

# The Downey Patriot



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Thursday, December 9, 2010

Vol. 9 No. 34

8301 E. Florence Ave., Suite 100, Downey, CA 90240

# Vasquez sworn-in, lays out goals

■ Councilwoman Anne Bayer bows out, saying "[It was] the fastest eight years of my life."

BY CHRISTIAN BROWN, STAFF WRITER

**DOWNEY** – With more than 100 community leaders, city officials and residents in attendance, Fernando Vasquez, who claimed victory in the District 4 campaign last month, was sworn-in as Downey's newest council member Tuesday night.

Aided by his two sisters, Vasquez repeated the oath of office in front of the large assembly drawing cheers and praise from the diverse crowd inside the Council Chambers.

"I am honored and humbled you elected me," said Vasquez. "I love Downey, I am committed, but I can't do this alone. We need you – it's all about community."

In a brief speech following the ceremony, Vasquez presented several goals he hopes to accomplish in his next four years on the Council including tough, new restrictions on illegal street vendors, proactive gang intervention programs, community policing committees, city-wide youth programs and more economic development projects such as the \$1 billion Tierra Luna project.

Councilman Mario Guerra, who ran unopposed in District 2, also thanked his supporters, pledging to use fiscal responsibility and the tenants of Character Counts as his guiding light over the next four years.

"I made a promise to my family," said Guerra. "I made a promise to this city and most importantly I made a promise to me and my God that every vote would be in the best interests of the city and I've done that."

Guerra also announced his agenda for the next four years, which includes increases in public safety, street and park improvements, a Downey veterans' memorial, more arts and culture programming, and a continued business-friendly environment at City Hall.

Prior to the swearing-in ceremony, city officials also took time to recognize outgoing Councilwoman Anne Bayer who was elected to the City Council in 2002, serving as mayor twice over the course of eight years.

"I want to thank the people who elected me twice to the Council – it's been a joy beyond belief serving the people of Downey," Bayer said. "And the fastest eight years of my life."

In addition to many city distinctions presented to Bayer Tuesday night, she also received recognition from several community organizations and legislators the Soroptimist including International of Downey, the Chamber of Commerce, the Downey Unified School District, Rep. Lucille Roybal-Allard, County Supervisor Don Knabe, and the cities of Lakewood, Santa Fe Springs, Pico Rivera, Signal Hill and Cerritos.

# Wal-Mart opening grocery store in Downey

■ The grocery store, called Marketside, will take over the Alin's Party Depot property.

BY CHRISTIAN BROWN, STAFF WRITER

DOWNEY – Hoping to expand its brand presence to new suburban communities and small towns alike, Wal-Mart Stores Inc., which operates more than 4,000 retail locations in the United States alone, is planning to bring a new, smaller-format grocery store, called Marketside, to Downey next year.

According to the Los Angeles County Registrar-Recorder's office, last month Wal-Mart Stores Inc. purchased the nearly 32,000-square-foot building now occupied by Alin's Party Depot. County records show that the previous owner, Westminster Properties, sold the property, located at 12270 Paramount Blvd, on Nov. 10.

A Downey fixture since 1985, Alin's Party Depot announced in November that it would shut down early next year, unable to renew its lease with Westminster Properties. Last month, a representative of Westminster Properties told *The Downey Patriot* that a large, recognizable establishment had acquired the property, but would not reveal the buyer.

Alin's Party Depot is slated to vacate the building next month after the store completes liquidation in early January.

Two months ago, Wal-Mart U.S. President and CEO Bill



Wal-Mart purchased the Alin's Party Depot property on Paramount Boulevard in November with plans to open a Marketside grocery store.

Simon unveiled the company's new strategy for the coming year, indicating the retail giant would focus on the coveted urban and suburban markets by opening smaller, more efficient Wal-Mart locations across the country.

"We are very excited about the additional growth opportunities that we have in the United States," said Simon in a statement on Oct. 13. "Over the next few years, we will introduce new formats to help us enter new markets. Wal-Mart U.S. will move toward a three-format portfolio, which will drive expansion to urban markets and small towns, as well as fill in gaps in existing markets."

In addition to Wal-Mart's large supercenters, Simon said the company would seek to open medium formats between 30,000 and 60,000 square feet as well as smaller stores, which will total less than 30,000 square feet, targeted towards urban markets and small towns.

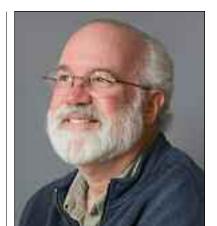
In 2008, Wal-Mart, known for its large discount supercenters and Sam's Club locations, began testing smaller grocery stores called Marketside, which average 15,000 square feet in size and focuses mainly on fresh produce and bakery-style bread. With only four Marketside locations open in the U.S., Wal-Mart hopes to open more

of the small-scale grocery stores around the country.

Councilman Mario Guerra welcomes the new business, assuring residents that the new establishment will only further go to help the city.

"We're real excited about it," he said over the phone. "It's going to be a Marketside...It's owned by Wal-Mart, but it's a little more upscale. It'll be good – it's going to bring more jobs into the city and provide a different market for the south Downey quarter."

The Downey Patriot reached out to Wal-Mart, but has yet to receive a comment on the new store placement.



# Fr. Greg Boyle to speak in Downey

**DOWNEY** – Father Gregory Boyle, founder and executive director of Homeboy Industries, will speak at Our Lady of Perpetual Help Church on Jan. 19 at 7 p.m.

The event is free and open to the public.

Through Homeboy Industries, Boyle provides jobs and counseling to reformed gang members. The company offers mental health counseling, free tattoo removal, a charter school, job placement and career training.

More than 8,000 gang members from 700 different gangs have benefited from Homeboy Industries, which was founded in 1986 and was the focus of the documentary, "Father G and the Homeboys," narrated by Martin Sheen.

Homeboy Industries operates five businesses where former rival gang members work side-by-side: Homeboy Bakery, Homegirl Café, Homeboy Silkscreen, Homeboy/Homegirl Merchandise and Homeboy Maintenance.

Boyle released a book this year titled "Tattoos on the Heart," described as "a treatise on the sacredness of each life, an astounding rebuttal to the idea that any one life matters more than another."

Copies of "Tattoos on the Heart" will be available for purchase and signing at the Jan. 19 event.

# Downey police adds canine to force

BY ERIC PIERCE, CITY EDITOR

**DOWNEY** – The Downey Police Department has made a fourlegged addition to its rank of offi-

Duke, a 2-year-old chocolate labrador, has joined the department as a full-time narcotics dog. The canine is specially trained in detecting four types of drugs – methamphetamine, cocaine, marijuana and heroin.

Dogs such as Duke are used for sniffing out drugs hidden inside vehicles and on search warrants, police officials said. They are especially adept at locating hidden compartments used to store drugs in cars, said Officer Chris Kurtz, Duke's handler.

The addition of Duke eliminates the Downey Police Department's reliance on outside agencies for assistance in drug searches, said Capt. Carl Charles.

The dog was purchased from a breeder in Texas for \$15,000 and paid for from the department's Asset Forfeiture fund.

"We're very thankful the city saw fit to provide us with this invaluable tool," Charles said.

Duke completed 120 hours of training in September and has been

working since October. He is already responsible for the recovery of three pounds of meth and 100 grams of cocaine, Kurtz said.

"And the more training he gets, the better he'll become," Kurtz said.

Duke uses his advanced sense of smell to find narcotics that a human officer might miss. When he identifies a hit, Duke will scratch at the surface to notify Kurtz.

"It's a big game for him," said Kurtz. "He becomes really excited when we're going out on a call."

Duke is at Kurtz's side at all times, and goes home with him every night. A police cruiser has been retrofitted for Duke to safely travel in the back seat. He can also travel in a portable dog crate.

Duke has been in high demand in his short time on the job. In about 10 weeks of service, he has already participated in more than 400 searches and has assisted three law enforcement agencies, including the DEA.

Still a friendly puppy, Duke is used solely for searches of vehicles and homes, and cannot be used to identify contraband on humans. And with good reason.

"He would lick the person to death," Kurtz said.



Duke, a 2-year-old chocolate labrador, has joined the Downey Police Department as its only drug-sniffing dog.

# Marquez elected mayor

**DOWNEY** – In a brief transition ceremony Wednesday night, Councilman Luis Marquez was unanimously chosen to become the city's next mayor, replacing outgoing Councilwoman Anne Bayer, who was termed out of office this

Following a one-year term as mayor pro tem, Marquez was next in rotation for the largely ceremonial title of mayor and was expected to be selected for the position.

Marquez, formally nominated for mayor by Councilman Roger Brossmer, expressed his gratitude while promising to do his best to represent the city faithfully.

"I want to thank my Council colleagues for your vote of confidence," Marquez said. "At our next meeting, I will share my goals for the future, but I'm excited about working with you to help move this city forward."

This will be Marquez's first term as mayor since his election to the City Council in 2008. The City Council also unanimously selected Brossmer as Downey's new mayor pro tem.

-Christian Brown, staff writer

# Page 2 Thursday, Dec. 9, 2010 Community

# Voices want to be heard by new theater management



#### HENRY VENERACION

**DOWNEY** – It was community activist Harold Tseklenis who first pointed out that arts advocate Carol Kearns, in her letter to the editor (Dec. 2, 2010), captured the gist and spirit of what transpired at the Nov. 23 city council meeting regarding the new management arrangement of the Downey Theatre.

Kearns' main points were: 1) Except for Councilman David Gafin, the council was "quick to approve this million-dollar contract without allowing much time for public input"; 2) she commends Councilman Mario Guerra for suggesting a yearly cap on city funding of \$400,000; 3) she wondered, "What will happen to the current theater staff?"; and 4) after all was said and done, she was really concerned mainly about "I do wish the council had allowed more time for discussion."

And this is what resonates among the cultural cognoscenti. Almost lost in the din was Councilman Roger Brossmer's contention that "the theater subcommittee [of which he was a member] and staff had been at work on this for six

Speaking as a private citizen (but intimately involved with the Downey Symphonic Society), Lorine Parks wrote: "Downey certainly needs a thriving center for the performing arts...Some of the arts are in place and performing brilliantly - the Symphony and the Downey Civic Light Opera. Their audience is here, and now we need to build a larger audience base and more artistic activity. We now need innovative programming, and I hope VenueTech will be the ones to do it...Interest in any of the arts stimulates interest in all the arts. We the citizens of Downey want more involvement with the lively arts. We hope VenueTech will bring it to us."

Marsha Moode, of the Downey Civic Light Opera: "I want DCLO to continue. It's been in operation for 55 years. Other groups have shut down. It is difficult. But it is important that it continue. Therefore I hope things will work out. I'll be glad to give my input in any way I

Rose Float Downey Association's Susan Domen: "It is my understanding that it won't affect our operations one way or another."

DUSD superintendent Wendy Doty: "We're happy to work with the new management firm."

Tseklenis: "I agree with Councilman Luis Marquez when he expressed concern that, quoting Carol Kearns, 'the establishment of a non-profit foundation to do fundraising [to offset the city's subsidy] could result in an unfortunate situation of several entities competing for the same funds." Further, he said that the sources are "drying up." He agrees with the feeling that VenueTech will nevertheless be facing "a big challenge." He also hopes they will look at the upcoming results of the census, so they can "plan accordingly."

Andrew Wahlquist, a longtime Downey resident who describes himself as an independent filmmaker and theater enthusiast, has some trenchant observations at his website, www.downeyarts.org: "This is a 90-degree turn from the status quo that has run the theater for the past 30 years,"; and "This is a good development since the theater is dark anyway for more than 2/3 of the year." He applauds VenueTech for its wanting to get involved with the community, for their wanting the city and its residents to have ownership of the theater, and for their wish for anonymity with the patrons of the theater.

He's also glad that the DCLO, the Symphony, school concerts and local artist groups as well as artsoriented festivals are planned to be a major part of their future programming schedule.

"With marketing and increased awareness of the big picture of the theater," he said, "these programs can flourish...Otherwise, I'm excited at VenueTech's decision to work with the community. Hopefully it will give us a better chance to take ownership.'

Echoing David Gafin, Wahlquist said, "The future is uncertain, but so far it's at least a change with a lot of good potential."

Finally, "an arts renaissance must come from a city's residents, not the city staff and council," he said. "I'm proposing to form an official city arts task force so we can talk about these things on a monthly basis and come up with a framework for Downey's approach to the arts. How hard can that be?"

Gafin: "The reason why I dissented was we need to let the general public know what's gong on. We need a little more input from the general public."

"The bottom line," Gafin said, "is we'll still exercise control over them. If there's a bad situation, we'll be able to go after them, hold them accountable. Remember, the agreement calls for a 5-year period. In the next council session, perhaps we can discuss their proposed business plan."

Pauline Hume, whose late husband, John, was the first managing director of the theater, said: "I have very mixed feelings about this arrangement. I am not totally unhappy with [VenueTech president John Lind). He appears worthy... I am distressed with the city leadership and the lack of transparency and communication to the Downey community. This is not the first time the arts groups have been discounted by the leadership. I am very happy that at long last the city leadership has decided to take a positive action on behalf of the theater... I

There we are, some citizens approving of the latest development, others skeptical as usual. Proof that you can't satisfy everybody.

guess we'll find out."

don't know if VenueTech and Mr.

