



## IN THE SPIRIT OF THE MONTEBELLO NEWS

Greetings Montebello residents:



My name is Brian Hews, Publisher of Hews Media Group-Community News and Publisher of your new *Montebello Community News*. I am very excited, particularly in this day and age, to start a new print newspaper in Montebello.

But I am not really new to Montebello. My family owned the *Montebello News* from 1990 to 1998, so I know Montebello particularly well, and I look forward to working with residents, businesses, and city officials once again.

The content of the paper will have mostly Montebello News on the front, with a sprinkling of other area cities on the front and inside pages.

Give us some time to expand and you will see more Montebello news, events, and hopefully support from area advertisers.

As you can see on the top of the paper, we have won six prestigious Los Angeles Press Club Awards in the past three years, including Best Investigative Newspaper in Los Angeles in 2012 and 2014, beating out all other newspapers in the area including the Los Angeles Times.

I truly believe that a community newspaper should not only report on community news and events, but also be a watchdog of city officials in the communities we report on. As they say, "the inspected is the expected."

We will hand deliver to 15,000 homes and also deliver our newspaper to over 50 high-traffic businesses in Montebello. If you would like our newspaper at your business just call us, we'll be there ASAP, free of charge.

Of course, we are not just in print but online too so if you missed the hard copy of the *Montebello News* you can look for it online at MontebelloCommunityNews.com.

We also have a Facebook page: Montebello News so please go there and "Like" our page to get breaking news; our Twitter handle is @Montebello\_News, our email is montebellohmg@gmail.com, and finally our phone number is (562) 407-3873.

If you have any questions, comments, or suggestions, please do not hesitate to email or call me, or my staff. In the spirit of the *Montebello News*, I look forward to reporting on your great city once again.

## Montebello Watchdog

# MAYOR HADJINIAN'S QUESTIONABLE YES VOTE GIVES HIS FRIEND'S FATHER MILLIONS

By Brian Hews

At the May 20, 2015 Montebello City Council meeting, in a 2-2 vote with one abstention, Montebello Mayor Jack Hadjinian inexplicably voted to settle a simple claim filed by Michael Minasian and his company Garfield Financial Corporation (Garfield) against the City for over \$3.5 million, despite the fact the international law firm of Squire, Patton, and Boggs (SPB), which was hired by the City to examine the item, strongly asserted that Garfield's claim was "extremely weak."

Michael Minasian is the father of Moe Minasian. Moe Minasian was the campaign manager for Hadjinian's 2011 City Council Campaign.

Reliable sources told HMG-CN that Mayor Hadjinian, a long-time friend of the Minasian family, led the charge for a yes



**Questionable relationships:** Montebello Mayor Jack Hadjinian stands with Chuck Calderon and Moe Minasian.

vote on the issue.

Some people are calling the yes vote by Hadjinian to give Garfield over \$3.5 million "a massive gift of public funds."

The questionable vote to settle is centered on an agreement between Garfield and the Montebello Redevelopment Agency (RDA).

In early 2000, an Owner Participation

Agreement (OPA) entered into between Minasian and the RDA agreed that Garfield would develop 20 single-family detached homes, designated as affordable housing to low and moderate income buyers. The project was called Natasha Lane (Project), located at 125 East Whittier Boulevard. The Project was completed in 2005.

On November 1, 2005, to avoid what both parties saw as impending litigation, Garfield and the RDA executed a Settlement Agreement (Agreement) signed by both parties and their attorneys that provided the City "a general release of all claims, known or unknown that it [Garfield] might have."

Also in the Agreement, Garfield agreed they owed the City \$1.5 million, which would come from the sale of the last five

See **HADJINIAN** page 8

## Downey's Temple Park Receives a Makeover

By Tammye McDuff

The City of Downey is currently working with RJM Design Group to develop a Parks and Open Space Master Plan, which will serve as a guide and execution tool for the development of Downey parks and recreation facilities. The Master Plan will



Councilman Roger Brossmer and Sean Ashton join Mayor Luis Marquez, Vivian Sandoval [46 year resident] Mayor Pro-Tem Alex Saab and local neighborhood children to officially open the new playground equipment.

See **DOWNEY** page 10

## MUSD Student Innovation and Achievement Event Showcases 21st Century Learning in Action

Staff Report

MONTEBELLO – Showcasing impressive ingenuity and commitment, more than 200 Montebello Unified graduating seniors presented their capstone projects in front of District officials, community partners and industry representatives at the inaugural Pathways Senior Exhibition. The event, held June 6 at the Quiet Cannon in Montebello, also provided an opportunity for students to win \$1,500 in scholarships provided by the Friends of MUSD Foundation.

"Since its implementation, our Pathways have provided each and every student the chance to achieve success while in our classrooms and beyond," MUSD Board President Edgar Cisneros said. "The innovative projects seen here today are the culmination of years of rigorous instruction and hard work and we wholeheartedly thank our community partners and the Friends of Montebello Unified Foundation for their gracious support of Pathways. We wish the best of luck to our graduates in their future endeavors."

There are 11 dedicated Pathway programs spread out among all four compre-



More than 200 Montebello Unified graduating seniors presented their Pathway capstone projects in front of District officials, community partners and industry representatives at the inaugural Pathways Senior Exhibition held June 6 at the Quiet Cannon in Montebello.

hensive MUSD high schools – Montebello, Bell Gardens, Schurr and the Applied Technology Center (ATC) – encompassing a wide range of possible career opportunities tailored to meet the needs of 21st century marketplaces.

A key to the success of Pathways, ac-

See **CAPSTONE** page 8

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# Former Cerritos Resident, Coach at University of Florida, Wins Second Straight College World Series

By Loren Kopff

Tim Walton may have started as just one of the guys on the Cerritos High School baseball team in the late 1980s, but in 10 years, he has emerged as one of the top NCAA Division I softball head coaches who, in late May, won his second straight College World Series championship with the University of Florida.

But Walton's success doesn't just stop at the University of Florida. He is currently an assistant coach of the United States Junior Olympic softball team that just wrapped up action in the World Cup in Irvine on July 5.

His time with that team was just the latest of accomplishments that Walton has added to his resume, which seems to be growing and growing. And all of this comes roughly around 25 years after possibly joining the Marines, which was one of his original thoughts as a teenager.

Walton finished up his elementary school days in Buena Park before attending Carmenita Junior High School. Growing up in Cerritos, he played baseball for Frontier Little League and during his final three years in high school Walton, who graduated from Cerritos in 1990, played

junior varsity baseball under Jim Chapel. As a junior, he was part of the 1989 California Interscholastic Federation-Southern Section Division 4-A championship team, coached by Richard Emard, that defeated Hart 4-1. Although he didn't play much, nor was one of the top players, Walton reflected back on his time at Cerritos and what it was like growing up in that environment.

"I've played Division I baseball, I've played professional baseball and I wasn't good enough to play on our varsity team my junior year," Walton said. "We were loaded and we had a CIF Player of the Year in Mark Mattingly. We had a bunch of guys play professional baseball.

"We were good at everything," he continued. "Cerritos High School was so good in so many different things. But playing on that team, the big thing that I can remember was just how much I was challenged every day in practice."

