



Artesia Trash Contract Has Foul Stench, City Paying Over \$3 Million in Up-Front Fees

By Brian Hews

An investigation by Hews Media Group-Community News related to the lucrative Artesia trash hauling contract, set to be awarded to CR&R during next Monday's Special City Council Meeting, has uncovered several serious concerns in the negotiation and selection process of the contract.

Also, and furthering the lack of transparency in the award process, the negotiations were reportedly handled exclusively by Artesia City Manager William Rawlings.

Rawlings did not respond to repeated questions about the process.

Normally, a consulting firm is hired to study the bids, generate a report, and present their findings to the City Council and residents for debate and approval, ensuring a transparent process.

Lastly, and most egregiously, two re-



liable sources related to the negotiations have told HMG-CN that the \$350,000 "negotiation fee" that is being paid by CR&R to the city is going as a "bonus" to the city and Artesia City Manager William Rawlings for negotiating the contract.

Rawlings also did not respond to the question of the bonus.

The first concern is the huge fees paid by CR&R to become the exclusive trash hauler for the City, along with the length of the contract, which is 15 years.

The contract includes a clause where CR&R will initially pay \$2 million as a "franchise fee," along with "a \$510,000 fee, paid annually in quarterly installments."

CR&R is also paying \$350,000 to "reimburse the city for expenses incurred in the negotiation and award of the contract" and "\$100,000 in consideration of the right to negotiate the contract."

It is that \$350,000 that two sources told HMG-CN was going to the city and Artesia City Manager William Rawlings as a bonus for exclusively negotiating the contract, and the \$100,000 is going straight into the city's coffers.

See **ARTESIA** page 10

Imperials Car Club Raises Funds for Hawaiian Gardens Youth Athletics

By Tammye McDuff

The Imperials 13th Annual Summer Benefit Car Show and Concert, in association with the City of Hawaiian Gardens, was held at the Fedde Sports Complex Sunday, July 12. The Imperials Car Club was founded in 1965 in the heart of East Los Angeles, California. The club represents classic Americana and the west coast lowriders tradition.

This year's show featured over 1,000 original and authentic car classics. In the early morning hours, entrants were lined up and ready to park their ride in time to clean it one more time before the show began.

The family friendly atmosphere was obvious with many clubs featuring tri-cycles, bicycles and restored strollers. A portion of the complex was designated for the show's vendors, die-cast collectables, t-shirts, and hats available to the attending public. Food and drinks were plentiful during the day.

While the event was fantastic from a fan's point of view, it was even more successful for the 13th consecutive year and for the Hawaiian Gardens Youth Athletic League. The city of Hawaiian Gardens



Cars at the Imperials 15th Annual Summer Benefit Car Show in Hawaiian Gardens. The benefit raised over \$17,500 in receipts. Photo courtesy City of Hawaiian Gardens.

and the Imperials once again produced a well organized and thought out car show that will undoubtedly make a return in 2016.

'Beauties of the Golden Age' for the Miss Imperials was held in true pinup girl fashion. First place winner will be awarded a photo shoot with photographer Angelo Lopez from Garters and Grills magazine. The top three winners of the Miss Imperials Pin up Contest 2015 at the 13th Annual

Imperials Summer Benefit Car Show and Concert were Missie Page 3rd place, Mrs Pura Vida 2nd place and Talina Bandita 1st place.

Imperials Car Club of Los Angeles would like to thank all the Car Clubs, Solo Riders, Car Enthusiasts, Volunteers, Vendors and Spectators for making the 13th Annual Imperials Summer Benefit Car Show a success. All proceeds will benefit

See **HAWAIIAN GARDENS** page 10

Sculpture Approved for Aria Apartment Homes

By Tammye McDuff

In June of 2013, the Cerritos City Council approved a proposal by The Picerne Group [Picerne] to demolish three vacant retail buildings on the corner of Bloomfield and Artesia, to construct a multi-family residential development of 198 units.

As part of the approval, Picerne was required to contribute to the Art in Public Places Program. This program is a commitment of all new, remodeled or refurbished buildings in the City to commit to one percent of the total building value in the form of a monetary contribution to the Art in Public Places Trust Fund or artwork of an equal or greater value. The artwork for The Aria has been projected to be \$279,295.

Picerne has retained Kathleen Caricof of the national Sculptor's Guild to create a site specific sculpture. Caricof is a well recognized artist based out of Costa Mesa and has placed public art throughout the country. Caricof is the artist who was commissioned to create the Cerritos Air Disaster Memorial and the art piece entitled 'Balance' which sits in the northeast corner of South Street and Carmentia Road. Caricof also designed memorials for Arkansas, Colorado, and Utah. Her pieces can be seen in the cities of Burbank, Cerritos, Long Beach and Paramount, California.

Picerne and Kathleen Caricof of the National Sculptor's guild [Caricof] have submitted a proposal for a piece entitled



Proposed sculpture in front of Aria will cost over \$340,000. The sculpture is 9 feet tall by 3.5 feet wide. Design courtesy City of Cerritos.

See **CERRITOS** page 10

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La Palma City Council Approves Increase in Street Sweeping Fines

The La Palma City Council recently adopted a resolution, approving an increase of the civil penalty (parking fine) for the City’s street sweeping parking violation (LPMC 41-131(7)). The new fine of \$45, went into effect on July 8 and will appear on all new street sweeping parking citations.

The new amount was selected because it places La Palma near the average for street sweeping fines throughout Orange County. The increased fine is also anticipated to help reduce street sweeping violations in the community; thereby increasing the effectiveness of the street sweeping program. Street sweeping improves storm water quality and the health and attractiveness of La Palma neighborhoods.

If you have a unique situation that prohibits the removal of a vehicle in the street sweeping area, please contact the Police Dispatcher at (714) 690-3370 prior to noon on the day of sweeping. Also, if you wish to pay or contest a parking citation, please visit www.cityoflapalma.org and click on “Pay My Citation”.

Norwalk 16U Win Tournament, Qualify for Nationals in Washington

Staff Report

Team No Fear from Norwalk took on the Black Vipers from Murrieta for the 16U Southern California Championship Title. They played 7 innings tying 4-4 where the game had to go into an “International Tie Breaker”, where each team starts off with a runner on 2nd base.

Team No Fear scored an additional 3 runs, to make the score 7-4. As they took the field, Pitcher Samantha struck out the first batter, Shortstop Skye Jimenez caught a pop fly for the 2nd out, and Jimenez followed that by cleanly fielding a ground ball and throwing to 3rd base and Sarah Segura for the final out, winning the game and the Championship.

The team is the only team that will be representing Southern California and the South Bay District in Washington, as they play in the Nationals Tournament on July 27th – August 8th.

Most of the girls on the team have played together for over 5 years and all have worked extremely hard, along with the coaches, to get to where they are today.

The girls, their coaches, parents and families are all extremely proud, as they



Team Roster (in no particular order): Samantha Navarrete #15, Samantha Ontiveros #00, Skye Jimenez #25, Andrea Villalta #88, Alyssa Fajardo #33, Jenny Nuno #27, Destiny Rangel #22, Chloe Armijo #12, Ashley Ponce #3, April Ortega #9, Sarah Segura #43, Jocelun Rosiles #19.

should be

Pitcher Samantha said after the game, “I’ve faced this team (Murrieta) a lot of times and every time I do, it’s harder and harder. I had to keep them off balance

with my pitching. I gave it my all that last game. I relied on my defense to have my back on every hit and that’s what they did for me.”

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Norwalk Plagued by Several Shootings in One Week

Father and Son, Found Shot to Death In Norwalk

Homicide detectives Wednesday continued to investigate the circumstances surrounding the shooting deaths of a father and son in Norwalk.