Lind is the right management, con-

sulting, booking firm for us not. I

### **Employee layoffs**

Because of the management agreement signed by the city and VenueTech, the full-time position of theater supervisor and the 25 temporary/part-time on-call positions that have performed essential theater functions (lighting, sound, stage, house management, etc.) will be eliminated, according to the city's human resources director Irma Youssefieh.

The appropriate notices were sent out Tuesday.

Under the new dispensation, current theater supervisor Noreen Kimura, who has served in the department for a number of years, is subject to layoff effective Jan. 7, 2011 if, said Youssefieh, "there is no other full-time alternative." The part-time positions will be wiped off the books effective Jan. 31, 2011.

"All employees impacted will have the opportunity to submit their interest to VenueTech for employconsideration," Youssefieh. "These same employees based on their interest and qualifications would also be considered for any current openings with the city."

Under the Memorandum of Understanding establishing terms for Kimura's position, she is entitled to a three-month severance payment equal to three months' salary. The position was in the \$27.21-\$33.71 per hour range.

The hourly pay of the part-time positions ranged from \$13.79-\$23.75.

# Reusable bags to be given away

DOWNEY - Nearly 200 locations throughout Los Angeles County, including many in Downey, will be giving away 25,000 reusable shopping bags Dec. 16 as the region celebrates "A Day Without a Bag," which urges consumers to forego one-use plastic or paper grocery bags in favor of reusable totes.

Free bags will be distributed until supplies last at Fresh & Easy, Albertson's, Ralphs, 99 Cent Only Stores, Union Bank and other loca-

Bags will also be available at the Downey City Library and all Los Angeles County public libraries.

A map of all giveaway sites is available www.healthebay.org/nobagday.

"A Day Without a Bag" follows the L.A. County Board of Supervisors' vote in November to ban plastic bags in unincorporated areas of the county. Dozens of other municipalities are pursuing similar measures, including Long Beach.

"This year we have more than tripled the number of bag giveaway sites," said Mark Gold, president of Heal the Bay. "It reflects the growing groundswell in Los Angeles for reusable bags, which not only save the environment but taxpayer dollars as well, especially in a time of drastic budget shortfalls."

# **Professor** earns research award

**DOWNEY** Richard Brutchey, a 1996 graduate of Warren High School, has been awarded the 2010 Cottrell Scholar Award, which recognizes leaders in integrating science teaching and research at leading U.S. research universities.

After graduating from Warren, Brutchey received his B.S. in Chemistry at UC Irvine and his doctorate at UC Berkeley.

He has been an assistant professor of chemistry at USC since

# No street sweeping tickets Dec. 23-26

DOWNEY - In an effort to accommodate the extra visitors expected in Downey during the holiday season, citations will not be issued for street sweeping parking violations Dec. 23-26.

Other types of parking tickets may still be issued.

Enforcement will start again on Dec. 27.

# Holiday carols at library

**DOWNEY** – Divine Talents, a non-profit music education group, will perform holiday carols Tuesday at 6:30 p.m. inside the Downey City Library.

The public is invited to the free

Under the direction of John Heideman and Tim Garcia, Divine Talents have performed for the Holiday Lane Parade, Kids Day and at Stonewood Center. The group features young singers in kindergarten through eighth grade.

For more information, call the library at (562) 904-7360, ext. 132.

# Youths extend helping hand

**DOWNEY** – More than 50 young men and women from the Church of Jesus Christ of Latter Day Saints (Downey Stake) worked at the church storehouse in Los Angeles on Nov. 24 as they lent a hand for Thanksgiving.

The volunteers, all ages 12-18, helped can items such as milk and flour for people in need of food.

"This was their way of showing how thankful they are for the many blessings they have in their lives,' the church said in a statement.

# Blessing of the animals at church

DOWNEY - St. George Greek Orthodox Church will hold a blessing of the animals Dec. 18 at 11

Residents are invited to bring their pets and livestock. Anyone without a pet is invited to bring their favorite stuffed animal.

St. George Greek Orthodox Church is at 10830 Downey Ave.

# Church spoofs TV talent shows

**DOWNEY** – First Baptist Church of Downey will host "So You Think You Can Christmas" this month a spoof of TV talent shows with a Christmas twist.

The dinner show will be presented Dec. 17-19 at 7 p.m. Admission is \$4.

Registration is required by calling (562) 923-1261, ext. 232.



Dn. Mario and Ann Guerra

## Family, Friends and Residents of Downey

Ann and I would like to thank you all from the bottom of our hearts for the support, prayers and friendship you have given us...It has been an incredible journey and we have been so blessed to have lived it and enjoyed it with so many of you.

We are humbled, honored and excited by the support we received. Your vote of confidence and endorsement for our hard work these past 4 years and dedication of serving Downey is very appreciated.

I promise to serve all of our citizens with equal representation and I will do so using the principals of Character Counts as a guiding light...

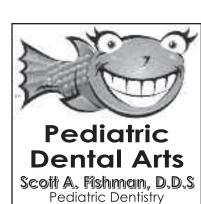
> Trustworthiness, Respect, Responsibility, Fairness, Caring and Citizenship.

Thank you!...I am proud to be your council member and I look foward to the opportunity to serve...One Great Community...Our Home...Our City: Downey

Contact me anytime at MGuerra@Downeyca.org...Again, thank you!



Thank You and God Bless You!



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# Holiday Gift Guide Page 3 Thursday, Dec. 9, 2010

# Twas the Night Before Christmas

Twas the night before Christmas, when all through the house Not a creature was stirring, not even a mouse. The stockings were hung by the chimney with care, In hopes that St Nicholas soon would be there.

The children were nestled all snug in their beds, While visions of sugar-plums danced in their heads. And mom in her 'kerchief, and I in my cap, Had just settled down for a long winter's nap.

When out on the lawn there arose such a clatter, I sprang from the bed to see what was the matter. Away to the window I flew like a flash, Tore open the shutters and threw up the sash.

The moon on the breast of the new-fallen snow Gave the lustre of mid-day to objects below. When, what to my wondering eyes should appear, But a miniature sleigh, and eight tinny reindeer.

With a little old driver, so lively and quick, I knew in a moment it must be St Nick. More rapid than eagles his coursers they came, And he whistled, and shouted, and called them by name! "Now Dasher! now, Dancer! now, Prancer and Vixen! On, Comet! On, Cupid! on, on Donner and Blitzen! To the top of the porch! to the top of the wall! Now dash away! Dash away! Dash away all!"

As dry leaves that before the wild hurricane fly, When they meet with an obstacle, mount to the sky. So up to the house-top the coursers they flew, With the sleigh full of Toys, and St Nicholas too.

And then, in a twinkling, I heard on the roof The prancing and pawing of each little hoof. As I drew in my head, and was turning around, Down the chimney St Nicholas came with a bound.

He was dressed all in fur, from his head to his foot. And his clothes were all tarnished with ashes and soot. A bundle of Toys he had flung on his back, And he looked like a peddler, just opening his pack.

His eyes-how they twinkled! his dimples how merry! His cheeks were like roses, his nose like a cherry! His droll little mouth was drawn up like a bow, And the beard of his chin was as white as the snow.

The stump of a pipe he held tight in his teeth, And the smoke it encircled his head like a wreath. He had a broad face and a little round belly, That shook when he laughed, like a bowlful of jelly!

He was chubby and plump, a right jolly old elf, And I laughed when I saw him, in spite of myself! A wink of his eye and a twist of his head, Soon gave me to know I had nothing to dread.

He spoke not a word, but went straight to his work, And filled all the stockings, then turned with a jerk. And laying his finger aside of his nose, And giving a nod, up the chimney he rose!

He sprang to his sleigh, to his team gave a whistle, And away they all flew like the down of a thistle. But I heard him exclaim, 'ere he drove out of sight, "Happy Christmas to all, and to all a good-night!"









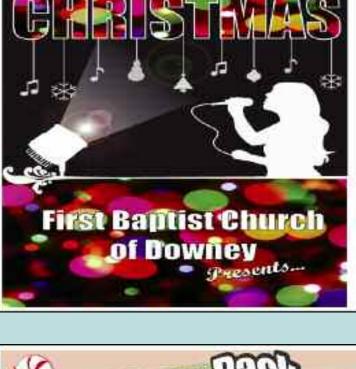


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# Page 4 Thursday, Dec. 9, 2010 Community

# Lifetime resident Jean Bitters has died

**DOWNEY** – Jean Bitters, 60, passed away Nov. 15 at Downey Regional Medical Center in the presence of her longtime friends, brother Richard Bitters and his wife, Vickie Bitters.

She was preceded in death by her parents, Harry and Rose Bitters.

Jean was born on July 17, 1950, in Downey and graduated from Warren High School in 1968. Her favorite

charity was the Manilow Music Project, which highlights the importance of music programs in schools and donates instruments and material to school music programs.

Funeral services will be held graveside at Rose Hills Memorial Park in

Whittier on Dec. 10 at 3 p.m.

# Isabelle Diliberto laid to rest

**DOWNEY** – Isabelle Diliberto passed away Dec. 3 in her Downey

Born Aug. 8, 1920 in the original Downey Hospital on 5th Street, she never moved from her hometown.

Daughter of Downey pioneers, Antonio and Angelina Diliberto, Isabelle went through the Downey schools, graduating with her high school class of 1939. Later, during World War II, she worked at the Vultee

She participated in the management of the small shopping center which the Dilibertos developed from the family farm on the corner of what is now Paramount Boulevard and Florence Avenue.

She is survived by her sister, Grace Diliberto; niece, Carolyn Diliberto; nephew, Edward Diliberto; and numerous grand nieces and nephews.

Funeral services were held Dec. 8 with final resting place at Rose Hills



# Cruz Arias, WWII veteran, was 87

**DOWNEY** – Cruz Patino Arias, an American war hero who earned the Purple Heart during World War II, died Nov. 9 in Hemet. He was 87.

He was born in Watts on May 3, 1923 to Blas and Dolores. He was a longtime Downey resident.

Arias served in the Army during WWII and, in addition to the Purple Heart, received medals for Good

He is survived by his wife, Amelia; sons, Cruz, George and Robert; brothers, Frank and Robert; sisters, Carmen and Lola; 16 grandchildren; 40 great-grandchildren; five great-grandchildren; and numerous nieces, nephews and godchildren.

Services were held in his honor Nov. 19 at St. Raymond's Catholic Church. Interment was at Riverside National Cemetery in Riverside.

# Funeral set for Warren Bauman

**DOWNEY** – Warren Bauman, 84, passed away suddenly but peacefully on Nov. 19.

He was born to Jesse and Martha Bauman in Los Angeles County on Aug. 24, 1926.

After working as a surveyor for 35 years, he retired from the L.A. Flood Control. He also worked part-time for many years as a guard at the Iceland ice rink in Paramount, and organized a yearly reunion for Skaters of the Past.

He and his wife, Yvette, resided in Downey for more than 50 years. They were regulars at the Downey Theatre, where they enjoyed attending Downey Symphony concerts.

Warren was a U.S. veteran and served in the armed forces. He was preceded in death by Yvette, to whom he was married for 53 years.

He is survived by two daughters, Beverly Madru and Cheryl Bauman; three grandsons, Justin, Micah and Jared; and cousins, Ed Rall, Betty Button and Virginia Rall.

A memorial service will be held Dec. 10 at 1 pm. at Downey First Christian Church.



■ Kyser was a favorite of the media for his ability to explain complex matters in layman's terms.

BY HENRY VENERACION, STAFF WRITER

**DOWNEY** – Jack Kyser, widely regarded as the dean of economists for Southern California and a longtime Downey resident, has died.

He died Monday of undetermined causes at his home in Downey. He was 76.

Born in Huntington Park on April 30, 1934, the Downey High School graduate earned his BS in industrial design (1955) and MBA (1968) degrees from USC. Downey High has enshrined him in its Hall of Fame.

Although he did not pursue economics as a professional discipline, Kyser had a gift for presenting lucid analyses of economic developments and complex economic issues for much of his professional life, earning him the sobriquet of economic guru for the region.

Kyser was a frequent presence on TV and in the printed media and was much sought after as a speaker on economic matters. Joining the Angeles Economic Development Corporation (LAEDC) in 1991, he built its economics department virtually from scratch.

Highly-regarded

economist Jack

Kyser dies at 76

Because of its impact and his contributions the county, the department was renamed Kyser Center for



Economic Research in his honor. Bill Allen, LAEDC president and CEO, stated: "We at LAEDC are absolutely committed to carrying on his legacy at the Kyser Center."

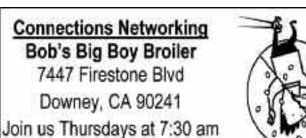
Supervisor Don Knabe, a close personal friend for more than 25 years who acknowledged benefiting often from Kyser's clear-eyed counsel, had this to say: "I am shocked to learn of the passing of Jack Kyser, one of the premier economists in Southern California...[He] will be missed, as an advisor, and most especially as a friend and resident of the 4th District. My thoughts and prayers go to the Kyser family in this difficult time."

Kyser retired just this past June. He was affiliated with the Southern California Association Governments as economic adviser at the time of his death.