Walton credits many people for his early success in baseball, which transformed into his softball coaching career. He says Bill Stark, whom he played for at Frontier Little League and at Cerritos High, taught him a lot about the game. Then there was Tommy Edwards, who played at Cerritos



Cerritos resident Tim Walton attended Carmenita Junior High School, played baseball for the Frontier Little League, and graduated from Cerritos High in 1990. Walton credits many people for his early success in baseball, which transformed into his softball coaching career.

College and one day drove Walton over there to introduce him to former head coach George Horton.

Walton remembers that he didn't know much about Cerritos College and was a redshirt his first year there, even though he was contemplating going to the Marines. "I was a late bloomer, so I was always okay in baseball," Walton said.

"I was good, but then when I got around these other guys, I was just okay. After I was there for one week, one month, one year, my ambition was to leave Cerritos College with an AA [degree] and go play Division I baseball."

Walton learned everything about coaching and teaching the game at Cerritos College. Current University of Tennessee head coach Dave Serrano, who coached at Cerritos College in 1991, became the latest person to teach Walton about the game. By the time he was a sophomore, Walton was the No. 1 ace of the Falcon's pitching staff. He was heavily recruited by Dave Snow, who was coaching Long Beach State University at the time and former California State University, Fullerton head coach George Horton as well as Pepperdine University, San Diego State University and the University of Southern California.

Walton had lots of offers but it was former University of Oklahoma head coach Larry Cochell who talked to Walton about the number of West Coast players on the Sooners team, and was the only coach to talk to Walton about legitimately winning a National Championship.

Walton played for the Crimson and Cream for two years and the Sooners went to the College World series in both of those years. He was the winning pitcher in the 1994 National Championship game against Georgia Tech, a 13-5 triumph.

Walton's college playing days ended in Oklahoma's final regular season game against the University of Nebraska when he blew out his arm and required Tommy John surgery. Still, he was drafted in the 25th round by the Philadelphia Phillies. After going through rehabilitation, he went to spring training in Clearwater, FL in 1996 and played in a couple of short seasons, even playing rookie ball with

See WALTON page 12

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## Ground Breaking for Building at Centerpointe in La Palma



TCP Plaza, LLC and contractor is TEI-TECH Construction, Inc. hosted a ground breaking marking the occasion of the last remaining building pad in Centerpointe to start construction. The project is a 14,000 square feet commercial/retail building. The Centerpointe La Palma project was initiated 30 years ago in 1985. For more information on Centerpointe visit: <http://www.cbre.us/o/occentral/AssetLibrary/CPLP%20Brochure.pdf>. Attending the event was Mayor Peter Kim, Mayor Pro Tem Gerard Goedhart, Council member Michele Steggell, Councilmember Steve Shanahan, City Manager Ellen Volmert, Miss La Palma and her court, and property owner CK Yang.

## Neff Estate Tour in La Mirada

Take a step back in time and visit the historic Neff Estate in La Mirada. The Neff Estate covers 10 acres and includes three historic buildings, the Neff Barn, the Neff House, and the George House. Bring family and friends to spend the afternoon learning about La Mirada’s history on Saturday, July 18 from 1 to 4 p.m.

Participants will view the City’s timeline, which chronicles the City’s origins to

the present day and take a tour of the estate. The George House will be open from 1 to 2 p.m., an hour before the Neff Estate tours, and community members will have the opportunity to tour the house.

The Neff Estate is located at San Cristobal and San Esteban. For more information, call the La Mirada Activity Center at (562) 902-3160.

## Montebello Unified Expands Full-Day Kindergarten to All Elementary Schools

MONTEBELLO – Montebello Unified is rolling out its full-day transitional kindergarten (TK) and full-day kindergarten program at all District elementary schools starting in 2015-16, with the goal of closing the achievement gap. All TK and kindergarteners will now experience as many hours in the classroom as their peers in first- through fifth-grade. Enrollment is now available.

“Studies consistently demonstrate that full-day instruction offers additional time for young learners to focus on, engage in and process activities and lessons essential to lasting educational gains,” Montebello Unified Board President Edgar Cisneros said. “This means that increasing access to full-day TK and full-day kindergarten classes, especially for low-income and minority families, has proven to enhance skills that only serve to improve quality of life.”

Studies illustrate that young learners are ready for more instructional minutes and are at a pivotal age to develop academic, social and emotional skills essential to boosting academic achievement.

Moreover, full-day TK and full-day kindergarten ensures that District teachers have more time to adequately identify and address any learning challenges – which closes the achievement gap by increasing the odds of success, and saving resources and time in the long run.

Families are encouraged to sign-up their students at each school site. For more information, please contact (323) 887.7900 Ext. 2502 or 2795.

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## EVERY THIRD FRIDAY OF THE MONTH



# Thousands Attend Norwalk's Annual Independence Day Pageant



Photo by Tammye McDuff

Over 12,000 were on hand to witness Liquid Blue at the July 3rd Independence Weekend Celebration in Los Angeles at Norwalk City Hall Lawn.

By Tammye McDuff

The holiday weekend started off with excitement and fireworks as the city of Norwalk, hosted their annual Independence Day Pageant on the Civic Center lawn, Friday July 3rd.

Locks of Love hair drive began at 1:00 pm and continued until 9:00 pm, stylists were on site to cut and provide a simple style. All hair will be used to make hairpieces for patients suffering from hair loss due to illness. The Norwalk All City Youth band kicked off events with the National Anthem. Themed game booths like ‘Uncle Sam Slam’ and TNT Toss were the hits of the evening. A form of pin the tail on the donkey call ‘O say can you see’ had children blindfolded and placing stars

on the flag, a rocket launch through hula hoops and a Stars n’ Stripes bean bag toss had lines 30 kids deep, and of course each child wanted to have a red, white and blue decoration painted on their little faces.

The Norwalk Chamber of Commerce, American Legion Auxiliary #359, Boy Scout Troop #924, and LULAC #3148 raised funds for their organizations by setting up food booths. Stage games conducted by the Parks and Recreation Department incited audience participation, while the incredibly talented Liquid Blue Traveling Band kept everyone up and dancing. A spectacular fireworks display ended the evening with a patriotic tribute to our great Country.

# Bellflower's Sizzlin’ Summer Lineup

Tammye McDuff

The City of Bellflower Parks and Recreation Department invites residents, friends and family to come out and enjoy the exciting line up of hot summer entertainment.

Families can enjoy eight consecutive weeks of special events with each week alternating between Food Trucks & Flicks and Summer Streetfests. Family friendly fun includes an assortment of food trucks, G-rated family movies, a variety of music, games and arts & crafts all in the heart of vintage downtown Bellflower.

The summer events schedule kicks off this Friday, July 10, 2015 the new version of the classical family musical, “Annie.” Food Trucks & Flicks will be held at Town Center Plaza located at 16521 Adenmoor Avenue, near the intersection of Bellflower Blvd. and Belmont Street. Four family friendly movies will be projected onto a large outdoor screen and a variety of local restaurant and food trucks will be providing refreshments for every appetite. Some of the food trucks scheduled to appear include the award-winning Grilled Cheese Truck, GD Bros (globally delicious burgers), Taco Obsession truck (Mexican food), What the Funnel (funnel cakes), Kalani’s Tropical Shaved Ice, The Urban Oven (wood-fired pizza), Mangia Ristorante (Italian), Dogzilla (hotdogs), The Deli Doctor (New York style deli) and the popular My Delight Cupcakery Truck.

