins. I was indeed lucky enough to call him my friend, and I'm going to do my best to write this letter in his voice, as I hear it in my head.

I enjoyed your articles about Meredith. They were good, thorough, and heart-felt. But there is one important aspect of Meredith's life which you omitted, and if I knew Meredith well, the most important aspect.

He was a devoted member of Messiah Lutheran Church on Paramount Boulevard. I'll never forget Perk walking out of the church service every Sunday with a twinkle in his eye and a spring in his step. If you knew Perk, you were very familiar with that little dance he did when he was happy to see someone. Although we missed this in his last couple of years, he maintained that look in his eyes and that passion in his heart.

There was no one more friendly around the church coffee pot, and no one more fierce when something objectionable happened. He constantly sought ways to make people feel welcome at Messiah. Whether you were a long time member or a first time visitor, you talked to Perk on Sunday.

Although he had been out of public office for some time, Meredith never abandoned his love of service or his savvy people skills. When I became the church president in 2019, you better believe I got an earful from Perk about how things should be done. And I was honored when he proclaimed at one of our Coffee Bean chats that he was happy I was at the helm. (He requested that the church council meeting minutes be e-mailed to him right up until the end.)

In closing, I want to make sure I mention Perk's love and respect for all the many wonderful churches in Downey. He did not see us as "rivals"...he thought we should all be working together to spread the love of God and make Downey a better place.

But I will say this: we were lucky enough to call him one of our own at Messiah. He will truly be missed.

**Katie Castellanos
Downey**

Climate change action

Dear Editor:

Bravo to Dr. Alan Frischer for his important column on climate change in the April 8 issue of this newspaper.

Dr. Frischer is correct to state that "climate change is considered the biggest global health threat of the 21st century – yes, a greater threat than this current pandemic," and he is also accurate when he says that "the most marginalized groups of people, including those with disabilities, low-income families, the elderly" are most impacted by rising temperatures and extreme weather.

Because of our concern for future generations, including those in our family and those who are less well-off than we are, my husband and I devote much of our time to fighting climate change. We have changed our lifestyles, making many of the changes recommended in the doctor's article. We have solar panels on our home, any extra electricity is 100% renewable from Downey's CCE option, we drive plug-in hybrid vehicles, and we rarely eat beef.

Although we know our individual choices contribute to a better climate, we also understand that the climate crisis is so enormous that to achieve meaningful results will require a moonshot effort by all of us working as a team. We need to harness the innovative and creative genius of the American economy, with its scientists, entrepreneurs, and skilled workers, to move us rapidly towards a clean-energy future.

A good way to start is by pricing carbon: when something costs more, people use less of it. In addition, since renewable alternatives will become relatively cheaper, demand for them will skyrocket; this will stimulate a wave of climate-friendly innovation. We also need to help working families manage their budgets as they transition to clean energy.

A recently introduced bill in Congress, The Energy Innovation and Carbon Dividend Act of 2021, does all of this and more. It levies a fee on all fossil fuels at the coal mine, gas/oil well, or port of entry. To give the economy time to adjust, it starts low and increases yearly. Independent studies project that its approach will reduce America's carbon pollution by 30% in the first 5 years alone and that the bill is the single most powerful tool we have to reach net zero by 2050.

In order to help working and middle-class families transition to clean energy, all net proceeds will be returned to American families via a monthly dividend. Consequently, most low-and-middle-income Americans will come out financially ahead or break even.

Citizens' Climate Lobby – a nonpartisan group of which my husband, son, and I are members – strongly supports The Energy Innovation and Carbon Dividend Act. On April 1, the first day of Earth Month 2021, we were delighted to learn that Rep. Lucille Roybal-Allard, Downey's congresswoman, was one of twenty-five original cosponsors of this bill.

Solving climate change will not be easy, but it will lead to a better future for ourselves and future generations. In addition to individual lifestyle changes, we must enact effective government policies. Passing the Energy Innovation and Carbon Dividend Act will be an excellent start.

Thanks again to Dr. Frischer for calling attention to the importance of the climate crisis and to Congresswoman Lucille Roybal-Allard for being part of the solution.

**Anita Rivero
Downey**

Dear Editor:

I was happy to read Dr. Frischer's column on climate change and its damaging effect on our collective health.

The connection between our planet and our own health may not be obvious but Dr. Frischer factually stated the ways we are putting ourselves at risk as a society.

Let us listen to scientists, physicians and other experts and follow their lead towards a healthier way of life.

**Pedro Maiz
Downey**

Norwalk's homeless issues

Dear Editor:

Every city unfortunately has to deal with the fact that there are haves and have nots. A very simple way to put a very complex problem.

However, when we ponder how to fix a problem (and of course the road to hell is paved with good intentions) how do we ensure the safety of the people who do want to live in this community, who do want to seek out mental health treatment, who do want to pay their bills, who do want to have an environment for the children that is safe?

Unfortunately, myself and other residents of Norwalk do not have the luxury to wait for the homeless to get the services they need, putting our own safety at risk. We are not able to shop, ride our bikes, walk or even have our own little oasis (home) without being accosted by the homeless who are violent and dangerous in this community.

Who is going to do something about this? Who is going to talk about this before it becomes too late?

What about our property values? We care about our homes in our community; we shouldn't be walking and being accosted by the homeless.

Our leaders and the Sheriff's Department need to do something now.

**Shawn Rivas
Norwalk**

The Downey Patriot

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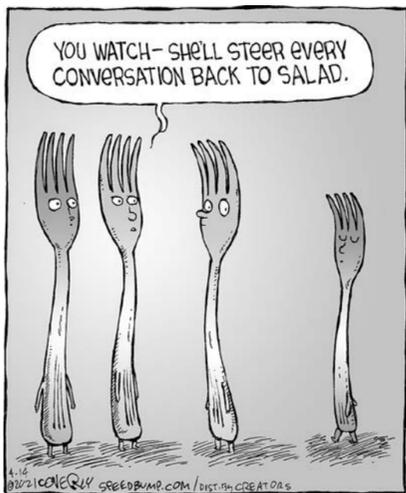
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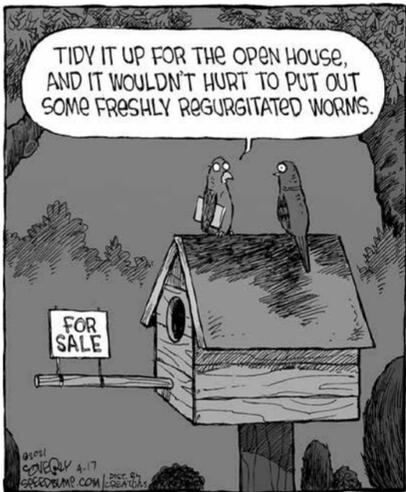
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SPEED BUMP



DAVE COVERLY



Downey Community Calendar

CITY MEETINGS

1st & 3rd Wednesdays, 6:00pm Planning Commission, Council Chamber at City Hall.
 2nd Tues., 4:00pm: Recreation and Community Services Commission, Council Chamber, City Hall.
 2nd & 4th Tues., 6:00pm: City Council, Council Chamber.
 3rd Tues., 6:00pm: Library Advisory Board, at Downey City Library.
 2nd Thurs., 6:30pm: CEAT, at Downey City Council Chamber at City Hall, for more info call 264-5462.
 4th Mon., 3 pm: Green Tech Forum, at City Hall.

Regularly Scheduled Meetings

MONDAYS

7 pm: Boy Scout Troop 3, at Downey United Methodist Church, call 968-6478.
 4:30 pm: Courage Forward Meeting, at 11899 Rowan, 2nd Floor, call 923-245-6816.
 2nd Mon., 11 am: American Legion Auxiliary 3276, at United Methodist Church, call 968-6478.
 2nd Mon., 11:30 am: Downey News camera Club, call Marilyn 923-2824.
 4th Mon., 7:00 pm: Downey Trunkmen, at Downey Retirement Center, call 562-5886.