Never parsimonious with his economic prognostications, he graced the Patriot's pages with his forthright views on everything from trade, tourism, technology, infrastructure, the entertainment industry, etc. He was upbeat about future prospects, but cautioned in June when he announced his retirement that a rebound in the regional economy "may lag a little bit."

He was known to be a habitué of Stox Restaurant, where he used to have his coffee and breakfast before work and meet with friends on the

Service plans were still pending at press time.





Speaker Dec. 16th Brian Regalbuto Proactive Tax Planning Services Voodoo Taxes and You

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# Editorial Page 5 Thursday, Dec. 9, 2010

# With hard work, we can ease polarization

By Lee Hamilton

There's a funny thing going on in our national politics right now: Everyone deplores polarization, but it just keeps getting worse.

Voters are clearly unhappy with the partisanship that has taken over Capitol Hill. They tend to prefer the moderation of the political center, yet the last few elections they've produced wild backand-forth shifts between parties. Many politicians, meanwhile, understand that getting things done requires compromise. Yet they cluster helplessly behind partisan lines. It's begun to seem as though there's no way out.

There is, though it won't be easy. No single key unlocks this problem. But if you're tired of watching every policy decision in Washington get treated according to how it will play politically, if you've given up on members of Congress finding a way to work together for the good of the country, if you believe that the ideological divide trumpeted by our political elites represents a minority, not a majority, of Americans — then it's time to take dramatic steps to reverse course. To do this, we need to make progress in

The first is elections. Americans as a whole may be centrist, but the dynamics of party politics, primaries, and wave elections have decimated congressional moderates. Bolstering the strength of the political center, then, is key to de-polarization. Probably the best way to do this is for states to expand the electorate by encouraging more people to vote. The more people that vote, the harder it is for ideologically driven party activists to control elections, and the more likely it is that the moderate center will be strength-

Expanding voting may be controversial — even voter turnout has fallen prey to partisan gamesmanship — but our national interest lies in encouraging it. Extending voting hours and making Election Day a holiday or holding it on a weekend are two ways to do this; so is lowering registration barriers. Open primaries, along the lines of what Californians recently voted into place, would allow independents and moderates to exert more influence on primaries — and to move party nominees toward the center.

Next, the President needs to get in on the act. Changing the dynamics of polarization will require politicians to focus more on making the country work and less on maneuvering for partisan advantage. The President is the central actor in our governmental system, so much of the initiative has to come from him. He must constantly remind people that the job of the policymaker is to put country first and politics second, and he must lead by example.

He must also reach out to engage with Congress, the media, and the American people, always reminding them how necessary it is for us to work together to make the country work. More regular give-and-take between the President and Congress and between the President and the press would be healthy for our

Congress sometimes seems so trapped in its ways that it's hard to imagine it can change. But some steps could help. Political scientists downplay the role of highly partisan redistricting in producing highly partisan members of Congress, but it's hard to imagine that the non-partisan drawing of district lines — and thus the chances of creating districts that require candidates to play to the middle — would have no effect.

Similarly, pressuring Congress to fix its procedures — to put in more time in Washington during the week; to return to real conference committees that require members to compromise with one another in order to reach a final agreement on a bill; to institute more open rules and fewer restrictions on how legislation gets considered; to restore the regular and deliberative order of doing business, rejecting omnibus bills and other legislative shortcuts would force members to work together more, get to know and understand one another better, and ensure that the minority gets treated better.

The media needs to change, too. Today it loves to polarize issues. Broadcasters in particular need to recognize that along with their use of a public good — the airwaves — come responsibilities and obligations. Their eagerness to pander to the everyone-likesa-good-fight instincts of their audiences, and to reject their solemn responsibility to educate fairly and fully has undoubtedly made our politics coarser, more polarized, and less capable of producing forward progress for our nation.

In the end, the spur to change will have to come from you. Both politicians and media moguls are responsive to the market — that is, the individual civic decisions of millions of people. We all need to find ways to convey to them that there is a right way and a wrong way to conduct the dialogue of democracy, and that those who polarize our politics are making it harder, not easier, to achieve a more perfect union.

Lee Hamilton is Director of the Center on Congress at Indiana University. He was a member of the U.S. House of Representatives for 34 years.

#### The Downey Patriot Jennifer DeKay-Givens Publisher/Adv. Director Eric Pierce City Editor Henry Veneracion Staff Writer Staff Writer Scott Cobos Christian Brown Staff Writer Dorothy Michael Display Advertising MaryAnn Sourial Display Advertising Classified Advertising Linda Larson Jonathan Fox Production TEL (562) 904-3668 | FAX (562) 904-3124 | Hours Monday-Friday 9a.m. - 3p.m. The Downey Patriot is published weekly by Jennifer DeKay-Givens. Controlled Distribution, 25,000

# Letters to the Editor:

# Police help

Dear Editor:

My son Daniel and I volunteered with Keep Downey Beautiful to pick up trash after the Holiday Lane Parade on Sunday.

We would like to thank Officer Sean Penrose and fellow officers of the Downey Police Department that day for watching for our safety on Downey Avenue as we picked up trash after the parade. They really made a difference in helping all the volunteers with our safety that day.

-- Michelle Frase,

**Downey** 

# Step in the right direction

This is in response to last week's Letter to the Editor entitled "Envirotyrants" (The Downey Patriot, 12/2/10).

The author rants about the law banning plastic grocery bags in parts of L.A. County. These market bags can be replaced with reusable cloth bags or recyclable paper sacks for a small charge. She alleges that poor people are hurt by having to pay a few pennies for a paper sack if they don't bring a reusable bag. I have a collection of seven reusable bags, which I have been using for several years, and which cost me a grand total of \$3. These bags are often given away in promotions for free.

As for her fears about e-coli; fish, poultry and vegetables are almost always placed in smaller plastic bags before being loaded into a bigger one by the checkers. (The smaller bags for meat and produce are not banned, only the bigger ones.) I occasionally wash one of my bags and they all look clean despite repeated use. I have never once had a problem with e-

I'm really tired of seeing plastic market bags blowing down the street, tossed in gutters and next to wide-open gutter drains. How many large gutters have any kind of screen over them to stop trash from going to the ocean? None where I live. I'm tired of excuses by narrow-minded, lazy people who won't do their part to reduce waste going to landfills or properly sort the trash they throw out into clean recyclables and garbage. The new Ecosystems exhibit at the California Science Center in Exposition Park shows how trash does not decompose in landfills; after 10 years the plastic items, toys, shoes, etc. just sit there covered with dirt but have not decomposed at all.

Trash in our streets goes down gutter drains to rivers which carry this waste to the ocean where it collects in massive quantities of trash and garbage and harms sea creatures as well as our environment. We need to change our way of thinking and stop being a disposable society just throwing things in the trash without another thought. We are running out of landfills and it will cost more to transport trash to faraway locations to bury.

It is clear that many people won't voluntarily change behavior which is comfortable for them, so we must pass laws such as the plastic bag ban.

When one sees dinosaur bones which have been preserved underground for millions of years, one must consider the consequences of throwing away so many plastic and recyclable items into our trash cans where they will stay underground forever. We must all do our part to clean up and protect our environment, and the law banning plastic grocery bags is just one step in the right direction.

-- Anita Rivero,

**Downey** 



# Mail service

Dear Editor:

This is to the businesses and residents in the area of Downey bordering Paramount Boulevard (115000-11800) and Old River School Road, and 7500-7900 Pivot Street.

As a recently retired 34-year mail carrier, I can tell you why your mail service has suffered.

Your area is now an auxiliary route, meaning it is split up every day 4-6 ways. Every day a different mail carrier will carry their route, then carry part of your area on overtime pay. They are tired but forced to do this, so please do not blame them.

Upper management is to blame. To complain to the Downey post office is useless. Your complaints should be directed to your area council

Please do this. Even though I'm retired I still care.

-- Kim Davis,

**Downey** 

# Government pork

Dear Editor:

I am very troubled. Sometimes I wonder where we are going next with our government.

With a huge national debt, taxes rising, jobs lost, national security at risk, what is funny is it takes 50 years to pass a bill to turn down the commercials and still the noises go on.

are not watching what is going on? Come on kids, start doing what's right for the people who put you there. Oh, even if the commercial bill does pass, how much pork do I have to

How broken is our government, or do they think we are so dumb we

-- Robert Gustafson, **Downey** 

# Minority-owned businesses catalyze job growth

## By David Hinson

he federal government just revealed that private-sector firms created 159,000 new jobs in October. The unemployment rate, however, remains persistently high, at 9.6 percent.

Policymakers continue to search for ways to help those looking for work find jobs. The minority business community should be at the center of that con-

Minority firms have been an engine of job growth for the U.S. economy, outpacing growth within the general business community for most of the last decade.

According to the U.S. Census Bureau, the number of people employed at minority-owned businesses jumped 27 percent - from 4.7 million to 5.9 million - between 2002 and 2007. Job growth for non-minority-owned firms was less than 1 percent during that time.

In those five years, the number of minority-owned firms in the U.S. grew 46 percent, to 5.8 million. Meanwhile, the number of firms in the overall economy expanded at less than half that rate.

The revenue of minority-owned businesses is also growing much faster than that of non-minority-owned businesses. Between 2002 and 2007, minority-owned firms' revenue jumped 56 percent to \$1 trillion annually. At non-minority firms, receipts were up just 21 percent, although average gross receipts for non-minority-owned firms remain much larger than those of minority-owned firms.

Minority businesses are emerging as leading exporters, too. They exported to 41 countries on six continents between 1992 and 2009. Minority firms are twice as likely to generate sales through exports as nonminority firms.

With these figures in mind, there's no doubt that minority entrepreneurs will lead the American business community's charge to double exports within the next five years, as the President's National Export Initiative has challenged.

While minority-owned businesses are growing at a breakneck pace, disparities continue to exist between minority- and non-minority-owned firms. Just 800,000 of America's nearly 6 million minority firms have more than one employee. The annual revenue for the average minorityowned firm is about \$300,000 less than that of a non-minority-owned firm.

Closing the entrepreneurial revenue gap between minority- and nonminority-owned businesses based on the share of the adult minority population would add \$2.5 trillion to our nation's economic output, creating 11.8 million more American jobs and unleashing the innovation of a longundervalued economic sector.

Corporate America can strengthen its efforts to make minority-owned businesses a larger part of its global supply chain, and minority business owners can and should do a better job of embracing aggressive growth models and capitalizing on opportunities for alliances, mergers and strategic partnerships.

At the initial stages of growth, most business owners look to expand their operations in small steps, taking on one new contract or customer at a time. This approach makes sense as a company establishes itself.

But once a firm starts posting sustained profits, it must explore more sophisticated options for growth. Otherwise, as history has demonstrated, company revenues plateau and job growth grinds to a halt.

The most successful minority-owned businesses in this country have embraced aggressive models to join the upper echelons of the American economy - and have created thousands of jobs in the process.

Many of the largest black- and Hispanic-owned businesses were created through mergers, acquisitions, or joint investment projects. For instance, McDonalds collaborated with a Hispanic entrepreneur to form Lopez Foods, a top supplier that now generates \$500 million annually in

Johnson Controls partnered with a minority management team to create Bridgewater Interiors - now a billion-dollar company. And more than 20 years ago, Coca-Cola partnered with a minority investment group to create the Philadelphia Coca-Cola Bottling Company.

Minority-owned firms don't have to pursue these growth strategies blindly. The Minority Business Development Agency at the U.S. Department of Commerce supports more than 40 business centers nationwide to help minority-owned firms secure access to capital and contracts and assistance in entering growing foreign markets.

As we look for ways to create more jobs, shining a light on the economic potential of the minority-business community can significantly benefit the American people and economy. Minority businesses are creating jobs at a rate faster than non-minority owned businesses of similar size and are an increasingly important source of economic opportunity for all

David Hinson is the National Director of the Minority Business Development Agency at the U.S. Department of Commerce.

# Republicans block payment to seniors

Rep. Lucille Roybal-Allard (CA-34) released the following statement Wednesday after House Republicans refused to support the Seniors Protection Act.

As we enter the second consecutive year without a cost-of-living adjustment for Social Security retirees and other beneficiaries, this legislation would have provided 54 million Social Security recipients with a one-time payment of \$250 to help them make ends meet during these challenging

"In this time of economic uncertainty, America's seniors, veterans and people with disabilities depend on Social Security to make ends meet. An estimated 13 million American seniors rely on Social Security to simply survive," said Congresswoman Roybal-Allard, who supported the legislation today (12/8/2010).

"With so many elderly Americans living close to the poverty line, you can be sure that this payment would have had an important impact on our low-income seniors. It is unfortunate that congressional Republicans overwhelmingly chose to oppose this bill and continue to advocate for risky schemes like privatizing Social Security. I want to applaud my colleagues who supported this bill and reaffirm the commitment of Democrats to stand with our nation's seniors."

H.R. 5987, the Seniors Protection Act, failed in the U.S. House of Representatives today, December 8, 2010, by a vote of 254 – 153. The bill was considered under rules for expedited consideration of legislation that require a two-thirds majority for passage instead of a simple majority.

