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Conflicts of Interest Surround Olson Housing Project in Downey

Former Downey Mayor Mario Guerra denies he owned a condo built by Olson even though title documents show he did; Guerra is on the Planning Commission and voted to approve Olson’s project.

By Brian Hews
editor@cerritosnews.net

In October 2020, a Los Cerritos Community News investigation revealed that former Downey Mayor Mario



Mario Guerra

Guerra sold a condominium he owned in the city, at a reduced price according to comparable

properties, to Eric Pierce. Pierce was running for Downey City Council, was endorsed by Guerra, and was editor of the local newspaper, the Downey Patriot.

The Patriot publisher, Jennifer DeKay, ignored the obvious ethical implications and turned a deaf ear to the fact that Pierce was getting a great deal from Guerra, who was (and currently is) an influential political operative in Downey, including for many on the Downey City Council.

The condominium Pierce bought from Guerra was located at the Village Walk, just one block away from Downtown Downey at Firestone and Downey Ave., one of the busiest areas in the city; Village Walk was built in 2018 by OL-

[See DOWNEY, page 7]

Artesia Council Appoints Interim City Manager

Artesia News Service

The City of Artesia bids farewell to its current City Manager, Aldo Schindler, who will be stepping down from his role on June 5, 2024, to pursue other opportunities.

The city welcomes Melissa Burke as the Interim City Manager to guide the city through its transition of growth and progress during the recruitment for a new City Manager.

Ms. Burke will begin her new appointment on June 6, 2024.

“I am immensely grateful for the opportunity to have served the wonderful residents, and businesses of Artesia,” said Schindler. “Working alongside dedicated city staff, elected officials, and community members has been a privilege to make Artesia a better place for all. While I will miss this role dearly, I am confi-

[See ARTESIA, page 14]

John Lewis Named Mayor of La Mirada

By Brian Hews

The La Mirada City Council conducted a reorganization this past Tuesday, May 14, following the sudden resignation of former Mayor Andrew Sarega.

Sarega is rumored to be moving to Anaheim and is a perfect match to run for a City Council where a number of Council elected officials were recently busted for public corruption.

Mayor Pro Tem John Lewis was selected to serve as Mayor for the 2024-25 term.

Councilmember Ed Eng was selected to serve as Mayor Pro Tem. The Mayor and Mayor Pro Tem each serve one-year terms.

Mayor Lewis was first elected to the City Council in 2017 and was re-elected in 2022. He also served as Mayor from 2020-21. Mayor Pro Tem Ed Eng was first elected to the City Council in 2015, and was re-elected in 2020

[See LA MIRADA, page 4]



CARRY THE LOAD remembers fallen service members and first responders through the National Relay. Created by longtime supporter Dill Driscoll, the relay walks through all 48 continental United States, visiting 34 V.A. National Cemeteries, and travels 20,000 miles along five routes.

Carry the Load Remembers Our Fallen Soldiers With National Relay

By Laurie Hanson

With this coming Memorial Day, a few organizations are coordinating efforts to bring the true meaning of the holiday to the next generation.

Carry The Load, is one such organization dedicated to remembering fallen service members and first responders through the National Relay.

Created by longtime supporter Dill Driscoll, the relay walks through all 48 continental United States, visiting 34 V.A. National Cemeteries, and travels 20,000 miles along five routes.

Along the routes, many

marchers carry signs, banners and flags honoring a fallen service member, veteran or first responder. These symbols represent real people with families, dreams, and stories of courage and sacrifice. It was created through Driscoll’s “positive human energy” and hopes to get everyone to communicate and share stories about loved ones who sacrificed so much.

This year the National Relay began on April 29th in the north and will end in Dallas, Texas on Memorial Day weekend.

“The goal is to raise awareness of the true meaning of Memorial Day,” said Communica-

tions Director Renee Cossman, who has been with Carry The Load since 2015.

“Throughout the year, Carry The Load provides opportunities for people to actively participate in honoring and remembering the sacrifices of our nation’s military, veterans, first responders, and their families.”

“The National Relay is a Carry the Load (CTL) event that the National Cemetery Administration (NCA) and Veterans Administration (VA) partner in,” said

[See RELAY, page 11]

City of Downey Bans LGBTQ+ Pride Flag

By Brian Hews

Fireworks erupted during the city of Downey’s regular meeting Tuesday night, with the council voting 3-2 to ban the LGBTQ+ Pride flag, hiding it behind a “neutral flag policy” that will ban such displays; the item was brought forward for a vote by Mayor Pro Tem Hector Sosa.

It was a mean-spirited vote given the fact that the LGBTQ+ Pride flag will be flown over county facilities in Downey in June.

MPT Sosa and City Councilmembers Dorothy Pemberton and Claudia Frometa voted yes with Mayor Mario Trujillo and Councilmember Horacio Ortiz

[See PRIDE, page 14]



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Long Beach Architecture Week is coming May 29 with the week opening with a delightful garden party and luncheon at the historic Queen Anne Victorian Bembridge House in Drake Park with awards for preservation of historic heritage buildings in Long Beach.

The weekend welcomes on Saturday, June 1 a 100th Anniversary Party from 6 pm to 10 pm at the historic Cooper Arms building. Delightful hors d'oeuvres and beverages are provided by Modica Restaurant, whose classic dining room graces the first floor of the heritage property.

Several beautifully appointed residential units in the building will be open for viewing during the evening that also features art exhibit by photographer George Derr and Long Beach artists Michele Rene and LaJon Miller. To add to the ambiance, party guests are invited to wear fashions from the 1920s.

Two tours on Saturday, June 2, at 10 am and 3 pm, will feature the classic historic 1920s LaFayette Hotel, Campbell Build-

Long Beach Architecture Week 2024 Starts May 29

By Lydia Ringwald



THE SCOTTISH RITE MASONIC TEMPLE is a prominent landmark located in Long Beach featuring a blend of Classical Revival and Moderne architectural styles. It is known for its grand, imposing façade and elaborate interior spaces.



ing, Metropolitan Hotel and Broadland Hotel, offering a rare glimpse into the past.

At noon on Tuesday, June 4, Art Deco Expert Author and Preservationist John Thomas offers a double-decker bus tour featuring Long Beach's Streamline Moderne building styles from the 1920s and 1930s. After the devastating earthquake in 1933, the city went on a campaign with support from the Works Project Administration to rebuild the post office, schools and hospitals as well as private buildings in the Art Deco styling of the era. John

THE WEEKEND welcomes on Saturday, June 1 a 100th Anniversary Party from 6 pm to 10 pm at the historic Cooper Arms building.

Thomas reveals the decorative highlights and unique characteristic detail.

In the afternoon at 4 pm on June 4, the Architectural Walking Tour features important landmark buildings in downtown Long Beach along with a visit to the 38-foot high and 22-foot wide glazed tile mural masterpiece of artists Stanton MacDonald Wright and Albert King, originally commissioned by the WPA in 1938. The enchanting walking tour ends at the Masonic Temple with the mysterious Altar Society ceremony.

A unique opportunity to visit the T.H.U.M.S. Islands, designed by Disney 'Imagineers', is available on Wednesday, June 5 at 9 am. There is limited availability for this boat tour so reserve your place now on the Long Beach Architecture website.

A tour and presentation 'A Splash of Color' by colorist Sara Mclean at the beautifully restored the First Church of Christ Science at 441 Elm St. Long Beach is offered on Wednesday, June 5 at 6 pm.

The Long Beach landmark heritage church, originally designed by acclaimed architect Elmer Grey in 1913, has earned the Long Beach Heritage Preservation and Adaptive Reuse award for 2024.

Award winners Vijay and his wife Chef Elizabeth Goel, owners of Bite Catering Couture offer a glass of wine while Sara Mclean shares insights into the historic use of color from 1900 into the 1970s, highlighting the color palette of original architect Elmer Grey.

A top treat of the week is the tour of the Long Beach Scottish Rite Masonic Temple on Thursday, June 6, at 10 am and again at 3 pm offering an opportunity to experience the gilded ceilings, stunning staircase, antique elevator and other unique features in this 100 year old edifice. The original 40 ft backdrops crafted for the theater reveal rare insights into the Masonic mysteries, rites and secret ceremonies that were once performed there.

A top treat of the week is the tour of the Long Beach Scottish Rite Masonic Temple on Thursday, June 6, at 10 am and again at 3 pm.

A rare glimpse into selected vintage Long Beach Craftsman, Spanish Colonial Revival, Tudor and Mid-Century Modern homes is available as the grand finale of Architecture Week on Sunday, June 9.

Please visit the Long Beach Architecture week website to order tickets to these enriching and edifying events.

For those passionate about architecture and Long Beach history, the Rancho Los Alamitos at 4600 Virginia Road Long Beach offers docent lead tours throughout the year with a special 20 minute guided tour during Long Beach Architecture Week.



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THE BOB JENKINS SCHOLARSHIP, named in memory of community volunteer and President of the La Mirada Community Foundation, was presented to Leilani Camerena, Hannah Cantrell, Amanda Chin, Brian Dang, Isaiah Espinoza, Faith Kim, and Alexander Mizuo. **Photo courtesy city of La Mirada.**

LCCN Staff Report

The La Mirada Community Foundation awarded scholarships to seven graduating high school seniors residing in La Mirada who plan to continue their education. The students were selected based on outstanding academic achievements and involvement in the community.

Since 2005, the Community Foundation has awarded \$93,750 in scholarships to 104 graduating seniors. The Community Foundation offered the Bob Jenkins Community Service Scholarship, which is available to students who have provided significant community service, reside in La Mirada, and have applied to an accredited college.

The Bob Jenkins Scholarship was named in memory of the dedicated com-

munity volunteer and President of the La Mirada Community Foundation.

Prior to his death in 2010, Bob was still president of the La Mirada Community Services Foundation, he had been chairman of the “4 La Mirada Kids” Community Carnival, member of “Splash!” that raised funds toward the now-famous La Mirada Regional Aquatics Center, and a leader of the Independence Celebration and the Beatitudes of Our Lord Festival.