The food trucks will be on site beginning at 6:30 p.m. and movies will begin at dusk, approximately 8:30 p.m. The movie schedule is as follows: July 10th - Annie (2014); July 24th - E.T.; August 7th – Tangled; and August 21st - Big Hero 6.

The Parks & Recreation Department’s popular Bellflower Recreation In Motion

(B.R.I.M.) program will be on site prior to show time to provide free games and fun activities for children in attendance.

Thursday nights will be rockin’ as Bellflower’s popular Summer Streetfest concert series returns to downtown on July 16, 2015 with Instant Replay playing classic rock hits. The City will present four nights of great food, entertainment and fun for the whole family. The concerts will be held in downtown Bellflower on Bellflower Boulevard, between Flower Street and Oak Street. These events will feature live music, food vendors, craft and business vendors, and free activities and games with the Bellflower Recreation in Motion (B.R.I.M.) program. The concerts and parking are free to the public and music will begin at 6:30 p.m. and run until 9:30 p.m. The band schedule is as follows: July 16th - Instant Replay (Classic Rock); July 30th - Hot Sauce (Dance); August 13th - Brian Lynn Jones and The Misfit Cowboys (Country) and August 27th - 80z All Stars (80’s) with Special Guest Richard Blade.

"My City Council colleagues and I are very excited to bring these fantastic summer events for our entire Bellflower community to enjoy. We are pleased that we can once again bring summer fun and high quality entertainment back to downtown Bellflower. We have several new restaurants and businesses in the Downtown and I encourage our residents and visitors to come out and enjoy these festive free events," said Bellflower Mayor, Scott A. Larsen.

For more information on the summer events listed, contact the Parks and Recreation Department at (562) 804-1424, ext. 2261 or visit the City’s website at [www.bellflower.org](http://www.bellflower.org).

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Downey Rotary

President Transition

By Tammye McDuff

Rotarian president Dave Davies hosted his last official meeting June 18, 2015. For a little bit of humor and a lot of fun, he brought in a presentation sure to make everyone smile – Bubbles!

The presenter, had hula hoops, badminton rackets, and various geometric shapes and forms that were dipped into a wading pool full of a magic mixture that produced rainbow bubbles.

Davis will have his outgoing roast and new officer installation at The Reef On the Water Saturday, June 27, 2015.



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# Montebello Unified Appoints Susanna Contreras Smith as Superintendent of Schools



Susanna Contreras Smith

The Montebello Unified Board of Education voted on June 25 to promote Susanna Contreras Smith, the District’s former Superintendent of Education, to the position of Superintendent of Schools. Contreras Smith, who joined the District’s leadership team three years ago, is replacing Cleve Pell, who will now serve as the District’s new Chief Financial and Operations Officer.

Contreras Smith has served as Superintendent of Education since early 2013 after moving up through the ranks since she joined Montebello Unified in 2012 as associate superintendent of accountability and compliance. She, together with Pell, served more than 30,000 students in Montebello Unified, the third largest school District in Los Angeles County.

“With more than 40 years of experience – both in the classroom and as an administrator – I cannot think of anyone more capable and well suited for this position,” Pell said. “I congratulate Susanna for this outstanding appointment and thank her for her continued service to our students, families, teachers, staff and leadership teams.”

Having started her educational career at Montebello Unified as a college instructional aide more than 40 years ago, Contreras Smith brings more than two decades of administrative leadership experience. Her service includes years as a classroom teacher, assistant principal and principal. She has held the position of director of curriculum and instruction as well as assistant superintendent of education.

“I want to thank the Montebello Unified Board of Education for the honor and privilege of appointing me to lead this District that I know well and have come to deeply cherish,” Contreras Smith said. “I will continue to work collaboratively with parents, teachers, staff and our community partners to ensure all students have access to a stellar 21st century education.”

# Cerritos Let Freedom Ring Celebration



Photo by Tammye McDuff

Sons of the American Revolution Foundation re-enactment members.

The City of Cerritos and Let Freedom Ring Committee held their 42nd annual celebration at the Cerritos Civic Center, Saturday, July 4th. Streets were closed off to house the dozens of carnival rides, game booths and local community organizations that came out to celebrate our Nation’s birthday.

A special bell ringing for the 13 origi-

nal colonies concluded the Mayors tribute. A spectacular firework exploded into the night to the cheers of onlookers.

The celebration continued with the headlining band Remixified, Uncle Sam on stilts, a walking talking Statue of Liberty and Sons of the Revolution re-enactment.

# La Mirada's Summertime Safety Series for Kids

The La Mirada Positive Alternatives and Recreation for Kids (P.A.R.K.) program is hosting a Summer Safety series for youth.

The series will include special presentations from first responders and other safety professionals emphasizing safe behavior.

The activities are held from 2:15 to 3 p.m. every Thursday, from July 10 through August 28, at the following sites:

- July 10 Gardenhill Park – Animal Safety
- July 17 Frontier Park – First Aid
- July 24 Windermere Park – Insect Awareness
- July 31 Gardenhill Park – Fire Safety
- August 7 Frontier Park – Personal Safety
- August 14 Windermere Park Pedestrian Safety
- August 21 Gardenhill Park – Bicycle Safety
- August 28 Frontier Park – Electrical Safety

Summer Safety series,” says Safety Education Officer Mary Cipres. “Through presentations and activities, children will learn valuable tips to stay safe and avoid trouble.”

The P.A.R.K. program is a free recreation program that offers a variety of activities such as reading club, homework club, science workshops, sports tournaments, crafts, and cooking classes. During the summer months, the program is open Monday through Friday from 11:00 a.m. to 4:00 p.m.

The P.A.R.K. program is offered at Frontier, Gardenhill and Windermere Parks in La Mirada and is available to ages 5 to 17.

For more information on the P.A.R.K. program or the Summer Safety series, visit Windermere, Frontier or Gardenhill Park or call (562) 943-7277.



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“We encourage all kids to attend the

# Nomination Period for Bell Gardens City Council

The nomination period for Bell Gardens residents interested in running for City Council will officially open Monday, July 13, 2015 and close at 5 p.m. Friday, August 7, 2015. There are two (2) seats open on the City Council During period, the City Clerk’s office will be open from

7:30 a.m. to 6 p.m. Mondays through Thursdays. The office will be closed on Fridays, except the last day of the filing period, August 7, when the office will be open from 9 a.m. to 5 p.m.

For additional information, contact the City Clerk’s office at (562) 806-7706.

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LBS Financial Credit Union Awards 35 Student Scholarships



Each year, LBS Financial encourages local area high schools, adult schools and community colleges to participate in their scholarship program by selecting a deserving student to receive an award. This year, 31 high school, 2 college and 2 adult school students were awarded scholarships up to \$500. [l-r] Jeffrey Napper, president and CEO, LBS Financial Credit Union; Lily Seitelman, scholarship winner and Heather Summers, senior vice president of marketing.

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FIREFIIGHTERS QUICKLY KNOCK DOWN HOUSE FIRE IN CERRITOS



Staff Report

A fire damaged a house in Cerritos Wednesday, but no one was hurt. Firefighters went to a home on the 1900 block of Nancy Circle in Cerritos to fight an indoor fire when a candle was knocked over starting the small blaze. Engines from three stations including Cerritos' 30 responded and knocked down the fire immediately. The cause of the fire is under investigation. Photos courtesy of Cerritos City Councilman Jim Edwards.

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# Whitney High School Girl Athletes for Special Olympics Athletes

Girls are raising money for each athlete to pay for expenses and support the athletes through the entire Games.