Detectives have identified the victims as 49-year-old Walter Vicente and 24-year-old Andrew Trenton Vicente. On Tuesday, deputies were sent to a residence located in the 12300 block of Gettysburg Drive for report of a shooting.

Upon their arrival, authorities located two men who were shot to death inside of the home, according to the Los Angeles County Sheriff’s Department.

Paramedics pronounced both victims dead at the scene.

Deputies said a weapon has not yet been recovered at the scene.

At this time, no suspect information is available.

The investigation is ongoing. Anyone with information regarding this incident is urged to contact the Los Angeles County Sheriff’s Department at (323) 890-5500.

Four Shot at Hermasillo Park in Norwalk

Four men were shot at a park in Norwalk last night, with sheriff’s deputies seeking five suspects ages 17 to 24 authorities said left the scene in a dark, late-model Chevrolet Impala.

All four victims were in stable condition, Los Angeles County Sheriff’s Department Lt. Shawn Kehoe said.

The shooting occurred around 9:45 p.m. near basketball courts in Hermosillo Park in the 12000 block of 162nd Street, Kehoe said.

Three people were treated at the scene by Los Angeles County Fire Department paramedics, and a fourth self-admitted to a hospital, Kehoe said.

Hundreds Protest Johnny Ray Anderson's Shooting Death in Hawaiian Gardens

By Tammye McDuff and Brian Hews

Hundreds of protesters gathered in Hawaiian Gardens to protest the death of Johnny Ray Anderson this past Sunday at Hawaiian Gardens City Hall. Sheriff's deputies went to the 12200 block of 216th Street a few days ago, after receiving a call about people hanging out in a vacant house. That call was followed by a report that a prowler was knocking on doors asking to be let in.

A deputy in the area was looking over a fence when Anderson jumped up from the other side of the fence and attempted to take his gun, said Capt. Rod Kusch of the sheriff's homicide bureau.

The deputy fired one round that hit Anderson in the chest. Anderson was pronounced dead at the scene

Ralph Rios,Anderson family's attorney, said a neighbor watching from a balcony saw Anderson putting his arms up to surrender when the deputy shot without warning. Anderson could not have reached for the deputy's gun, Rios said.

The deputies who shot Anderson were from the Lakewood sheriff's station. Capt. Keith Swensson, the commander of the station, said he could not speak about the details of the incidents, citing the ongoing investigation.

The protest ended up at Hawaiian Gardens City hall where Mayor Barry Bruce and Mayor pro tem Rey Rodriguez spoke.

Bruce addressed the shouting and chanting crowd and asked the Office of the Attorney General for a full investigation.

Bruce said, "It is really good to see so many of you come out on behalf of Kathy and Johnny. Our hearts are broken too. I have known Johnny since he was 7 years old. He was part of the programs here in



ABOVE: Protestors march down to Hawaiian Gardens City Hall. **RIGHT:** HG Mayor Barry Bruce speaks at protest



Hawaiian Gardens and part of the Way Out Ministries and the Survivor Club."

Bruce went on, "We all want justice. Every single person here wants justice, I want justice but there are legal ways to go about it. To protest and make your sorrow and injustices known as you are today is exactly what should be done. I am someone who believes in protest and making noise when something isn't right." I have personally called OIG they conduct investigations and have unfettered access to department records and they report to the LA Board Supervisors of LA County not the sheriff's department. "

Amid chants and projected profanity, Bruce continued stating, "OIG is the most independent form of review and investigation that we can possible get. It doesn't get deeper than this. I called them because I want them to investigate. I don't want to just hear what the sheriff's have to say, I

want a deep thorough investigation. We are all in this together trying to find out what happened and why. We want to make sure that those parties responsible for this tragic death are made known. The only way we can do that is to wait for the investigation. I can't promise that the officer will be arrested; he is currently on desk duty while the investigation is underway."

Shouts from the crowd continued, "This was not an arrest, Johnny was killed. If anyone else had done this they would be sitting in jail!"

Bruce replied, "from what I understand the officer is no longer working the streets."

The crowd responded by blowing whistles and shouted out chants of injustice.

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CERRITOS CITY COUNCIL OPPOSES MOVING ELECTION DATES

By Tammye McDuff

Kathleen Matsumoto, Assistant to the City Manager, presented two pieces of legislation to Cerritos City Council, Thursday evening that seem to be moving quickly through the legislative process, both having to do with election laws. Assembly Bill 254, authored and introduced by Assembly Members Roger Hernandez and Calderon. The legislature established three election dates each year to provide elections on a predictable, regular schedule, while still allowing for flexibility to ensure that elections occur in a timely manner when necessary. Even year established election dates are April, June and November. Odd year established election dates include March, June and November.

In February of 2015, Hernandez voted to consolidate elections on only two voting dates, June and November, hoping to create a greater participation in voter turn-out. Within the City of Cerritos, voter turnout has traditionally been higher than the average LA county average. Matsumoto stated, “this is not a problem that exists in our community,” she continued to say that if all cities were required to hold voting at the same time as the county that this would conclude in voter confusion in addition, if the city were to consolidate elections with the county, Cerritos residents would lose the high level of personalized service and quick results. The City would have to wait the full 28 day period for the certifi-

cation of election results, rather than the one-week pursuant to the City charter. Staff declared that whether a city should conduct a stand-alone election or participate in a consolidated election should be a matter that is decided by City Council, not mandated by Legislature. Matsumoto added that AB 254 is an infringement on local control and The City Clerks Association of California along with the League of California Cities oppose this legislation. Staff recommended Council review this information and oppose AB 254, sending letters to the Appropriations Committee and Governor Brown to veto the bill. Councilman Mark Pulido commented that he would encourage Council to place this decision before the community to decide the merits either way while Councilman Jim Edwards is greatly opposed to this legislature. Mayor Pro Tem George Ray recommended that if the legislature does pass, then it would be the time to take it to residents. The motion was made and approved to oppose the legislation. Staff also brought Senate Bill 415 to the attention of Council which proposes to prohibit political subdivisions from holding an election on a date other than the date of statewide primary and general elections. Authored and introduced by Senator Ben Hueso of the 40th District. Hueso contends that voter participation in municipal elections held in odd years has been declining, noting the 2011 Mayoral election in Los Angeles only say 8.3% of voters participation in the primary. Hueso also mentions that in 2012, 71% of the Los Angeles voters participated in the presidential election. The City of Cerritos voter turnout for the last Council election in 2015 resulted in 29% of voter participation. Staff mentioned SB 415 would limit the authority of Council to determine what is best for the city and infringe on local government control. Staff recommended Council review SB 415, and oppose it, sending a request of veto to Governor Brown. Pulido notes that under the findings the legislation was vague as to voter turnout. Ray commented “What bothers me about this is if we combine our elections with presidential or gubernatorial that our elections might get lost,” he continues saying “I am not sure if residents would focus on city council elections. I am in support against this particular bill.” Council reviewed and passed the motion to oppose SB 415.

*WEB SUBMISSIONS
LETTERS TO THE EDITOR
Can be found at loscerritosnews.net*

Hadjinian Votes to Give Friend Millions

Dear Editor:
The hypocrisy never ends. They don’t even try to hide it. Spitting in the face of the electorate all the same bad characters of Calderon, Delgado et.al. When will the residents of these cities wake up!!!
Dear Editor:
Everyone in Montebello know what Mayor Jack is all about. Everyone knows he’s tight with ALL the corrupt Calderon’s and Juan Noguez. Everyone also knows that his latest bedbuddy is Ms. Vanessa Delgado, his handpicked choice to hopefully sit next to him on the dais one day (in his own sick perverted world). Wake up Montebello!