The Bob Jenkins Scholarship was presented to Leilani Camerena, Hannah Cantrell, Amanda Chin, Brian Dang, Isaiah Espinoza, Faith Kim, and Alexander Mizuo.

For more information about the La Mirada Community Foundation, call La Mirada City Hall at (562) 943-0131.

Gahr High Named America’s Best School for 2024

From ABCUSD

Each year, the National Center for Urban School Transformation at San Diego State analyzes data to determine America’s Best Schools. This year, 10 schools, including Gahr High, were given this designation. The school was named as a Bronze Award winner for its strength in curricular rigor, instructional effectiveness, relational quality, and continuous improvement efforts.

“Our schools continue to be recognized for all they are doing for its students,” said ABC Unified School District Superintendent Dr. Gina Zietlow. “We are so proud of Gahr High for being one of only ten schools in the nation to receive this recognition.”

The America’s Best School Award is an annual program recognizing the nation’s highest-performing schools. Schools must meet stringent criteria and show evidence of progress or achievement in many areas, including high achievement for students with disabilities, high academic proficiency, high achievement for English learners, high attendance and high graduation rates.

“This award is due to the hard work and dedication of Gahr High School’s students, families, teachers, and staff,” said Principal Dr. Jeffrey Hernandez. We are so proud to have earned this honor and to be recognized for all we do for our students.”

Since the program began in 2018, only 185 schools have been recognized as America’s Best Schools. A formal presentation will be made at an upcoming ABCUSD Board of Education meeting. Gahr High School will be honored with the award at the America’s Best Schools Symposium in March 2025.

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Cerritos College Seeks Applicants for Bond Oversight Committee

The Cerritos Community College District is accepting applications to fill a Citizens’ Bond Oversight Committee vacancy. This committee was established to oversee the expenditure of money for the construction, repair, and modernization of campus projects. This committee ensures that the bond proceeds are expended only for the purposes set forth in both Measure G and Measure CC and that no bond proceeds are used for teacher or administrative salaries or other operating expenses.

There is a vacancy for a bona fide taxpayers association member. Individuals must be 18 years or older to be eligible for an appointment. Additionally, applicants should not be employees of the college, officials of the district, or affiliated with any vendor, contractor, or consultant with the district.

Once appointed, the committee member will serve a three-year term. The legal process calls for soliciting applications for the vacancy, after which the college president will review the applications and make recommendations to the Cerritos Community College District Board of Trustees. The board will make the final decision on who is selected to serve on the committee. Bond committee members are not compensated for their service.

Applications are available online at <https://www.cerritos.edu/bond/bond-oversight-committee/default.htm> and must be completed and submitted via email to the Cerritos College Business Services Office at BusinessServices@cerritos.edu no later than Friday, July 19, 2024.

Public Health Confirms Measles Case in Los Angeles County

The L.A.C. Department of Public Health has been notified of one case of measles in a non-Los Angeles County resident who traveled to Los Angeles International airport while infectious on May 9, 2024.

This person arrived on Qatar Airways flight QR 0739 at Tom Bradley Terminal B, Gate 134 on May 9, 2024 at 1:53 p.m. Individuals who were at Terminal B from approximately 2 p.m. to 4 p.m. may be at risk of developing measles due to exposure to this traveler.

The risk of developing measles is from 7 to 21 days after being exposed. Exposed individuals who have been free of symptoms for more than 21 days are no longer at risk.

“Measles is spread by air and by direct contact even before you know you have it and can lead to severe disease,” said Muntu Davis, MD, MPH, Los Angeles County Health Officer.

Measles can be prevented with a measles, mumps, and rubella vaccine (MMR or MMRV). For more information on measles, visit: ph.lacounty.gov/measles.

In the United States, as of May 9, 2024, a total of 132 measles cases have been reported this year, which is more than double the number of cases reported in all of 2023.

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LA MIRADA from page 1

and 2024. Also serving on the City Council are Steve De Ruse and Anthony Otero, who were re-elected to four-year terms beginning in March 2024.

For more information, call La Mirada City Hall at (562) 943-0131.

Habitat for Humanity to Build 37 Townhouses in Lakewood

LCCN Staff Report

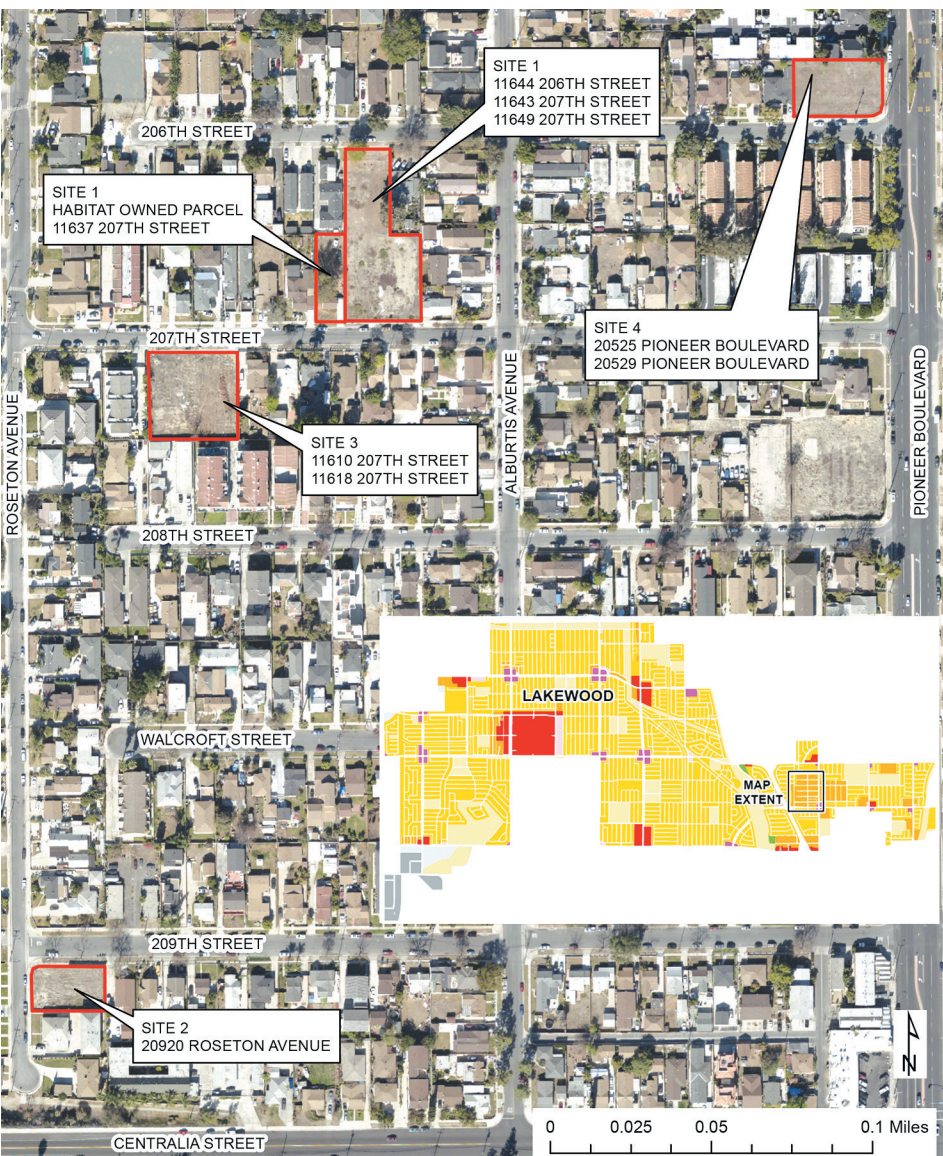
At their Tuesday night meeting, the Lakewood City Council approved a partnership with Habitat for Humanity to build 37 units of 2- and 3-bedroom townhouses on four vacant lots in Lakewood. Each home will have two parking spaces on site, with an additional 16 total spaces of on-site visitor parking. The homes will be built in a stylish Craftsman design. New sidewalks, landscaped parkways, curbs and gutters will also be constructed at each site.

The city negotiated with Habitat for Humanity to have marketing for the sale of the homes targeted toward people who live or work in Lakewood, although by law, people who live anywhere can purchase the homes.

Home purchases will be limited to people who earn 80% or less of the median household income for L.A. County – for a family of four that means a family income of \$110,960 or less. Homes must also be owner-occupied.

That contrasts with many of the state’s new housing programs which allow investors to buy single-family homes and convert them into three or four rental units of housing, without any new on-site parking for all the new people.

Habitat for Humanity is well-known for its nearly 50 years of success nationwide, partly because it requires the owners of the homes it builds to contribute “sweat equity” to the project, such as by helping to build the homes or become ambassadors for the project in some way. Habitat also does pre- and post-purchase training for new homeowners on the do’s and don’ts of homeownership so that new owners have the tools to succeed.



HOUSING: The four sites where the Habitat for Humanity homes will be built.

The city’s contribution to the project will be three of the four parcels, along with its staff time in overseeing the project. The city-owned parcels come with a state requirement that they only be used for affordable housing. The fourth parcel is being contributed by Habitat for Humanity. Habitat for Humanity expects to begin

construction next year, with the first homes expected to go on sale in October 2026. The city will publicize how people can apply for the home ownership opportunities as the project moves closer to sales time in 2026. For more information visit the Habitat LA website, email home@habitatla.org or call 310-323-4663, ext. 115.

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Warren and Downey High Robotics Teams Win Competition



WINNERS: Downey and Warren High students at the 2024 FIRST Championship, an international robotics competition, in April 2024, held in Houston, Texas.

Cerritos Councilman Attends Forum in Philadelphia



FORUM: Cerritos Councilman Frank Yokoyama (2nd from right) with members of the NLC Team and Strategic Partners in Philadelphia for the NLC Capstone Leaders Forum. Yokoyama was one of only four elected officials in attendance at this exclusive convening with NLC's high level business partners. There was no cost for elected officials to attend.