TUESDAYS

9 am: Quilters group, at Good Shepherd Lutheran Church, call 562-4408.
 9:30 am: Downey Seniors Club, at Apollo Park, call 968-6478.
 25 am: Downey Book Club, at 7850 Quail Drive, call John Fiorante at 552-4303.
 27 pm: Rotary Club, at 416 Honda Events Center, call William Medina 413-9447.
 6 pm: Toastmasters Club 587, at First Baptist Church, contact Salvador Cervantes: Encalopad@icloud.com.
 7 pm: Downey Knights of Columbus Bingo, at 11231 River Ave., call 422-1882.
 7 pm: Meeting Team and Prayer, at Desert Reign Church FFE10 Lakewood Blvd., call 861-6031.
 7:30 pm: Downey Master Chorale, at Cornerstone Church, contact info@downeymasterchorale.org.
 2nd Tues., 7:30 pm: Garage Out of Downey, at City Hall training room.
 2nd Tues., 6 pm: Downey Fly Fishers, at Apollo Park, call 425-1936.
 2nd Tues., 6:30 pm: Community Emergency Response Team meeting, Firestation 2, 13222 Paramount.
 2nd Tues., 6 pm: American Legion 4218, at Sizzler Restaurant, call 844-4572.
 Tues., Thurs. & Sat., 10 am: Downey Book Club, at 7850 Quail Drive, call John Fiorante 552-4303

WEDNESDAYS

7 am: Kiwanis Club, at 210 Honda Events Center, call Steve Robinson at 927-2629.
 2 pm: Women's Book Club, at 7850 Quail Drive, call Maria Puch at 669-6306.
 7 pm: Out Post 142 Royal Rangers, at Desert Reign Church, call 828-8006.
 1st Wed., 11 am: Women's Club of Downey, call Cheryl Olson 833-8854.
 2nd Wed., 11:30 am: Downey Coordinating Council, Community Center, call Robbi Bruce 445-6416.
 2nd Wed., 7:30 pm: Downey Stamp Club, at Honda Price School cafeteria, call 923-3028.
 2nd Wed., 11:30 am: Christian Women's Club, call Medlen 923-2824.
 2nd Wed., 2:30 pm: Keep Downey Beautiful, at City Hall, call 904-7302.
 2nd Wed., 7:30 pm: Downey Model A Club, at Calabasas School Cafeteria, call 923-6133.
 3rd Wed.: Downey Dog Obedience Club, for information please call Tina 862-6233 or Valerie 620-2979.
 3rd Wed., 12 am: Los Angeles County Quilters Guild, at Women's Club, call 860-8821 or 927-8035.
 3rd Wed., 10 am: OUPH Women's Guild, at OUPH School Auditorium, contact Melodie Satterna, 562-600-3182.
 3rd Wed., 6:00 pm: Sister Class of Downey, at Barbara Riley Senior Center, call Gloria Hernandez 662-736-6228.
 4th Wed., 7:30 pm: US Coast Guard Aux. Flotilla 5-19, First Presbyterian Church, call Brian 433-5520.
 Wed & Sat., 11:15 am: Senior Bingo, at Apollo Park, call 904-7302

THURSDAYS

7:30 am: Connections Networking, at Bob's Big Boy, for info, call 481-5803, 461-5722.
 7:30 am: Sprigplant left of Downey, for information, call Mia Vassant, 806-5227.
 9 am: Crafters group, at Good Shepherd Lutheran Church, call 862-4429.
 9:30 am: Takeoff Paints Sensibly, at Barbara Riley Senior Center, call 800-832-8677.
 22 pm: Kiwanis Club of Downey, at 210 Honda Events Center.
 6:30 pm: Downey United Masonic Lodge # 228, 5244 3rd St., call 662-4376.
 7:30 pm: Downey Old Lodge #228, call 662-4376.
 1st Thurs., 12 noon: People of Faith Ministries, call John Vega 562-412-7322.
 1st & 3rd Thurs., 7 pm: Boy Scout Troop 351, at Russian Park, contact 962-304-3089 for more information.
 1st Thurs., 7:30 pm: The Downey Amateur Radio Club, at First Baptist Church room 119.
 2nd Thurs., 7:30 pm: Evening Rebel Farm Collectors Club, call Carl O. Janda at 3023-2480.
 2nd & 4th Thurs., 6:20 pm: Downey Lions Club, at Miral, call Lenora (910) 243-9825.
 3rd Thurs., 4 pm: Public Works Committee, at City Hall Training Room.
 3rd Thurs., 6 pm: Downey CIPAC, at Sizzler's Restaurant, call Rich Yucht 413-0045.
 4th Thurs., 10 pm: Assistant Lodge, at Casa De Parker-Jehosh, call 865-8722.
 4th Thurs., 7:30 pm: Downey Historical Society programs, at Community Center, call 862-2777.

FRIDAYS

7:30 am: Pro. Masons, at Miral's Cafe, call Barbara Bailey Beard at 660-7631.
 3rd Fri., 6:30 pm: Women's "In His Glory" Ministry at Los Artigos C. C. 622-8275.

SATURDAYS

8 am: Farmers Market, Downey Avenue at 2nd Street, call 904-7246.

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

THE NEWSDAY CROSSWORD

Edited by Stanley Newman (www.StanXwords.com)
UNCOMMON QUARTET: Seven with a rare sequence
 by Greg Johnson

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- 5 Uncouth
- 6 One of the Mario Brothers
- 7 Bath gel ingredient
- 8 Buck passer's comment
- 9 Urban rtes.
- 10 Mar
- 11 Boot out
- 12 On-the-job extra
- 13 Forested expanse
- 14 High anxiety
- 15 The Bard's call to arms
- 16 Pre-streaming center
- 17 Resident of Teheran
- 18 Nation in the South Pacific
- 24 Proposal figure
- 29 Nation on the South Pacific
- 32 Racer's service stop
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- 38 Doubtless
- 39 Half-speed effect
- 40 Widespread
- 41 Forget to put in
- 42 Lecture postscript, casually
- 43 Move very slowly
- 45 Forelimb bone
- 46 Ran, as printed ink
- 49 Generous one
- 50 Golf target
- 52 Covered in fuzz
- 54 What loafers lack
- 55 Informal discussions
- 57 Sigma preceder
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You can contact puzzle editor Stanley Newman at his e-mail address: StanXwords@aol.com. Or write him at P.O. Box 69, Massapequa Park, NY 11762, Please send a self-addressed, stamped envelope if you'd like a reply.

French director Jacques Tati (20 Across) portrayed the well-meaning but clumsy Monsieur Hulot. MONTESQUIEU (40 Across) is credited as the principal source for the governmental concept of separation of powers. Among the unusual annual items insured by LLOYD'S of London (88 Across): Bruce Springsteen's voice, David Beckham's legs, and a wine taster's nose.



'Godzilla vs Kong': Greatest monster fight in years

■ **REVIEW:** The blockbuster film delivers with stunning visual effects.

By Oscar Torres
Talon Marks

Many delays and a pandemic later, "Godzilla vs Kong" finally was released in theaters and HBO Max and what an amazing film it was.

Five years after the events of "Godzilla: King of the Monsters" the film starts with Kong interacting with a young little girl named Jia, a young native from Skull Island who Kong protects and cares for after the natives of the island died.

Ilene Andrews becomes Jia's new caretaker as she studies Kong, making sure that Godzilla can't find him.

Meanwhile, in an Apex Cybernetics facility in Pensacola, a conspiracy podcast theorist Bernie Hayes investigates some sinister activity that the company has been doing.

Before he can find out more, Godzilla suddenly attacks and destroys the facility leaving nothing standing.

The CEO of Apex, Walter Simmons, meets with Nathan Lid to ask for his help in getting a power source that is only located in Hollow Earth.

Lid agrees and heads to Skull Island to talk to Ilene to use Kong in order to find the location of Hollow Earth.

After a few days in the water, Godzilla emerges and faces off with Kong, with the fight ending in a draw.

Meanwhile, Madison Russell and her friend Josh meet with Bernie and help him uncover the secret of what Apex is doing which leads them to their HQ in Hong Kong.

Instead of floating in the water, they take Kong to the entrance of Hollow Earth by helicopter.

Kong makes his way inside to discover another world outside of the world that humans live in. Inside live new titans and secrets about Kong's past.

He discovers a temple surrounded by Kong skeletons and finds an axe that uses Godzilla's scales. Not long after, Godzilla senses it and shoots out a breath underneath the planet to take out Kong.

The two go head to head once more with Godzilla being the victor, but not long after that MechaGodzilla appears and wrecks havoc on Hong Kong.

Godzilla tries to fight it on his own but isn't powerful enough. Kong joins forces with him to take down MechaGodzilla.

Both go their separate ways, with Godzilla wandering the oceans and Kong returning to Hollow Earth.