Johnny Ray Andersen Death

Dear Editor:
I am Robin Hasha, I new Johnnny since he was 2, his brother was my best friend. He was not a violent person, he would not grab a gun from any body. He was good guy trying to survive on the street.He would help anyone that needed help, he will be missed and justice need to be done before it happen again
Dear Editor:
Times are changing more and more. As a child I would associate hero with police. Now it’s completely twisted. It shatters my heart to pieces to know that I won’t be seeing Johnny anymore. Its a shame he had to die in such a cruel manipulated way. Police have a duty. That duty is to protect and serve. Not shoot to kill. R.I.P Johnny you will be missed.

Baca Del Rio's \$36,000 Severance to Employee

Dear Editor:
I find it interesting that the attorney nor the councilmembers will respond to your emails. At council meetings, I have observed the councilmembers making quite a bit of comments. As for the issue at hand – I did have some concerns about the project and contract. Of course as usual as I questioned I was given a response from the attorney to attempt to quiet me. I was made aware of a concern that a contract in connection with an contractor (Transtech) was approximately

\$1.3 million over the next lowest bid. I requested to see all bids and was told that the director of the department threw them away because they were not supposed to be obtained. It made no sense to me. Even if the bids were obtained in a manner that was not within policy, the city employee, specifically a director – probably should not have disposed of the documents. I tried continuously to obtain documents and inquired extensively into the matter – to no avail. As you continuously reveal all that is taking place in the City of Commerce, hopefully the residents will realize what is going and demand ethical behavior and accountability from their elected officials! It would be good to see comments from all councilmembers in regards to this issue and other pertinent issues being addressed in the media.

Central Basin Lawsuit

Dear Editor:
Everyone knows that Tony Perez got a little to close to Ernie Camacho's and Pacifica Services scheme perpetrated by Apodaca, Vasquez, and Roybal. Once Perez found Camacho's scheme, Camacho told his little minions to fire Perez no matter what. and then the three "stupidos" pave the way for Perez' lawsuit. Where is LA DA Jackey Lacy?
Dear Editor:
Another example of the onerous and incestuous relationship of the East Los Angeles County politicians. Names such as Calderon, Camacho, Roybal, Vasquez and Apodaca have been around for years in East L.A. County politics. These blood sucking politicians have benefited themselves through lavish travel, clandestine money scheme,s and in short have made a mockery of tax payers who are the ones that pay for these indiscretions. WAKE UP EAST SIDERS!!!
Dear Editor:
Idiots! How did these clowns ever get elected? Whyt do these positions exist in the first place? I made sure that I did not vote for Bob Apodaca last year. Everyone should have know what a disgusting fat pig he is. He’s obvioulsy a sick, demented man who’s elected position just makes him feel more entitled. What can be done? Who can we call? Do you really think they killed Lorraine Cervantes? I know that Leticia Vasquez would be capable given her connections to the ghetto and South Central.
Dear Editor:
This agency needs to be closed down. Why is there no oversight? Now a mysterious death is added to the saga?? The DA– the FBI–as they take their sweet time more damage is done.

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Crime Summary
June 29 – July 5, 2015

Cerritos

There were 32 Part I felony crimes reported in Cerritos this past reporting period, a decrease of two from the previous week.

Aggravated Assault:

13500 block of Elgers St (07/04 – Day-time): The victim was sitting in a vehicle with his friend having a conversation when the suspect ran over to him, started yelling, and accused the victim of being a racist. The suspect then attempted to stab the victim with a knife and ended up causing minor lacerations to the victim’s hand. The suspect fled the location in an awaiting vehicle.

12200 block of 183rd St (07/05 – Day-time): The victims were sitting on the couch when the suspect entered the location and engaged them in an argument. The argument led to a fight between the suspect and victims. The suspect stopped attacking the victims when additional people entered the home. The victims called 911 and the suspect was subsequently arrested.

Residential Burglary:

12100 block of Candor Dr (06/30 – Day-time): The suspect(s) entered the home by shattering a window in the rear yard. The suspect(s) stole electronic devices from the home.

13400 block of Andy St (07/01 – Day-time): The suspect(s) entered the home by prying open a window in the rear yard. An electronic device was stolen from the home.

13600 block of Edgefield St (06/29-30 – nighttime): The suspect(s) entered a home that was under construction by shattering a window. The suspects stole several tools and construction equipment.

12300 block of Carnaby St (07/02 – Day-time): The suspect(s) entered the home via an unlocked door and stole an electronic device.

16800 block of Coral Reef Cir (07/02-03 – Unknown): The suspect(s) entered the attached garage of the home and stole a bicycle. The suspect(s) gained entry into the garage by first breaking into a vehicle that was parked in the driveway and then using the garage door opener to open the garage door. No entry was made into the home.

Commercial/Other Structure Burglary: 19100 block of Bloomfield Ave (07/01 – Morning): The suspect(s) entered the location by prying open a rear door. The suspect(s) stole miscellaneous US currency from the location.

13500 block of Village Dr (07/02-03 – Overnight): The suspect(s) entered the storage unit by prying open the lock on the door. The suspect(s) stole various tools from the storage unit.

16000 block of Piuma Ave (07/01 – Morn-

ing): The suspect(s) entered the storage unit by cutting off the lock. It is currently unknown what was stolen from the unit.

Grand Theft:

500 Los Cerritos Center (07/02): The suspect entered the location, while it was open for business and exited the location with several articles of clothing without paying for them. The suspect was stopped by loss prevention and subsequently arrested.

17600 block of La Bonita Ave (07/03-04): The suspect(s) stole an electronic device and US currency from an unlocked vehicle parked in the driveway of the location.

100 Los Cerritos Center (06/28): The suspect(s) stole a catalytic converter from an SUV parked at the location.

10800 block of Artesia Blvd (06/26-29): The suspect(s) stole a backflow copper pipe from the location.

12700 block of Center Court Dr (06/20-28): The suspect(s) stole a bag containing clothing and US currency from the location. The victims accidentally left the bag at the location upon departure.

Vehicle Burglary:

13100 block of Moore St (07/03-04): The suspect(s) entered a 2000 Acura Integra by shattering one of the windows. The suspect(s) stole an electronic device left inside.

13100 block of Moore St (07/04): The suspect(s) entered a 2002 Ford F150 and a 2003 Chevrolet Tahoe by shattering a window on each vehicle. The suspect(s) stole a vehicle registration, an electronic device, and a garage door opener.

13100 block of Moore St (07/04): The suspect(s) entered a 1999 Dodge Durango by shattering one of the windows. Suspect(s) stole sports equipment and a bible.

13400 block of Felson St (07/02): The suspect(s) entered a 2007 Mercedes S550 and stole a wallet left inside the trunk. It is unknown how entry into the vehicle was made.

19200 block of Segal St (06/28-29): The suspect(s) entered a 1997 Mercedes E420 by shattering a window. Nothing was found to be stolen from the vehicle.

12900 block of Park Plaza Dr (07/04): The suspect(s) entered a 2010 Kia Forte and stole an electronic device and a driver’s license. It is unknown how entry into the vehicle was made.

12300 block of Charlwood St (06/28-29): The suspect(s) entered a 2014 Toyota RAV4 by shattering one of the windows. Suspect(s) stole US currency and an electronic device.

16500 block of Pinegrove St (07/05): The suspect(s) entered a 2002 Honda Civic and stole the vehicle registration, a garage door opener, and various miscellaneous items left inside. It is unknown how entry into the vehicle was made.

10700 block of Artesia Blvd (07/05): The suspect(s) entered a 2014 Honda Civic by

shattering one of the windows. A purse was stolen.

12200 block of Del Amo Blvd (06/30-07/01): The suspect(s) entered a 2001 Lexus RX300 by shattering one of the windows. The suspect(s) stole sports equipment and a bag.