# Page 6 Thursday, Dec. 9, 2010 Comics/Crossword

# SPEED BUMP

# DAVE COVERLY













**Dec. 9, 1861** The Joint Committee on the Conduct of the War is established by the U.S. Congress.

**1875:** The Massachusetts Rifle Association, "America's Oldest Active Gun Club", is founded.

1958: The John Birch Society was founded in the United States.

**1962:** The Petrified Forest National Park is established in Arizona.

**2008:** The Governor of Illinois, Rod Blagojevich, is arrested by federal officials for a number of alleged crimes including attempting to sell President Obama's United States Senate seat.

**Birthdays:** Actor/singer Donny Osmond (53), wrestler Kurt Angle (42), Weezer guitarist Brian Bell (42), Green Day drummer Tre Cool (38), rapper Canibus (36), actor Simon Helberg (30) and football player Leon Hall (26).

# **Downey Community Calendar**

#### Events For December

Sun. Dec. 12: Home for the Holidays fundraiser, tickets sold at Saywell Florist, 1 p.m.

Tues. Dec. 14: Elephant Bar representative speaks. Bob's Big Boy, 7:30 a.m.

Tues. Dec. 14: Holiday caroling, Downey City Library, 6:30 p.m.

Tues. Dec. 14: Warren choir Holiday Concert, Downey Theatre, 7 p.m. Wed. Dec. 15: <u>Downey Sister Cities Christmas luncheon</u>, Rio Hondo Event Center, 12 p.m.

### City Meetings

1st Tuesdays, 6:30 p.m.: Redevelopment Project Area Committee, Cormack Meeting Room at Downey Library. 1st & 3rd Wednesday, 6:30 p.m.: Planning Commission, Council Chamber at City Hall. 1st Tuesday, 4:00 p.m.: Recreation and Community Services Commission, Council Chamber, City Hall. 1st Tuesday, 6:00 p.m.: Emergency Preparedness Committee, at Fire Station No. 1, 12222 Paramount Blvd. 2nd & 4th Tuesday, 7:30 p.m.: City Council/Community Development Commission, Council Chamber. 3rd Tuesday, 6:30 p.m.: Library Advisory Board, at Downey City Library.

#### Regularly Scheduled Meetings

#### **Mondays**

2nd Mon., 11 a.m.: American Legion Auxiliary #270, at United Methodist Church. 3rd Mon., 7 p.m.: American Legion Post#270, at Los Amigos C. C., for more info. call (626) 445-2582. 4th Mon., 7:30 p.m.:Downey Numismatists, at Downey Retirement Center, call 862-6666.

9:30 a.m.: Downey Seniors Club, at Apollo Park, for information call Nadine Morris at 923-9422. 10 a.m.: Downey Bocce Club, at 7850 Quill Drive, for information call John Fiorenza at 652-4399. 12 p.m.: Rotary Club, at Rio Hondo, for information call Ingrid Martin at 413-4001. 6:00 p.m.: Toastmasters Club 587, at First Baptist Church, for info call John McAllister 869-0928. 7 p.m.: Boy Scout Troop 2, at Downey United Methodist Church, for information call 869-6478. 1st Tues., 7:30 a.m.: Gangs Out of Downey, at City Hall training room.

2nd Tues., 3 p.m.: Keep Downey Beautiful, at City Hall, for more information call 904-7159. 2nd and 4th Tues., 6 p.m.: Sertoma Club, at Cafe 'N Stuff, for information call (562) 927-6438. 2nd Tues., 6 p.m.: Downey Fly Fishers, at Apollo Park, for information call 425-7936.

3rd Tues., 6:30 p.m.: Community Emergency Response Team meeting, Fire station 1, 12222 Paramount. 3rd Tues., 7:30 p.m.: Writer's Workshop West, at at Downey High School library, for info call 862-3106. Tues., Thurs. & Sat., 10 a.m.: Downey Bocce Club, at 7850 Quill Drive, for info. call John Fiorenza 652-4399.

#### **Wednesdays**

7 a.m.: Kiwanis Club, at Rio Hondo Events Center. Call Steve Roberson at 927-2626. 1 p.m.: Women's Bocce Club, at 7850 Quill Drive, for information call Marie Puch at 869-4366. 7 p.m.: Out Post 132 Royal Rangers, at Desert Reign Church, for info call 928-8000. 1st Weds., 10 a.m.: Woman's Club of Downey, for information call Barbara Briley-Beard 869-7618. 1st Weds., 11:30 a.m.: Downey Coordinating Council, at Community Center, for information call 923-4357. 1st Weds., 7:30 p.m.: Downey Stamp Club, at Maude Price School cafeteria, for information call 928-3028. 2nd Weds., 11:30 a.m.: Christian Women's Club, at Los Amigos Country Club, call Sonja 862-4347. 2nd Weds., 7:30 p.m.: Downey Model A Club, at Gallatin School Cafeteria, for information call 928-4132. 2nd & 4th Weds., 11:30 a.m.: Downey AARP, at Barbara J. Riley Senior Center, for info. call Pearl Koday 633-4355. 2nd & 4th Weds., 5:30 p.m.: Lions Club, at The Palms, for information call 803-4048. 3rd Weds., - Downey Dog Obedience Club, at Apollo Park, for info. call Gina 869-5213 or Valerie 420-2972. 3rd Weds., 10 a.m.: Los Angeles County Quilters Guild, at Women's Club, for information call 426-2418. 3rd Weds., 6 p.m.: American Business Women's Association, Rio Hondo Country Club, Call Barbara Carlson 863-2192. 4th Weds., 12:00 noon: Retired Federal Employees, at Barbara J Riley Center, call 943-5513. Wed.& Fri., 10:15 a.m.: Senior Bingo, at Apollo Park, for information call 904-7223.

#### **Thursdays** 7:30 a.m.: Connections Networking, at Bob's Big Boy, for info., call Nick Smith, 861-5222.

7:30 a.m.: Soroptimist Int'l of Downey, for information, call Mia Vasquez, 806-3217. 12 p.m.: Kiwanis Club of Downey, at Rio Hondo Events Center, call Roy Jimenez 923-0971. **12:30 p.m.: Take off Pounds Sensibly**, at First Christian Church, call (800) 932-8677. **6:30 p.m.: Downey United Masonic Lodge # 220,** 8244 3rd St., Call 862-4176. 7 p.m.: Troop 351, Boy Scouts of America, at First Baptist Church, for information call 776-3388. 2nd Thurs., 7:30 p.m.: Beaming Rebel Foxes Collectors Club, for more information call Carl D. Jones at 923-2400. 4th Thurs., 10 a.m.: Assistance League, at Casa De Parley Johnson. for information call 869-0232. 4th Thurs., 7:30 p.m.: Downey Historical Society programs, at Community Center. Call 862-2777.

## **Fridays**

7:30 a.m.: Pro Networkers, at Mimi's Cafe, for information call Barbara Briley Beard at 869-7618 **3rd Fri., 8:30 a.m.: Women's "In His Glory" Ministry** at Los Amigos C. C. (562) 622-3785.

## **Saturdays**

9 a.m.: Farmers Market, Second Street at New Avenue, for information call (562) 904-7246. 2nd Sat., 12:30 p.m.: AAUW, Los Amigos Country Club.

WWW.STANXWORDS.COM

## THE NEWSDAY CROSSWORD

Edited by Stanley Newman (www.StanXwords.com) CELEBRITY MEDLEY: All found on 107 Across

## **ACROSS**

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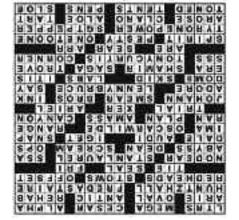
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You can contact puzzle editor Stanley Newman at his e-mail address: StanXwords@aol.com. Or write him at P.O. Box 69, Massapequa Park, NY 11762, Please send a self-addressed, stamped envelope if you'd like a reply.

> Allan Poe and H.G. Wells. Bob Dylan, Karl Marx, Edgar SCL BEPPER (107 Across) are on the cover of the Beatles album other diverse celebrities appearing "Strauss waltzes," Among the the music best-known today as wajtz composers; the son composed of a father-and-son pair of Austrian Strauss (65 Across) was the name of the U.S. Navy's "Sea, Air and SEAL (31 Across) is an acronym



Reach Stan Newman at P.O. Box 69, Massapequa Park, NY 11762, or at www.StanXwords.com

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# Paging Dr. Frischer...

By Dr. Alan Frischer



octor, how much water should I drink? I hear this question every day. We all know that enough water is essential for good health, yet everyone's needs are different. It's a simple question, with a not so simple answer!

Water makes up about 60% of our body weight and is the principal chemical component in the body. Every system depends on it. Water flushes toxins out of vital organs; carries nutrients to the cells; and moisturizes the nose, ears, throat, blood vessels, and tissues. Minor dehydration will result in thirst, loss of appetite, dry skin, skin flushing, dark colored urine, dry mouth, fatigue, weakness, chills and head rushes. More dehydration leads to increased heart increased respiration, decreased sweating, decreased urination, increased body temperature, extreme fatigue, muscle cramps, headache, nausea, and tingling in the limbs. Once dehydration reaches 10% below normal levels, fluid loss becomes an emergency and can be fatal. Signs include muscle spasms, vomiting, racing pulse, visual changes, painful urination, confusion, difficulty breathing, seizures, and unconsciousness.

We lose water through breathing, perspiration, urine and bowel movements. Clearly, there is some ideal amount of water needed to replace these fluids and keep the system running correctly. The simplest approach is known as the eight by eight rule. Drink eight glasses of eight ounces of water per day. This is based on the replacement method: an adult urinates about six ounces of water per day, and we lose roughly an additional four cups each day through breathing, sweating, and bowel movements. Food accounts for roughly 20% of our total fluid intake, so if we consume about eight cups of water or other beverages a day along with a normal diet, we will typically replace the fluid lost. This is pretty general, but will normally suffice.

Another method is to look at the toilet bowl! If you drink enough fluid so that you rarely feel thirsty and produce about six cups or more of colorless or slightly yellow urine a day, your fluid intake is probably adequate. Since we don't typically measure our urine output, simply check the color.

Now that we have a general rule of thumb, let's explore factors that may change our specific requirement. Regular exercise, whether or not we sweat, demands that we drink extra water to compensate for the fluid loss. In general, drinking 1 1/2 to 2 1/2 extra cups



of water should suffice for short bouts of exercise, but intense exercise lasting more than an hour requires more, and if you tend to sweat heavily, even more fluid replacement is required. Sport drinks are more useful than water after heavy exercise.

The environment affects fluid requirements. Hot or humid weather will increase sweating. Spending time in heated buildings causes the skin to lose moisture. High altitudes (over 8,200 feet) may trigger increased urination and more rapid breathing, using up more fluids.

Women who are pregnant or nursing require more hydration. Pregnant women are advised to drink about 10 cups daily and women who are nursing need about

Illness and various health conditions change the formula for fluid replacement substantially. Fevers, vomiting, diarrhea, bladder infections and kidney stones are examples of conditions that require us to drink more. On the opposite end of the spectrum are congestive heart failure, liver failure, and kidney failure, where fluid restriction is often necessary.

Remember that milk, juice, soup, and fruits and vegetables all contain some of the water that we need. Alcohol and caffeinated beverages (some sodas, coffee, tea, etc.) act as diuretics, however, and cause some fluid loss as well.

Is it dangerous to drink too much water? There is actually a condition known as water intoxication, which can be caused by a psychological condition known as psychogenic polydipsia. When too much water enters the body's cells, the tissues swell with the excess fluid. The result is a potentially dangerous decrease in sodium concentration.

Here are some simple guidelines to help avoid dehydration:

- Drink a glass of water with each meal and between meals
- Hydrate before, during and after exercise
- Try substituting sparkling water or other beverages for alcoholic drinks or sodas
- Work with your physician to determine the proper amount of fluid consumption for your specific

I wish you the best of health. Dr. Alan Frischer is former chief of staff and former chief of medicine at Downey Regional Medical Center. Write to him in care of this newspaper at 8301 E. Florence Ave., Suite 100, Downey, CA

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# Health officials urge flu vaccinations

LOS ANGELES - County health officials are recommending residents be vaccinated soon in time for end-of-year celebrations and gatherings.

Los Angeles County is currently seeing a slight increase in cases of influenza, including strains that were not included in vaccines from previous seasons but can be protected against with this year's vac-

"It is important for residents to get a new flu vaccine every season to ensure continuous protection,"

said Jonathan E. Fielding, MD, director of public health for L.A. County. "A look at flu activity in L.A. County and across the nation finds that this year's vaccine is an excellent match in protecting against currently circulating flu strains."

Influenza accounts for up to 200,000 hospitalizations and an average of 24,000 deaths each year in the U.S., according to the Centers for Disease Control and Prevention.

Symptoms of the flu include

fever, cough, headache and muscle ache within the first three to five days of illness.

"It's never too late to vaccinate against the flu," Fielding said. "This is a serious illness, and getting either the flu shot or the nasal spray vaccine is a safe and effective way to avoid influenza.

"Keep in mind that it takes approximately two weeks to develop full immunity against the flu after you receive your vaccine," Fielding continued. "There, we encourage everyone who is eligible to get their flu vaccine as soon as possible."