The story worked out pretty well. Although generic, with predictable moments, the film works around that, giving a good standing point on what's cheesy or not.

The movie had a great pace with scenes feeling not too short and not too long.

The characters are likable. There wasn't a single character that wasn't cared for or hated, appropriately.

The CGI was spectacular, with destructive buildings looking so realistic, the fur and scales on Kong and Godzilla looking clean and so detailed. It felt like they used inspiration from other animals to use the effects.

The main attraction for this film is the action, and by god, these are some of the best fights out of any monster battle in the MonsterVerse.

Overall, the film is an incredible experience that is fun to watch with friends or for fans of either Godzilla or Kong.

The film gets a four out of five stars, being a fun and exciting film for monster battle fans.

Oscar Torres is the co-arts and entertainment editor at Talon Marks, the student newspaper at Cerritos College. Republished with permission.

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Huntington Park man charged with robbing 15 Trader Joe's

■ Gregory Johnson allegedly robbed the markets during a three-month crime spree; he faces 40 years in prison.

HUNTINGTON PARK – A federal grand jury has named a Huntington Park man in a 21-count indictment that accuses him of robbing 15 Trader Joe's stores throughout Southern California during a three-month crime spree.

Gregory Johnson, 43, was

named in a superseding indictment charging him with 15 counts of interference with commerce by robbery (Hobbs Act), five counts of knowingly using and possessing a firearm in furtherance of a crime of violence, and one count of being a felon in possession of a firearm.

His arraignment has not been scheduled.

Johnson previously was charged via a two-count information on Feb. 8 in connection with the robbery of a Trader Joe's in Chino

Hills on December 4, 2020. This week's indictment charges him with 19 additional felonies.

According to the indictment, from August 28 to December 4, 2020, Johnson robbed 15 Trader Joe's stores in Eagle Rock, Sherman Oaks, Chatsworth, Pasadena, Culver City, Rancho Palos Verdes, Agoura Hills, Simi Valley, Brea, Santa Ana, Tustin, Corona, and Chino Hills.

During many of the robberies, Johnson allegedly brandished a handgun. On two occasions, Johnson allegedly robbed stores in Rancho Palos Verdes and Brea, and returned weeks later to rob them again.

On Dec. 4, 2020, Johnson and his son, Gregory Eric Johnson, 20, of South Los Angeles, were arrested after law enforcement learned of the Chino Hills Trader Joe's robbery. A witness gave law enforcement a description of the Johnsons' getaway car and its license plate, according to court documents.

An indictment contains allegations that a defendant has committed a crime. Every defendant is presumed innocent until and unless proven guilty beyond a reasonable doubt.

If convicted of all charges, Gregory Johnson would face a statutory maximum sentence of 20 years in federal prison for each robbery charge, seven years in prison for each firearms use charge, and 10 years' imprisonment for the felon-in-possession of a firearms charge.

On March 15, Gregory Eric Johnson pleaded guilty to a two-count information charging him with interference with commerce by robbery for robbing Trader Joe's stores in Chatsworth and Chino Hills in December 2020.

His sentencing hearing is scheduled for July 12, at which time he will face a statutory maximum sentence of 40 years in federal prison.

Ex-LASD deputy sentenced to 7 years in prison for leading \$2 million robbery

■ Marc Antrim is accused of staging a drug bust and stealing \$2 million from a marijuana dispensary.

LOS ANGELES – A former Los Angeles County Sheriff's deputy was sentenced last week to 84 months in federal prison for orchestrating and leading a \$2 million armed robbery – staged as a legitimate law enforcement search – at a downtown Los Angeles warehouse where more than half a ton of marijuana and over \$600,000 in cash was stolen.

Marc Antrim, 43, of South El Monte, who formerly was assigned to the LASD station in Temple City, was sentenced by United States District Judge Virginia A. Phillips, who said, "the seriousness of the crime could not be overstated." The heist, which "sounded like a movie script," was "tragic" for the victims and eroded "the public's trust (in law enforcement)," the judge said.

Antrim pleaded guilty in March 2019 to a five-count information charging him with conspiracy to distribute marijuana, possession with intent to distribute marijuana, conspiracy to deprive rights under color of law, and brandishing a firearm in furtherance of a drug trafficking crime.

During the early morning hours of October 29, 2018, Antrim and his co-conspirators dressed as armed LASD deputies and approached the warehouse in an LASD Ford Explorer. Upon arrival, Antrim flashed his LASD badge and a fake search warrant to the security guards to gain entry to the warehouse. To perpetuate the ruse that they were legitimate law enforcement officers, Antrim and two fake deputies sported LASD clothing, wore duty belts, and carried firearms. One fake deputy also visibly carried a long gun to further intimidate the guards into submission.

At the beginning of the two-



Marc Antrim the night of the incident (Courtesy U.S. Attorney's Office)

hour robbery, Antrim and his co-conspirators detained the three warehouse security guards in the cage of the LASD Ford Explorer. Soon after the guards were detained, a fourth man arrived at the warehouse in a large rental truck, and all four men began loading marijuana into the truck.

When Los Angeles Police Department officers legitimately responded to a call for service at the warehouse during the robbery, Antrim falsely told the LAPD officers that he was an LASD narcotics deputy conducting a legitimate search. To facilitate the sham, Antrim handed his phone to one of the LAPD officers so that the police officer could speak to someone on the phone claiming to be Antrim's LASD sergeant. The individual on the phone was not Antrim's sergeant, and Antrim did not have a legitimate search warrant for the warehouse.

After LAPD officers left the warehouse, other co-conspirators arrived and the robbery continued, allowing the fake law enforcement crew to steal even more marijuana and two large safes containing over half a million dollars in cash.

At the time of the robbery, Antrim was a patrol deputy assigned to the Temple City station, but he was not on duty, was not assigned

to the department's narcotics unit, was not a detective, and would not have had a legitimate reason to search a marijuana distribution warehouse in the City of Los Angeles.

Prosecutors have secured six convictions in this case for the co-conspirators who took part in the raid alongside Antrim.

Christopher Myung Kim, 31, of Walnut, a disgruntled former warehouse employee, is serving a 14-year federal prison sentence after being found guilty by a jury for his role in planning the heist and making off with \$1.5 million in stolen marijuana after the raid. Antrim testified at Kim's trial, which the judge credited as a significant reason to reduce Antrim's sentence.

Kevin McBride, 45, of Glendora, and Eric Rodriguez, 35, of Adelanto, are serving federal prison sentences of six and nine years, respectively, after pleading guilty to felony charges in this case. In a related case, Antrim's other co-conspirators, Matthew James Perez, 44, of Ontario, Daniel Aguilera, 33, of Los Angeles, and Jay Colby Sanford, 43, of Pomona, are serving sentences of six years' imprisonment, two years' imprisonment, and five years' probation, respectively.

POETRY MATTERS

The Midnight Ride of Paul Revere

A hurry of hoofs in a village-street,
A shape in the moonlight, a bulk in the dark,
And beneath the pebbles, in passing, a spark
Struck out by a steed that flies fearless and fleet:
That was all! And yet, through the gloom and the light,
The fate of a nation was riding that night;
And the spark struck out by that steed, in his flight,
Kindled the land into flame with its heat...

So through the night rode Paul Revere;
And so through the night went his cry of alarm
To every Middlesex village and farm,—
A cry of defiance, and not of fear,
A voice in the darkness, a knock at the door,
And a word that shall echo forevermore!
For, borne on the night-wind of the Past,
Through all our history, to the last,
In the hour of darkness and peril and need,
The people will waken and listen to hear
The hurrying hoof-beats of that steed,
And the midnight message of Paul Revere.

Henry Wadsworth Longfellow

Urgent hoofbeats, the knock at the door. The rhythm of the heartbeat drives the epic narrative as it always has done since song and dance and poetry and the stage were one. Generations memorized stirring sagas like this long before they could be written down. In Boston on the 18th of April, Patriot's Day, these verses are still told by heart. Poetry Matters is curated by Lorine Parks.