12700 block of Town Center Dr (Attempt, 07/02): The suspect(s) attempted to enter a 2001 Chevrolet Trailblazer. The door lock on one of the doors was found punched, but entry was not made into the vehicle.

Grand Theft Auto:

15900 block of Distribution Way (07/02): The suspect(s) stole a 1994 Honda Accord parked on the street. The vehicle has not been recovered.

12700 block of Towne Center Dr (06/30): The suspect(s) stole a 1995 Honda Accord from the parking lot. The vehicle has not been recovered.

18000 block of Harvest Ave (07/05): The suspect(s) stole a 2000 Honda Civic parked in the driveway. The vehicle has not been recovered.

16600 block of Norwalk Blvd (07/01): The suspect(s) stole a 1998 Honda Civic from the parking lot. The vehicle has not been recovered.

18900 block of San Gabriel Ave (07/04-05): The suspect(s) stole a 2007 Chrysler 300C parked in the driveway. The vehicle was recovered in Cerritos.

16800 block of Edwards Rd (Attempt, 07/02): The suspect(s) attempted to steal a 1998 Honda Civic from the parking lot. The vehicle sustained damage consistent with an attempted vehicle theft.

11500 block of South St (06/29-30): The suspect(s) stole a 2000 Aztex Utility Trailer from the parking lot. The vehicle has not been recovered.

La Mirada

July 6 - July 12

Robbery

• A robbery was reported at a business on the 12300 block of La Mirada Blvd. The call started as a shoplifting incident and escalated to a robbery when the suspect brandished a knife at employees. The sus-

pect was arrested and taken into custody.

Aggravated Assault

• An assault was reported on the 14800 block of Beach Blvd. The suspect threatened the victim with a knife and subsequently taken into custody. No injuries were reported.

Residential Burglary

• A residential burglary was reported on the 16000 block of Ranch Lane. Jewelry was stolen from the residence.

Other Structure Burglary

• A burglary was reported on the 13900 block of Imperial Hwy. There was no loss reported from the location.

• Cash was reported stolen in a burglary reported on the 12800 block of Valley View Ave.

Vehicle Burglary

• Five vehicle burglaries were reported on the 13300 block of Beach Blvd. Two of the incidents were window-smash burglaries. All of the property stolen, including wallets, identification, textbooks, and a smart phone, was left uncovered and in plain sight.

• A third-row seat and other items were reported stolen in a vehicle burglary on the 14200 block of Firestone Blvd.

• A vehicle burglary was reported on the 11900 block of Hartdale Ave.

• An incident was also reported on the 13900 block of Highlander Rd.

Grand Theft

• Catalytic converters were stolen from a Toyota Sequoia on the 14800 block of Telegraph Rd.

• Catalytic converters were also reported stolen from a Toyota Tundra on the 14900 block of Imperial Hwy.

Grand Theft Vehicle

• An older model Honda was reported stolen on the 14300 block of De Alcala Dr. The vehicle was recovered by the La Habra Police.

• A truck stolen from Whittier jurisdiction was recovered on the 14700 block of Valeda Dr.

• A vehicle stolen from Fullerton was recovered on the 14200 block of Mansa Dr.

• A truck stolen from Whittier was recovered on the 14500 block of Telegraph Rd.



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Roonga is an online service for nonprofit agencies such as the ABCUSD Education Foundation, who have wish lists.

Those wishing to donate can go onto the website and donate what they would like to purchase, Roonga then sends it to the ABCUSD.

The ABCUSD and the Education Foundation will be stuffing backpacks August 27, 2015 at the Willow Community Resource Center, 11733 E. 205th Street, Lakewood from 8:30 a.m. until they finish, volunteers are welcome.



Flip Out kicked off the Summer Concert series opener playing a variety of rock hits from the 70's and 80's. Summer Concerts are held every Thursday at La Mirada Regional Park.

Staff Report

Summer entertainment in La Mirada kicked off at Regional Park on July 9 with "Flip Out" playing some of the biggest rock hits from the 70's and 80's in an energetic performance to hundreds of community members. This free summer concert was part of the City's Concerts Under the Stars series, which features a different musical act every Thursday from 6:30 to 8 p.m. through August 27.

The Summer Concert series offers fun for the whole family. Children had a great time singing and dancing along to the music, playing in the bounce house, face painting, and playing games organized by the City's recreation leaders. In addition to the live music, residents enjoyed a variety of summer-time food for sale from local vendors.

The Thursday, July 30 concert will be held at Creek Park as part of the Stroll in the Park; all other concerts will take place at La Mirada Regional Park.

- Upcoming Concerts Under the Stars:
- July 23 Sgt. Peppers (Beatles Tribute Band)
 - July 30 Stroll in the Park at Creek Park
 - Aug 6 The Kelly Rae Band (Country)
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NLMUSD Board Adopts Annual Budget

Staff Report

The Norwalk-La Mirada Unified School District Board of Education on June 30 adopted a 2015-16 budget and 2015-18 Local Control and Accountability Plan (LCAP) that emphasizes college and career readiness along with a secure and collaborative learning environment.

The District has earmarked funding to bolster college-readiness programs and services such as peer support groups and college/career centers at each of the high schools. Additional funding will go toward a College Night; Advanced Placement instructional training for teachers and materials for middle and high school students; College Board PSAT and SAT preparation courses and exams; new textbooks; and increased support for the visual and performing arts, including expansion of vocal music to all schools.

The \$194.3 million budget funds professional training for teachers to support programs designed to help deliver high-quality instruction for all students. The training will be provided for the New Generation Science Standards, California Standards in mathematics and strategies to support learning for English-language learners and use of technology to enhance instruction.

“The Board approved a solid budget that supports the academic rigor required to ensure our graduates are college and career ready while supporting the socio-emotional well-being of our students,” newly appointed Superintendent Dr. Hasmik Danielian said. “The strategies outlined in our LCAP represent a compre-



hensive approach to supporting students with a focus on academic and emotional needs.”

The LCAP is a three-year plan, required by the state’s school funding system, which guides District efforts to improve student learning with programs focused on the state’s three high-needs groups: economically disadvantaged students, foster children and English learners. It identifies goals for each year, strategies to achieve those goals and funding sources.

Seventy-two percent of district students fall into at least one of the high-needs groups; therefore, many of the programs outlined in the LCAP are districtwide. That approach includes an expansion of the District’s Project Lead The Way (PLTW) program promoting science, technology, engineering and math (STEM) skills. The program will be added to middle schools with a pilot program set up for elementary schools.

Focused strategies designed to benefit English learners, foster youth and low-income students at particular grade levels, school sites or student groups include: support for early learners with instructional aides in TK-K classrooms; expanded socio-emotional counseling via Elementary Student Support Specialist for elementary students and their families; and access for

all students to high level coursework, including additional AP classes, with support from additional counselors. Additional coaches for Playworks, a structured-play program designed to improve the physical and intellectual well-being of children, are also in the plan.

The District will also pilot an elementary version of its Advancement Via Individual Determination (AVID) college preparatory program now provided to students in middle schools and high schools. The District will also implement a language skills-building version of AVID (“AVID EXCEL”) in middle schools for its long-term English learners.

The new plan also aims to increase counseling and mental health support services to support at-risk students’ needs, including additional high school college/intervention counselors and mental health support programs for elementary level students.

Stakeholder input on funding priorities was gathered by the district in the spring through an on-line survey and meetings with site administrators, students, parents and district staff.

“The District held a series of informational meetings where we heard the priorities of our stakeholders, including community members, parents, educators and students,” said School Board President Jesse Urquidi who has a first-grade student in the District. “The input we received was important for the district community to move forward knowing everyone is on the same page.”

Because parents play an integral part in their children’s education, the District will increase the number of training opportunities for parents so that they can help their students master the new California Standards. Workshops will be offered in both English and Spanish.