While an influenza vaccine is now recommended for everyone (except infants under six months old), certain groups are at greater risk of developing complications from the flu. These groups are pregnant women; children younger than 5; adults 50 and older; people of any age with chronic medical conditions such as heart disease or diabetes; people who live in nursing homes; and people live with, or care for, those persons at high-risk.

# Health plans under greater scrutiny

WASHINGTON, D.C. - The Department of Health and Human Services (HHS) on Dec. 9 released new guidance that will give consumers more information about their health insurance plan.

Under the new rules, health insurers offering "mini-med" plans must notify consumers in plain language that their plan offers extremely limited benefits and direct them www.HealthCare.gov where they can get more information about

other coverage options. HHS has also issued guidance restricting the sale of new minimed plans except under very limited circumstances.

"The Affordable Care Act is

giving consumers more control over their health care by providing them with information about their health insurance options", said Secretary Kathleen Sebelius. "Now, we're taking an unprecedented step to ensure consumers are informed when they purchase policies that offer limited coverage".

The Affordable Care Act will end limited-benefit health insurance plans, sometimes called "mini-med" plans, in 2014 and provide Americans with affordable, high-quality coverage options, HHS officials said. Today, minimed plans are often the only type of private insurance available to some workers.

In order to protect coverage for these workers, HHS has issued temporary waivers from rules restricting the level of annual limits to some group health plans and health insurance issuers. Waivers only last for one year and are only available if the plan certifies that a waiver is necessary to prevent either a large increase in premiums or a significant decrease in access to coverage.

Guidance issued Thursday ensures that consumers in plans with low annual limits are notified of the quality of their health plan so that they can make informed decisions about whether mini-med coverage is right for them, authorities said.

The supplemental guidance requires health plans with waivers to tell consumers if their health care coverage is subject to an annual dollar limit lower than what is required under the law. Specifically, the notice must include the dollar amount of the annual limit along with a description of the plan benefits to which the limit applies.

Additional guidance issued Thursday also provides new rules on when mini-med plans can continue to be sold. Under limited circumstances, insurers that have obtained a waiver of the annual limit requirement can sell policies to new employers and individuals.

The Affordable Care Act bans annual dollar limits beginning in 2014. Until then, annual limits are phased out under HHS regulations published in June 2010. For plan years starting between September 23, 2010 and September 22, 2011, plans may not limit annual coverage of essential health benefits such as hospital, physician and pharmacy benefits to less than \$750,000.

The restricted annual limit will be \$1.25 million for plan years starting on or after September 23, 2011, and \$2 million for plan years starting between September 23, 2012 and January 1, 2014.

# Register now for marathon at San Diego Zoo

SAN DIEGO - Get set for the San Diego Zoo Safari Park's inaugural half marathon and 5K family fun walk this spring. Both courses will start and finish inside the Safari Park, with views of bonobos, giraffes, rhinos and herds of other animals from around the

The competitive half marathon starts at 7 a.m. on March 13, 2011, in the parking lot of the park.

The 13.1-mile course runs through the San Pasqual Valley past orange groves and a golf course, weaves in and out of the park and ultimately ends near the park's herd of African elephants. The half marathon is limited to 3,500 runners and has a time limit of three hours.

Awards will be given to the top three overall half-marathon finishers and the top three finishers in each division. All marathon participants will receive a finisher medal.

The registration fee for the half marathon is \$65 until Dec. 31. Fees for the marathon will increase to \$70 in January and \$75 in February, until March 9, 2011. If space is still available, race-day registration is \$85.

Each half marathon registration includes admission to the Park on the day of the race, a T-shirt, a virtual goodie bag and vouchers for two spectators to enter the Safari Park on race day for the discounted rate of \$15 (valid on race day only).

The 5K walk is open to all ages. Rates for adults are \$25, increasing to \$30 in January until March 9; race-day registration is \$35. Children ages 3-11 are \$20.

Secure, online registration for both events is available at www.safariparkhalfmarathon.com or call 619-557-3915 to request a registration form.

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# Under new coach, Vikings look to the future

**■** GIRLS BASKETBALL: Raymond Walker looks to get program back on track.

By JENNIFER CHO,

**DOWNEY** – With a new head coach and returning key players, the Downey girls' varsity basketball team is looking to improve its game after last season's third place finish in the San Gabriel Valley League.

Raymond Walker is the team's new head coach and though last year's star players Katie Marifan and Debra Lovell may have graduated, seniors Demetria Love, Irma Urzua, Andrea Acosta, Janei Hawkins and Amanda Mazon are ready to lead their team this season. The team will participate in nonleague tournaments and games before the opening league match against Gahr on Jan. 12.

Last season ended unfavorably for Downey, losing to an undefeated Lynwood team 77-55 and against cross-town rivals Warren 50-38 in February. A 68-28 loss at Troy capped the Vikings' lackluster year and although Downey finished with an 11-6 record, its league record was 5-5.

Love is expected to be a star player for the Vikings, ending last season with a total of 224 rebounds and 18 blocked shots. Acosta had 25 steals, Mazon had 24 steals and Urzua had 23 steals.

Returning players include juniors Brie Hatter, Kaylan Lane, Rayana Villalpondo and Anissa Segura. Hatter ended the 09-10 year with a 41% field goal percentage while Villalpondo had 27 assists. Love, Urzua, and Hawkins are projected to be the team's lead scorers for this season, if last season's impressive numbers were any indication.

Walker says though the team may have lost its best player and offensive threat to Cerritos, Downey has strengths that will guide the team throughout the sea-

"The girls have chemistry and a desire to learn and to play defense," he said. "They're very hard workers with great attitudes."

# Bears more prepared than ever

¬rigid winter temperatures d can't keep a Bear down, especially a Warren girls' water polo Bear, whose season is already on track to success after undergoing several early changes.

After a summer of players participating in the Junior Olympics with other high schools and an overall sense of improvement, the Warren girls' water polo team stand today as a team that is more productive and excited than ever before. The fall preseason schedule was also kind to the lady Bears, who walked away from a tournament undefeated, easily defeating Cerritos and beating Downey by 7

With a recent 14-11 win against Perris High in the El Dorado Benson Varsity Tournament, the girls are well on their way to a successful season, even if a majority of the team is relatively new.

"The team is very young, mostly consisting of sophomores and juniors," said head coach Josie Cordero. "Senior Saree Waugh is the primary center player who is currently being recruited by Division I schools across the country to play water polo."

Many of the team's young players have already made quite as splash as National Team and Junior Olympic participants. Junior Ivana Castro, a USA National Team member is accompanied by a freshman, Kayla Casas, Commerce club water polo. At this summer's Los Angeles-held Junior Olympics, Castro was a member of the 16U team, who won the bronze at the Junior Olympics and Casas' 14U team took home the gold.

Cordero feels both girls will "provide leadership and experience to this young and talented team." Another junior, Elisa De Luna, is looking to stand out in the starting lineup as the team's center

Sophomores Alexis Huerta, Alma Najera, Celeste Moreira and Star Meza are also standouts at a young age and are looking to receive a regular spot in the starting rotation. Goalie Joanne Svendsen, with already one year under her cap, has worked extensively over the summer with a goalie coach, Janine Boutte, to improve her accuracy and is more prepared than ever. Freshman Destiny Hernandez, a Commerce Club player, is said to be an early standout on the offense.

While many teams face the same competition year after year, the lady Bears are ready to take on a tougher set of waters this season.

"The team's schedule now puts the program up against some heavy-hitting programs in Division I," said Cordero. "The strength of the schedule will not only greatly challenge this young and talented team, but looks to give the girls as much experience and exposure to a higher level of play that is more uptempo. This experience and exposure will obviously help prepare the girls for league play and also

A lot of times with sports programs, coaches and faculty have to worry about the commitment their athletes put into the program and whether or not they will take it seriously. Thankfully for Cordero, the



JOSEPH APODACA

Warren girls' water polo team is fully committed to the game, to the point that it even catches her by surprise.

"There is a kind of energy that you feel around them, and it's something I haven't seen in the team in a long time," said Cordero. "They are growing and improving, and having fun doing it. It's contagious. Our coaching staff sees it, the kids see it, and so do the par-

# Vikings appear dominate in early games

■ BOYS BASKETBALL: Dami Adefeso named tournament MVP.

By Scott Cobos, STAFF WRITER

**DOWNEY** – Downey boys' basketball swept their way to the top of the La Quinta Basketball tournament last week, routing all four teams they faced to a championship and a four game winning streak to start their season.

Double-digit point margin victories highlighted all four games they played, and the Vikings also had players named to the all-tournament team.

Forward Dami Adefeso was named the tournament MVP and named to the all-tournament team averaging 20 points and 14.5 rebounds per game. In the championship game, Adefeso had 24 points and 19 rebounds in the Vikings' 53-38 blowout win against San Clemente.

Guard Garrett Neilan and guard Vincent Quigg were also named to the all-tournament team. Neilan averaged 19.5 points, 8.5 rebounds, and 4.5 assists per game, and Quigg was recognized as the tournament's defensive stopper, finding himself guarding every team's best offensive player.

"We are very happy to win the tournament and get off to a good start," Vikings' head coach Larry Shelton said. "I thought our effort was good throughout the tournament and we showed people that we do have a good team. All the kids should be proud of their accomplishment."

While the tournament was a success, Shelton also said that not everything was all glitz and glamour.

"We also found some things we need to work on for the future," he said. "We certainly feel that winning the tournament will not be our No. 1 season highlight at the end of the year. We have high expectations and expect to accomplish a lot more before this season is over."

Downey opened up the tournament with a blowout win against Saddleback last Monday, dismantling them 83-26. Two days later, the Vikings cruised to a 30 point victory over Westminster, 68-38.

Things started to get a little tighter when they faced off against Pacifica last Friday in their toughest challenge of the tournament, but still winning by 13 points, 54-41.

Without any days off in between Pacifica and the championship game, Adefeso and Neilan helped lead the Vikings to the 15-point win over San Clemente to claim the championship.

# Warren hangs on for win over Chiefs

**■ BOYS BASKETBALL:** Head coach Ryan Hart unhappy with Bears' defense.

By Scott Cobos, STAFF WRITER

SANTA FE SPRINGS -

Going into the fourth quarter up 10 points would be a comfortable lead for most teams, but Warren's boys' basketball made it interesting with seconds to go on the floor to pull out a 64-61 win over Santa Fe on Tuesday night on the road.

With seconds left and Santa Fe in possession of the ball, David Jasso came up with a steal on the Chiefs' inbounds play to clinch the game. But before Jasso's forced turnover, it was one of four blocked shots by John Elam that protected the lead and his activity in the second half that propelled the Bears to

make it interesting," said head coach Ryan Hart. "[Elam] was a beast for us inside. He got us some blocked shots and some easy ones inside. We're not used to getting easy ones, but he played real big

Elam's activity came all in the second half of the game where he scored all of his 16 points in the paint, along with six rebounds, and the four rejections. The junior center made it look easy with Santa Fe's small lineup. No one was able to challenge his shots on the inside.

But before Elam took over in the second half, seniors Cejay Anderson and James Reyes were the offensive catalysts. Anderson had a double-double with 14 points and 11 rebounds before sitting in the fourth quarter, and Reves had 18 points and five rebounds in the game.

"We did everything we could to we're really relying on," Hart said.

"The seniors have to step up. Those two know their roles and they accept it and embrace it."

Most of Reyes' points also came in the paint, an area that the Bears dominated all night long. Warren outrebounded the Chiefs 33-27 with the Bears' offensive rebounding proving to be the dif-

Along with Elam and Anderson's activity under the basket, forward Greg Vallez's length bothered many shots and kept many plays alive under the rim. A lot of the rebounds led to fast break points, specifically in the second quarter where the Bears really started to pad the cushion that allowed them to squeak out the

After the first quarter, both teams were tied at 15, but the Bears took the lead and never relin-"They're a couple seniors that quished it, going up by 7 points at halftime, 33-26. Warren forced

nine turnovers in the quarter, but Hart was still not satisfied with the

"We took a step backwards," he said. "Last week we came out with some energy. We try to defend first in this program. We came out....I don't know, a different team out

Warren held serve in the third quarter, going into the fourth 51-41, but started to play at a fast, ragged pace with Santa Fe.

After the lead dwindled down to 5 points with just over two minutes to go, Warren finally started to get into their half court offensive sets and burned some clock. But the Chiefs refused to go away hitting some jumpers an a 3-pointer with nine seconds to go to pull them within 3.

But Jasso's steal sealed the victory for the Bears.

# Downey midgets reach finals

**DOWNEY** – The Downey No. 1 team from DJAA won the Southern California Municipal Athletic Federation's Southeast Division tournament and will advance to the finals Dec. 18-19.

The Downey team, comprised of players from the DJAA's Midget Division football league, defeated Cerritos, 33-0; Bell Gardens, 54-0; Downey Bulldogs, 28-0; and Hawaiian Gardens, 20-12.

The team is coached by Tim Hill, Robert Garcia and Steve Morris. The finals will be held next weekend in Fontana.

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Downey youth football players defeated four local teams to advance to a tournament final next week. From left: Trevor Hill, Justin Reyes, James Ellison, Andres Herrera, Pablo Alvarez, Jacob Lopez, Eddie Esparza, David Mendoza, Sean Morris and Eli Garcia.