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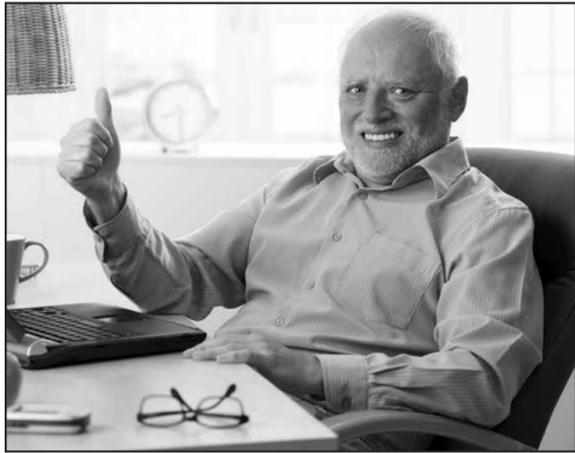
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Want or need to retire early? Tips on how to pay for it



By Alan Becker

Delaying retirement has become common for many Americans, either because they saved too little or they just want to continue working because they enjoy it.

Others go in the opposite direction. They retire early – sometimes out of choice but often because their health or the economy forces it.

While early retirement might sound appealing, it can be a struggle for those who don't have sufficient income to pay their bills. That is why if you are weighing the pros and cons of early retirement, you need to get a good handle on your potential sources of income.

You may find you lack what you need – an especially unnerving conclusion if early retirement isn't really a choice.

But don't despair just yet.

It's also possible you have more income options than you realize. Those can be broken down into the categories of bridge income, fixed income, guaranteed income, and speculative income.

Let's take a look at each to see whether they fit into your situation – and possibly your early retirement plans.

Bridge income. To support yourself in early retirement, you may need to tap into your assets sooner than planned – essentially bridging the gap until your other expected retirement income sources kick in.

Fortunately there are ways to do that without incurring penalties for early withdrawal. For example, if you retire before you're eligible for Social Security and Medicare, you can withdraw money from your traditional IRA before age 59½ without paying the 10 percent penalty. That's because of something called the 72(t) provision.

Similarly, the Rule of 55 allows you to withdraw money from your 401(k) or 403(b) without penalty if you are between ages 55 and 59½ and have been fired, laid off, or quit your job. (This applies only to the retirement plan sponsored by your most recent employer, not an older plan from a previous employer. Also, while you avoid penalties with these strategies, you still have to pay taxes on those withdrawals.)

Fixed income. One example of fixed income is real estate rentals. Certainly, there are downsides to being a landlord, but those who manage it right and carefully screen tenants may find this can provide a reliable income. Owning rental properties can come with tax advantages.

Beyond that, the property's value typically appreciates in a strong market, making it a potential long-term investment. If need be, you can sell it later in life to pay for such expenses as health or long-term care costs.

If you don't like the idea of handling upkeep and dealing with tenants yourself, you could hire a property management company, but that of course adds to your expenses.

Another situation to be aware of is that during COVID-19 some states put a temporary ban on evictions for tenants who meet certain criteria, which could make it hard to collect on rent in those situations.

Guaranteed income. It's important in retirement to have some income that arrives each month, regardless of what's happening in the market. The most common source of guaranteed retirement income is Social Security.

For those considering early retirement, it's worth knowing you

can begin drawing Social Security as early as age 62. But there's a caveat. If you claim the benefit before you reach full retirement age (between 66 to 67 for most people), your monthly benefit is reduced and that reduction is for life.

Another source of retirement income some people still have is a **pension**.

If you have one, determine whether it provides a reduced benefit (or any benefit at all) to your spouse after you die. If not, you may want to weigh whether to take a lump-sum payment rather than your regular payout, if that choice is offered.

Finally, an **annuity** – either fixed or indexed – can provide you with a monthly check as well.

Some annuities do come with fees and various rules and limitations, and you also want to research the claims-paying ability of the insurance carriers being considered. So study them carefully before making a decision.

A properly licensed financial professional can help you figure out what's best for you and your circumstances as you make that decision.

Speculative income. One of the risks of retiring early is that you are even likelier than the average person to outlive your savings. That means you may want to keep at least a portion of your money in the market so it can grow.

Yes, that does mean you could experience market volatility, but it's worth remembering that historically, after significant market drops, the market has strong recoveries. Still, you and your financial professional should take steps to minimize your risk exposure.

Finally, it's worth noting that with retirement comes extra time, and how you use that time could make a difference in your financial situation.

Maybe you could take on a part-time job to pull in extra cash. Perhaps a favorite hobby could turn into a money-making venture.

Or possibly you just need to be cautious about becoming bored and filling that extra time with too many vacation trips or shopping sprees, spending money you really can't afford to spend.

Even with careful planning, early retirement can still be difficult for some people. If that's the case with you, you may need to adjust your lifestyle accordingly.

Regardless, though, it's important in retirement – early or otherwise – to have an assortment of income sources. Many times the best retirement plans combine three of the aforementioned strategies if not all four.

With the right amount of diversity in your portfolio, you may be able to live well in early retirement now, while still growing a nest egg that will see you through your later years.

Alan Becker is president and CEO of Retirement Solutions Group (www.rsgusa.net) and author of *Return on Investment or Reliability of Income? The True Meaning of ROI in Retirement*.

In Memory of
Diane Kay Dolman
December 18, 1941 - April 2, 2021



Diane K. Dolman, 79, of Downey, California, passed away on April 2, 2021.

Born on December 18, 1941 to Casey Dolman and Audrey Faye Slinkard in Flint, Michigan, Diane grew up in Chicago, and moved to California in the early 1990's. She loved her family and enjoyed shopping, painting, audio books, KitKat (her cat), and the church.

Diane will be lovingly remembered by her five children; Patrick Lighthouse, Michael Lighthouse, Kelly Beckert, John O'Brien and Scott O'Brien and their families including her thirteen grandchildren, and her six great grandchildren.

At Diane's request, no services will be held. In lieu of flowers, please consider a donation to the American Diabetes Association.

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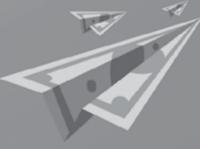
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Short Story: Abstract Art

By Yolanda Adele

I had to take an elective class in my junior high school. The only class available to me was an art class. I was mortified. In fact, at that age I was usually mortified about something.

But what made matters worse was I sat between two artsy type students with talent beyond what the class offered. The only thing I ever painted was with my fingers in kindergarten. Whatever my teacher said my painting was about, I agreed.

My art instructor in junior

high was Mr. Arthur Farr (who some kids nicknamed Artsy Fartsy). He said he wanted a few watercolor paintings from each of his classes to put in the art display case in the hall. Anyone whose painting was picked would automatically get an “A” and all others would get extra

credit for participating.

Though I knew I was out of my league compared to my peers, I decided to participate in order to get a grade for effort.

I painted a beach scene and stick figures playing in the sand. I grew panicky when I saw my competitor’s precise brush strokes of a seascape on their canvas. So, before Mr. Farr came around to my easel, I took my painting to the sink and tried

to wash my mistakes down the drain.

The ocean hues in my painting ran together while the stick figures, which were drier, stayed intact. I finally decided to just leave the painting alone and take my criticisms and lower grade.

Some kids teased me, saying anything from my painting looked like a pizza explosion to a freak show underwater and

I didn’t disagree with them. That is why I was as shocked as they were when Mr. Farr chose my painting! He said I was a free-stylist, able to think in the abstract.

Somehow his words had the power to free my creativity to just have fun and enjoy the class. The more abstract I became the better.

I call Mr. Farr a great teacher.

Short Story: Tartool: An Endangered Species

By Sharon Benson Smith

Mom and Dad “inherited” a tortoise from Earl and Margaret Stockman. The Stockman’s loved the desert, and maintained a get-away cabin in Joshua Tree. Mom and dad went with them quite often on weekend trips to their “home away from home.” I recall mom saying, “The desert in bloom is so beautiful.”

Then, sadly, the Stockman’s, who were close family friends for years and a co-worker of dad’s, left their Bell Gardens home to go back to their original home in Oklahoma. Their pet tortoise of many years was given to Mom and Dad.

The La Mirada backyard became home to the tortoise for several years. He had free reign of that backyard and, when we visited, all the grandkids had fun with him. They followed him from one side of the yard to the other; feeding him; laughing and joking about his unique appearance.

The yard was lush with plenty of greenery for him to munch on, but I do believe that the fallen rose petals were his favorite bill-of-fare and probably his greatest source of water as well.

Everything went well for the longest time. Then Dad decided one day to spray the roses with a special pesticide. The tortoise

became very ill; wouldn’t eat, stayed in one spot, and stopped all of his yard activity. Somehow, we just knew it was related to dad’s spraying of the roses.