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LCCN Staff Report

The Downey High Striking Vikings: Team 5851 and the Warren High Warbots: Team 9408 competed on the stage in Houston, Texas both qualifying for the international 2024 FIRST Championship – FIRST Robotics Competition held in April.

The robotics students each competed and were recognized with awards as they worked to improve their play as teams and continuously improve after each event.

The FIRST Robotics program is the culmination of DUSD's robotic, coding and STEM programs offered to students as early as elementary school.

Starting with our third, fourth and fifth grade students competing in the annual Robolympics, feeding into our middle school VEX robotics tournaments, FIRST robotics further exposes our budding roboticists to opportunities of student leadership, work-based learning and engineering and STEM career pathways.

By Brian Hews

The NLC Capstone Leaders Forum was held in Philadelphia in early May; the Capstone Challenge, now in its fourth year, matches NLC member cities with NLC strategic partners to collaborate on a project to address a challenge in their respective cities.

The infusion of historic federal investments through the American Rescue Plan Act (ARPA), Bipartisan Infrastructure Law (BIL), and Inflation Reduction Act (IRA) highlights the opportunity to collaborate.

The program spans six months, kicking off in early June and culminating with an event in early 2025, where each working group will share the outcomes of their projects.

The most innovative and impactful project will be recognized with an

award.

There is no cost to the municipality to participate in this program.

In previous Capstone Challenge cohorts, strategic partners collaborated on projects with cities of diverse sizes, ranging from the City of Phoenix, AZ, to the Village of Broadview, IL.

The topics covered everything from homelessness to resident engagement to virtual reality law enforcement training.

While NLC is hosts the program, it is driven by NLC's strategic partners, who bring innovative solutions to the table and member cities that identify real issues in their communities.

Partners have submitted project ideas based on their expertise and experience working with cities; NLC members have the chance to apply to participate in these projects, ranking their interest in each idea.

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Lakewood to Hold Memorial Day Ceremony May 27

Lakewood residents are invited to join in the city's annual tribute to the men and women who have sacrificed their lives while serving in the United States armed forces, as well as to honor the members of local veterans organizations who have died during the past year.

The Memorial Day ceremony will take place on **Monday, May 27 at 11 a.m. at the Lakewood Veterans Memorial Plaza at Del Valle Park, located at Woodruff Avenue and Henrilee Street.**

This year's keynote speaker will be U.S. Navy Commander Jesse Alvarez, Executive Officer of the Naval Surface Warfare Center, Port Hueneme, CA. Cmdr. Alvarez is a graduate of the U.S. Naval Academy with 22 years of service, including in Operation Iraqi Freedom.

Jorge Ferree, a U.S. Air Force veteran of the Iraq War who served there alongside Dennis Lander's son Richard, will read Dennis Lander's poem, "The Boys of Del Valle Park." Jorge is a Los Angeles County Firefighter Paramedic.

The event is sponsored by the City of Lakewood in conjunction with American Legion Post 496, Disabled American Veterans Chapter 19 and Vietnam Veterans of America Chapter 756.

Parking will be available around the park, with disabled parking on the Woodruff Avenue service road immediately adjacent to the memorial. Neighboring residents are encouraged to walk to the park. In addition to a large tent with chairs, there is ample space for guests to bring their own lawn chairs.

This event is free and open to the public.

DOWNEY from page 1

son Homes after Guerra left the Downey City Council due to term limits.

Records from O.C. Title at the time of sale to Pierce showed that Guerra and his wife owned the Olson-built condo, and no other property records were available for the house.

Guerra never contacted LCCN for a retraction on the story related to the ownership of the condominium.

Fast-forward to early 2024, when Olson proposed another controversial development on what is known as The Island in Downey. The condominium development will be built at 7360 Foster Bridge Blvd. Olson plans to build 33 units ranging from 1,200 to 1,800 square feet, with three units designated as affordable.

For months, residents have spoken out against the proposed project, fearing that it would bring major problems to the area, including increased traffic and density.

Guerra has placed himself in the middle of the fray, flexing his political muscle as Vice-Chair of the Downey Planning Commission (DPC) while residents cry foul, demanding he recuse himself from voting on the Olson project due to the Village Walk condominium purchase.

Guerra has denied any financial connection to Olson, telling everybody his daughter bought and eventually sold the property.

In an email obtained by LCCN, Guerra stated, “I am not a customer of Olson homes. My daughter bought a condo at the Village Walk when they were for sale in Downtown Downey many years ago and sold it the next year to buy a bigger home....it was bought for the market price and it was sold for market price.”

When LCCN presented Guerra with title documents showing he owned the condominium, he responded, “I stand by my comments, I am not a customer of Olson Homes and do not have any conflict in voting on this [Island] project.”

Guerra kept up his shaky defense despite LCCN presenting additional documentation showing a Grant Deed signed by Guerra and his wife Ann transferring the property out of their trust to Pierce, saying, “As I said, we lent her (my daughter) the money, she bought it, it was hers, I did not stay a night in the condo.”

The April 17 DPC meeting began with Guerra absent, attending an event in Kentucky. The DPC authorized the meeting, knowing only four members would be present and that the only agenda item was the Olson project.

With Olson representative Brian Heyman present, the Commission voted 2-2 on the item, with Commissioners Hector Lujan and Elias Saikaly voting yes, and Chair Carrie Uva and Louis Morales voting no.

A discussion ensued, then about five minutes later Uva asked the commissioners if “it was okay to re-open public comment;” Commissioner Lujan said “yes.”

In direct violation of the Ralph M. Brown Act, Chair Uva re-opened public comment and allowed Heyman to speak. Heyman did not mince words when asking that the entire Commission be present, so it was “at full strength.”

That clearly meant that Olson wanted Guerra, who was in Kentucky, to be present for another vote.

Heyman doubled down on his demand for Guerra to be present and to conduct a new vote, “We (Olson) were

fully aware that the Commission would not be at full strength tonight and we ask that you continue the item until May 1 when you will be at full strength.”

The City Attorney then chimed in, saying, “Chair [Uva], items are usually continued before they are acted upon, before they are voted upon, and the vote has been cast, so this item is not eligible to be continued.”

Uva responded, “Yeah, I agree,” then ignored the City Attorney, declared public comment re-opened, and allowed another resident to speak on Olson’s behalf for the full allotted time of three minutes and another resident who was against the project to speak.

After allowing Heyman and a pro-Olson speaker all of their time, the City Attorney prevented the anti-Olson speaker from finishing his three minutes, cutting him off a little over one minute into his comment.

Seeing a potential Brown Act violation, the City Attorney rebuked the speaker, “Public comment has been done, the commission has deliberated on this item, now it’s closed.”

The meeting ended, with the Olson project facing a 2-2 vote, at 9:45 p.m.

The next day, April 18, the city received a letter from John Reekskin, SVP of Olson, asking for a continuance and for the Olson item to be placed on the May 1 agenda.

The Reekstin letter was not time-stamped or stamped “Received” per city policy.

The 2-2 vote should have been the final vote sent to the Downey City Council for consideration. The item cannot return unless it is amended in some way. Instead, the city allowed the original continuance and placed Olson on the May 1 Planning Commission agenda.

But even that process of scheduling the May 1 meeting was extremely questionable.

By law, when the DPC meets, a notice must be published in a newspaper of general circulation 72 hours prior to the meeting to give residents notification and a chance to attend. The Downey Patriot is a newspaper of general circulation that publishes late on Thursdays.

Since the DPC meets on Wednesdays, and the Patriot publishes late Thursday, the meeting notice must publish in the Patriot two Thursdays before the meeting to satisfy the 72-hour notice.

The April 18 Downey Planning Commission meeting ended at 9:45 p.m.

In less than one day, lightning fast for a city publishing a legal notice, Downey Staff was able to compose the notice - that only included the Olson project - get it through a legal review, and deliver to the Patriot for publishing, satisfying the 72-hour notice for the May 1 DPC meeting.

Highly unusual given that the Patriot was on a tight deadline to deliver newspaper files to its printer that night.

With the Olson notice published, the May 1 meeting rolled around; this time Chair Carrie Uva was absent, attending a realtors conference in Sacramento.

It is a well-known fact that conferences that large are scheduled months in advance of the event, but the DPC scheduled the meeting anyway knowing Uva would be absent.

Unlike the April 17 meeting, Olson representatives did not object to Uva’s absence; Vice-Chair Mario Guerra would now conduct the meeting.

After nearly four hours, the vote was called and ended at 3-1, with Guerra, Sakaily, and Lujan voting yes and Morales voting no.

RECORDING REQUESTED BY:
Pacific Coast Title

AND WHEN RECORDED MAIL TO:

Mr. and Mrs. Eric Pierce
*8134 3rd St #102
Downey, CA 90241*

THIS SPACE FOR RECORDER'S USE ONLY:
Escrow No.: 048973

Title Order No.:
AP#: 6254-002-050

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$649.00

[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] Unincorporated area [X] City of Downey AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mario A. Guerra and Ann M. Guerra, trustees of the Guerra Trust dated February 16, 2018

hereby GRANT(s) to:
Eric Fernando Pierce and Micaela Nicole Pierce, husband and wife
as joint tenants.

the real property in the City of Downey, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 8134 3rd St. #102, Downey, CA 90241

Dated July 22, 2019

Mario A. Guerra and Ann M. Guerra, trustees of the Guerra Trust dated February 16, 2018

By: *Mario A. Guerra* Trustee

By: *Ann M. Guerra* Trustee

GRANT DEED from O.C. Title that shows Mario Guerra and his wife Ann transferring the Olson-built condominium from the Guerra Trust to Eric Pierce and his wife. The signatures were slightly whited out by LCCN. Guerra has denied he owned the condo.