Staff Report

The Special Olympic World Games 2015 will be in Los Angeles in three short weeks.

The games show that even people with intellectual disabilities can succeed while discovering new abilities and strengths in the process.

The Special Olympics give the athletes fulfillment, and inspire community members to open their minds to the activities and events that take place outside mainstream pop culture.

A group of girl athletes called “Whitney High School Girl Athletes Supporting Special Olympics in Los Angeles 2015,” has created a mission to “Support an Athlete” for the games.



The girls will be cheering for their athlete, making sure they are at each of her events and mentoring her to be the best she can be while having the best experience at the games.

The team of girl athletes from Whitney High School have decided to “Support an Athlete” for the games.

It is the girl's goal to raise \$2,500 for their athlete. The money they raise will cover the athlete’s expenses during her stay at the athlete villages when she comes to Los Angeles.

The girls asked HMG-CN to publish this article and ask that you join their efforts.

They have created a team fundraising page for donations. You can access their page with the QR code to the left. Or follow this link to donate: <https://support.la2015.org/checkout/donation?fcid=462495>.

They can be reached by email at [whsga4sola2015@gmail.com](mailto:whsga4sola2015@gmail.com)

Their Facebook page can be found at <https://www.facebook.com/groups/1459881870995374/>.

The Whitney Girl Athletes are: Justine Lin, Michelle Hyun, Adriane Tam, Alyson Tam, Julie Guan, Sarah Lay, Lynette Lee, Anjali Nambiar, Melissa Liu, Emma Tian, Hannah Chen, & Karishma Muthukumar.



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**HADJINIAN**  
*Continued from page 1*

lots/houses that remained.

The Agreement, as far as the city was concerned, and confirmed by their attorneys, stood on solid legal ground, secured by Deeds of Trust on each house.

But that did not stop the Minasian family from attempting to break the agreement and then devising a long-term plan to attempt to get the \$3.5 million using their lifelong friend Jack Hadjinian.

In December 2006, and again in early January 2007, Garfield sent letters addressed to Richard Torres, then-Montebello City Administrator, demanding that the City reimburse Garfield for more than \$3 million in “public improvement costs” and “miscellaneous costs” incurred by Garfield on the Project.

According to SPB, the statute of limitations had run out, and Minasian should have filed the letter within one year of the November 2005 Agreement.

But that did not deter Minasian.

In late January 2007, Garfield’s attorney sent a letter to John Pringle, then City Attorney, this time accusing the City of having entered into the 2005 Agreement “in bad faith”. The letter demanded that the City release \$3,134,398 related to the new homes in the Project that Garfield would have otherwise had to pay the RDA.

Then Garfield and the Minasian family waited over six years to begin sending demand letters once again.

The letters started just months after Michael Minasian’s son Moe, who was Hadjinian’s campaign manager, helped Hadjinian get elected in November 2011.

In August 2013, Garfield sent two letters addressed to Francesca Tucker-Shulyer, the Montebello City Administrator, restating the charges of the January 2007 letter.

Garfield increased their alleged damages to over \$3.5 million.

Garfield then filed a claim in January 2014 that was slammed by the attorneys at SPB.

The attorneys cited several reasons why Garfield’s case was extremely weak, which further called into question the vote by Hadjinian to award Minasian and Garfield over \$3.5 million:

1. The statute of limitations would bar a lawsuit on a majority of the claim.
- Garfield’s claim was a “tort claim” not a “contract claim.” Montebello’s own code (3.08.030) states that any tort claims must be filed within 90 days after the incident, which started 10 years ago in 2004.
2. It was the Redevelopment Agency (RDA) that signed the agreement with Garfield not the city, and Garfield has never filed or submitted a claim against the RDA.
- The city was not party to any agreement with Garfield, yet Garfield in its claim, is suing the city. The RDA is a separate legal entity. The attorneys at SPB stated that Garfield “has been barking up the wrong tree for ten years.”
3. Lack of evidence to support Garfield’s claim.
- One SPB attorney met with Michael Minasian’s other son Raffi Minasian, VP of Garfield, and their attorney, Mark Austin, in an effort to assess Garfield’s case. According to the attorney, neither produced any documents that would indicate “a smoking gun.”
4. Settlement Agreement between Garfield and the RDA.
- Out of all the points outlined by the attorneys, the most egregious, in relation to Hadjinian’s vote, is a 2005 settlement agreement between the RDA and Garfield.
- In the agreement, Garfield provided “a general release of all claims, known or unknown that it might have.”
- Also in the settlement, Garfield agreed

they owed the city \$1.5 million, which would come from the sale of the last five lots/houses that remained.

One Montebello resident, who did not want to be identified said, “this is Quid Pro Quo, that is, something for something between the Minasian family, and Hadjinian, and the election is coming up so you can kind of guess what this vote was for.”

Calls and emails into Hadjinian went unreturned.

**CAPSTONE**  
*Continued from page 1*

According to keynote speaker, ATC senior Anthony Garcia, is the flexibility in its curriculum. Garcia, enrolled in the Culinary Hospitality Educational Fundamentals (CHEF) pathway, described his decision to switch from culinary arts to hospitality management midway through his junior year after accepting an internship with world-renowned event coordinator Lilly Rocha.

“That is the beauty I see in Pathways,” Garcia said. “It opens your eyes to a field full of jobs and careers in so many different areas, and gives you the knowledge to expand into those careers and jobs. On behalf of all Pathway students, past present and future, thank you.”

After the morning showcase, master of ceremony Jose Lopez, an Engineering & Design Pathway junior from Schurr, welcomed Montebello Unified Board of Education members, District administrators and Friends of MUSD Foundation representatives.

Medals were awarded by the Superintendent of Education and high school principals to seniors who have demonstrated extraordinary leadership within their pathway, as well as graduates who have maintained a grade point average of 3.5 or

higher. The Friends of MUSD Foundation then presented medallions for the top three exemplary Pathways projects.

Foundation president Lovey Sherman presented a \$1,500 Friends of MUSD scholarship that will be shared by the first place winners – Charles Aceves, Alyssa Ascencio, Jose Arenas, Michael Carrillo, Jimi Estrada, Kevin Campos, and Kevin Martinez of ATC’s Architecture, Construction, & Engineering Pathway. Their winning project was titled The Vortex Cannon: Construction, Design & Graphics.

Graduating seniors not only exhibited their final projects, they also participated in Senior Exit interviews conducted by community partners and industry representatives, who offered their feedback and expertise, appraising student resumes and work samples for their mastery of the Pathways graduate profile – critical thinking, communication, creativity and collaboration.

“Pathways continue to grow as our students explore their career options and make real-world contributions that will enhance their ability to be life-long learners,” MUSD Superintendent of Education Susanna Contreras Smith said. “We look forward to seeing what the future brings not just for our graduates but also for our returning high schoolers.”

MUSD Pathways offer students personally relevant, wholly-engaging and rigorous academic and technical curricula combined with exposure to real-world professions; help prepare students to graduate from high school well prepared to enter a two- or four-year college or university; develop opportunities for apprenticeships and formal job training; and expose many students in school to previously unimagined college and career opportunities.



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**DOWNEY**  
*Continued from page 1*

quire, develop, and maintain quality parks and trails; improve the existing condition of parks and community facilities to encourage use; update community facilities to maximize use for all ages; enhance the value of sports and fitness, quality of life, and arts and social gathering places; and celebrate healthy living in Downey.