That tortoise was very special to us so we decided to take him home to live with us in North Whittier. Mom and Dad were fine with it as they were concerned about him also. Back home, Steve, Mark or Tracy quickly dubbed him “Tartool.”

I did some research and learned some things I didn’t know, and some things I thought I knew were confirmed to me. A tortoise is quiet, cute and they don’t shed fur! (Our beloved dog, Tramp, was the only fur shedder we had at the time.) Further,

they are very low maintenance, and they live a long time...often as long as one hundred years.

I also learned that a tortoise is not ideal for indoors (that in itself was ideal), and they don’t like to be handled very often. They like sunshine and fresh air; yet they are tolerant of many living arrangements, and tolerant he was, as now he had the neighborhood kids to contend with. They can be shy and have a personality, which I believe Tartool had.

Here’s where his personality came through, and he only did this with me. I would touch his forehead and he would stick his nose and neck way out of his shell to let me pet him. A little

petting and a chomp of lettuce and Tartool was in tortoise heaven.

After one of his feedings, I recall that when he pooped, Tracy said to me: “Mom, look at Tartool’s psychedelic cottage cheese!” That’s exactly what it looked like. YUK! That is just one of many past remembrances that can still bring a smile to my lips.

Then one day, and not for the first time, he fell into our backyard pool. We rescued him several times, but felt it was no longer safe to make North Whittier his home, since the kids were back in school and I had to be at work.

We returned him to Dad who, in turn, gave him to another

friend who lived in the desert.

I read an article recently about the “Joshua Tree Apocalypse”. It stated that Joshua Tree was a total extinction. Climate change made it too hot for the juvenile trees to take over. The article also stated that the life of the Mojave Desert tortoise was elevated from threatened to an endangered species.

I think about Tartool and recall the laughs and fun he brought us, and I can’t help but hope he is still alive and wandering in the Mojave Desert, and that he will do so until he is at least one hundred.

Lynwood school board appoints new board member

Julian Del Real-Calleros was chosen from a pool of seven applicants.

LYNWOOD – Lynwood Unified administered the Oath of Office to newly appointed board member Julian Del Real-Calleros who was selected during a special meeting on April 8 to review applicants for the open Board seat.

Del Real-Calleros was one of seven applicants who appeared before the District’s Board of Education, and the Lynwood community watching

via livestream, and was voted in to replace recently retired Board member Alma-Delia Renteria.

“I’m honored to be given this opportunity to serve this community in a greater capacity,” Del Real-Calleros said. “To the Lynwood community – I’m ready to work hard to advocate for your best interests. I’m looking forward to working alongside my fellow Board members to bring the very best to Lynwood.”

Del Real-Calleros now joins Board President Maria G. Lopez, Vice President Alfonso Morales, Clerk Alma Carina Castro, and

Board member Gary Hardie Jr.

Renteria announced her retirement effective after the March 11 Board meeting, opening the door for applicants of the community. The seven applicants selected for the April 8 meeting participated in a public interview prior to the Board vote.

Del Real-Calleros is a former graduate of the District who has served as a substitute teacher in Lynwood Unified and full-time teacher in the Los Angeles Unified School District. He brings a strong record of community service through his work on the City of

Lynwood’s Planning Commission, and mentorship as a Lynwood baseball coach.

“We are excited to welcome Mr. Del Real-Calleros who brings to our Board a youthful passion and commitment to making positive change,” President Lopez said. “We are eager to continue the great work of the District while implementing fresh ideas that inspire our children to success.”

Lynwood Unified is continuing its staggered reopening of elementary schools, which began on March 22 with K-2 students of Helen Keller and Washington, with

five additional schools set to open their doors on April 15. The District is also providing local COVID-19 vaccination opportunities to the community at Firebaugh High School through a partnership with St. John’s Well Child and Family Center.

“We have much to look forward to as we collaborate to bring a successful new era to Lynwood Unified,” LUSD Superintendent Gudiel R. Crosthwaite said.



Julian Del Real-Calleros (Courtesy photo)

BULK SALES

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (U.C.C. 6101 et seq. and B & P 24073 and 24074 et seq.) Escrow No. 66304-JK

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s), Social Security or Federal Tax Numbers, and address of the Seller/Licensee are: STARFISH SUSHI, INC., 8244 FIRESTONE BLVD., DOWNEY, CA 90241. The business is known as: STARFISH SUSHI.

The names, Social Security or Federal Tax Numbers, and addresses of the Buyer/Transferee are: ACTT PROJECT, INC, 8244 FIRESTONE BLVD., DOWNEY, CA 90241. As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within the three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE. The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENT and are located at: 8244 FIRESTONE BLVD., DOWNEY, CA 90241.

The kind of license to be transferred is: ON-SALE BEER AND WINE-EATING PLACE, LICENSE #41-523483, now issued for the premises located at: 8244 FIRESTONE BLVD., DOWNEY, CA 90241.

The anticipated date of the sale/transfer is MAY 7, 2021 at the office of: UNITED ESCROW CO., 3440 WILSHIRE BLVD #600, LOS ANGELES, CA 90010. The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory is the sum of \$950,000.00, which consists of the following: DESCRIPTION, AMOUNT: CHECKS DEPOSITED INTO ESCROW BY BUYER \$950,000.00.

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 and 24074 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. DATED: MARCH 31, 2021. STARFISH SUSHI, INC., A CALIFORNIA CORPORATION, Seller/Licensee. ACTT PROJECT, INC., A CALIFORNIA CORPORATION, Buyer/Transferee. ORD-263260 DOWNEY PATRIOT 4/15/2021

FCS ORD-263260
The Downey Patriot
4/15/21

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (U.C.C. 6101 et seq. and B & P 24073 and 24074 et seq.) Escrow No. 66306-JK

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s), Social Security or Federal Tax Numbers, and address of the Seller/Licensee are: SHIN HAN KIM AND YOON HI KIM, 13103 LAKEWOOD BLVD., DOWNEY, CA 90242. The business is known as: ROYAL LIQUOR. The names, Social Security or Federal Tax Numbers, and addresses of the Buyer/Transferee are: K2 US INC, 13103 LAKEWOOD BLVD., DOWNEY, CA 90242. As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within the three years before the date such list was sent or delivered to

the Buyer/Transferee are: NONE. The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENT and are located at: 13103 LAKEWOOD BLVD., DOWNEY, CA 90242. The kind of license to be transferred is: OFF SALE GENERAL LICENSE #21-455423, now issued for the premises located at: 13103 LAKEWOOD BLVD., DOWNEY, CA 90242.

The anticipated date of the sale/transfer is MAY 10, 2021 at the office of: UNITED ESCROW CO., 3440 WILSHIRE BLVD #600, LOS ANGELES, CA 90010. The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory is the sum of \$310,000.00, which consists of the following: DESCRIPTION, AMOUNT: CHECKS DEPOSITED INTO ESCROW BY BUYER \$310,000.00.

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 and 24074 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. DATED: MARCH 31, 2021. SHIN HAN KIM AND YOON HI KIM, Seller/Licensee. K2 US INC, A CALIFORNIA CORPORATION, Buyer/Transferee. ORD-264712 DOWNEY PATRIOT 4/15/21

FCS ORD-264712
The Downey Patriot
4/15/21

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (UCC Sec. 6101 et seq. and B & P Sec. 24073 et seq.) Escrow No. 21-45017-SP

NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business address of the Seller(s)/licensee(s) are: SK HAUS, 14740 BEACH BLVD., LA MIRADA, CA 90638. Doing Business as: SK HAUS. All other business name(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the Seller(s)/licensee(s), is/are: The name(s) and address of the Buyer(s)/applicant(s) is/are: JJUNOPPA CO, 14740 BEACH BLVD., LA MIRADA, CA 90638. The assets being sold are generally described as: ALL STOCK IN TRADE, FIXTURES, EQUIPMENT, GOODWILL, TRADENAME, LEASE, LEASEHOLD IMPROVEMENTS, AND COVENANT NOT TO COMPETE, AND ABC LICENSE and is/are located at: 14740 BEACH BLVD., LA MIRADA, CA 90638.

The type of license to be transferred is/are: 47-591308 ON SALE GENERAL EATING PLACE now issued for the premises located at: The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: TEAM ESCROW, 6025 BEACH BLVD, BUENA PARK, CA 90621 and the anticipated sale date is MAY 10, 2021. The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$150,000.00, including inventory estimated at \$10,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH \$150,000.00.