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The Downey Patriot \_\_\_\_\_\_ Page 9 Thursday, Dec. 9, 2010

# Christmas concert at Messiah

**DOWNEY** – Messiah Lutheran Church will hold its second annual Christmas concert Dec. 18 featuring church organist Kyle Black.

A spaghetti dinner will be served from 5:30 to 6:30 p.m., followed by the concert at 7 p.m.

For tickets, call the church office at (562) 923-1215.

# Newcomers Club installing officers

**DOWNEY** – Downey Newcomers Club will install its new slate of officers Monday at the Rio Hondo Event Center.

For information on attending the luncheon, call Melba Willbanks at (562) 862-2799.

# Resident competes on 'Millionaire'

**DOWNEY** – Zach Baker, a computer programmer for Downey, competed on two episodes of "Who Wants to be a Millionaire" which aired Wednesday and Thursday on KTLA-5.

Baker, a 1993 graduate of Downey High School, selected his wife, Jenny, as his on-air companion. Taping took place in New York

Producers did not divulge how Baker did on the show, and this newspaper went to press before the show had finished airing. But Baker said if he became a millionaire, he would purchase season tickets to the Anaheim Ducks and take a family cruise in the Greek

Baker and his wife have two children, Alex, 5, and Daniel, 2.



Warren High School choir members recently went caroling at a Downey fire station. The entire 300-member choir will present its annual Holiday Concert this Tuesday night at the Downey Theatre. The public is invited.

# Warren choirs to present holiday concert

**DOWNEY** – The six Warren High School choirs will present its annual Holiday Concert at the Downey Theatre on Tuesday at 7

Featuring the 114-voice Men's Choir, the concert "promises to be an evening of fun and holiday spirit," organizers said. The entry-level choir is also a hit with audience members every year.

The concert will also feature performances from the elite Vocal Ensemble, a small group representing the most advanced singers in Warren's vocal music department. This year the Vocal Ensemble has already performed at Universal City Walk and for several community groups, including Rotary, the American Association of University Women and the district-wide PTA.

The ensemble also regularly sings at local hospitals and convalescent centers. The group recently sang carols for Downey firefighters a first for the ensemble – and will
 be caroling throughout Downey
 neighborhoods this month.

Warren's choir program also features the entry-level Mixed Choir, and the advanced Varsity Men's, Varsity Women's and Concert Choirs. More than 300 students sing for Warren choir, which is under the direction of Robert Petersen.

Tickets to the concert are \$5 and will be available at the door. Doors open at 6:30 p.m.



Gangs Out of Downey board members presented a \$25,000 donation to the Downey Police Department on Tuesday.

# Donation ensures campus officer

**DOWNEY** – The Downey Police Department was presented with a \$25,000 donation from Gangs Out of Downey on Tuesday to help fund a school resource offi-

The donation ensures that a police officer will be assigned to Downey, Warren and Columbus high schools through the end of the school year.

The School Resource program began more than a decade ago and allows each of the area public high

schools to be staffed with a police officer. Officials said having an oncampus police officer not only helps to provide a safer learning environment, but also allows for officer interaction with the students, providing mentoring opportunities and law enforcement education

Thad Phillips, president of Gangs Out of Downey, presented

the donation to Police Chief Rick Esteves during GOOD's monthly meeting Tuesday.

"The funding of this program has become a great example of the collaborative effort and close working relationship shared with the Downey Unified School District, GOOD and the city of Downey," the police department said in a statement.



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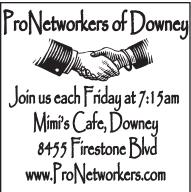
# Deserving students earn scholarships at Cerritos College

**NORWALK** – The Cerritos College Foundation awarded scholarships to eight female re-entry students last Thursday.

The \$500 E. Maude West Scholarship was presented to Patricia Perez of Norwalk. The scholarship was established by long-time Artesia resident E. Maude West, who was renowned in the community for her charitable work and her commitment to women's issues and the pursuit of educational goals.

Anita McLaughlin, of Bellflower, was presented with the \$750 Ellen Carver Re-Entry Scholarship. This scholarship was established by the Woman's Club of Artesia-Cerritos in memory of the late club member Ellen Carver, who was very active in the community.

Another scholarship sponsored by the Club is the Woman's Club of Artesia-Cerritos Scholarship. An



award of \$750 each was presented to Samantha Navarro of South Gate, Victoria Ramos of Huntington Park, and Danielle Thomas of Norwalk at the club meeting.

The scholarship is awarded to female students re-entering the academic world.

Thomas received additional help with completing her educational goals with a \$500 scholarship from the Norwalk Woman's Club, which is also awarded to a female re-entry student.

The Golden Girls Scholarship, established in 2008 by five women, also aims to help female re-entry students

The "golden girls" decided that instead of spending money on birthday and Christmas gifts for one another they would use that money for a scholarship. The \$700 scholarship was presented to Martha Ruiz of Lynwood.

Norma Gutierrez, of Norwalk, received the \$1,000 Jean O. Michael Scholarship. Jean Michael, wife of retired Cerritos College President Dr. Wilford Michael, presented Gutierrez with the scholarship that was established in her honor by her daughter and son-inlaw. The scholarship is for a reentry woman who is majoring in business.

The Cerritos College Foundation also awarded 25 student

scholarships totaling \$16,800 during its board meeting on Nov. 18.

Among the organizations presenting scholarships were the Habib American Bank, the Woman's Club of Artesia-Cerritos, GST, NHK Laboratories, Norwalk Woman's Club, and the Southland Motor Car Dealers Association. A number of scholarships awarded were established by private individuals as well.

The Robert W. Collins Scholarship for Administration of Justice Students was presented to Jarrod Schultz, of Lakewood and Nayeli Duenas, of Downey, who received a \$500 award each. The scholarship was established in memory of Robert W. Collins, father of administration of justice faculty member John Collins. Robert Collins was a veteran of World War II and the Korean War, who rose through the ranks to become chief of police for the City of Monterey Park.

The \$500 Mark & Barnett Chen Physical Therapist Assistant Scholarship was presented to Llanel Florendo of La Mirada. Established in memory of Mr. Chen who himself devoted much of his life to the health care field, the scholarship aims to assist compassionate and outstanding students in the physical therapy assistant education program.

It also honors his wife, Barnett, who dedicated her life to the care of others

Florendo was also honored with another scholarship that assists physical therapy students, the Marijean Piorkowski Physical Therapist Assistant Scholarship. The scholarship was established in honor of Marijean Piorkowski, a retired physical therapy faculty member of Cerritos College.

Julio Castro, of Bell Gardens, received the \$250 NHK Laboratories Chemistry Scholarship. Established by NHK Laboratories, the scholarship is awarded to a qualified chemistry student.

The \$500 John Moore First Step Scholarship was presented by Moore to Alejandra Ramirez of Long Beach. The scholarship was established by John Moore, a now-retired 19-year member of the Board, to help first semester college students who show the promise of succeeding.

The Alice Wang Scholarship, an award of \$500 each, was presented to Claudia Gonzalez of Downey, Mary Helen Moreno of Whittier, and Maria Santos of Bellflower. Established by J.P. Wang, Foundation board member and owner of GST, in honor of his wife Alice Wang, the scholarship recognizes a single mother majoring in child development.

# Newborn surrendered at fire station

INDUSTRY – A newborn baby boy was safely surrendered at a Los Angeles County fire station Tuesday, county officials have announced.

The mother entered Los Angeles County Fire Station 87, located in the unincorporated area of the city of Industry, Tuesday at 3 p.m. She presented the crew with a newborn baby, about three hours old.

As is standard practice, the baby was placed in protective custody as it awaits adoption.

Los Angeles County approved a law nine years ago that allows infants no more than three years old to be surrendered at fire stations and hospitals. Since the Safe Surrender program was adopted, 81 infants have been safely turned in.

# DMV imposter arrested

**LOS ANGELES** – A man accused of scamming victims of as much as \$10,000 by posing as a DMV employee is facing seven years in prison.

Julio Cesar Alvitres, 54, allegedly carried fake DMV employee identification card and – for a fee – offered to help victims register their vehicles, and obtain drivers' licenses and social security cards.

Each victim paid Alvitres between \$100 and \$4,500, prosecutors said.

# Indigents buried in mass grave

LOS ANGELES – Los Angeles County Supervisor Don Knabe presided over the burial of 1,440 indigents who were buried in a mass grave Wednesday at L.A. County Cemetery.

Many of the people buried Wednesday were homeless or poor, with no known family members.

"This holiday season many of us are reminded of how fortunate we are to be surrounded by our loved ones. Sadly, not everyone shares this blessing," Knabe said. "Regardless of what their status in life was, each one of their lives mattered."

A moment of silence was held at Tuesday's County Board of Supervisors meeting in honor of those buried.

# Hit and run driver sought

**DUARTE** – Los Angeles County Supervisor Michael Antonovich is offering a \$10,000 reward for information leading the arrest and conviction of the person responsible for the fatal hit-and-run of 86-year-old Gabriel Barragon on Dec. 1 in Duarte.

Barragon was struck by a vehicle – described only as being black – traveling southbound on Buena Vista Street in Duarte.

Anyone with information on the case is asked to call Sgt. Anthony Haynes of the Los Angeles County Sheriff's Department at (626) 285-7171.











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# Celebs tapped for boat parade

MARINA DEL REY - Barry Williams, who played the eldest son on the hit TV series "The Brady Bunch," will take part in the 48th annual Holiday Boat Parade taking place Saturday night in Marina Del Rey.

"The Brady Bunch" show ran in prime time from 1969-74 and continued for decades in reruns; by the 1990s the show and its cast had become nostalgic icons.

In March of 2002, Williams appeared on Fox TV's "Celebrity Boxing" in a match with Danny Bonaduce.

The boat parade will also feature an appearance by Brittany Wagner, recently crowned Miss California International 2011. The boat parade will follow a

fireworks display over the main channel of Marina del Rev. For more information, visit

# Children's author signing

www.mdrboatparade.org.

books

LONG BEACH - Children's author Suzanne Sumner Ferry will sign copies of her latest book, "Corinna the Christmas Elf," Dec. 18 at Roy Robbins Gifts & Stationery in Long Beach.

The book-signing begins at 2

The store is located at 4244 Atlantic Ave., in the Bixby Knolls district of Long Beach.

# CareMore opens 'rest stop' in mall

**DOWNEY** – Downey seniors are invited to take a "rest stop" while shopping at Stonewood Center, courtesy of CareMore.

The company recently opened a rest stop inside the mall for seniors to sit and rest while shopping. A CareMore representative is on-site to answer questions about Medicare or CareMore health plan options.

The rest stop resembles a living room designed to feel as comfortable as home.

"This is a new way to educate seniors about their local health options and to provide respite during the busy holiday season," said Leeba Lessin, president of CareMore. "We know seniors and their families have a lot of questions about the changes in Medicare, so we're providing a comfortable place for them to ask questions and learn about their options with local Medicare programs."

The rest stop will be in operation through the end of December.

# The remarkable Christmas truce of 1914

BY JIM MURPHY, SPECIAL TO THE DOWNEY PATRIOT

oday, the economics of the holiday season and the hoped for signs of an improving economy seem to overpower any other possible message, including peace. While this should be a time of 'peace on earth, good will toward men," it feels as if it would take a miracle today to make peace hap-

Yet at Christmas time, nearly a century ago, there was just such a miracle. In the midst of a world war, weary soldiers from both sides put down their guns and declared a moment of peace. The story is likely to sound vaguely familiar because the Christmas Truce of 1914 has achieved all but legendary status.

However, the Christmas Truce is not the stuff of legend, but of history. And, regardless of how familiar you think you are with the particulars, the realities of this extraordinary occurrence nearly 100 years ago are even more remarkable and moving.

In December 1914, long before U.S. involvement, the countries of Europe were engaged in a terrible war. In less than six months the fighting had torn up farmland, leveled villages, and killed over a million soldiers.

Exhausted, bogged down in muddy trenches with the enemy just yards away, most soldiers thought the war would never end. And then it did. Briefly. Here are four things you should know about the Christmas Truce of 1914.

The truce lasted weeks. Most people assume that the truce lasted for just one day. Yes, the truce began on Christmas day, but in the majority of locales, it lasted until after New Year's Eve or even

A British soldier, for example, took photographs of his German counterparts on Christmas Day and gave his new German friends copies on New Year's Day.

In another section of the front, the ceasefire lasted even longer. The truce stretched until Easter, a span of nearly four months!

Throughout the duration of the truce, soldiers from both sides of the trenches shared a kind of camaraderie. In many places, they





# **DVD RELEASES FOR** DECEMBER 1

The A-Team Cyrus Despicable Me Nanny McPhee Returns The Other Guys Frenemy Micmacs 24: Season 8 Army Wives: Season 4 Hawaii Five-O: Season 10



Source: www.comingsoon.net

sang songs together, shared an occasional meal, and exchanged small presents of food and tobacco. They helped each other bury their fellow soldiers, and even held joint religious services to mourn those who had been lost.