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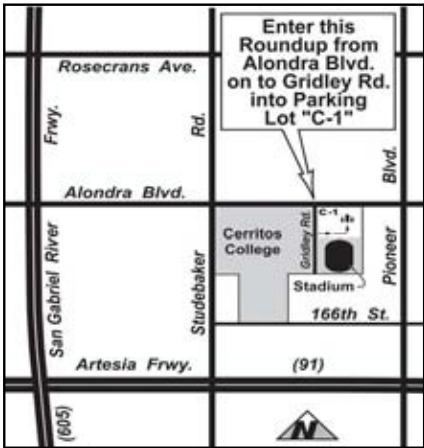
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The CalFresh Program, federally known as the Supplemental Nutrition Assistance Program (SNAP), helps put healthy and nutritious food on the table through monthly electronic benefits usable at

many markets and food stores. Find out if you qualify, apply for benefits, and get answers to your questions at a free CalFresh Outreach Assistance event on Wednesday, August 12 from 9:00 a.m. to 12:00 p.m. The event takes place at the Norwalk Senior Center, 14040 San Antonio Drive. Seniors 50 years of age and older are welcome to attend, and no registration is required. Call the Senior Center at (562) 929-5580 for more information.

Free Medicare Counseling

Understand your rights and healthcare options. Make an appointment to attend one of the sessions occurring throughout the month of August.

HICAP, the Health Insurance Counseling and Advocacy Program, provides free community education, counseling and advocacy on Medicare and related health insurance issues. Counselors will be on hand at the Norwalk Senior Center, by appointment only, Mondays, August 3, 17 and 31, from 10 a.m. to 1 p.m. Call (562) 929-5580 for more information or to schedule your session. The Senior Center is located at 14040 San Antonio Drive.

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GIRL SCOUT'S HONORED FOR GOLD AWARD

Cerritos residents Amanda Kim, Audrey Lai, and Sherille Bosfield were recently recognized by the City Council for earning the Gold Award, the highest honor in the Girl Scouts of America. The award recognizes achievements in service, leadership and a commitment to bettering lives. Kim planned and organized the launch-

ing of the English Children's Ministry at Hana Church to provide children with an opportunity to develop their spiritual foundation. Volunteers helped Kim create a YouTube channel with an interactive curriculum for youngsters. Lai planned and organized 16 technology guidance workshops at the Cerritos Senior Center at Pat Nixon Park. Bosfield planned, organized and presented a series of seminars at schools, churches, hair salons and health fair venues to raise awareness and spread knowledge about women's heart disease.

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AMATEUR SOFTBALL ASSOCIATION 'B' STATE TOURNAMENT

Cerritos 14-Under All-Stars
blow lead late, fall short of
Western Nationals

By Loren Kopff

PALMDALE-The Cerritos Girls Softball Association 14-Under All-Stars were three outs away from advancing to the Amateur Softball Association 'B' Western National Championships later this month. But just like the strong Antelope Valley winds that were blowing from left field to right field, Cerritos blew a two-run, fifth inning lead and fell to Fountain Valley 6-3 last Saturday night in the ASA 'B' State Tournament at Marie Kerr, Best of the West Park.

After being dropped into the loser's bracket last Friday afternoon, Cerritos needed to win two games last Saturday to assure itself of being one of the twelve teams extending their summer action. But Fountain Valley sent 10 batters to the plate, then saw pitcher Grace Craig work a perfect bottom of the fifth to put an end to Cerritos' summer. Cerritos finished tied for 13th out of 32 teams that participated in the tournament.

"Sometimes you get too comfortable when you get a lead and you take that for granted," said Cerritos manager Lori Williams. "We weren't staying in the game well enough with the cheering and the chattering as much as we were in the beginning when we got the runs, and we dropped off from that."

After falling behind 1-0 after half of an inning, Cerritos bounced back with

two runs in its half of the frame. Craig hit third baseman Dalia Morones to begin the inning and pitcher Cassie Perryman singled to left. Following a sacrifice from shortstop Kara Spoolstra, catcher Makayla Garcia's line drive single brought in Morones and Perryman.

After getting one hit over the next two innings, Cerritos increased its score to 3-1 in the fourth when center fielder Julia Enzmann led off with a triple that went over the right fielder's head. Two pitches later first baseman Caitlyn Azevedo grounded out but was able to bring home Enzmann. That was the beginning of six straight outs, five of them grounders, which Craig would get to preserve the win.

Perryman was throwing a two-hitter through the first four innings but had thrown 72 pitches entering the fifth. She began the inning by walking Madison Kay and yielding a single to Jackie Rodriguez. Two pitches later, Puni Skipps doubled to the left field gap to tie the game. After Craig doubled to plate Skipps for the eventual game winner, Williams replaced her with Spoolstra, who gave up a run scoring single to Lauren Dorn.

"We saw the other team can learn how to hit [Perryman's] pitches," Williams said of the inning. "Hats off to them for doing that."

"Kara has been doing much better coming in part way through the games or closing the games," Williams added. "She's been doing an outstanding job in that."

Earlier in the afternoon, Cerritos squared off against Buena Park for the third time this summer in tournament ac-

tion. In the La Habra Tournament, Buena Park edged Cerritos 1-0 in pool play action. Two weekends later, Buena Park eliminated Cerritos 4-3 in the playoffs of the Chino Hills Tournament. But this time, it was Cerritos that put the pressure on early and often in an 11-1 romp, sending Buena Park home.

"They felt good this morning," Williams said. "They were rested, they were ready to go. After our loss in the second game on Friday, they knew they had to come back pumped up and get excited because in the second game yesterday, they just didn't play like they really wanted to win it. They were just happy to be here."

Garcia had a two-run blooper to shallow right in the bottom of the first and left fielder Leah Suarez drew a bases loaded walk to send Garcia home. In the next inning, Spoolstra doubled down the left field line to bring home Perryman and Enzmann singled to center to plate Spoolstra.

Cerritos put the game out of reach in the third with six runs on four hits and two walks. Garcia had a two-run single and Azevedo added a two-run double as 10 batters came to the plate. Enzmann went three for three while Morones and Spoolstra each went two for two. Garcia and Azevedo also collected two hits each while Perryman (three innings) and Spoolstra (two innings) combined to throw 62 pitches and allow one hit.

"This time we knew we had to jump on them fast," Williams said. "The best way for us to beat them was to get right on top of them, and that's what we came out and did."

Cerritos began the tournament by

blanking El Rio 6-0 last Friday morning as Garcia had a two-run double in the top of the third as one of half a dozen hits the team would get. Perryman went two for four and struck out four. Later in the day, Cerritos came up short against West Grove 3-2 despite scoring solo tallies in the top of the sixth and seventh innings.

Spoolstra had a sacrifice fly in the sixth to drive in Morones, who had earlier doubled. In the last inning, Enzmann led off with a single and came home on a fielder's choice from designated player Leilani Pati.

Cerritos, which finishes the 2015 all-star season at 14-8-1, was hoping to become the second CGSA 14-Under All-Star team to advance to the Western Nationals. In 2011, the Impact squad, which also went 2-2 in the state tournament, moved on to Western Nationals. In 2013, the Cerritos 14-Under Infinity team went 3-2 in the state tournament while the 1999, 2008 and 2009 14-Under All-Stars all went two and out.

"It's too bad they won't get that experience; the ones who haven't been to nationals before," Williams said. "I'm disappointed for them that they're not going to have that experience. I'm just hoping that these experiences from this season and going on to the state tournament will help them in their high school years because there's a lot of pressure in high school."

The rest of the 2015 Cerritos 14-Under All-Stars are: Lelani Eberle, Elise Gibbs, Samantha Monroe and Kyla Nunez-O'Leary. The coaching staff included Carlos Acosta, Steve Morones and Lyn Perryman while Patricia Monroe and Adele Perryman were the team moms.