It has been agreed between the Seller(s)/licensee(s) and the intended Buyer(s)/transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer

has been approved by the Department of Alcoholic Beverage Control. SK HAUS, Seller(s)/Licensee(s) JJUNOPPA CO, Buyer(s)/Applicant(s) ORD-264754 DOWNEY PATRIOT 4/15/21

FCS ORD-264754
The Downey Patriot
4/15/21

FICT. BUS NAME

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2021081804

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) AP RECON SERVICES, 721 E 118TH ST, LOS ANGELES CA 90059, LA COUNTY. Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) ALEX PARAMO, 721 E 118TH ST, LOS ANGELES CA 90059.

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: 03/2021

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/ALEX PARAMO, OWNER. This statement was filed with the County Clerk of Los Angeles on APRIL 7, 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
4/15/21, 4/22/21, 4/29/21, 5/6/21

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2021059128

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) ASTRID CHAIDEZ REAL ESTATE, 11015 CROSSDALE AVE, DOWNEY CA 90241, LA COUNTY. Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNER(S): (1) ASTRID CHAIDEZ, 11015 CROSSDALE AVE, 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: 08/2020

I declare that all the information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

S/ASTRID CHAIDEZ, OWNER. This statement was filed with the County Clerk of Los Angeles on MARCH 10, 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
3/25/21, 4/1/21, 4/8/21, 4/15/21

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2021076792

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) ULTRA SLICE (2) ULTRA SLICE AMERICA, 15520 DELCOMBRE AVE, PARAMOUNT CA 90723, LA COUNTY, 15520 DELCOMBRE AVE, PARAMOUNT CA 90723. Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) ULTRA SLICE AMERICA, LLC, 15520 DELCOMBRE AVE, PARAMOUNT CA 90723.

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/ ULTRA SLICE AMERICA, LLC, CFO, HERTRECH EUGENE JR. This statement was filed with the County Clerk of Los Angeles on MARCH 31, 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 Downey Patriot
4/8/21, 4/15/21, 4/22/21, 4/29/21

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2021074058

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) FADE IN FULL BARBERSHOP, 8037 1/2 NORWALK BLVD, WHITTIER CA 90606, LA COUNTY, 16325 EAGLERIDGE CT, LA MIRADA CA 90638. Articles of Incorporation or Organization

Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) ABEL NEVAREZ, 16325 EAGLERIDGE CT, LA MIRADA CA 90638. State of Incorporation: N/A THIS BUSINESS IS CONDUCTED BY: an Individual

The date registrant started to transact business under the fictitious business name or names listed above: 02/2016

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/ ABEL NEVAREZ, OWNER. This statement was filed with the County Clerk of Los Angeles on MARCH 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
4/15/21, 4/22/21, 4/29/21, 5/6/21

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2021084229

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) HARD EDGE, 6817 E ACCO ST, COMMERCE CA 90040, COUNTY OF LOS ANGELES. Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) ELIOTT KHODARI, LLC, 6817 E ACCO ST, COMMERCE CA 90040. 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: 12/2011

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/ELIOTT KHODARI, LLC, MANAGING MEMBER, ELIOTT KHODARI. This statement was filed with the County Clerk of Los Angeles on APRIL 9, 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 Downey Patriot
3/25/21, 4/1/21, 4/8/21, 4/15/21

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2021080613

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) TEXTILE XPRESS, 5015 PACIFIC BLVD, VERNON CA 90058, COUNTY OF LOS ANGELES. Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) DIGIFAB SYSTEMS, INC., 5015 PACIFIC BLVD, VERNON CA 90058. 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: 7/2016. 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/DIGIFAB SYSTEMS, INC., PRESIDENT, AVEDIK IZMIRLIAN. This statement was filed with the County Clerk of Los Angeles on APRIL 6, 2021.

Law (see Section 14411 et seq., Business and Professions Code).

The Downey Patriot
4/15/21, 4/22/21, 4/29/21, 5/6/21

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2021068150

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) THEHOMIE 13637 KLONDIKE AVE, DOWNEY CA 90242, LA COUNTY. Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) ALEXIA JAHNLADY SALDANA, 13637 KLONDIKE AVE, DOWNEY CA 90242. State of Incorporation: N/A THIS BUSINESS IS CONDUCTED BY: an Individual

The date registrant started to transact business under the fictitious business name or names listed above: N/A

I declare that all the information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). S/ALEXIA JAHNLADY SALDANA, OWNER. This statement was filed with the County Clerk of Los Angeles on MARCH 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
3/25/21, 4/1/21, 4/8/21, 4/15/21

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2021080613

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) TEXTILE XPRESS, 5015 PACIFIC BLVD, VERNON CA 90058, COUNTY OF LOS ANGELES. Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) DIGIFAB SYSTEMS, INC., 5015 PACIFIC BLVD, VERNON CA 90058. 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: 7/2016. 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/DIGIFAB SYSTEMS, INC., PRESIDENT, AVEDIK IZMIRLIAN. This statement was filed with the County Clerk of Los Angeles on APRIL 6, 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

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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 MAY 13, 2021 AT 8:30 A.M. in Dept. 79 Room N/A located at SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, 111 HILL STREET, LOS ANGELES, CA 90012, STANLEY MOSK COURTHOUSE

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

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of 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:
FIOLENA GONCALVES
11551 E 180TH STREET
ARTESIA CA 90701
562-824-2375
MOOKNSTUFF@YAHOO.COM

The Downey Patriot
4/8/21, 4/15/21, 4/22/21

NOTICE OF PETITION TO ADMINISTER ESTATE OF JOYCE IRENE BELL BANNON aka JOYCE IRENE BANNON aka JOYCE I. BANNON
Case No. 21AVPB00108

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of JOYCE IRENE BELL BANNON aka JOYCE IRENE BANNON aka JOYCE I. BANNON

A PETITION FOR PROBATE has been filed by Van H. Rider in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Van H. Rider 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 July 1, 2021 at 10:30 AM in Dept. No. A-12 located at 42011 4TH ST WEST, LANCASTER CA 93534.

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:
KEVIN L VON TUNGELN EQ
SBN 157713
THOMPSON VON TUNGELN APC
963 W AVENUE J

LANCASTER CA 93534
CN977018 BANNON Apr 15,22,29, 2021

CN977018
The Downey Patriot
4/15/21, 4/22/21, 4/29/21

SUMMONS

SUMMONS (CITACION JUDICIAL)
CASE NUMBER: (Numero del Caso): 21NWCV00061

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): THE TESTATE AND INTESTATE HEIRS, SUCCESSORS, AND DEVICES OF MABEL O. GUTTERY, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER SAID DECEDENT.

AND DOES NOT INCLUDE YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDANTE): FREEDOM MORTGAGE CORPORATION

NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money and property may be taken without further warning from the court.

There are other legal requirements. You may 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), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO: Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a relamar las cuotas y los costos exentos pro imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is: (El nombre y dirección de la corte es): SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES NORWALK COURTHOUSE 12720 NORWALK BLVD NORWALK, CA 90650

The name, address and telephone number of plaintiff's attorney, or plaintiff without

an attorney, is: (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): TIFFANY & BOSCO, P.A., MEGAN E. LEES / ROBERT P ZAHRADKA, 1455 FRAZEE RD. STE 820 SAN DIEGO, CA 92108 619-501-3503

Date (Fecha): JANUARY 29, 2021 SHERRI R. CARTER, Clerk, by (Secretario), E. CHANES Deputy (Adjunto)