As part of the process, the park project will provide opportunities for the community to share issues and concerns regarding improvements to facilities and services, foster public dialogue regarding expectations, solutions, and vision for the parks and recreation, and allow the community to author recommendations regarding program and facility priorities

In a quiet neighborhood off of Stewart & Gray Road, stood Temple Park, dedicated to the pleasure and enjoyment of Downey residents September 1968 and since that date has not received new or updated playground equipment. The original equipment held a swing set and a spiral rocket play gym and slide, which had hidden areas. Residents were able to take their concerns about the current condition of the park to Council, noting that the park was being used by transients and improper behavior late night.

The park was named in honor of Scott Temple, who served three terms on the City Council and was active in the Boy Scouts, Kiwanis Club and the original Parks and Recreation Department. Temple Park was originally designed as a park for toddlers. Councilman Roger Brossmer noted that \$50,000 was used from the City’s general funds to update the park.

**La Palma Lowers Water Consumption by 24%**

By Tammye McDuff

A mandated conservation report must be submitted from Community Services of La Palma to the Water Board prior to the 15th of each month. Mike Belknap, Community Services Director presented the conservation effort to the La Palma City Council.

The State Water Resources Control Board has mandated that the City of La Palma achieve a 20% reduction from 2013 water usage levels. Each month the City of La Palma submits a report via the on-line Urban Water Supplier Reporting Tool. This report includes monthly water production, percentage of residential use and enforcement actions taken. The following highlights are from the most recent report of May 2015.

The Water Board now requires water suppliers to report on enforcement actions taken of water waste. Classified as “complaints”, the majority of the conservation enforcement actions reported was proac-

tive. City Staff tracks each complaint, the action taken and enforcement of new restriction limitations. May 2015, saw 18 open cases with 30 new cases being generated. City Staff was able to close the previous 18 of, while the 30 new cases received a written warning as the First Notice of Violation.

The Water Board has mandated that La Palma reduce water usage from 2013 levels. In order to track this, the Water Board requires a submittal of monthly water production totals to be calculated by the Residential Gallons per Capita per Day (R-GPCD). R-GPCD is calculated by using total water production numbers and the residential percentage, divided by the number of days in the month and total population. Total water production for May 2015 was approximately 47.45 million gallons of water. This is 24.95% lower from May 2013 when 63.23 million gallons was produced. Approximately 74% of this water is used by La Palma’s 15,896 residents.

Although La Palma does not have any direct reuse of recycled water, Orange County Water

District (OCWD) and Orange County Sanitation District (OCSD) use highly

treated wastewater that flows from La Palma to replenish the groundwater. The Water Board does not fully recognize this as recycled water use, but allows it to be reported. In the future it is possible that La Palma can receive at least partial credit to reduce the overall conservation numbers.

OCWD calculates total recycled water production and then allocates how much each participating agency can report. For May, La Palma reported 15.44 million gallons of treated wastewater being constructively reused as groundwater aquifer recharge.

La Palma has been mandated to reduce water usage by 20%, the City reported a reduction of 25% in May. This reduction can be partially attributed to above average rainfall and below average temperatures for the month of May. Additionally, the declaration of the Stage Two Water Alert and related educational campaign may have contributed to better conservation. Despite positive numbers for the month, overall reduction for the last twelve months is only 9.6%. The city will need to achieve greater savings during the warmer summer months in order to meet the 20% goal, a Stage Three Water Alert declaration may become necessary.

**Norwalk Senior Center Health Fair**

By Tammye McDuff

We all know that we will get older. Some of us may think about the aging process with fear and trepidation, while others embrace it – aging with style and panache. We will age; it is a part of life that we are rarely prepared for. With over fifty vendors, filling the lobby and three



Health fair participants sign up at the PIH Health table for screenings, more than 200 people attended the health fair at the Norwalk Senior Center. Photo by Tammye McDuff.

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rooms, the Center invited every conceivable merchant that dealt with the every growing population of 62 years and older.

Baby Boomers and beyond were introduced to a broad diversity of health and wellness services offered in the Norwalk Senior Center, Saturday, June 27th sponsored by Norwalk’s Department of Parks and Recreation. From health care navigation to dancing to Latin music, and estate planning, the four-hour exhibition burgeoning social, senior generation.

"What we hope people take away is the knowledge and information to take charge of their own health and to navigate the health care system," stated Assemblywoman Cristina Garcia, “We want our seniors to have the best quality of life as they age."

The idea of a senior health fair for mature adult culminated a week long program as the Senior Center hosted ‘Green Tea Week’ stressing that healthy living is happy living. The week was full of demonstrations and seminars designed to enhance you mind, body and spirit. In addition, free, green tea will be featured and served to all those in attendance, with a new flavor every day.

The fair offered a screening room, where attendees waited to have their body mass index assessed. The BKI is helpful in determining healthy weight and most

of the participants appeared to be women. Booths discussing Medicare and health care reform were full of health literature and good counsel.

Exhibitors included agencies on aging, PIH Hospital, Kaiser Permanente and health outreach programs. Centers for Alzheimer’s, diabetes, skin care, blood pressure and arthritis were also represented as well as a Parkinson’s’ and Care givers support groups.

A licensed nutritionist was available to discuss health needs, offering seniors the chance to join in classes. Many seniors consider themselves to be in good health and what creates a healthy senior body is not always what one would think.

Recreational, social, educational and health-related programs and services were offered. To learn more about services at Norwalk Senior Center visit the Social Services Depart at [www. http://www.ci.norwalk.ca.us](http://www.ci.norwalk.ca.us). For information on classes and programs offered by the Department of Parks and Recreation see Programs and Services.

The Senior Center is located at 14040 San Antonio Drive, Norwalk, Ca. For more information please call 562.929.5580



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WALTON  
Continued from page 2

Jimmy Rollins.

“To be honest with you, it was a check off my list,” Walton said. “I played professional baseball and you can’t take that away from me. I had a lot of fun doing it, but I knew I wasn’t a big leaguer. I was a good baseball player but not a big leaguer.”

While Walton never advanced higher in his baseball career, his coaching career was just about to take off. His first job of a year and a half was at Oral Roberts University in Tulsa, which is also where he met his wife, Samantha.

In January 1999, a softball coaching job opened up at Oklahoma and although he didn’t know anything about softball at the time, he was told he would be coaching the outfielders. Walton would join head coach Patty Gasso’s staff in the middle of the season and it would only get better from there.

Walton admitted he adjusted quickly from the baseball atmosphere to that of softball but it was definitely different for the first year on the Norman campus. He said there were different mentalities.

“After I coached for half a season, I really loved the passion of the players,” Walton said. “I loved how hard the players worked. I didn’t realize that girls could work that hard and do those things. So after I had been there for a short period of time, I didn’t see them as girls or guys. I

saw world class athletes.”

After the Sooners defeated the University of California, Los Angeles to win the 2000 National Championship and cap off a 66-8 season, Walton was offered another baseball job but stayed at Oklahoma. Then after two years with the Sooners, he began to pay attention to head coaching opportunities and began interviewing for open positions in his third season.

“When I first got into softball, I thought I would do this for a short period of time and then I’ll jump back into baseball,” Walton remembered. “Once I figured it out, probably the first two years, I felt, ‘man, I love softball. This is fun and I feel like I’m good at it’.”