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Trio of area softball players win 16-Under Champions Cup

By Loren Kopff

IRVINE-While the Cal A’s-Iseri 16-Under travel softball team, based out of La Habra, may not have automatically qualified for the Premier Girls Fastpitch National Championships, the top goal every summer for the vast majority of travel teams, it did capture one summer championship. The Cal A’s, which features, among others, catcher/third baseman Celeste Borza and pitcher/outfielder Jennifer Morinishi, both from Cerritos High School and outfielder Ashley Iseri (Whitney High School) won the Southern California International Softball Festival Champions Cup this past Monday afternoon.

The Cal A’s blanked the (West Covina) Orange County Batbusters 1-0

with Morinishi scoring the lone run. After striking out in the top of the first inning, Morinishi led off the fourth with a double down the right field line. Three pitches later, she came home on a double from pitcher Kenedee Jamerson (Santa Monica High School/California State University, Northridge). Those would be two of six hits the Cal A’s would get while Jamerson scattered six as well. Iseri would also get a two-out hit while Borza drew a two-out walk, both in the second inning.

The Cal A’s finished first in its pool, winning five of six games played from last Thursday through last Saturday. The team opened up the Champions Cup with a 13-1 win over the (Visalia) Central California Krush last Thursday afternoon as Borza went one for two while Iseri scored twice. Immediately after the game, Iseri scored once in a 7-1 win over the Davis Lady Demons.

Last Friday morning, Iseri and Morinishi each had a hit in a 5-1 win over the (Pleasanton) Lady Hustle. Morinnishi also pitched four innings, allowing two hits and striking out five. Then the team played to a 4-4 tie against the (West

Covina) Orange County Batbusters-Perez as Morinishi picked up another hit and scored a first-inning run.

The Cal A’s wrapped up pool play action with victories over the (Roseville) Team California-Adame (14-0) and the Central California DirtDogs Mizuno-DD (1-0) last Saturday. Morinishi continued her stellar hitting with three more hits, one of which was a triple, and tossed two innings of two-hit ball with two strikeouts in the first game. Borza and Iseri each drove in a run.

The single elimination playoff portion of the tournament kicked off this past Sunday and the Cal A’s blanked the Las Vegas Rage 3-0 with Morinishi pitching a complete game, six-inning affair, allowing a pair of hits and striking out two. Iseri also collected a single. Later in the evening, the team edged the (Sacramento) California Grapettes-Kappmeyer 2-1. In the quarterfinals, the team posted a 9-0 win over the (Riverside) Firecrackers Arizmendi this past Monday morning as Morinishi had a double and a single and Iseri added a hit and drive in a run.

That was followed by a 3-0 victory

over the (Pemberton, OR) NW Batbusters with all of the runs coming in the bottom of the third. Borza picked up a hit, Iseri drew a walk and scored once and Morinishi drove in a run as well as working one and a third innings, yielding two hits and striking out one.

Elsewhere in the Champions Cup, the 18-Under teams kicked off pool play this past Wednesday morning and the Cerritos-based Cal A’s White team played a pair of pool play games beginning with a 6-2 win over (Ontario) Teamsmith-Silva/Hotetz and a 5-0 win over the (Kelso) WA Illusion-Gray. The Cal A’s, which also had two more pool play games on July 16 and another two today, feature recent Cerritos High graduates Heather Cameron and Jennifer Iseri, both going to the University of Hawai’i and recent Norwalk High School graduate Jazmin Guzman (California State University, Dominguez Hills). The single elimination playoffs begin on Saturday with the championship game slated for 5:30 Sunday evening at Deanna Manning Stadium at Bill Barber Park.

Spotlight on Los Alamitos, Cypress, Stanton & La Palma

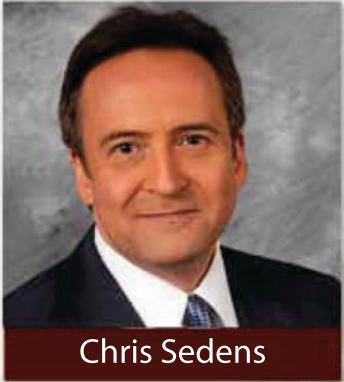
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Frank Mottek



Diane Thompson



Chris Sedens

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NOTICE OF TRUSTEE'S SALE T.S. No. 14-21719-SP-CA Title No. 140561424-CA-MAI ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE 2923.3 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/28/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Ben Okagbue Ani and Pat Ani, husband and wife as joint tenants Duly Appointed Trustee: NATIONAL DEFAULT SERVICING CORPORATION Recorded 04/09/2007 as Instrument No. 20070843119 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 07/09/2015 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$662,042.96 Street Address or other common designation of real property: 19514 Nicholas Avenue, Cerritos, CA 90703 A.P.N.: 7050-020-026 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The undersigned mortgagee, beneficiary or authorized agent for the mortgagee or beneficiary pursuant to California Civil Code Section 2923.5(b)/2923.55(c) declares that the mortgagee, beneficiary or the mortgagee's or beneficiary's authorized agent has either contacted the borrower or tried with due diligence to contact the borrower as required by California Civil Code 2923.5/2923.55. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this Internet Web site www.ndscorp.com/sales, using the file number assigned to this case 14-21719-SP-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 06/15/2015 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1230 Columbia Street, Suite 680 San Diego, CA 92101 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com/sales Zahara Joyner, Trustee Sales Representative A-528286 06/19/2015, 06/26/2015, 07/03/2015

APN: 8037-054-009 TS No: CA08000471-15-1 To No: 15-0003218-02 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED June 14, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On August 18, 2015 at 10:00 AM, near the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on June 21, 2006, as Instrument No. 06 1360601, of official records in the Office of the Recorder of Los Angeles County, California, executed by SEOG MIN OH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for PMC BANCORP as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 14137 VISIONS DRIVE, LA MIRADA, CA 90638 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$620,769.92 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. 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 In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Web site address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08000471-15-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: July 10, 2015 MTC Financial Inc. dba Trustee Corps TS No. CA08000471-15-1 17100 Gillette Ave Irvine, CA 92614 949-252-8300 TDD: 866-660-4288 Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ON LINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 MTC Financial Inc. dba Trustee Corps MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. Order No. CA15-002176-1, Pub Dates 07/17/2015, 07/24/2015, 07/31/2015

CITY OF CERRITOS
ORDINANCE NO. 995

AN ORDINANCE OF THE CITY OF CERRITOS AMENDING CHAPTER 22.22, SINGLE-FAMILY RESIDENTIAL (RS) ZONES, OF THE CERRITOS MUNICIPAL CODE, ADDING REGULATIONS FOR THE INSTALLATION AND USE OF DROUGHT-TOLERANT LANDSCAPE PLANT MATERIAL IN RESIDENTIAL FRONT YARDS, HEREIN REFERENCED AS DEVELOPMENT CODE AMENDMENT 2015-1