The Downey Patriot
4/15/21, 4/22/21, 4/29/21, 5/6/21

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 155332 Title No. 95524415 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED TO THIS DOCUMENT UNDER A DEED OF TRUST, DATED 10/26/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 05/05/2021 at 11:00 AM, The Mortgage Law Firm, P.L.C. as duly appointed Trustee under and pursuant to Deed of Trust recorded 11/02/2006, as Instrument No. 06 2436778, in book xx, page xx, of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by Reginaldo Sitan, A Married Man, as His Sole and Separate Property, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924(b), (payable at time of sale in lawful money of the United States). By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3, SOUTH, RANGE 12 WEST, RANCHO SANTA GERTRUDE, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 502 MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 10, THENCE WESTERLY ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 661.25 FEET TO THE WEST LINE OF THE EAST HALF OF THE SAID SOUTHEAST QUARTER, THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 352.87 FEET TO THE SOUTH LINE OF THE NORTH 967.80 FEET OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF 60 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF THE SAID NORTH 967.80 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 131.27 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE LAND OF EARNIE H. HEISS, ET UX, THENCE NORTHERLY ALONG SAID WESTERLY LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION; A DISTANCE OF 60 FEET; THENCE EASTERLY PARALLEL WITH THE SAID SOUTHERLY LINE OF THE NORTH 967.80 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 131.27 FEET TO THE TRUE POINT OF BEGINNING. PARCEL 2: AN EASEMENT FOR ROAD PURPOSES OVER THAT PORTION OF THE EASTERLY 20 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 12 WEST, IN THE RANCHO SANTA GERTRUDE, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHERLY BY THE SOUTHERLY LINE OF PARCEL 1 DESCRIBED ABOVE AND BOUNDED SOUTHERLY AND NORTHERLY LINE OF THE SOUTHERLY 30 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, PARCEL 3: A 5/1,000 INTEREST IN AND TO THE COMMUNITY WATER SYSTEM NOW SERVING THIS LAND WITH WATER, AS DESCRIBED IN DEED RECORDED IN BOOK 13438, PAGE 21, OFFICIAL RECORDS OF LOS ANGELES COUNTY, AND IN SUBSEQUENT DEEDS OF RECORD. APN 6283515-031 The street address and other common designation, if any, of the real property described above is purported to be: 12437 Benedict Avenue,

Downey, CA 90242 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$765,237.94 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 4/8/2021 THE MORTGAGE LAW FIRM, P.L.C The Mortgage Law Firm, P.L.C. may be attempting to collect a debt. Any information obtained - may be used for that purpose. Adriana Durham/Authorized Signature 27455 TIERRA ALTA WAY, STE. B, TEMECULA, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 714-730-2727 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on

the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 for information regarding the trustee's sale or visit this Internet Web site - www.servicelinkASAP.com - for information regarding the sale of this property, using the file number assigned to this case: 155332. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (714) 730-2727 for information regarding the trustee's sale, or visit this internet website www.servicelinkASAP.com for information regarding the sale of this property, using the file number assigned to this case Ts# 155332 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. A-4730949 04/15/2021, 04/22/2021, 04/29/2021

ASAP 4730949
The Downey Patriot
4/15/21, 4/22/21, 4/29/21

FICT. BUS NAME

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2021069564

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) MENDOZA PROCESS SERVICE, 8504 FIRESTONE BLVD. #451, DOWNEY CA 90241, LA COUNTY

Articles of Incorporation or Organization Number (if applicable): AI #ON: N/A REGISTERED OWNERS(S): (1) MARCELLO MENDOZA, 8504 FIRESTONE BLVD. #451, 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: 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/MARCELLO MENDOZA, OWNER

This statement was filed with the County Clerk of Los Angeles on MARCH 19, 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).

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Need to run a Legal Notice?

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Thinking about adding central AC? Read this first

Ah, central air conditioning. It's a wonder of the modern age that can transform any sweltering summer day into a cool, comfortable one.

If you're thinking about installing central AC in your home, there are a few things you should know.

In this post, we'll look at the major conveniences of central air conditioning, take a look at the process involved in installing it, and talk about why a geothermal air conditioning system might just be the answer for you.

Central air conditioning gives you the comfort of temperature control more efficiently than a window unit. A window unit can cool a single room fairly well, but if you need a few throughout the house, the energy costs can stack up fast.

Central air also provides you with improved air quality in every room. Thanks to the filter in your air conditioning system, you can stay cool and breathe cleaner air.

How much does it cost to install central heating and air conditioning?

The first step in installing a central air conditioner is for the contractor to perform a site survey. How old the house is, whether there is existing ductwork, and how big the air conditioner must be are all considered.

Installing new windows, updating insulation, and caulking and sealing any cracks can help keep the cool air in. This diminishes how hard the air conditioner has to work as well. You could do these things before or after the site survey. The site survey itself and any additional improvements can contribute to the overall cost.

Installing central air in a house with existing ductwork

If your home already has a functioning air duct system, adding central air can be fairly easy and less costly. The technicians will inspect the existing ductwork to make sure it's sound and sealed well

enough to move the air through your home efficiently.

Then, they install a split system. This consists of evaporator coils cased inside a unit usually in your attic or utility room, and a big metal box containing a condenser outside.

Essentially, the evaporator coils use refrigerant to remove warm air and humidity from inside the house and send it through the ductwork to the condenser outside. The condenser then releases this warm air outside. The remaining cool air is distributed throughout.

With geothermal air conditioning, the process is similar, except that there's no need for an outdoor condenser. A geothermal heat pump collects the warm humid air through the ductwork and sends it to underground pipes to release the heat there.

Installing central air in a house without ducts

If your home doesn't have existing ductwork, you're not out of options. You could have air ducts installed for a traditional split system, or go with a ductless

central air conditioning system.

A ductless system requires a compressor and condenser outside as well as several blower units inside. The process of absorbing the warm air happens on a room-by-room basis with the warm air collected and run through refrigerant tubing all the way to the outdoor condenser.

Generally, these systems are pricier than window units, and not as efficient as central AC. Installing either ductwork or ductless AC into your home would be a fairly big project to take on yourself, but straightforward for an HVAC technician.

Properly sizing a central AC system

Apart from having an efficiency-optimized air duct system and house in general, one of the most crucial elements in getting central air conditioning is properly sizing the system. It's also obviously one of the biggest cost factors. This is definitely something you want to leave to the professionals.

Technicians will perform what is known as a Manual J calculation. This is a standard calculation set by the Air Conditioning Contractors of America. It takes into account the size of each room, how much energy is required to cool the air, and other factors, so be sure that you buy an AC unit that will work as it should.

Undersizing the air conditioning unit can lead to a home that never seems to quite reach the cool temperatures



you're looking for and a system that runs almost constantly. Oversizing can mean your air conditioner is a waste of money, space, and energy as well.

You'll want a system that meets the Goldilocks rule of being just the right size to get the best return on your investment. Geothermal AC does this easily by performing similar load calculations and remaining the most energy-efficient option, no matter how hot it gets outside.

Installation and labor for central AC

The biggest factors in determining how long it will take to install central AC and how much it will cost are:

The type and location of the AC unit

Whether you need a ductwork update, total replacement, or new duct system installed

The size of the unit

With these in mind, installing a new central AC system can take anywhere from a few days to two or more weeks.

All things considered, the total cost of installing central AC can range anywhere from \$3,500 to \$7,000 or more. Then you have a whole different set of expenses when it comes to heating.

Go geothermal and get central AC

If you opt for a geothermal system, you get both a heating

and cooling system for the price of one. Once you have a geothermal system installed, you can use it to either heat or cool your home with the simple nudge of the thermostat.

Geothermal air conditioning is also more efficient than any other air conditioning. This is because it uses the steady temperatures underground instead of the fluctuating air temperature outside to reach the desired temperature indoors.

Real Estate and Your Wealth

Real estate is a wealth building asset and should be part of your portfolio. Here are a few reasons why.

- In 2020, the average homeowner's equity increased by \$17,000.¹
- Last year, home values appreciated at their highest levels since 2014.¹
- Homes in today's market sell for an average of \$66,000 above the purchase price.²
- Overall, homeowner equity grew \$1 Trillion.¹

Home Equity Growth in 2020

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OUR CLIENTS

"Kai Chan went above and beyond to help us find the perfect property!!" - Felicitas Marin

"Dorothy Pemberton was very knowledgeable and professional. Would highly recommend her!!" - Steve Smith

"Flor Martinez was excellent! Can't wait for my next purchase!!!" - Jacqueline Martinez

FEATURED PROPERTY

Don't wait!!
Fantastic duplex opportunity on a large corner location. In great condition with newer floors, cabinets, countertops, recessed lighting, and much more. Each unit has 2 bedrooms and one bath plus laundry area. The large garage with side entrance was converted into a third unit with one bedroom and one bath. **CALL TODAY!!!**

TOP PRODUCERS

TOP LISTING Cheryl Van Rensselaer

TOP PRODUCTION Flor Martinez

TOP SALES Cristian Ripoll

Gorgeous!!
Beautiful 5-bedroom, 3 bathroom two-story fully updated home located in North Downey. 2,289 sqft on a 7,147 sqft lot. Gorgeous updated kitchen. Large well-manicured backyard with fruit trees and separate garden. This property will sell fast! **CALL TODAY!!!**