April 18, 2024

City of Downey
Planning Department
Attn: Irma Huitron
11111 Brookshire Avenue
Downey, CA 90241
(562) 869-7331

RE: REQUEST TO RE-AGENDIZE PLANNING COMMISSION ITEM

Dear Irma,

The Olson Company is hereby requesting that the agenda item heard by the Planning Commission on April 17, 2024 be re-agendized to the May 1, 2024 Planning Commission agenda for consideration.

I can be reached at 562-331-9358 or jreekstin@theolsonco.com should you have questions.

Sincerely,
JR
John Reekstin
SVP of Community Development
The Olson Company

LESS THAN 24 HOURS after the Downey Planning Commission meeting ended in a 2-2 tie on the Olson project, Downey received a letter from Olson to continue the agenda item, which, by law, should not have been allowed. The next meeting the Olson project was approved.

MEMORIAL DAY
CEREMONY

May 27, 2024 | 11 A.M.

Freedom Memorial
Norwalk City Hall
12700 Norwalk Blvd.

The community is invited to join us as we honor the brave men and women who served our country.

The event and parking are free to the public.

A photograph of a man in a military uniform, likely a veteran, looking down at a ribbon being cut.

The logo for the City of Norwalk, featuring a stylized 'N' and the text 'CITY OF NORWALK A Connected Community'.

The U.S. Army logo, featuring a yellow star.

The U.S. Air Force logo, featuring a blue eagle.

The Space Force logo, featuring a black triangle.

The Norwalk City Hall logo, featuring a blue shield with a star.

The City of Norwalk is not affiliated with the Department of Defense or any Military Service

LA County Supervisor Janice Hahn’s Cerritos Earth Day

By Norma Williamson

LA County Supervisor Janice Hahn hosted a successful family-based Earth Day Event at Don Knabe Regional Community Park in Cerritos in April.

The event was co-sponsored by LA County Parks and Recreation, and it was the first time an event like this has been held at Knabe Park.

Approximately 40 exhibitions from environmental dedicated non-profits and environmental focused businesses that educated the public on a variety of topics: household electrification, marine micro-plastic pollution, vegetarian diets, heat pumps for hot water & HVAC, LA County Park Nature Center, battery operated electric yard tools, effective curbside recycling and more.

Cerritos Auto Square and the Tesla Club of Orange County exhibited 100% electric vehicles.

Don Knabe Regional Park Staff provided a host of kid’s activities from corn hole, to face painting and arts & crafts.

The 2 workshops presented on the health benefits of induction cooktops (cooking with magnets) and the benefits of an all-electric home powered by renewable sustainable energy.

Two Cerritos based restaurants sold delicious environmentally friendly dishes to the attendees: Nanking Indo-Chinese Restaurant (that served beefless dishes with environmentally friendly bamboo cutlery) and the vegan, The Mustard Seed Restaurant, which served 100% plant-based protein dishes.

Guest speakers were Dawn Nygren,

Conservation Volunteer Coordinator with Aquarium of the Pacific, Long Beach; Jannet Malig, Advanced Transportation & Logistics Education at Cerritos College; Norma Garcia-Gonzalez, Director Parks and Recreation and Pam Krebs Executive Officer with Communications for LA Metro.

The Supervisor’s planning committee was chaired by Lauren Yokomizo, Supervisor Hahn’s 4th District Field Representative and included Pete Marsh from Citizens Climate Lobby of Long Beach, John Shipman of Franklin Energy, Alan Williamson, and Norma Williamson of Soroptimist of Artesia Cerritos who volunteered to support the event.

One highlight of the day was the Earth Day Children’s Art and Writing Contest for students in kinder through 6th grade which was open to 10 local cities.

Contestants from mainly Paramount, Bellflower and ABC Unified School District applied. Students were challenged to write about and draw environmental solutions to environmental problems.

This contest was sponsored by members of Soroptimist International of Artesia-Cerritos (SIAC). LCCN-Hews Media Group donated \$300 to 2nd and 3rd place winners while SIAC donated \$300 to the first place winner. The top 3 winners resided in the cities of Artesia, Cerritos and Norwalk.

VIP guests who assisted in presenting the prize checks, were Assembly Member Sharon Quirk Silva; Ernie Nishii, ABCUSD Vice-president ; ABCUSD President Sophia Tse; ABCUSD Board Clerk Francisco Noyola; Hawaiian Gardens Mayor Pro Tem Dandy De Paula; Soroptimist of Artesia-Cerritos President Mary Ann Tipton and three-time former Cerritos Mayor Diana Needham.



CLOCKWISE from top left 1st place winner Abigail Son, 6th grader, \$300 prize from Soroptimist of Artesia Cerritos; 2nd place winner Soyeon Kim, 6th grader, \$200 prize from LCCN-Hews Media Group; 3rd place winner Lahini Walpita, 3rd grader; \$100 prize from LCCN-Hews Media Group.

CIF-SOUTHERN SECTION DIVISION 5 SOFTBALL QUARTERFINALS

Valley Christian’s Zhang Shuts Down Hot-Hitting Providence Squad in Low-Scoring Affair

By Loren Kopff
@LorenKopff on X

When the Valley Christian High softball team hosted Providence High last Thursday in a CIF-Southern Section Division 5 quarterfinal tilt, the Defenders weren’t concerned about the .394 team batting average from their opponent. They weren’t concerned that four of the first five in the lineup batted at least .429 with at least 30 hits.

The Defenders just did what they’ve been doing most of the season and rode the arm of freshman Rachel Zhang, who silenced the third-ranked team in the division, escaped a couple of jams and helped her team to a 2-0 victory. Coupled with a dramatic 21-13, nine-inning thriller against St. Bonaventure last Saturday in Ventura, V.C. moves on to the divisional finals against fifth-ranked Liberty High out of Winchester.

“They’re good; they’re a good hitting club,” said V.C. head coach Chet Kingery of Providence. “We did our research on them. We developed another pitch with Rachel this week. She did a really, really good job in trusting me and trusting that new pitch and kept their bats quiet.”

“Going into the game, I checked their stats, and I did my scouting; we all did,” said Zhang. “We knew what to expect. So, we came in confident [knowing] they’re a strong team, but we knew we could beat them. We just had a strong connection and trusted each other. We believed that we were better.”

Providence, which lost for just the fourth time in 2024, threatened in the



VALLEY CHRISTIAN HIGH sophomore centerfielder Choyce Chambers (#4) steals third base in the top of the third inning against Providence High in a CIF-Southern Section Division 5 quarterfinal game last Thursday. Chambers would score two batters later and the Defenders would go on to blank the Pioneers 2-0. Chambers collected two of the five hits V.C. would get. **PHOTO BY STEVE FERICEAN.**

top of the first inning when Mia Allinson singled with one out, went to second on an error and stole third. But sophomore catcher Peyton Kingery caught Delailah Lopez leaning off first base, and Zhang got Olyvia Rutter to ground out.

After striking out the next three batters, Grace Workman’s line drive single up the middle began the third. But she too would be caught stealing third and Zhang added two more strikeouts to end another scoring opportunity.

The best chance for the Pioneers

to score came in the fifth when Belen Benito led off with a single into shallow right and was sacrificed to second. After the sixth and last strikeout of the game, Kayla Archuleta reached on a catcher’s interference call before a fielder’s choice ended that threat. Zhang would retire seven of the final eight batters she faced.

“I focused on one pitch at a time; one out at a time,” said Zhang. “I trusted my defense and I trusted my catcher and my coach.”

“Oh, it’s been amazing; Rachel is

really good at hitting her spots,” said Peyton Kingery on being Zhang’s batterymate. “I’m really confident catching her because I know she’s going to hit her spots. She rarely ever misses, which is amazing for me as a catcher.”

The first five in the Providence lineup went a combined three for 15 and struck out twice as Zhang threw a first-pitch strike to 14 batters and was ahead 0-2 half a dozen times with two of those batters getting on base. She did not issue a walk and threw 126 pitches. In the four playoff games in her young high school career, Zhang has thrown 544 pitches in 27 and a third innings.

“Her confidence has been building,” said Chet Kingery. “When we first started the season, her and [senior pitcher] Bella [Bulthuis] did a great job for us. But as the season went on, Bella still pitched really well for us, and Rachel has one of those pitches that moves a little bit more. But her confidence, facing some top teams like Long Beach Poly and Whittier Christian, as a freshman, made her really tough as nails on the mound.”

“She was a little tired today in the bullpen and I was talking to her before the game,” he later said. “I told her to hit her spots, make them swing the bats [because] defensively, we’re really good. We did talk about not walking people, and she did a great job of that.”

“I just made sure to hit my corners, hit my spots and just know that my defense has my back,” said Zhang.

Offensively, the Defenders (18-6)

Ornamental Containers With Edible Gardens

By Melinda Myers

Boost the flavor and beauty of your landscape by adding a few ornamental edible plants to your garden beds and containers. Look for opportunities to substitute ornamental vegetables, fruit, herbs, and edible flowers for ornamental but nonedible plants.

A hanging basket of semi-determinate tomatoes like Lizzano and Torenzo or Pot-a-Peno peppers can dress up a deck or porch and keep the harvest within reach. Peppers like Quickfire and Cayenetta hot peppers, and sweet ones like Pretty N Sweet along with Patio Choice yellow cherry tomato are suitable for containers and small gardens.

Use asparagus as a backdrop in gardens. Look for disease-resistant cultivars like the recently introduced Millennium that is long-lived, cold-hardy, high-yielding, and adaptable to a variety of soils. After the harvest, the ferny greens create a nice backdrop and add a welcome texture to any flower garden.

Rhubarb makes a nice temporary shrub in sunny locations. The large leaves add bold texture and the colorful stems of Crimson Red and Canada Red varieties provide a bit of color to the garden bed. Just cut back the plants at the end of the season and watch for their return in spring.

Use strawberries as a groundcover. The white flowers, tasty red fruit, and fall color brighten the ground level of any full-to-part sun location in your landscape. Choose day-neutral or ever-bearing varieties to enjoy several harvests throughout the summer.