THE CITY COUNCIL OF THE CITY OF CERRITOS DOES HEREBY ORDAIN AS FOLLOWS:
Section 1. Section 22.22.700(16) of Chapter 22.22 of Title 22 of the Cerritos Municipal Code is hereby amended by re-lettering Subsection (c) to (d) and adding a new Subsection 22.22.700(16)(c) to read as follows:
(c) Drought-Tolerant Landscaping.
(i) Organic Plant Material. Drought-tolerant organic plant material shall be permitted. Organic plant material shall comprise a minimum of eighty percent of the front yard landscape area described in Subsection 22.22.700(16)(b).
(ii) Non-Organic Material. Non-organic material may be permitted up to a maximum of twenty percent of the required minimum front yard landscape area described in Subsection 22.22.700(16)(b). The use of non-organic material in residential front yards may include a combination of the following: decomposed aggregate, gravel, and/or rock.
(iii) Parkway Landscaping. The use of decomposed aggregate, gravel, rock, and/or other non-organic material within a parkway shall be prohibited. Only organic plant material shall be permitted within the parkway.
(iv) Drought-Tolerant Landscaping Plan Approval. In order to ensure substantial compliance with the spirit, intent, and provisions of this section, and to ensure the highest quality aesthetic standards related to drought-tolerant landscape plant materials, a professionally prepared landscape plan shall be submitted to the department of community development for approval prior to installation. The professionally prepared landscape plan shall be consistent with the design principles and drought-tolerant landscape recommendations, as provided in the Residential Drought-Tolerant Front Yard Landscape Design Manual.
(d) Landscaping Setback, Minimum.
(i) For corner residential lots, the maximum height of hedges and landscape screens within ten feet of the property line at the sidewalk shall not exceed a height of thirty inches, as measured from the top of the adjacent street curb. The maximum height of thirty inches shall include any form or combination of hedges and landscape screens.
(ii) For other residential lots, there shall be a setback of ten feet from the front property line and ten feet from the edge of both sides of the driveway. The height of hedges and landscape screens located in the rectangular area that is intersected by both of these areas shall not exceed a height of thirty inches as measured from the top of the adjacent street curb. The maximum height of thirty inches shall include any form or combination of hedges and landscape screens.
Section 2. The City Clerk shall certify to the passage of this ordinance and cause same to be posted as required.

PASSED, APPROVED AND ADOPTED this 9th day of July, 2015.

/s/Carol K. Chen
Carol K. Chen, Mayor

ATTEST:

/s/Vida Barone
Vida Barone, City Clerk

PUBLISHED/POSTED: July 17, 2015

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CERRITOS)

I, Vida Barone, City Clerk of the City of Cerritos, California, DO HEREBY CERTIFY that the foregoing **Ordinance No. 995** was duly adopted by the City Council of the City of Cerritos at a Regular Meeting held on the **9th day of July, 2015**, and that it was so adopted as follows:

AYES: Councilmembers – **Chen, Edwards, Pulido**
NOES: Councilmembers – **Ray**
ABSENT: Councilmembers – **Solanki (excused)**
ABSTAIN: Councilmembers – None.

DATED: July 9, 2015

/s/Vida Barone
Vida Barone, City Clerk

Published at Los Cerritos Community Newspaper 7/17/15

CITY OF HAWAIIAN GARDENS

ORDINANCE NO. 557

SUMMARY FOR PUBLICATION

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,AMENDING CHAPTER 2.04 OF TITLE 2 OF THE HAWAIIAN GARDENS MUNICIPAL CODE PERTAINING TO THE CITY COUNCIL.

On July 14, 2015, the City Council of the City of Hawaiian Gardens introduced Ordinance No. 557amending Chapter 2.04 of Title 2 of the Hawaiian Gardens Municipal Code, pertaining to the City Council, council meetings, and rules of order. The City Council will consider adoption of Ordinance No. 557at its regular meeting on July 28, 2015.

The ordinance repeals antiquated provisions of Chapter 2.04 of the Code and revises the provisions pertaining to regular meetings and rules of order.

A copy of Ordinance No. 557 is on file with the City Clerk and available for public review at City Hall, 21815 Pioneer Blvd., Hawaiian Gardens, CA 90716, and is attached to the Staff report for the Council meeting at which it was introduced for first reading on July 14, 2015, which is posted at the City's website at http://www.hgcity.org.

For additional information, contact the City at (562) 420-2641.

Suzanne Underwood
City Clerk

Published at Los Cerritos Community Newspaper 7/17/15

CITY OF HAWAIIAN GARDENS

ORDINANCE NO. 560

SUMMARY FOR PUBLICATION

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,ADDING CHAPTER 15.22 TO TITLE 15 OF THE HAWAIIAN GARDENS MUNICIPAL CODE TO PROVIDE AN EXPEDITED, STREAMLINED PERMITTING PROCESS FOR SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEMS.

On July 14, 2015, the City Council of the City of Hawaiian Gardens introduced Ordinance No. 560adding Chapter 15.22 to Title 15 of the Hawaiian Gardens Municipal Code, to provide an expedited streamlined permitting process for small residential rooftop solar energy systems in compliance with AB 2188 (2014). The City Council will consider adoption of Ordinance No. 560 at its regular meeting on July 28, 2015.

The ordinance implements AB 2188 through the creation of an expedited, streamlined permitting process for small residential rooftop solar energy systems.

A copy of Ordinance No. 560 is on file with the City Clerk and available for public review at City Hall, 21815 Pioneer Blvd., Hawaiian Gardens, CA 90716, and is attached to the Staff report for the Council meeting at which it was introduced for first reading on July 14, 2015, which is posted at the City's website at http://www.hgcity.org.

For additional information, contact the City at (562) 420-2641.

Suzanne Underwood
City Clerk

Published at Los Cerritos Community Newspaper 7/17/15

CITY OF HAWAIIAN GARDENS

ORDINANCE NO. 558

SUMMARY FOR PUBLICATION

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,AMENDING PROVISIONS OF CHAPTER 1.01 OF TITLE 1 OF THE HAWAIIAN GARDENS MUNICIPAL CODE CORRECTING TYPOGRAPHICAL ERRORS.

On July 14, 2015, the City Council of the City of Hawaiian Gardens introduced Ordinance No. 558 amending provisions of Chapter 1.01 of Title 1 of the Hawaiian Gardens Municipal Code, to correct typographical errors in Section 1.01.010 and 1.01.030. The City Council will consider adoption of Ordinance No. 558 at its regular meeting on July 28, 2015.

A copy of Ordinance No. 558 is on file with the City Clerk and available for public review at City Hall, 21815 Pioneer Blvd., Hawaiian Gardens, CA 90716, and is attached to the Staff report for the Council meeting at which it was introduced for first reading on July 14, 2015, which is posted at the City's website at http://www.hgcity.org.

For additional information, contact the City at (562) 420-2641.

Suzanne Underwood
City Clerk

Published at Los Cerritos Community Newspaper 7/17/15

CITY OF HAWAIIAN GARDENS

ORDINANCE NO. 559

SUMMARY FOR PUBLICATION

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AMENDING HAWAIIAN GARDENS MUNICIPAL CODE SECTION 2.12.020 PERTAINING TO CITY HALL HOURS, REPEALING CHAPTER 2.36 PERTAINING TO THE REDEVELOPMENT AGENCY, AND REPEALING CHAPTER 2.56 PERTAINING TO THE HOME MORTGAGE FINANCING PROGRAM.

On July 14, 2015, the City Council of the City of Hawaiian Gardens introduced Ordinance No. 559 amending Section 2.12.020 of the Code to provide that the hours for City Hall will be established by resolution of the Council, and expanding the authority to recognize holidays by resolution or the collective bargaining agreements with the City’s employees. Additionally, the ordinance repeals Chapter 2.36 pertaining to the Redevelopment Agency and Chapter 2.56 pertaining to the Home Mortgage Financing Program. The City Council will consider adoption of Ordinance No. 559 at its regular meeting on July 28, 2015.

A copy of Ordinance No. 559 is on file with the City Clerk and available for public review at City Hall, 21815 Pioneer Blvd., Hawaiian Gardens, CA 90716, and is attached to the Staff report for the Council meeting at which it was introduced for first reading on July 14, 2015, which is posted at the City's website at http://www.hgcity.org.

For additional information, contact the City at (562) 420-2641.