Walton finally got his first head coaching job in softball in 2003 when he took over a Wichita State University program that went 20-34 in 2002. In his first season there, Walton’s team went 39-20 overall and 16-9 in the Missouri Valley Conference. In his third season, he coached the Wheat Shockers to a 46-18 season, the most wins in school history. Wichita State advanced to the Norman, OK Regional where it lost to Oklahoma 2-0 and the University of Oregon 3-2 in eight innings. Walton would compile a record of 123-64 at Wichita State.

“That’s where I think the irony goes back to Cerritos High School and Cerritos College,” Walton said of his experience at Wichita State University. “We learned how to defend everything. So at Cerritos High School and Cerritos College, we didn’t just go play baseball games and hope we

win. We prepared for every situation of the game. And then you win those situations at those moments and that’s ultimately going to win you the game. Most people try to play the opponent and I was taught at a young age, you don’t ever play the opponent. You play against yourselves.”

In his second season at Wichita State, Walton interviewed at a couple of South-eastern Conference institutions but was turned down because of the lack of coaching experience in one of the toughest softball conferences. Shortly before Memorial Day in 2005, the University of Florida job opened up and during the interview, Walton had to convince athletic director Jeremy Foley he has a system that works and that he could also recruit. On June 25, Foley called Walton to officially offer Walton the job and, from that point on, Walton has enjoyed success at the Gainesville campus.

“In standards of everyday business and everyday athletics, we were a good program,” Walton said. “We had good players, good academics, and good kids. We were good but we weren’t great, and the expectation at Florida is, we’re going to the College World Series. The program had never been to the College World Series, ever. We had never even been to a Super Regional. So at the end of the day, the resources that Jeremy Foley has given this program are a lot.”

In late May, the Gators became the third NCAA Division I school to win back-to-back National Championships. In 10 seasons at the University of Florida,

Walton has compiled a 553-118 mark. He has also been the SEC Coach of the Year four times and in 2008, the Gators finished 70-5, the most wins by any NCAA softball team.

But to Walton, everything has been about recruiting great players and he says he wants to own California and Florida for recruiting.

“Nothing has been easy,” Walton said. “I’ve coached at Florida for 10 years. We’ve been to the World Series 70 percent of the time. We’ve been to a Super Regional eight out of 10 [years]. We’ve been to a regional 10 out of 10 [years]. We’ve won the conference four times. So, nothing has been easy.”

Besides coaching at the college level, Walton has also had other opportunities. In Dec. 2009, Don DeDonaties, the CEO of the United States Specialty Sports Association, approached Walton about the chance to coach the Pride softball team of the National Pro Fastpitch softball league. Walton said that opportunity was more of learning a little bit more about the game as he still had not felt as confident in certain parts of the game.

“This has been a great opportunity,” Walton said. “I haven’t had an opportunity to work with ASA or USA Softball. My goal isn’t to try to go ahead and accomplish all of these things. But I do have a check-off list of things that I’d like to experience to make sure I’m not missing anything. If there’s an edge in coaching, and I’m not talking about recruiting and I can learn one thing from USA and ASA Softball, to me, it’s worth it.”

And if that wasn’t enough, Walton was recently put in a pool of 25 coaches with four coaching the U.S. National team and another four coaching the Junior National team this year and next year. He was asked to coach the latter team.

“I chose to do this tour with USA because the World Cup was in Irvine; my family is here,” Walton said. “The World Championships are in Oklahoma City; my wife’s family is there. It was going to allow me an opportunity to be around my family but still coach. The number one priority I have is with the University of Florida and I can’t do both.”

Off the field, Walton is a strong advocate of academics and in the summer of 2012, the Gators program was one of 30 Division I programs to post Academic Progress Rate scores the top 10 percent of all softball teams in the nation in multiple years.

“I think the point of all good coaches is they’ve had all good role models,” Walton said. “Although I’ve kind of elevated my status as a coach to a whole another level by winning National Championships, at the end of the day, it’s the foundation. My parents did a great job of raising me, and my grandparents [too]. We all live and learn, we all make mistakes and we all do things.

“But the guidance and the support of the people who have always influenced us in everything we do at a young age...I think the message would be you’re always influencing kids whether you know it or not,” he continued. “I’ve been around some really good coaches that have taught me how to do things and I’ve been around some coaches that have taught me how not to do things as well.”

Walton plans on coaching the Gators for now, stating that he loves the job, the university, who he works for and the players. He says he doesn’t plan on leaving. But if his life goals change and there’s a reason to do something different, then he would do that.

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TRIPLE CROWN SPORTS COLORADO SPARKLER JUNIORS TOURNAMENT

Artesia Punishers 14-Under Guerrero team takes fifth place in Colorado

By Loren Kopff

When last we saw the Artesia Punishers 14-Under travel softball team, managed by Danny Guerrero, it had just secured a position in the Premier Division of the Premier Girls Fastpitch National Championships. That was back on June 21 in the Southern California Qualifier.

Eight days later, the team participated in the Triple Crown Sports Colorado Sparker Juniors tournament and after a rough start in pool play action, bounced back to finish in fifth place in the Power Pool Championship bracket. The Punishers had won three straight games in the playoffs before falling to the (Las Vegas) Lil Rebels, 13-0, in the quarterfinals this past Sunday morning at Erie Community Park in Erie, CO.

“We did have some rough games up there,” Guerrero said. “I think that in the

last month, we’ve basically started playing really good softball. And I think the team is ready to step up. We have one more month to go.

“Travelling is a little bit hard,” he continued. “It’s the higher elevation and all these different things like that. But we still have to get things all the way on board with everything coming up to [the] PGF [National Championships].”

The Punishers wrapped up pool play action last Thursday with a 10-1 victory over the (Southaven, MS) Blue Angels, giving the team a 2-2 record and a second place finish in its pool. Last Friday, the Punishers began the playoffs with a convincing 10-0 romp over the Lakewood Firecrackers. Immediately after that game, the Punishers got by the (Chattanooga, TN) Frost Falcons. That set up even a tougher 2-1 victory over the (La Habra) Firecrackers-Brashear/Thornburg

as second baseman Danielle Lew (Los Alamitos High School) hit a game-winning single in the bottom of the seventh inning.

“Three out of the four teams [in our pool] made it to Sunday,” Guerrero said. “We were definitely playing some good teams which helped us into the bracket. It worked out really good for us.”

Pitcher and outfielder Erica Guerrero (Kennedy High School) went six for 19 in the tournament while outfielder Pacy Villa (Martin Luther King High School) led the Punishers with a .429 batting average with four doubles and seven runs batted in. Catcher and third baseman Rebecca Chung (West Torrance High School) went six for 17 and also drove in seven runs and had a .455 on base percentage while Lew batted .421 and shortstop Karina Ibarra (Lakewood High School) batted .368 and had a .435 on base percentage.

The team also got great defensive play from the rest of the team: pitchers Kendall Henscheid (Huntington Beach High School) and Jazzmynn Loe (Los Alamitos High School), catcher Berlyn Carreon (Los Alamitos High School), first baseman Jessi Alvarado (Gahr High School), and outfielders Merissa Millette (Kennedy High School) and Anyssa Ortega (La Mirada High School).