Include colorful tomato and pepper varieties in mixed borders and flower beds. Use decorative obelisks and supports when needed for added beauty in the garden.

Provide seasonal screening or add vertical interest to gardens by training the vining types of squash, melons, and cucumbers up supports. Growing vertically increases airflow and light penetration which helps reduce the risk of disease and increases productivity. Just sling heavy fruit to the support to prevent it from damaging the vines.

Purple, wax, and other colorful pole beans are another seasonal option that provides vertical interest in a garden bed or screens a bad view. You'll find it easier to harvest and enjoy an extra picking with pole beans. Add colorful flowers and boost the hummingbird appeal by growing scarlet runner beans.

Or try Mascotte bush beans in containers. Grow this plant in a pretty container and, if needed, elevate it on a support for easy picking. You'll enjoy a plentiful harvest of crisp slender beans held above the foliage for easy picking. Dress up meals with edible flowers like nasturtiums, daylilies, and calendula. Just be sure they have not been treated with pesticides and remove the reproductive parts that can add bitterness to your meals.

For more tips on growing ornamental fruits and vegetables watch my webinar and download the handout.

Melinda Myers has written more than 20 gardening books, including *Midwest Gardener's Handbook*, 2nd Edition and



ADD SEASONAL screening or vertical interest to gardens. Growing vertically increases airflow and light penetration which helps reduce the risk of disease and increases productivity. **Photo by Melinda Myers.**

Small Space Gardening. She hosts The Great Courses "How to Grow Anything" instant video and DVD series and the nationally syndicated *Melinda's Garden Moment* radio program. Myers is a columnist and contributing editor for *Birds & Blooms* magazine. Myers' website is www.MelindaMyers.com.



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CIF-SOUTHERN SECTION DIVISION 2 SOFTBALL SEMIFINALS

Gonzalez, Hill Power Gahr to Program’s Third Championship Game Appearance

By Loren Kopff
@LorenKopff on X

Of Gahr High’s eight seniors on its softball team, five of them were the first ones in the batting lineup when it hosted Mater Dei High last Saturday in a CIF-Southern Section Division 2 semi-final game. Isabella Gonzalez is one of two freshmen on the team and has become the ace pitcher, starting seven of the past nine games.

Gonzalez and four of those five seniors were key components who helped Gahr upend the Monarchs 7-2 in a battle of unranked teams, advancing to the program’s third divisional title game. The Gladiators, who will face third-ranked California High on Saturday night at Deanna Manning Stadium in Irvine, lost to St. Joseph High 1-0 in the 1989 5-A Division championship game and fell to Norco High 8-2 in the Division 1 finals in 2018.

For head coach Rey Sanchez, the third time was the charm as he had reached the semifinals in 2019 and 2022 while losing in the first round in 2021 and last season.

“I asked the girls to give everything they’ve got,” said an emotional Sanchez. “We’ve talked about discipline; we’ve talked about consistency and the girls are just on another level right now. I knew we played some tough games early on and then in league, when we played La Mirada, I know La Mirada gets us ready for moments like this. I’m overjoyed; I’m trying to control my emotions right now. I’m thrilled that the hard work is paying off. We’re not done yet.”

Gonzalez scattered half a dozen hits, struck out a pair and didn’t walk anyone while senior center fielder Natalia Hill went two for three, scored twice and drove in three. Her one-out, two-run



THE GAHR HIGH softball team is all smiles as it will be playing in the CIF-Southern Section Division 2 championship game. The Gladiators defeated Mater Dei High 7-2 last Saturday in the semifinals. PHOTO BY LOREN KOPFF.

home run in the bottom of the fourth inning increased the lead to 6-2.

“The girls have been locked in since round one and we wanted to chase what’s ours,” said Hill. “We’ve been watching films, practicing hard every single day and overall just working as a team. And the results showed that.

“It was a 3-1 count, and I knew the pitch was going to be a strike,” she later said. “I just wanted to swing my hardest. A home run was not what I was expecting, but I’m grateful for it.”

After spotting the Monarchs a 1-0 lead in the top of the first inning courtesy of Jayleen Scott’s triple, Gahr (18-10) went to business off Mater Dei starter Sienna Acosta. She hit senior second baseman Larissa Flores on a full count to lead off the bottom of the first. Hill doubled her in on the next

pitch and senior third baseman Marley Cortez doubled on a full count to make it 2-1. Following a pitching change, senior catcher Alyssa Aguilar took a 2-2 pitch from Citlaly Valencia and sent it over the left field fence and just like that, Gahr had a 4-1 lead after seeing 18 pitches.

“They came out with a hair on fire, it seemed like,” said Sanchez. “There was nothing stopping them. Larissa has a great at-bat and that rallied everybody. Then on the next pitch, I knew Natalia was locked in and that girl has been locked in pretty much all year long. She’s our motor.

“Then Marley comes in and hits a missile and has another great at-bat,” he continued. “Then obviously Alyssa, with what I love her doing is going oppo with power. I always want her doing

that because I think she can do that so well. That was fun to watch.”

“I know that they have good pitching,” said Hill. “I was just looking for a pitch that I could drive my teammate in. Larissa does have good speed, so I knew that if I hit the ball in the gap, then the game would be tied. I was just going up there to pass the bat and score the run.”

The Gladiators would strand a pair in each of the next two innings despite getting just a two-out triple from junior left fielder Malaia Huskey in the third. But with one out in the next frame, Flores reached on a fielder’s choice before Hill’s home run put the game out of reach.

For added insurance, Huskey doubled with one out in the fifth and scored the game’s final run on a single from junior designated player Jackie Gachupin. The top of the lineup of Flores, Hill, Cortez, and Aguilar combined to go four for 12 with six runs and six runs batted in.

While the offense was putting pressure on the Monarchs, Gonzalez was getting out of one jam after another while keeping her pitch count down. After Kayleigh Sutton singled with one out in the third, Gonzalez got Sophia Rolon to hit into a double play. Then with one out in the fourth and the score 4-2, Aly Carrillo hit into a double play. Cat Kawabe would be stranded at third after a lead-off single in the fifth, Scott couldn’t advance past second base in the sixth and a two-out single from Olivia Montoya in the seventh was followed up by a game-ending groundout.

“I told Bella from day one that she’s a dog,” said Hill. “She’s just the hardest working freshman I’ve seen, and I can’t wait to see what she does for these [next three] years at Gahr. She knows how much I appreciate her; I hype her up from the outfield as loud as I can and she’s just a good competitor.”

“Once I came here to Gahr, and as a freshman, I really wanted to try to make a big impact,” said Gonzalez. “We have an amazing team-Alyssa, Nat, Rio, Larissa-everyone here is just so amazing.”

After 19 pitches in the first inning, Gonzalez never threw more than a dozen pitches in any inning and no more than four batters came up to bat in any inning. She finished with 81 pitches and improved her record to 12-3 with three saves. Her only losses came to La Mirada High twice and Torrance High.

“In the middle of the season, coach Rey and I were still getting to know each other and what pitches work and what doesn’t work,” said Gonzalez. “A big thank you to Marley because she’s helped me become very comfortable on the pitching staff. She’s such a sweet person.”

“Obviously with what Marley has done and still having experience, plus a little bit of experience with [sophomore pitcher] Olina [Burgueno] as well, I had some foresight there and I thought that Bella would take on that role,” said Sanchez. “We’re a little stronger on defense when we have Marley at third and [senior] Vivian [Tavera] at first. When Marley pitches, we usually put Viv over at third.”



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CIF-SS DIV. 1 BASEBALL QUARTERFINALS -

Mistakes on Basepaths Keep La Mirada From Having Bigger Innings Against Orange Lutheran

By Loren Kopff
@LorenKopff on X

La Mirada High head coach Jimmy Zurn must have felt like it was déjà vu when his baseball team hosted Orange Lutheran High last Friday in a CIF-Southern Section Division 1 quarterfinal game. Last season, also in the quarterfinals against Santa Margarita High, the Matadores scored three times in the top of the first inning, added one more in the second and led 4-1 until the bottom of the sixth when the Eagles erupted for eight runs for a 9-4 victory.

Last Friday, La Mirada scored a run in each of the first two innings before watching the Lancers put the game away with three runs in the third and fourth innings. The final score was, you guessed it, 9-4 and ended the Gateway League champion's season at 23-7.

After a perfect nine-pitch top of the first inning from senior Walker Calvo, junior third baseman Maverék Russell crushed a solo home run over the right field fence. Then junior right fielder Kevin Jeon beat out an infield single and stole second before being stranded there. In the next inning, senior designated hitter Sebastian DeAvila led off with a base hit to right, went to third on a double from freshman second baseman Bear Calvo and scored on a sacrifice fly from sophomore Justin Torres.

But Bear Calvo would get caught trying to steal third and senior left fielder Tyler Primanto was picked off first after Gary Morse had walked him on a full count.

"We have all the faith in the world in our guys and we went up 2-0," said Zurn. "We had a runner on third and I had a very good bunter up. That's an inch away from staying fair and it's 3-0. I felt good about our call; I didn't think they expected it on the 0-2 pitch. Could have, would have, should have. That extra run is big when you look at how the game ended up unfolding.

"Again, it goes back to the whole big picture; you can't do that against good teams," he later said. "And those type of teams take advantage of that kind of stuff."

Orange Lutheran, the third-ranked team who would fall to Harvard-West-

lake High in the semifinals, took the lead for good in the third on a two-out, three-run home run from Josiah Hartshorn and matched that total the next inning.

The Matadores, ranked sixth in the division, tried to get back in their half of the inning when junior center fielder Travis Friend was safe on an infield single and stole second followed by a single to left field from DeAvila, who also would steal second. Two pitches later, Bear Calvo made it 6-3 with a base hit. But he too would get picked off for the second out, preventing another potential scoring opportunity.

After the Lancers made it 7-3 in the next inning, the Matadores scored their final run of the season when sophomore Noah Rodriguez, who had replaced Primanto earlier in the game, reached on an error and Russell singled to left, then reached on another error allowing Rodriguez to touch home plate.