Suzanne Underwood
City Clerk

Published at Los Cerritos Community Newspaper 7/17/15

2015159305
FICTITIOUS BUSINESS NAME STATEMENT
The following person is doing business as the KAA BUSINESS MANAGEMENT, 6125 E. OAKBROOK ST., LONG BEACH, CA., 90815 The following business is conducted as an Individual. The registrant has not begun to transact business under the fictitious business name(s) listed herein.
/S/ KATHY A. AUBREY
The statement was filed with the County Clerk of Los Angeles on 6/16/15
NOTICE: This fictitious name statement expires five years from the date it was filed in the office of the County Clerk. A new fictitious statement must be filed before that time. 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 14400et seq. Business and Profession Code), Published at LCCN on 7/3, 7/10, 7/17, 7/24/15.

NOTICE OF TRUSTEE’S SALE TS No. CA-14-654080-JP Order No.: 11-0119751 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/13/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): WILLIAM BOBADILLA A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Recorded: 2/1/2006 as Instrument No. 06 0239264 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 8/20/2015 at 9:00 AM Place of Sale: At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, in the Vineyard Ballroom Amount of unpaid balance and other charges: \$407,290.19 The purported property address is: 14532 GARDENHILL DRIVE, LA MIRADA, CA 90638 Assessor’s Parcel No.: 8042-021-030 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 800-280-2832 for information regarding the trustee’s sale or visit this Internet Web site http://www.qualityloan.com , using the file number assigned to this foreclosure by the Trustee: CA-14-654080-JP . 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee’s Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right’s against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Date: Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-14-654080-JP IDSPub #0087038 7/17/2015 7/24/2015 7/31/2015

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T.S. No.: 9462-2005 TSG Order No.: 140354870-CA-MAI A.P.N.: 7012-022-007 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/20/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 05/02/2007 as Document No.: 20071060455, of Official Records in the office of the Recorder of Los Angeles County, California, executed by: ROGELIO M DELEON, AND THELMA L DELEON, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state) 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, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 07/23/2015 at 09:00 AM Sale Location: Doubletree Hotel Los Angeles-Norwalk, Vineyard Ballroom, 13111 Sycamore Drive, Norwalk, CA 90650 The street address and other common designation, if any, of the real property described above is purported to be: 17114 ALFRED AVENUE, CERRITOS, CA 90703 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 in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$489,297.22 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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 mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, 1-800-280-2832 for information regarding the trustee's sale or visit this Internet Web site, www.auction.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 9462-2005. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NBS Default Services, LLC 301 E. Ocean Blvd. Suite 1720 Long Beach, CA 90802 800-766-7751 For Trustee Sale Information Log On To: www.auction.com or Call: 1-800-280-2832. NBS Default Services, LLC, Vanessa Gomez, Foreclosure Associate. This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0250362 To: LOS CERRITOS COMMUNITY NEWS 07/03/2015, 07/10/2015, 07/17/2015

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NOTICE OF TRUSTEE'S SALE
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/24/2013. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.
A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust.
Interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.
Trustor: RAYMOND R. FONTES AND GUADALUPE FONTES, HUSBAND AND WIFE, AS JOINT TENANTS
Duly Appointed Trustee: LAW OFFICES OF LES ZIEVE Deed of Trust recorded 2/4/2013 as Instrument No. 20130178999 in book , page of Official Records in the office of the Recorder of Los Angeles County, California.
Date of Sale: 7/31/2015 at 11:00 AM
Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766
Estimated amount of unpaid balance and other charges: \$460,518.92
Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed.
Street Address or other common designation of real property: 14026 AVENIDA ESPANA LA MIRADA, CA 90638
Described as follows:
As more fully described in said Deed of Trust
A.P.N #: 8037-029-005
The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.
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 mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 848-9272 or visit this Internet Web site www.elitepostandpub.com, using the file number assigned to this case 15-33568. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.
Dated: 7/6/2015 Law Offices of Les Zieve, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606
For Non-Automated Sale Information, call: (714) 848-7920
For Sale Information: (714) 848-9272 www.elitepostandpub.com
Christine O'Brien, Trustee Sale Officer
THIS FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAINED WILL BE USED FOR THAT PURPOSE. EPP 12584 7/10, 7/17, 7/24/2015.

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NOTICE OF PETITION TO ADMINISTER ESTATE OF: CHU-NENG LIN CASE NO. BP164135 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of CHU-NENG LIN. A PETITION FOR PROBATE has been filed by YAH-HWA EVA LIN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that YAH-HWA EVA LIN be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 07/29/15 at 8:30AM in Dept. 29 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: DAVID K. W. CHANG SBN 107420 1440 N. HARBOR BLVD. STE 900 FULLERTON CA 92835 710.717.724/15 CNS-2769141# LOS CERRITOS COMMUNITY NEWS

NOTICE OF PETITION TO ADMINISTER ESTATE OF GUADALUPE SANCHEZ Case No. BP164118 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of GUADALUPE SANCHEZ. A PETITION FOR PROBATE has been filed by Teodora Sanchez-Sablan in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Teodora Sanchez-Sablan 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 27, 2015 at 8:30 AM in Dept. No. 9 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: MARK F. VON ESCH, ESQ. SBN 101452 VON ESCH & VON ESCH 810 E COMMONWEALTH AVE FULLERTON CA 92831

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NOTICE OF TRUSTEE'S SALE TS No. CA-14-608985-JP Order No.: 140002616-CA-MAI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/12/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed Trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): SEON HEE KIM, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY Recorded: 9/20/2005 as Instrument No. 05 2261165 of Official Records in the office of the Recorder of LOS ANGELES County, California. Date of Sale: 7/31/2015 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$951,240.28 The purported property address is: 16712 NEWBROOK CIRCLE, CERRITOS, CA 90703 Assessor's Parcel No.: 7006-010-010 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 mortgage, 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 http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-14-608985-JP. 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Date: Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-14-608985-JP IDSPub #0086003 7/10/2015 7/17/2015 7/24/2015

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APN: 8037-001-032 TS No: CA08006721-14-1 TO No: 95306846 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED April 16, 2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On August 17, 2015 at 10:00 AM, near the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on April 25, 2007, as Instrument No. 20070996619, of official records in the Office of the Recorder of Los Angeles County, California, executed by WILLIAM K BARTELS AND AMY C BARTELS, HUSBAND AND WIFE, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for SIERRA PACIFIC MORTGAGE COMPANY, INC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: LOT(S) 28 OF TRACT NO. 24511, IN THE CITY OF LA MIRADA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 646 PAGE(S) 53 TO 56 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THE SOUTHWESTERLY ONE-FOOT THEREOF, MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 28, ALSO EXCEPT ALL WATER CLAIMS OR RIGHTS TO WATER IN OR UNDER SAID LAND. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 12733 BREEZEWOOD DRIVE, LA MIRADA, CA 90638 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$579,846.45 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorse as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. 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 In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Web site address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08006721-14-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: July 1, 2015 MTC Financial Inc. dba Trustee Corps TS No: CA08006721-14-1 17100 Gillette Ave Irvine, CA 92614 949-252-8300 TDD: 866-660-4288 Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT: www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic At 702-659-7766 MTC Financial Inc. dba Trustee Corps MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. Order No. CA15-002007-1, Pub Dates 07/17/2015, 07/24/2015, 07/31/2015

NOTICE OF PETITION TO ADMINISTER ESTATE OF TED E. NEWMAN Case No. BP164389 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of TED E. NEWMAN A PETITION FOR PROBATE has been filed by Dan Newman in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Dan Newman 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 August 6, 2015 at 8:30AM in Dept. No. 5 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: M. NEIL SOLARZ ESQ SBN 078259 DIANE Y PARK ESQ SBN 222354 WEINSTOCK MANION ALC 1875 CENTURY PARK EAST # 2000 LOS ANGELES CA 90067-2516

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