The truce involved many, many soldiers. Although oft-told versions of the story say that only a few hundred soldiers were involved, the actual number was far, far greater. In fact, more than 110,000 soldiers along the western front spontaneously stopped fight-

The number of soldiers, Germans and Austrians on one side and British, French and Belgian soldiers on the other, was so great that many commanding generals went out of their way to suppress the news, fearing that they would be blamed for such a wide scale mutiny. This remarkable, massive act of civil disobedience actually involved even more participants than one of history's most famous moments -- the civil disobedience showdown in China at Tiananmen Square over two decades ago!

Commanding officers participated as well. While many commanding officers for both sides condemned any truce, hundreds of officers in the field encouraged the halt to fighting and willingly participated in it.

They knew their men were exhausted, both physically and emotionally. They also realized that the military tactics used at the time -- especially the massed charge at machine gun and artillery positions -- were a futile waste of the lives of these men.

More German soldiers than Allied soldiers initiated the truce. This is a surprising fact.

Frequently, German soldiers would suggest a break from fighting, either by holding a sign or waving a white flag above their trenches. They'd climb over the parapet holding their hands up in the air to show they carried no

While this often took the allied soldiers by complete surprise, the allied soldiers would then respond in kind.

While this truce was clearly miraculous, the Christmas Truce did not, ultimately, put an end to the war. It dragged on for four more years. Although labeled "the war to end all wars," this war did not put an end to world wars. And, perhaps, even more tragically, historians now agree, that this was a war that did not need to hap-

They believe that a mix of missed messages, incompetent leadership, personal fears and jealousies created an inevitable march to war that could not be stopped.

However, the truce remains a piece of history worth remembering and recounting as often as possible. The spirit of the truce lived on in the hearts of all those who participated. Those fighting on both sides recognized that what they shared in common was greater than what tore them apart.

The Christmas Truce of 1914 also proved to the rest of the world that, at least for a moment, it really is possible for peace to reign over a war weary world.

Historian Jim Murphy is the author of Truce: The Day the Soldiers Stopped Fighting. More information about his other award-winning books, such as An American Plague and The Great Fire, can be found on jimmurphybooks.com.

# Tom Finn biography difficult to put down

■ Resident Ron Davis tells a gripping story in the biography of his father, Tom Finn.

BY HENRY VENERACION, STAFF WRITER

**DOWNEY** – At nearly 500 pages, Ron Davis' self-published biography of his grandfather, "Tom Finn, An Uncommon Odyssey," is impossible to read in one sitting.

But because it's about a truly colorful and interesting man, who, following Irish Catholic tradition, emigrated from County Mayo on the Emerald Isle's west coast to the immediate vicinity of the Black Hills in South Dakota, and otherwise brawled and drank his way through an unrelenting series of crises, the reader will find much here to hold his interest.

As his story unfolds, Davis' grandfather becomes bigger than life, one of those instances when fact is stranger than fiction. For even as a young kid, Tom Finn showed power in his fists and was fearless even against older opponents. In barroom and street fights (and there were plenty), he invariably emerged victorious. Standing nearly 6-feet and wiry-strong, his many adventures included employment at the shipyards where the Titanic was being built, prairie life, and encounters with the KKK.

A haunting sense of unease threaded throughout his life due to the 'curse' cast on him by the midwife-friend of his mother, Mary, when he figured in an accident that caused the midwife's ire.

He negotiated the distance from Sioux Falls to Lead, and vice-versa, in courting his future wife, Kate, hobo-style, riding in boxcars.

Now married, family spats and separations became frequent, exacerbated mostly by his intemperate drinking and insensitive ways. Kate nevertheless bore him seven kids,



**Ron Davis** 

some of whom had to be cared for by an orphanage after her untimely death. Tom himself died at the ripe old age of 89.

The book is dotted with bits of background Irish history as well as Irish and English Gaelic language especially in the early chapters (a glossary of terms is provided). There is also insightful narrative about the potato famine that impoverished and decimated Ireland in the mid-1880s.

Educated in Ireland and in the U.S., the 18-year Downey resident Davis got his Bachelor's degrees in philosophy and English (minor in classical languages, Latin and Greek) at Loyola University in Chicago. He later earned, among other things, a master's in research psychology from Cal State Long Beach.

Davis said working off-and-on on the book, his first attempt at biography, took him five years to write. It's not that it was difficult to write. Once his research and interviews were done, "the words just flowed," he said.

A book signing at the Downey City Library has been scheduled for St. Patrick's Day. The book sells for

He is now at work on a book on the evolution of religious belief systems. Davis had taken 21 units of theology while at Loyola.





# VERACRUZ

9085 Imperial (at Clark St.) • Daily 10 AM - 9 PM • (562) 923-1013

# **DOWNEY LOCATION ONLY** BUY 1 - GET 1 FREE

2nd of equal or lesser value FREE w/purchase of 2 drinks. Items 1-43 Only. Dine-In Only. No Take Out. 1 Coupon Per Visit. Substitutions Extra. Expires 12-24-10. Excludes Holidays.





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Holiday items, Holiday Sides, Whole Pies To Go, Bakery Goods or Dine-In. Cannot





ORDER ONLINE AND

be combined with any other offer, discount or coupon. No cash value. Valid at participating locations only. Offer expires 12/31/10. POS Code: MKTG Promo 1. Order your Holiday Pies Now! 7860 Florence Ave., **Downey** 562-927-3327





Page 12 Thursday, Dec. 9, 2010 \_\_\_\_ ■ The Downey Patriot



# Chance encounter leads to donation

**DOWNEY** – What happens when the coordinator of TLC Family Resource Center stands in line behind a volunteer from Fairy Godparents Organization, a nonprofit serving a neighboring community?

Local kids identified as homeless receive a new soft blanket and pil-

During a brief chance encounter with a representative from Fairv Godparents, TLC coordinator Luz Perez discussed available support services for children at TLC.

The woman was so touched and impressed by the TLC Center that she offered to donate care packages for children who may not get anything

Fairy Godparents donated and delivered more than 75 blanket care packages, which included brand new blankets, handmade pillows and stuffed animals for children. They will be given to children in need this

"We hope this story warms your heart," Perez said. "Happy holidays from TLC.'

# Judge swears in new lawyer

**DOWNEY** - Tuan Le, who has worked in a Downey law office the past four years, passed the bar exam in July and was sworn-in by Judge Ana Maria Luna in a morning ceremony last Friday at Downey Superior

Le, originally from the Bay Area, has a Juris Doctor from the University of West Los Angeles. He has spent the past four years with the Law Offices of Steve Lopez.

"Working with the people of Downey has been a pleasure, and I look forward to serving them in a greater capacity in the years to come," Le told

During the swearing-in ceremony, Judge Luna stressed two core values of law practice: diligence and enthusiasm. Quoting President Abraham Lincoln, Luna told Le that diligence, combined with being one step ahead of the opposing party, is crucial for new attorneys.

"Know their side of the case better than they do, nothing is more impressive in front of the judge and jury," Luna said.

Luna also reminded the audience of the need for compassion and

"Enjoyment of the profession, coupled with compassion for your client, should be your guide to a successful career," Luna said.

Following the ceremony, Le said he appreciated Luna's advice.

"Judge Luna's guiding words gave me tremendous excitement for the future, but were also a reminder of the large role lawyers play in their client's lives, and in society as a whole," he said.



After passing the bar exam in July, Tuan Le was sworn-in as an attorney last Friday by Judge Ana Maria Luna. The ceremony took place at Downey Superior Court.

# Compton man charged in '08 cold case

**COMPTON** – A 22-year-old Palmdale man was charged last week in connection with a 2008 sexual assault cold case, the District Attorney's office announced

Paul Lorenzo Madry is accused of attacking a woman during the early evening hours of Nov. 25 as she walked between the Compton Courthouse and a parking structure.

Madry was identified as a suspect two years later when he was convicted of misdemeanor burglary. His DNA matched a sample included in a

federal database.

Madry was charged with one count each of kidnapping to commit another crime, forcible rape and second-degree robbery. Madry was living in Palmdale at the time of his arrest but prosecutors believe he resided in Compton at the time of the offense.

If convicted as charged, Madry faces 75 years in prison, plus four life

# LEGAL NOTICES

#### FICT. BUSINESS NAME

## FICTITIOUS BUSINESS NAME STATEMENT

THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS: (1) Keeperz, 8639
Meadow Road, Downey, CA 90242, County

of Los Angeles Articles of Incorporation or Organization Articles of incorporation of organization Number (if applicable): Al #ON: 3314805 REGISTERED OWNERS(S): (1) Keeperz Corporation, 8639 Meadow Road, Downey, 90242, A California Corporation

This business is conducted by a Corporation The registrant commenced to transact business under the fictitious business name or

names listed above on N/A I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be

S/L. Brisco, President, Keeperz Corporation
This statement was filed with the County Clerk

of Los Angeles on 11/16/10 NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be

filed before the expiration.

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 Professions Code).

The Downey Patriot, # BS124251 12/2/10, 12/9/10, 12/16/10, 12/23/10

## **GOVERNMENT**

NOTICE CALLING FOR BIDS

CASH CONTRACT NO. S.S. 622 RESIDENTIAL STREETS RESURFACING PROJECT

Sealed bids will be received at the office of the Sealed bids will be received at the office of the City Clerk of the City of Downey until 11:00 AM on Wednesday, December 22, 2010, at which hour the proposed bids will be publicly opened and read in the City Hall at 11111 Brookshire Ave, Downey, California for Cash Contract No. S.S. 622 — Residential Streets Resurfacing Project.

The work to be performed under this Contract generally consists of pavement rehabilitation, repairs to existing sidewalks, curbs, gutters, curb ramps, driveways, and parkways on various residential streets throughout the City. The work involves saw cutting, removal and disposal of existing pavement sections; cold milling of existing asphalt pavement; A.C. reconstruction; construction of A.R.H.M. overlays; sawcut, removal and reconstruction of curb and gutter, sidewalk, driveways, cross gutters, and curb ramps; tripming and gutters, and curb ramps; trimming and root pruning of trees; installation of root barriers; adjustment of manholes, water valves, pull boxes, and water meter boxes to grade; traffic detector loop replacement; traffic striping, pavement markings, signing and traffic control. The work shall be done in accordance with the and Specifications entitled Cash Contract No. S.S. 622.

Plans and Specifications are on file in the office of the Finance Cashier at 11111 Brookshire Avenue Downey, California, where they may be examined and copies obtained at a cost of \$40.00 per set. The cost of said Plans and Specifications is non-refundable and purchased Plans and Specifications need not be returned. Plans and Specifications may be delivered for an additional charge of \$20 via be delivered for an additional charge of \$20 via On-Trac Overnight courier Questions On-Trac Overnight courier. Questions regarding this project should be addressed to the Capital Improvement Section at (562) 904-7117. Bids will be opened publicly after 11:00 a.m. of said day at City Hall.

BIDS MUST BE MADE ON THE PROPOSAL FORM INCLUDED IN THE PLANS AND SPECIFICATIONS FOR CASH CONTRACT NO. S.S. 622. Each proposal or bid must be accompanied by a certified cashier's check, bidder's bond, or a cash deposit, payable to the City of Downey, in the sum of not less than ten percent (10%) of the total amount bid as a guarantee that the bidder, should he be successful, will, within ten (10) days after the contract has been mailed or delivered to him or his authorized agent, execute the contract and furnish the necessary bonds. Should a bidder's bond be submitted with any proposal or bid, the bid bond form provided by the City shall be used, and use of substitute forms may disqualify the bid.

The successful Bidder will be required to submit Corporate surety bonds with the Contract. A bond in the sum of one hundred percent (100%) of the Contract price shall be furnished, guaranteeing the faithful

performance of said Contract, and a bond in the sum of one hundred percent (100%) of the Contract price shall be furnished for the protection of all laborers and materialmen.

The prevailing wage scale for this project shall be in accordance with GENERAL WAGE DETERMINATIONS BY THE STATE OF CALIFORNIA, DIRECTOR OF INDUSTRY RELATIONS, PURSUANT TO LABOR CODE PART 7, CHAPTER 1, ARTICLE 2, SECTIONS 1770,1773 AND 1773.1 on file in the office of the City Clerk. The Contractor shall not pay less than the prevailing wage.

All projects require the successful bidder to possess a valid State of California Contractor's License at the time of Contract Award, in accordance with Section 20103.5 of the Public Contract Code. Pursuant to Section 3300 of the Public Contract Code, the City has determined that the Contractor to whom the subject contract is awarded shall possess a valid Contractor's License in the Classification of A, "General Engineering

Each Contractor submitting a proposal of bid for his work shall complete and submit with the proposal all of the forms included herein, including all federal forms. Failure to include any of these documents with the proposal may

The City reserves the right to reject any and all bids, and to waive any informality in any bid received, and to be the sole judge of the merits of the respective bids received. The award, if made, will be made to the lowest responsible bidder.

QUESTIONS REGARDING THIS PROJECT SHOULD BE ADDRESSED TO THE PUBLIC WORKS DEPARTMENT-ENGINEERING DIVISION, AT (562) 904-7117.

NO LATE BIDS WILL BE ACCEPTED.