"That's one thing that we take pride in; we're going to compete to the end," said Zurn. "We compete in practice; we talk about it all the time. There's no quit; there's no give up and obviously they displayed that. That was as good as a hitting game that we've had. If you were to tell me we were going to have 11 hits and four runs, and that could have had more, I would have said we are moving on. But kudos to them. They're a nationally ranked team for a reason."

Orange Lutheran would seal the deal with two more runs in the sixth on four walks, a hit and a sacrifice. It would leave the bases loaded and eight for the game. Bear Calvo went three for three, Russell went three for four and DeAvila and Jeon each had two hits.

Walker Calvo, the ace of the pitching staff, went just three innings, threw 46 pitches and struck out four. He was replaced by freshman Luke Armijo, who tossed 61 pitches in two innings.

"We already had it in our plan," said Zurn. "Walker has been battling some sickness at the back end of the year. He's obviously given us everything he's got, but he hasn't gone super deep. He came out after the second and I asked him how [he felt], and he told me [he had] one or two more innings. So, that was our plan. If you would have told me we were going to have a one-run deficit in the fourth and turn the ball over to Luke, I'm okay with that."

The Matadores went 10-4 against Division 1 teams, including a 2-0 win over Corona High, which will be playing in the championship game. The other three losses to division teams were by a combined four runs.

"It will take me a couple of days to kind of let it sink in," said Zurn. "It's very difficult to do what we just did. It really is. We're starting in August; we're traveling to every practice and every game. Us coaches...it's not like we're getting paid [a lot]. We're not getting rich coaching. We do it out of sheer love for our guys. But at the end of the day, we are competing in the toughest tournament in America. And it's not even close. But we wouldn't have it any other way."

VALLEY from page 8

were having their struggles with Rutter, who also allowed five hits. But with two outs in the bottom of the third, and facing a 1-2 count, sophomore center fielder Choyce Chambers beat out an infield single to Lopez. After a walk to Peyton Kingery, junior first baseman Kayla Martin was safe on an error, allowing Chambers to break the scoreless tie.

That was followed by another error, allowing junior shortstop Britton Brown to load the bases. But for the second straight at-bat in two innings, freshman right fielder Tallulah Ireland was robbed of a single when Breanna Pelaez dove forward to make a catch on her knees.

"Choyce is extremely fast and as dumb as this may sound, it's almost as if she's a right-handed slapper," said Chet Kingery. "I mean, she doesn't have a slap swing at all; she's a power swinger. But any ball in the infield, you have to be flawless in making a catch and throw or the kid is going to beat it out. As you saw, it made that third baseman rush her throw and it's what got things going."

After a three up, three down bottom of the fourth, the Defenders, ranked sixth in the division, added an insurance with Zhang a big part of hit. Batting in the ninth spot, Zhang fouled off three straight pitches after being down 1-2 in the count and drove a pitch to left field. Chambers then singled to left and Peyton Kingery sent her second hit to right field.

"In that moment, I was really just trying to just get something going; just trying to get on base and just trying to keep it simple," said Peyton Kingery. "Not really trying to go for a home run...but just trying to keep it simple and just fining my pitch and going with it and producing for my team."

But on the play, Chambers rounded second base a bit too far and would be thrown out as Zhang came home for the second run. Chambers, Peyton Kingery and Zhang combined to go five for seven.

"She did it on Tuesday against Shadow Hills," said Chet Kingery about Zhang's at-bat. "She had a tough at-bat, and she stepped up with three hits against Shadow Hills and that carried over to today. She got a pitch she could get the barrel on and hit it up the middle."

"I kind of visualized me stepping on first base," said Zhang. "And then I saw a hole and [knew] I just had to touch the ball; I just can't strikeouts. I just thought I was better than [Rutter] and I can hit off her."

This will be V.C.'s first trip to a divisional championship game since 2006 when that team lost the Division V title game to Pomona Catholic High 1-0, wrapping up a 21-10-1 season. The program won divisional titles in 1994 and 1995 and lost in the 1975 finals. This is also the first time since 2012 that V.C. has won 18 games.

"The only thing I can say is Valley Christian softball is back," said Chet Kingery. "That's all I can say. These girls are buying in and they're playing with moxie, grit, tenacity and have a chip on their shoulders. This is a great group of kids and I love them."

"To me it feels amazing to be a part of this team and being able to provide the school with that and making history again," said Peyton Kingery.

RELAY from page 1

NCA Outreach Executive Director Daniel Devine.

"Active-duty service members are generally the ones for whom Memorial Day is designed. From an NCA point of view, remembering ALL of our fallen is worthy of more than just one day [Memorial Day]. We enthusiastically support a month-long effort to remind America of the true meaning of Memorial Day."

"Veterans Day is for vets like me, but Memorial Day is for those who didn't come back," Devine added. "There is an understanding of how Memorial Day is marked in the nation as an unofficial kick-off to summer. We ask for just a moment to reflect on what others gave so we could have a nation such as ours."

Since 2011, Carry The Load has raised more than \$42M with 93 percent going to their programs. They have had more than 250k participants in the National Relay and each year those numbers continue to grow, according to Cossman.

"While the VA Department head [in Washington, D.C.] is supportive, the real impact is with the individual participant and how and why THEY are involved," added Devine.

While at a recent stop in Alexandria National Cemetery in Virginia, Devine asked those assembled wearing photos or name tags of their Fallen to stand so their name would be said.

"It is an emotional moment for them to say the name in a serene and meaningful setting," he said. "Those Fallen first responders and Service Members left behind loving families, young children left without a parent ... a parent that served, lost their lives so that this nation could have the great debates of our times ... and the debates in the nation from decades ago."

"Those Service Members who came home changed out of their uniforms and put on their civvies, continue to ... then as now ... to serve as teachers, shop stewards, presidents, and next-door neighbors," Devine added. "Their experiences and the losses they experienced shape their world views, and that hard-won knowledge is worthy of our consideration and application."

This Memorial Day, Devine suggests more than just expressing your gratitude. He encourages you to sit down with a veteran who may be just next-door or is in the hospital or is part of the family, and engage in a meaningful conversation. Listen to their stories, their experiences, and their advice. This act of listening and understanding is a powerful way to honor their service.

"There are few things important to us [such as] to know that what we did, experienced or saw was for a reason ... [and that reason is] to make the lives of the next generation free and knowledgeable of what it takes to have a society such as ours," he added. Memorial Day, originally known as Decoration Day, was first observed in 1868 to honor the Union and Confederate soldiers who died in the Civil War. It's a day for us to remember and honor all those who have given their lives in service to our country, and to reflect on the freedoms we enjoy because of their sacrifice.

To find out when and where the National Relay will be in a city near you, please refer to the list of national cemeteries and the dates and times they will be visited at www.cem.va.gov/memorial-may. Those wishing to participate in the march are asked to register in advance at www.carrytheload.org/memorial-may/#the-relay. No donation is required to participate.



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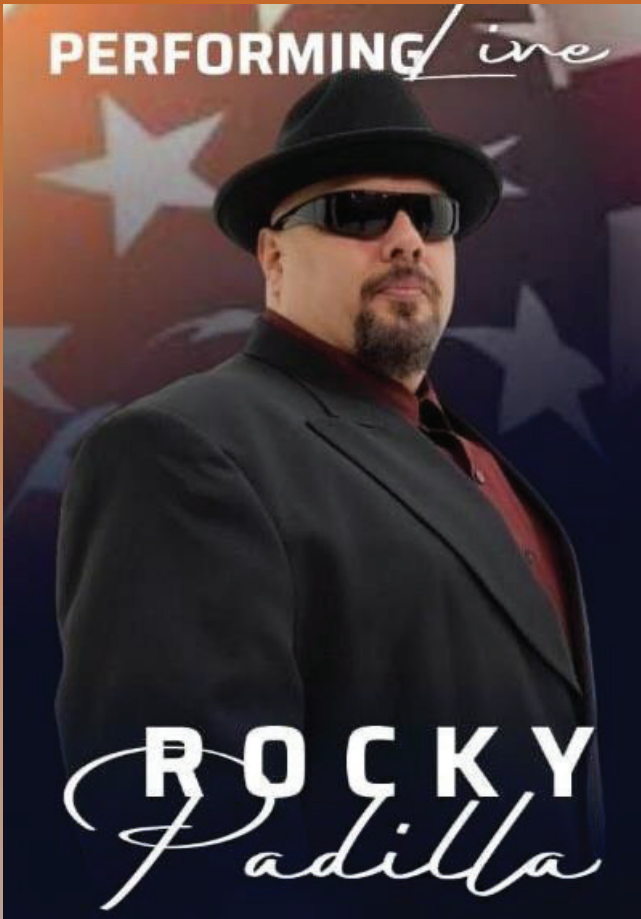
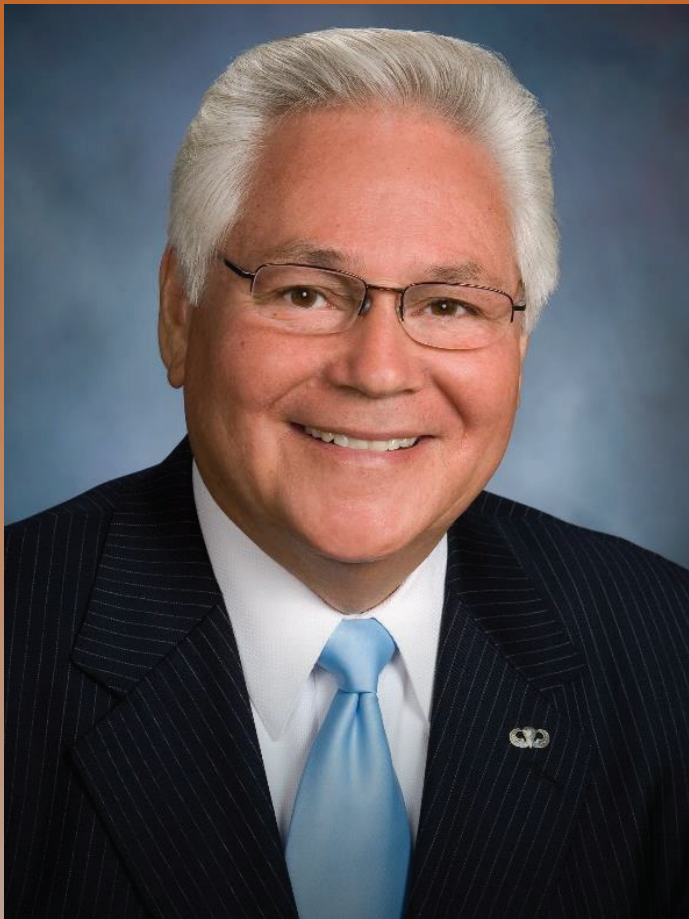
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PRIDE from page 1

voted against.