Also in the tournament, the Artesia Punishers 14-Under team managed by Sam Peralta, finished third in its pool but began the Silver Elimination A playoffs with a 5-3 loss to the (Tustin) Orange County Batbusters-Alvarez last Friday morning. The next day, the Punishers eliminated the (Littleton) Colorado Cardinals before being bounced out in the tournament by the Spring (TX) Stampede 6-5 later in the afternoon.

MEMORY OF SLAIN

MONTEBELLO TEEN LIVES

ON VIA SCHOLARSHIP

By Elmer Guardado



Brenda Sierra

In memory of slain Schurr High School student Brenda Sierra, the Schurr Renaissance program has awarded seniors Ivan Barranco and Holly Tenorio the first annual \$500 Brenda Sierra Scholarship.

Sierra, then 15, disappeared in October 2002 while walking to school in Montebello. Her body was found 50 miles away off a road underneath brush in the San Bernardino Mountains the next day.

The case was cold for 12 years until February 27, 2015 when Rosemary Chavira, a former classmate of Sierra, was arrested and charged with being involved with the murder.

With the recent attention being given to Sierra’s case, her sister, Fabiola Saavedra, teamed up with Sierra’s former teacher and Renaissance Advisor Kenny Seto to set up an annual scholarship in her name.

Seto is a Schurr alumni and has been advisor of the Renaissance program since its inception 14 years ago.

“We are hoping to grow the scholarships over the years to keep Brenda’s memory alive and to remind our current

students of the many opportunities available to them,” said Seto. “Awarding the two scholarships to the two very deserving students is, we hope, only the beginning.”

Saavedra, also a Schurr graduate, established the scholarships in efforts to remind students to focus on the positive, stay motivated, and appreciate the opportunities they have ahead of them. Funds for the scholarship were collected from Saavedra and donations from the Schurr High School community.

On June 5 Saavedra spoke in front 900 Schurr students at a rally dedicated to Sierra. She spoke about the struggles and confusion surrounding her sister’s death, as well as the struggles of raising children as a teenage mother, supporting her family, her subsequent graduation from college and her position as a manager of a non-profit organization.

Barranco, a first year Renaissance member, will attend Rio Hondo College next year to play soccer, and Tenorio, a three year Renaissance member, will attend Santa Monica City College to study psychology.

“It [the Brenda Sierra Scholarship] motivates me because we know that Brenda Sierra did not have the opportunities we had,” said Barranco. “The story proves that anything is possible, and we have to keep fighting, no matter what obstacles we are given.”

The Renaissance program recognizes students and staff accomplishments in academics, attendance, behavior, citizenship, and self-improvement. It was designed to involve and recognize as many students as possible. For information on how to contribute to the Brenda Sierra Scholarship call (909)-445-1001.

Spotlight on Los Alamitos, Cypress, Stanton & La Palma

Live KNX Broadcast | Free Refreshments

KNX1070

NEWSRADIO

ON YOUR CORNER



Frank Mottek



Diane Thompson



Chris Sedens

Presented by

Southern California BMW Centers



Katella Deli in Los Alamitos

4470 Katella Ave.

Friday, July 31 - 1pm - 7pm

Proudly sponsored by

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NOTICE OF TRUSTEE'S SALE TS No. CA-13-594384-AB Order No.: 835672 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/28/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD WITHOUT YOUR CONSENT. THIS IS A LIEN ENFORCEMENT OF THE NATURE OF THE PROCEEDING AGAINST YOU. YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashiers 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 a check drawn by a credit union, as 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, or to wit: **\$1,000,000.00** THE TOTAL AMOUNT DUE. TRUSTEE(S): CORAL KING, AN UNMARRIED WOMAN Recorded: 3/8/2006 as Instrument No. 06 0495292 of Official Records in the office of the Recorder of LOS ANGELES COUNTY, California; Date of Sale: 7/23/2015 at 9:00 AM Place of Sale: 13661 ACLARE LANE, CERRITOS, CA 90703 Assessor's Parcel No.: 7006-021-018 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property, please be advised 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 bidding on a junior lien, you 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 to obtain a list of all liens and the order 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 Trustee without notice to the borrower, 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, please call the trustee's office at 832-8332 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-13-594384-AB. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be available 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 inaccuracy of the property address or other common designation, if any, shown herein. If no street address, city, and state are shown, the 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 sale and exclusive remedy shall be the return of monies paid to the trustee, and the sale, and the sale shall be null and further recourse of 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 enjoined from purchasing real property. In such 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 CREDIT AGENCY FOR THE PURPOSES OF COLLECTING 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: (866) 645-7711 For more information call Quality Loan Service Corp. TS No.: CA-13-594384-AB IDSPub #0085279 6/26/2015 7/30/2015 7/10/2015

NOTICE TO CREDITORS OF BULK SALE  
(Sections 6104-6105 U.C.C.)  
Escrow No. 049681-PC  
Notice is hereby given to creditors of the within  
named seller that a bulk sale is about to be made  
of the assets described below. The names and  
business addresses of the seller are: K UNITED,  
INC, A CALIFORNIA CORPORATION,  
17901 PIONEER BLVD, STE I, ARTESIA, CA  
90701-3952  
The location in California of the chief executive  
office of the seller is: SAME  
Listed by the seller, all other business names  
and addresses used by the seller within three  
years before the date such list was sent or  
delivered to the buyer are: NONE  
The name(s) and address of the buyer(s) is/are:  
MISHA & EVELYN, INC, A CALIFORNIA  
CORPORATION, 2111 CHEYENNE WAY,  
UNIT 14, FULLERTON, CA 92833  
The assets to be sold are described in general as:  
GOODWILL, FURNITURE, FIXTURES  
AND EQUIPMENT and are located at: 17901  
PIONEER BLVD, STE I, ARTESIA, CA  
90701-3952  
The business name currently used by the seller  
that is located at: AG  
The anticipated date of the bulk sale is JULY 28,  
2015 at the office of: INTERNATIONAL CITY  
ESCROW, INC., 5000 E. SPRING ST,  
STE 120, LONG BEACH, CA 90815  
The bulk sale is subject to California Uniform  
Commercial Code Section 6106.2.  
The name and address of the person with whom  
claims may be filed is: INTERNATIONAL  
CITY ESCROW, INC., 5000 E. SPRING ST,  
STE 120, LONG BEACH, CA 90815 and the  
last day for filing claims shall be JULY 27,  
2015, which is the business day before the  
anticipated sale date specified above.  
Claims shall be deemed timely filed only if  
received by International City Escrow, Inc.  
before 5:00 pm, local time, on the last date for  
filing claims as specified above.  
DATED: JUNE 9, 2015  
Buyer: MISHA & EVELYN, INC, A CALIFORNI-  
A CORPORATION  
LA155828 LOS CERRITOS COMMUNITIES  
NEWS 7/10/15

T.S. No. 15-33568  
029-005

**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  
 Fully Appointed Trustee: LAW OFFICES OF LELY 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 mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 848-9272 or visit this Internet Web site [www.elitepostandpub.com](http://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](http://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.