This is the one!!
Charming 4 bedrooms and 3 1/2 baths. Separate outside laundry room with custom cabinets and storage. The kitchen has stone counters and plenty of storage with custom oak cabinetry. A step-down enclosed patio features brick flooring and wood trim, providing a great bonus room to the existing family room. Two bedrooms share their own bathroom. The detached 2-car garage has an attached workshop and there is RV access to the backyard. **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!!!**

Duplex!!!
Nice two units with 3 bedrooms, 2 baths each unit. Completely renovated. Close to USC. Great opportunity. **CALL TODAY!!!**

21 CENTURY 21 Peak

Property Management Provides help with Statewide Rent Control | Rent Collection Working with Vendors | Tenant Relations

2 Free Months of Management
Call Edwin 562.927.2626

Mobile Home!!
Spacious mobile home in the Country Meadows Mobile Park. Home features an upgraded kitchen, upgraded bathrooms, laminate flooring, and a laundry room. Large carpet that can accommodate up to 3 vehicles. Neighborhood offers a community swimming pool, basketball court, playground, and a clubhouse. **CALL TODAY!!!**

IN ESCROW

A Must See!!!
Beautiful 3 bed 2 bath home situated on a quiet cul-de-sac on "The Island" in Downey. Spacious master bed and bath with walk in closet. Large family room with fireplace. Beautiful backyard with patio. Move in ready. **CALL TODAY!!!**

21 CENTURY 21 Peak

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\$150 Reimbursed
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www.CarrieUva.com
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Angelo & Marie
REALTOR®
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www.MariePicarelli.com
DRE #01933141 | DRE #00610605



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lcare4dow@aol.com
DRE #00542721



Mario Persico
REALTOR®
562-533-7433
Mario@MarioPersico.com
DRE #01341121

THINKING OF SELLING YOUR HOME?

THERE IS NO BETTER TIME THAN NOW!

I Can Sell Your Home In Record Time For Top \$\$\$

Are you 55 & older & thinking of selling?
You can benefit from Prop19 New Tax Breaks

- You can now buy a more expensive home & transfer your tax base
- You can move anywhere in California & transfer your tax base
- You can transfer your tax base up to 3 times
- Effective April 1, 2021

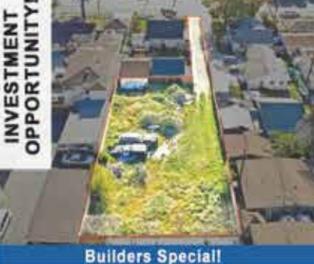
Call Carrie for more info!
562-382-1252 | 562-761-0597





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Downey Born, Raised & Educated!
Selling Downey Homes for 27 Years!
EXPERIENCE YOU CAN TRUST!

INVESTMENT OPPORTUNITY!

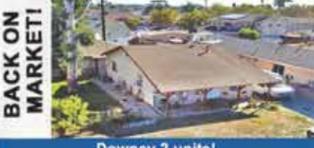


Builders Special!

Vacant Lot 7,975 sq. ft. Plans available to build Great rental area of Bell!

PRICED AT: \$399,000

BACK ON MARKET!



Downey 2 units!

2 two bedroom houses Each with fenced yards Needs some TLC! Call Now!

PRICED AT: \$695,000

TRIPLEX!



Reduced - Lakewood Units!

- Upgraded 3 bedroom home w/ dining room in front
- Attached duplex has spacious 1 bedroom units built in 1991
- 3 one car garages plus ample parking

PRICED AT: \$1,249,000

100 REVIEWS
★★★★★
www.Zillow.com

ANGELO & MARIE PICARELLI

JUST LISTED!



Great Opportunity!

4 separate 3 bedroom, 1 bath homes on large lot. Great Long Beach location. Collecting great rents with more upside potential. Recently painted. 1 home was completely remodeled 6 months ago. Long term tenants. Seller may consider financing. **Call FOR PRICE! 562-400-2148**

It's official! Our NEW WEBSITE has been launched!

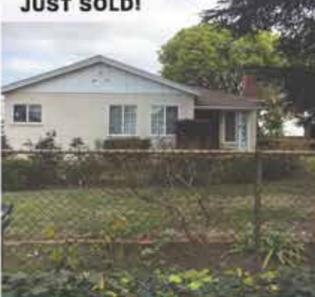


- Detailed market analysis sent to you in less than 24 min
- Innovative home search features
- Access to our office's newest listings
- Quick links to utilities and local Downey & surrounding city info
- Plus, info on your next career

**Find what you need faster! Visit our website today...
www.24Hour-RealEstate.com**

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JUST SOLD!



Located in Downey

- 2 bedrooms
- 1 bathroom
- Approximately 861 sq. ft.
- 5,310 sq. ft. lot

CALL ME FOR MORE INFORMATION!



Pam Lee
REALTOR®
562-537-1134
PamLeeRealtor@gmail.com
DRE #01750256

CONDO!



Laguna Niguel - Close to the Beach!

- 2 bedrooms
- 2 bathrooms
- 1,038 sq. ft. living space
- 2 car attached garage
- Probate Sale

PRICED AT: \$555,000

PamLeeRealtor@gmail.com

**Find what you need faster! Visit our website today...
www.24Hour-RealEstate.com**

REDUCED!



7504 Muller Street, Downey

- 4 bedrooms | 4 bathrooms
- 2 bedrooms upstairs & 2 downstairs
- 3,288 sq. ft.
- 2 air conditioners
- Sparkling pool

MUST SEE! CALL MARIO FOR MORE INFO!

MARIO DID IT AGAIN!

SOLD! SOLD! SOLD!



8110-12 Comollette Street, Downey

2 HOMES ON ONE LOT

- Front 3 bedrooms, 1 bathroom
- Back 2 bedrooms, 1 bathroom
- 2 car garage has been converted to living space (not permitted)

SOLD IN THREE DAYS FOR \$25,000 OVER LIST PRICE!

MARIO DID IT AGAIN!

MARIO PERSICO
BORN | EDUCATED | LIVES | WORSHIPS IN DOWNEY

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MICHAEL'S ACTIVE LISTINGS




Near Rio Hondo Golf Course

- 6 Bedrooms | 6 Bathrooms
- 5,266 sq. ft. | 13,885 sq. ft. lot
- 2 spacious master bedrooms
- Swimming pool, covered patio & gazebo
- 3 car garage

LIST PRICE: \$1,799,000




2 Houses 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

LIST PRICE: \$1,249,000




Charming Whittier Home

- 2 bedrooms | 1 bathroom
- 993 sq. ft. living space
- Remodeled kitchen
- Freshly painted inside & out
- Huge backyard with doll house

LIST PRICE: \$595,000




Remodeled Like New

- 3 bedrooms | 1 bathroom
- 1,072 sq. ft. living space
- 6,151 sq. ft. lot
- Remodeled kitchen
- 2 car detached garage

LIST PRICE: \$535,000

SOLD BY THE MICHAEL BERDELIS TEAM

5 STAR REVIEW

★★★★★

Michael was an excellent choice for us as a realtor. I have worked with realtors in the past. Michael was different. He ALWAYS answered my phone calls and texts quickly. He suggested how to market the home which I agreed. We had five offers in three days and took the one way above asking price. The escrow went smoothly and he kept an eye on their loan to see that all was moving along toward the close date. I would without hesitation make him my realtor!

-Rick B.
(Recently sold in Downey)

Call for a FREE Market Evaluation!



SOLD \$70K OVER LIST PRICE

- 6 bedrooms & 5 bathrooms
- 4,352 sq. ft. 14,307 sq. ft. lot
- Backyard with pool & spa

SOLD FOR \$1,870,000



SOLD \$15K OVER LIST PRICE

- 4 bedrooms & 2 bathroom
- 2,315 sq. ft. | 6,036 sq. ft. lot
- Remodeled kitchen

SOLD FOR \$725,000



SOLD \$35K OVER LIST PRICE

- 3 bedroom | 2 bathrooms
- 1,466 sq. ft. | 5,976 sq. ft. lot
- Covered patio w/ 2 car garage

SOLD FOR \$735,000



SOLD IN 5 DAYS

- 4 bedrooms & 3 bathrooms
- 2,862 sq. ft. | 10,767 sq. ft. lot
- Covered patio w/pool

SOLD FOR \$995,000

MICHAEL BERDELIS & THE 24 HOUR TEAM

562-818-6111

www.MichaelBerdelis.com

DRE#012345689