Trujillo said the item was brought forward by residents working for the anti-LGBTQ+ group MassResistance. “This as an attack on the LGBTQ+ community,” Trujillo stated.

In 2023, Los Cerritos Community News reported on MassResistance, which has been listed as a hate group by the Southern Poverty Law Center for its lies and propaganda.

One of the most active chapters was in California, run by right-wing activist Arthur Schaper, who is based in Torrance.

In 2023, LCCN first reported Schaper and his associates delivered a political hit piece flyer with several deceiving statements aimed at certain board members of the NLMUSD while directing so-called parents to attend tonight’s meeting and protest.

Schaper was targeting John Glenn High’s Wellbeing Center and calling for its removal.

The Wellbeing Center, of which there are 50 in the L.A. County High Schools, offers trained public health educators who provide students with information and consultation services to support students with substance use prevention, mental health support, and sexual health information and services.

Schaper wrote in the flyer that the NLMUSD Board approved the Center “without parent approval,” which was a complete lie; there were several other lies

on the flyer.

But LCCN brought attention to Schaper’s actions, and he left town and threatening “to sue the paper,” without cause.

Similar to Downey, Schaper brought with him other protesters who only gave their names (and not where they were from) who spoke during public comment.

But Schaper was ignored by the local paper in Downey, so his homophobic actions were allowed to continue.

The Downey City Council’s actions may escalate tensions, especially since Trujillo and Ortiz are LGBTQ+ officials. Trujillo commented, “The flag holds particular significance for LGBTQ+ youth.”

The Los Angeles County LGBTQ+ Elected Officials (LACLEO) association, in response to the vote to ban the LGBTQ+ Pride flag, expressed its “profound disappointment,” in the decision.

Said LACLEO President and Los Angeles County Assessor Jeff Prang, “This is a flag that symbolizes hope, freedom and unity. As an association representing over 50 LGBTQ+ elected officials, we are deeply disappointed but also incredibly surprised. Downey hosted the first pride celebration of any city in southeast Los Angeles County, flying the Pride flag proudly.”

“This is the sort of thing you read about happening in rural red homophobic counties, I was shocked to see Downey’s actions, particularly since the city has two LGBTQ+ Councilmembers. What were the other three thinking, trying to mask a homophobic act behind a measure that calls for nuetral and generic flags.”

Prang continued, “It just doesn’t make any sense for the leaders of a community that has been supportive of their LGBTQ+ constituents in the past to now adopt what appears to be a mean-spirited measure. At a time when we need to come together as a society more than ever, this can only serve to create division and discord where there was none.”

“We must work to discover solutions that expand inclusivity and that acknowledge the diversity that enriches the places we all call home”, said LACLEO Vice President Ed Reece, who also serves as LA County LGBTQ+ Commissioner and Claremont City Councilmember.

Los Angeles County Supervisor Janice Hahn issued a statement saying she “was disappointed in the Downey City Council’s decision, and I worry about the message it sends to LGBTQ+ residents in Downey.”

She said the flag would not disappear from Downey, and could be seen on county property, including at the Los Angeles County Office of Education, the county’s library headquarters and Los Amigos Golf Course.

“Thankfully, the Pride Flag will still fly over Downey this June,” she said. “My colleagues and I put in place a new policy last year to fly the Pride flag at all county facilities every June — including our eight county facilities in Downey.”

Last year, Hahn and the board also voted to fly the Pride flag at the Kenneth Hahn Hall of Administration building in downtown Los Angeles.

ARTESIA from page 1

dent in the city’s continued success under Melissa Burke and future leadership.”

Ms. Burke has 17 years of experience in municipal governance and brings a wealth of knowledge and expertise to the position; she currently serves as Artesia’s Deputy City Manager and previously served as Artesia’s Acting City Manager and Administrative Manager.

“I am honored to have been chosen as Interim City Manager of Artesia,” said Burke. “I look forward to working closely with city staff, elected officials, and community stakeholders to maintain the momentum of progress established by my predecessor and to address the challenges and opportunities that lie ahead.”

Artesia Mayor Tony Lima, expressed his sincere gratitude to Schindler for his exemplary leadership and dedicated service, saying, “As the City transitions to new leadership, residents can rest assured that Ms. Burke will uphold the city’s values and work tirelessly to advance its goals.”



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CITY OF CERRITOS NOTICE OF REQUEST FOR PROPOSALS
Project Identification: CITYWIDE INNOVATION AND TECHNOLOGY MASTER PLAN DEVELOPMENT, RFP NO. 1552-24. Project Description:
The City desires to solicit qualified consultants to develop a comprehensive Innovation and Technology Master Plan (ITMP), including a technology policy review, cyber security framework, written business continuity plan, and a written disaster recovery plan, taking into consideration all City service. The vendor selected will be responsible for project management and providing a professional comprehensive master plan that meets the performance requirements as stated in the final contract. Award of contract resulting from this professional services request for proposals (RFP) will be a fixed-price contract to provide a comprehensive ITMP document per the stated objectives and deliverables.
Project Specifications: A brochure describing the specifications for this Request for Proposals process is available on the City’s website at: http://www.cerritos.us/BUSINESSES/bid_and_contract_opportunities/bid_listings.php. Questions regarding this Request for Proposals should be directed to: Aaron Benjamin, Information Technology Manager, 562-916-1370, abenjamin@cerritos.us.
Proposals must be received on or before: 11:00 a.m., Wednesday, June 5, 2024. Place of proposal receipt: The sealed proposal submission must be physically received in the: Office of the City Clerk/Treasurer, 1st Floor, 18125 Bloomfield Avenue, Cerritos, CA 90703. It is the responsibility of the bidder to ensure that the proposal is properly marked and received in the appropriate location by the deadline. Bids not received in the Office of the City Clerk/Treasurer at the above referenced location by the deadline provided will not be considered. **Proposals must be marked: “PROPOSAL – CITYWIDE INNOVATION AND TECHNOLOGY MASTER PLAN DEVELOPMENT, RFP NO. 1552-24 - DO NOT OPEN”.** No proposal will be accepted unless it has the above referenced information clearly identified on the outside label. **Final selection criteria.** The City of Cerritos will select a consultant on the basis of proposal quality & objectives, equipment functionality and innovation, experience, qualifications, & references, project timeline and implementation plan, long term support, and total cost. The City reserves the right to reject any and all proposals, or portions thereof, or to waive any informality or irregularity in a proposal to the extent allowed by law. By order of the City of Cerritos.

Published at Los Cerritos Community Newspaper 5/17/24

LEGAL NOTICE
CITY OF BELLFLOWER
ORDINANCE NO. 1431

AN ORDINANCE AMENDING SECTIONS OF CHAPTER 8.16 OF THE BELLFLOWER MUNICIPAL CODE GOVERNING FIREWORKS TO PROVIDE DEFINITIONS AND CLARIFY VIOLATIONS ARE BASED IN STRICT LIABILITY

The City Council of the City of Bellflower introduced Ordinance No. 1431 at its Regular Meeting of May 13, 2024.

If adopted, Ordinance 1431 would establish BMC Chapter 8.16 as a strict liability violation and a responsible person’s liability to violations committed under the section, and creating a definition of a responsible person.

For a copy of Ordinance No. 1431, please contact the City Clerk’s Office at (562) 804 1424.

Approved as submitted above:
Karl H. Berger, City Attorney

ATTEST:
Mayra Ochiqui, City Clerk

Published at Los Cerritos Community Newspaper 5/17/24

ABC UNIFIED SCHOOL DISTRICT
NOTICE CALLING FOR BIDS

NOTICE IS HEREBY GIVEN that the ABC Unified School District will receive up to but no later than **4:00 PM** on the **4th day of June 4, 2024** Proposals for:

RFP # ABC – 1657 Transportation Charter

Responses shall be made and presented on a form furnished by the District. RFP shall be received in the Purchasing Department at 16700 Norwalk Blvd., Cerritos, CA., 90703 and shall be opened and publicly read aloud at the above stated time and place.