TS. 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 CON-  
TACT 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: 07/23/2011 5 at 00:00 AM. Sale Location:

Doulevard 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

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 cannot 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 2942g 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](http://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 Debt Sale, LLC 301 E. Ocean Blvd. Suite 1720 Long Beach, CA 90802 800-766-7751 For Trustee Sale Information Log On To: [www.auction.com](http://www.auction.com) or Call: 1-800-280-2832. NBS Debt 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 CERROS COMMUNITY NEWS 07/03/2015, 07/10/2015, 07/17/2015

**CITY OF NORWALK**  
**NOTICE OF PUBLIC AVAILABILITY OF A NEGATIVE DECLARATION**  
**NOTICE OF PUBLIC HEARING**

**TEXT AMENDMENT NO. 308**  
**CONDITIONAL USE PERMIT NO. 973**

**Date:** Wednesday, July 22, 2015  
**Time:** 7:30 p.m. or as soon thereafter as the matter may be heard  
**Place:** City Council Chambers, Norwalk City Hall, 12700 Norwalk Boulevard, Norwalk, CA 90650

**Project Description:** For the Planning Commission to consider the following application filed by American Multi-Cinema (AMC): a request to: 1) amend the Norwalk Municipal Code to establish regulations and allow the sale of alcohol for on-site consumption at a movie theater as a conditionally permitted use within the Specific Plan Area No. 1 (SPA No.1) zone; and 2) approve a Conditional Use Permit to modify the existing floor plan and allow for the sale of alcohol for on-site consumption at a movie theater. The subject property is generally known as the Norwalk Entertainment Center, 12200 Civic Center Drive, located east of the intersection of Civic Center Drive and Norwalk Boulevard, in the SPA No. 1 zone.

**Environmental Review Information:** Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines of the City of Norwalk, this project will not have a significant effect on the environment and a Negative Declaration has been prepared for the proposed project. Final action regarding the Negative Declaration will be taken by the City Council. Public comments will be received on the Negative Declaration beginning on July 10, 2015 and ending on July 29, 2015.

**Public Comment:** Interested persons are invited to attend this meeting and be heard regarding this matter. Copies of the agenda report for the above-described project will be available for public review at the Community Development Department, Planning Division, Norwalk City Hall, 12700 Norwalk Boulevard, Norwalk. Written comments may be submitted to the Community Development Department prior to the time set for the hearing. Address written comments: Attention: Community Development Department at the address noted above. Written comments and requests for electronic copies of the agenda report may also be submitted via email to: [lnawfal@norwalkca.gov](mailto:lnawfal@norwalkca.gov). If you challenge the proposed project, you may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered prior to the public hearing. Public Comments on the Negative Declaration may be submitted up until July 29, 2015.

**More Information:** Should you have any questions regarding this matter, please contact Layal Nawfal, Assistant Planner, at (562) 929-5955 or [lnawfal@norwalkca.gov](mailto:lnawfal@norwalkca.gov).

**Accessibility:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Community Development Department at (562) 929-5744. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service. Assisted hearing devices will be available at this hearing without prior notification.

Dated this 10th day of July 2015.  
/s/ Kurt H. Anderson  
Director of Community Development

Published at Los Cerritos Community News 7/10/15

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

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 Court 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  
41440 N. HARBOR BLVD. STE 900  
FULLERTON CA 92835  
7/24/15, 7/17, 7/24/15  
CNS-2769141#  
LOS CERRITOS COMMUNITY NEWS

**DECLARATION**

**and, Norwalk, CA 90650**

ation filed by American Multi-Cinema  
d allow the sale of alcohol for on-site  
Area No. 1 (SPA No.1) zone; and 2)  
le of alcohol for on-site consumption  
ent Center, 12200 Civic Center Drive,  
PA No. 1 zone.

ity Act (CEQA) and the CEQA  
environment and a Negative  
ative Declaration will be taken by the  
g on July 10, 2015 and ending on July


egarding this matter. Copies of  
the Community Development  
lk. Written comments may be  
ring. Address written comments:  
omments and requests for electronic  
v. If you challenge the proposed  
n this notice, or in written  
Declaration may be submitted up

ct Loyal Nawfal, Assistant Planner, at


cial assistance to participate in a City  
ment Department at (562) 929-5744.  
t assist the City staff in assuring that  
Assisted hearing devices will be

5

85-JP Order No.: 140002616-CA-MAI YOU  
ATED 9/12/2005. UNLESS YOU TAKE  
Y BE SOLD AT A PUBLIC SALE. IF YOU  
HE PROCEEDING AGAINST YOU, YOU  
sale to the highest bidder for cash, cashier's  
by state or federal credit union, or a check  
n, or savings association, or savings bank  
thorized to do business in this state, will be  
but without covenant or warranty, expressed  
es, to pay the remaining principal sum of  
and late charges thereon, as provided in the  
t, interest thereon, fees, charges and expenses  
initial publication of the Notice of Sale) reason-  
be greater on the day of sale. BENEFICIARY  
MOUNT DUE. Trustor(s): SEON HEE KIM,  
ATE PROPERTY Recorded: 9/20/2005 as  
office of the Recorder of LOS ANGELES  
M Place of Sale: By the fountain located  
of unpaid balance and other charges:  
NEWBROOK CIRCLE, CERRITOS, CA  
TO POTENTIAL BIDDERS: If you are  
understand that there are risks involved in  
lien, not on the property itself. Placing the  
entitle you to free and clear ownership of the  
auctioned off may be a junior lien. If you are  
sponsible for paying off all liens senior to the  
title to the property. You are encouraged to  
ing liens that may exist on this property by  
some company, either of which may charge you  
resources, you should be aware that the same  
just on the property. NOTICE TO PROPERTY  
may be postponed one or more times by the  
Section 2924g of the California Civil Code.  
postponements be made available to you and to  
If you wish to learn whether your sale date  
d time and date for the sale of this property,  
the trustee's sale or visit this Internet Web  
r assigned to this foreclosure by the Trustee:  
that are very short in duration or that occur  
ly be reflected in the telephone information or  
onement information is to attend the scheduled  
or any incorrectness of the property address or  
street address or other common designation  
y be obtained by sending a written request to  
cation of this Notice of Sale. If the Trustee is  
dder's sole and exclusive remedy shall be the  
l bidder shall have no further recourse. If the  
le shall be entitled only to a return of the de-  
age against the Mortgagor, the Mortgagee, or the  
charged through bankruptcy, you may have  
h case this letter is intended to exercise the  
required by law, you are hereby notified that a  
may be submitted to a credit report agency if  
QUALITY MAY BE CONSIDERED A DEBT  
AND ANY INFORMATION OBTAINED  
ty Loan Service Corporation 411 Ivy Street  
information only Sale Line: 714-730-2727 Or  
line: (866) 645-7711 Ext 5318 Quality Loan  
#6003 7/10/2015 7/17/2015 7/24/2015



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*Join Us in the Poker Section  
to get your share of*

**\$88,000**

*in Rollover Drawings*

**Start Qualifying May 18<sup>TH</sup>**

When a Jackpot occurs From May 18th to July 31st, all seated players in that game (limit) will receive a drawing ticket for the following drawings:

**\$500 Drawings Every  
Sunday thru Thursday  
in June & July at  
12PM, 3PM, 6PM, & 9PM**

**See Floorperson  
for Details**



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GEA-001899 - Management reserves the right to alter or cancel promotion at any time. No purchase necessary. Customers initials on the winning ticket selected must match their initials on their identification. Must be present to win, winners have 5 minutes to claim prize. If a winner is not present the prize money will roll over to the next Rollover Drawing time. Employees not eligible. See casino services for details. Must be 21. Play responsibly. 1-800-GAMBLER or [www.ProblemGambling.Ca.Gov](http://www.ProblemGambling.Ca.Gov)