Los Cerritos News

May 24, 2024
May 31, 2024

Published at Los Cerritos Community Newspaper 5/17and 5/24/24

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. 019203-JY
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.
(2) The name and business addresses of the seller are: BLANCA ESTELA LEON AND JOSE OCTAVIO LEON, 140 S. 5TH ST., MONTEBELLO, CA 90640
(3) The location in California of the chief executive office of the Seller is: N/A
(4) The names and business address of the Buyer(s) are: ALVARADO MART, INC., A CALIFORNIA CORPORATION, 140 S. 5TH ST., MONTEBELLO, CA 90640
(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, LEASE, LEASEHOLD INTEREST AND IMPROVEMENTS, COVENANT NOT TO COMPETE, TRADENAME, INVENTORY OF STOCK IN TRADE, ABC LIQUOR LICENSE of that certain business located at: 140 S. 5TH ST., MONTEBELLO, CA 90640
(6) The business name used by the seller(s) at said location is: ALVARADO MARKET
(7) The anticipated date of the bulk sale is JUNE 5, 2024 at the office of: HANA ESCROW COMPANY, INC., 6281 BEACH BLVD., SUITE 333, BUENA PARK, CA 90621
(8) Claims may be filed with Same as “7” above
(9) The last date for filing claims is: JUNE 4, 2024.
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.
(11) As 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.
Dated: APRIL 18, 2024
TRANSFEREES: ALVARADO MART, INC., A CALIFORNIA CORPORATION
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LEGAL NOTICE
CITY OF BELLFLOWER
URGENCY ORDINANCE NO. 1430

AN URGENCY ORDINANCE AMENDING SECTIONS OF CHAPTER 8.16 OF THE BELLFLOWER MUNICIPAL CODE GOVERNING FIREWORKS TO PROVIDE DEFINITIONS AND CLARIFY VIOLATIONS ARE BASED IN STRICT LIABILITY

Pursuant to Government Code Section 36933(b), Urgency Ordinance No. 1430 is summarized as follows:

Urgency Ordinance No. 1430 establishes BMC Chapter 8.16 as a strict liability violation and a responsible person’s liability to violations committed under the section, and creating a definition of a responsible person.

Urgency Ordinance No. 1430 was duly passed, approved, and adopted by the City Council of the City of Bellflower at its Regular Meeting of May 13, 2024, by the following vote to wit:

AYES: Council Members – Santa Ines, Dunton, Morse, Sanchez and Mayor Koops

Effective date: June 12, 2024. For a copy of Ordinance No. 1430 please contact the City Clerk’s Office at (562) 804-1424.

Approved as submitted above:
Karl H. Berger, City Attorney

ATTEST:
Mayra Ochiqui, City Clerk

Published at Los Cerritos Community Newspaper 5/17/24

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2024099448
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: NPC SOCIETY 11331 183RD STREET, SUITE 1082, CERRITOS CA 90703, LOS ANGELES COUNTY. ARTICLES OF INCORPORATION 202462016219. REGISTERED OWNER: RUGER HOLDINGS LLC, 11331 183RD STREET, SUITE 1082, CERRITOS CA 90703 INCORPORATED IN CA. THIS BUSINESS IS CONDUCTED AS A LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 5/2024. I declare that all the information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /S/ RUGER HOLDINGS LLC., MEMBER RYAN RUGER. This statement was filed with the County Clerk of Los Angeles on 5/08/24. In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the of notice of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State or Common Law (see Section 14411 et seq., Business and Professions Code). LCCN 5/10, 5/17, 5/24, 5/31/24.

NOTICE OF PETITION TO ADMINISTER ESTATE OF
TIRSO MELENDREZ GAMO, JR.
CASE NO. 24STPB04817
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: TIRSO MELENDREZ GAMO, JR.
A PETITION FOR PROBATE has been filed by J STAR AUTO GROUP, INC. in the Superior Court of California, County of Los Angeles.
THE PETITION FOR PROBATE requests that J STAR AUTO GROUP, INC. 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 with limited authority . (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 05/31/2024 at 8:30 AM in Dept. 62 located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURTHOUSE.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (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:
BRAD N. BAKER (SBN: 65106)
MARY G. KORKODIAN (SBN: 330782)
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5/10, 5/17, 5/24/24
CNS-3811347#
LOS CERRITOS COMMUNITY NEWS

File No.: 21-11811 APN: 7012-002-069 NOTICE OF TRUSTEE’S SALE YOU ARE IN DEFAULT UNDER CERRITOS VILLAS HOMEOWNERS ASSOCIATION NO. 1 (ASSOCIATION) COVENANTS, CONDITIONS AND RESTRICTIONS AND A NOTICE OF DELINQUENT ASSESSMENT (LIEN) DATED 08-16-2022. 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 06-05-2024 at 10:30 AM, Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, ALLIED TRUSTEE SERVICES (Trustee), 1601 Response Road, Suite 390, Sacramento, CA 95815, (877) 282-4991, under and pursuant to Lien, recorded 08-18-2022 as Instrument 20220826786 Book -- Page -- of Official Records in the Office of the Recorder of LOS ANGELES County, CA, WILL CAUSE TO BE SOLD AT PUBLIC AUCTION to the highest bidder for cash, cashier’s check/cash equivalent or other form of payment authorized by 2924h(b), (payable at time of sale) the property owned by STEVEN JOSEPH MALABICKY, situated in said County, describing the land therein: APN: 7012-002-069 The street address and other common designation, if any, of the real property described above is purported to be: 12420 CUESTA DRIVE , 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the sums due under the Lien. The estimated total unpaid balance at the time of the initial publication of this Notice of Trustee’s Sale is \$14,199.85. THE PROPERTY WILL BE SOLD SUBJECT TO THE 90-DAY POST-SALE RIGHT OF REDEMPTION AS SET FORTH IN CALIFORNIA CIVIL CODE SECTION 5715(B). THE RIGHT OF REDEMPTION BEGINS WHEN THE SALE IS FINALIZED PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2924m. Association heretofore executed and delivered to the undersigned a written Declaration of Default. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located, and more than three months have elapsed since such recordation. 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. 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. REPLACEMENT OF WINNING BIDDER CHECKS: Winning bid checks received at the public auction sale not payable directly to Allied Trustee Services (i.e. containing third-party endorsements) must be replaced within five business days after the sale. The winning bidder will be contacted at the phone number and/or email address provided for further instructions. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the Association, 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 (844) 477-7869, or visit this Internet Web site WWW.STOXPOSTING.COM for information, using the file number assigned to this case: 21-11811. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an ‘eligible tenant buyer,’ you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an ‘eligible bidder,’ you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this Internet Web site WWW.STOXPOSTING.COM for information, using the file number assigned to this case: 21-11811 to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee’s sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee’s sale. If you think you may qualify as an ‘eligible tenant buyer’ or ‘eligible bidder,’ you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. DATE: April 29, 2024 ALLIED TRUSTEE SERVICES, Trustee TANYA HALL, Authorized Signature

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
NORMA VERDUGO
CASE NO. 24STPB04494
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of NORMA VERDUGO.
A PETITION FOR PROBATE has been filed by SANDRA DESCHNER in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that SANDRA DESCHNER 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 in this court as follows: 06/07/24 at 8:30AM in Dept. 44 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
MARC P. GRISMER - SBN 300270
LAW OFFICE OF MARC P. GRISMER
2390 E. ORANGEWOOD AVENUE, SUITE 515
ANAHEIM, CA 92806
Telephone (626) 282-1136
5/3, 5/10, 5/17/24
CNS-3807397#
COMMERCE COMMUNITY NEWS

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
ROSE MARIE SMITH, ROSE SMITH
CASE NO.24STPB02038
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ROSE MARIE SMITH, ROSE SMITH. A PETITION FOR PROBATE has been filed by LUCILLE BAKER in the Superior Court of California, County of LOS ANGELES.
THE PETITION requests that LUCILLE BAKER be appointed as EXECUTOR 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: 5/28/24 at 8:30AM Dept. 99 in Stanley Mosk Courthouse 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.
JOSEPH D. BORJAS, ESQ.
3220 S. HIGUERA ST. STE 311
SAN LUIS OBISPO, CA., 93401
805-544-8510
LOS CERRITOS COMMUNITY NEWS
5/3, 5/10, 5/17, 5/24/24

NOTICE OF PETITION TO ADMINISTER ESTATE OF MORGAN KENNEDY GROVER Case No. 23STPB09123 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MORGAN KENNEDY GROVER A PETITION FOR PROBATE has been filed by: WENDELL A. SKIDGEL, JR. in the Superior Court of California, County of LOS ANGELES THE PETITION FOR PROBATE requests that WENDELL A. SKIDGEL, JR. 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 MAY 31, 2024 AT 8:30 A.M. in Dept. 79 Room N/A located at STANLEY MOSK COURTHOUSE, 111 NORTH HILL STREET, 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. Petitioner: WENDELL A. SKIDGEL, JR. 2 PERCH ROAD MADISON, ME 04950 (617) 901-6754. Los Cerritos Community News 5/3, 5/10, 5/17/24.

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
FRANK MICHAEL WOODLAND
CASE NO. 24STPB04600
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FRANK MICHAEL WOODLAND.
A PETITION FOR PROBATE has been filed by MICHAEL SCOTT CARTER in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that MICHAEL SCOTT CARTER 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 in this court as follows: 05/24/24 at 8:30AM in Dept. 79 located at 111 N. HILL ST., LOS ANGELES, CA 90012
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner
ARLIN P. NESER - SBN 116047,
ATTORNEY AT LAW
9110 IRVINE CENTER DR
IRVINE CA 92618,
Telephone (949) 484-9607
BSC 225045
5/3, 5/10, 5/17/24
CNS-3808199#
LOS CERRITOS COMMUNITY NEWS

FICTITIOUS BUSINESS NAME STATEMENT
File Number 2024096680
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:CERRITOS ANIMAL HOSPITAL, 11360 183RD STREET, CERRITOS CA 90703, LOS ANGELES COUNTY. ARTICLES OF INCORPORATION 6194752. REGISTERED OWNER: CERRITOS ANIMAL HOSPITAL, 11360 183RD STREET, CERRITOS CA 90703, INCORPORATED IN CA. THIS BUSINESS IS CONDUCTED AS A CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 5/2024. I declare that all the information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /S/ CERRITOS ANIMAL HOSPITAL, INC., PRESIDENT, JENNIFER SELF. This statement was filed with the County Clerk of Los Angeles on 5/06/24. In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the of notice of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State or Common Law (see Section 14411 et seq., Business and Professions Code). LCCN 5/10, 5/17, 5/24, 5/31/24.



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*Only schools authorized by the IB Organization can offer any of its four academic programmes: the Primary Years Programme (PYP), the Middle Years Programme (MYP), the Diploma Programme, or the Career-related Programme (CP). Candidate status gives no guarantee that authorization will be granted. For further information about the IB and its programmes, visit www.ibo.org

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