CITY OF DOWNEY, CALIFORNIA

The Downey Patriot, #BS124251 12/9/10, 12/16/10

**CITY OF DOWNEY** NOTICE OF PUBLIC HEARING
(CHANGE OF TIME)
NOTICE IS HEREBY GIVEN that a Public

Hearing will be held by the City Council on Tuesday, December 14, 2010 at **6:30 p.m.**, or as soon thereafter as the matter may be heard in the Council Chamber of the Downey City Hall located at 11111 Brookshire Avenue,

Adoption of an Ordinance amending Article VIII of the Downey Municipal Code thereby adopting the 2010 California Building Code, with local amendments; the 2010 California Electrical Code; the 2010 California Mechanical Code; the 2010 California Uniform Plumbing Code, with the State of California 2010 amendments; the 2010 California Green Building Standards Code and its amendments; Building Standards Code and its amendments; the 2010 California Energy Code, and the 2010 California Residential Code and its amendments. Copies of the proposed Ordinance and the 2010 California Building Code, 2010 California Electrical Code, 2010 California Uniform Plumbing Code, 2010 California Green Building Standards Code, 2010 California Residential Code are on file with the City Clerk Residential Code are on file with the City Clerk and open to public inspection during regular business hours. The purposes of the Ordinances are to adopt the above Codes by reference, with local amendments. This Public Hearing and Notice are intended to comply with the provisions of Government Code. with the provisions of Government Code Section 50022.3.

Any person desiring to be heard may appear and be heard at said Public Hearing at the time and places as noted above. For further information, please contact the Building and Safety Division at (562) 904-7143. Kathleen L. Midstokke, City Clerk

The Downey Patriot, #BS124251 12/2/10, 12/9/10

## **TRUSTEE SALES**

NOTICE OF TRUSTEE'S SALE TS No. 10-NOTICE OF IROSTEES SALE IS NO. 10-0109476 Title Order No. 10-8-413350 Investor/Insurer No. 1705811448 APN No. 8059-010-018 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/19/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN ANALYSIA ANT INFO OF THE NATURE OF THE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by SALVADOR RODRIGUEZ-ROJAS, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, dated 11/19/2007 and recorded 11/28/07, as Instrument No. 2007/26/13020, in Book Page Instrument No. 20072613020, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/06/2011 at 10:30AM,

At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, street address and other common designation, if any, of the real property described above is purported to be: 13931 DILWORTH STREET, LA MIRADA, CA, 90638. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$370,750.37. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/08/2010 RECONTRUST COMPANY, N.A. 1800 Tapo RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3821915 12/09/2010, 12/16/2010, 12/23/2010

# The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE TS #: CA-08-NOTICE OF TRUSTEE'S SALE TS #: CA-08-173776-TC Order #: E830415 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/22/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): LAURA ORENDAIN, A SINGLE WOMAN Recorded: 4/2/2007 as Instrument No. 20070772247 in book -, page - of Official Records in the office of the Recorder of LOS Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/3/2011 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$606,379.79 The purported property address is: 11962 POMERING ROAD DOWNEY, CA 90242 Assessor's Parcel No. 6246-015-031 The undersigned Trustee disclaims any liability The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the provided rient directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to OneWest Bank, FSB 2900 Esperanza Crossing Austin TX 78758. Pursuant to California Civil Code 2923.5 (c), the beneficiary or authorized agent declares as follows: DECLARATION PURSUANT TO CAL. CIV. CODE SECTION 2923.5 The undersigned mortgagee, beneficiary or authorized agent hereby declares under penalty of perjury, under the laws of the State of California, as follows: The mortgagee, beneficiary or authorized agent has tried with due diligence to contact the borrower to discuss the borrower's financial situation and to explore options for the borrower to avoid foreclosure as required by

Cal. Civ. Code Section 2923.5. Thirty days or more have elapsed since these due diligence efforts were completed. The real property is not an owner-occupied single family residence. Date: 11/03/08 1.) The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; 2.) The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. 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 padl to the Trustee, and the successful bidder shall have no further recourse. If the sale is set shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: (877) 908-4357 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3837372 12/09/2010, 12/16/2010,

## The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0106195 Title Order No. 10-8-407028 Investor/Insurer No. 1700301148 APN No. 8082-014-001 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/01/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by LUIS C. FACIO AND SUSAN FACIO, HUSBAND AND WIFE AS JOINT TENANTS, dated 11/01/2005 and recorded 11/10/05, as Instrument No. 05 2722257, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/06/2011 at 10:30AM, At the West side of the Los Angeles County, County Count 01/06/2011 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 12428 CHESHIRE STREET, NORWALK, CA, 90650. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$382,254.13. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and the credit to the property of the Section 5102 of the Financial Code and the content of the content authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpoid principle of the Note secured by said unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/04/2010 RECONTRUST COMPANY, N.A. 1800 Tapo RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3816275 12/09/2010, 12/16/2010, 12/23/2010

The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 10-514748 INC Title Order No. 100504445 APN 6285-009-003 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/22/05. 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 12/29/10 at 10:30 a.m.. Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 07/01/05 in Instrument No. 05 1559835 of on 07/01/05 in Instrument No. 05 1559835 of official records in the Office of the Recorder of LOS ANGELES County, California, executed LOS ANGELES County, California, executed by: Michael Succar, an unmarried man, as Trustor, ONEWEST BANK, FSB AS PURCHASER OF CERTAIN ASSETS OF FIRST FEDERAL BANK OF CALIFORNIA FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawfull money of the United States by cash in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state), at the west side of the Los Angeles County Courthouse directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California described as: 9038 BIGBY STREET, DOWNEY, CA 90241 The property heretofore described is being sold "as is". The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees charges and expenses of the estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$544,299.89 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said 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. Requirements of SB1137 have been met pursuant to the Notice of Sale Declaration of record. The mortgage loan servicer has obtained from the commissioner a final or obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed. DATE: December 9, 2010 Elaine Ivtalone Assistant Secretary & Assistant Vice President Aztec Foreclosure Corporation c/o 4665 MacArthur Court, Suite 250 Newport Beach, CA 92660 Phone: (800) 731-0850 or (602) 222-5711 Fax: (847)627-8803 www.aztectrustee.com For Trustee's Sale Information Call 714-730-2727 http://www.lpsasap.com ASAP# 3838329 12/09/2010, 12/16/2010, 12/23/2010

NOTICE OF TRUSTEE'S SALE Trustee Sale

The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10 NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 20100134003231 Title Order No.: 100359701 FHA/VA/PMI No.: - YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/16/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NDEX WEST, LLC, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 06/27/2006 as Instrument No. 06 1413513 under and pursuant to Deed of Trust Recorded on 06/27/2006 as Instrument No. 06 1413513 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: TERRY J. NORSIAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States) DATF OF SALE: 12/15/2010 United States). DATE OF SALE: 12/15/2010
TIME OF SALE: 10:30 AM PLACE OF SALE:
AT THE WEST SIDE OF THE LOS ANGELES
COUNTY COURTHOUSE, DIRECTLY
FACING NORWALK BLVD., 12720
NORWALK BLVD., NORWALK, CA. STREET
ADDRESS and other command designation if NORWALK BLVD., NORWALK, CA. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 12429 MAIDSTONE AVENUE, NORWALK, CALIFORNIA 90650 APN#: 8023-012-018 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 warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured

by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$493,594.15. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. FOR TRUSTEE SALE INFORMATION PLEASE CALL: AGENCY SALES & POSTING 3210 EL CAMINO REAL, SUITE 200 IRVINE, CA 92602 714-730-2727 www.lpsasap.com NDEx West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NDEx West, L.L.C. as Trustee Dated: 11/19/2010 NDEx West, L.L.C. 15000 Surveyor Boulevard, Suite 500 Addison, Texas 75001-9013 Telephone: (866) 795-1852 Telecopier: (972) 661-7800 ASAP# 3822253 11/25/2010, 12/02/2010, 12/09/2010

NOTICE OF TRUSTEE'S SALE Trustee Sale
No.: 20100134004084 Title Order No.:
100510807 FHA/VA/PMI No.: YOU ARE IN
DEFAULT UNDER A DEED OF TRUST,
DATED 12/13/2006. UNLESS YOU TAKE
ACTION TO PROTECT YOUR PROPERTY,
IT MAY BE SOLD AT A PUBLIC SALE. IF
YOU NEED AN EXPLANATION OF THE
NATURE OF THE PROCEEDING AGAINST
YOU, YOU SHOULD CONTACT A LAWYER.
NDEX WEST, LLC, as duly appointed Trustee
under and pursuant to Deed of Trust Recorded
on 1/2/1/2006 as Instrument No. 06 2839969 on 12/21/2006 as Instrument No. 06 2839969 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: GUADALUPE MONTEZ, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 12/22/2010
TIME OF SALE: 10:30 AM PLACE OF SALE:
AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BLVD., 12720 NORWALK BLVD., NORWALK, CA. STREET NORWALK BLVD., NORWALK, CA. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 11913 HIGHDALE STREET, NORWALK, CALIFORNIA 90650 APN#: 8080-002-002 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. will be made, but without coverant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts. expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$494,581.64. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell the designed caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. FOR TRUSTEE SALE INFORMATION PLEASE CALL: AGENCY SALES & POSTING 3210 EL CAMINO REAL, SUITE 200 IRVINE, CA 92602 714-730-2727 www.lpsasap.com NDEx West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NDEx West, L.L.C. as Trustee Dated: 11/28/2010 NDEx West, L.L.C. 15000. 15000 Surveyor Boulevard, Suite 500 Addison, Texas 75001-9013 Telephone: (866) 795-1852 Telecopier: (972) 661-7800 ASAP# 3815791 12/02/2010, 12/09/2010, 12/16/2010

# The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0100250 Title Order No. 10-8-388827 Investor/Insurer No. 1701756539 APN No. 8080-035-042 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/01/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by ARTURO MARTINEZ, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY, dated 06/01/2006

# Legal Notices Page 13 Thursday, Dec. 9, 2010

#### LEGAL NOTICES CONT.

and recorded 06/09/06, as Instrument No. 06 1272392, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/27/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and others of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 12124 BARNWALL ST, NORWALK, CA, 906506603. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation if any bown bearing. The total the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$469,104.62. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/25/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:— Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNIMA3802673 11/25/2010, 12/02/2010, 12/09/2010

# The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE T.S. No. GM-220286-C Investor No. 5073275 Loan No. 0359394583 YOU ARE IN DEFAULT UNDER 0359394583 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/18/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the bighest bidder for cash auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by the duly appointed trustee. The sale will be made, but without covenant or warranty. expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. TRUSTOR: JOSE CASTILLO AND DESIREE CASTILLO, HUSBAND AND WIFE AS JOINT TENANTS Recorded 10/26/2006 as Instrument No. 06 2377617 in Book, page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale:12/23/2010 at 10:30 AM Place of Sale: At Sale:12/23/2010 at 10:30 AM Place of Sale: At the west side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, California Property Address is purported to be: 10636 OHM AVENUE NORWALK, California 90650-0000 APN #: 8021-013-011 The total amount secured by said instrument as of the time of initial publication of this notice is \$546,753.00, which includes the total amount of the unpaid Initial publication of this notice is \$546,753.00, which includes the total amount of the unpaid balance (including accrued and unpaid interest) and reasonable estimated costs, expenses, and advances at the time of initial publication of this notice. Pursuant to California Civil Code 2923,54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55. Date: 11/23/2010 ETS Services, LLC 2255 North Ontario Street, Suite 400 Burbank, California 91504-3120 Sale Line: 714-730-2727 Illeanna Petersen, TRUSTEE SALE OFFICER ASAP# 3813563 12/02/2010, 12/09/2010, 12/16/2010

## The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS #: CA-10-383880-TC Order #: 100521460-CA-BFI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/21/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE IE YOU NEED AN EXPLANATION OF SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): SAMUEL TAFOLLA JR., A SINGLE MAN Recorded: 4/28/2006 as Instrument No. 06 0940133 in book -, page - of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/4/2011 at 10:30 AM Place of Sale: At the West side of the Los Angeles County the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$434,729.83 The purported property address is: 14503 GRAYSTONE AVE NORWALK, CA 90650 Assessor's Parrel No. 8075-018.025 90650 Assessor's Parcel No. 8075-018-025 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address o common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to Select Portfolio Servicing, Inc. 3815 S.W. Temple Salt Lake City UT 84115-4412 Pursuant to California Cityl Cote 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid no the date the notice of sale current and valid on the date the notice of sale current and valid on the date the inclined of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further

recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A
DEBT ON BEHALF OF THE HOLDER AND
OWNER OF THE NOTE. ANY
INFORMATION OBTAINED BY OR
PROVIDED TO THIS FIRM OR THE
CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to turn of your credit policy. fulfill the terms of your credit obligations. ASAP# 3811287 12/02/2010, 12/09/2010,

# The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS # CA-10-378118-VF Order # 542013 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/4/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY. IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST ALL OF THE NATURE OF THE PROCEEDING AGAINST AND THE NATURE OF THE PROCEEDING AGAINST ALL OF THE NATURE OF THE PROCEDING AGAINST ALL OF THE NATURE OF THE PROCEDING AGAINST ALL OF THE P YOU, YOU SHOULD CONTACT A LAWYER.
A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal cashing and leave acceptate or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): DAVID ELDRIDGE, AND RICCI JO Trustor(s): DAVID ELDRIDGE, AND RICCI JO ELDRIDGE, HUSBAND AND WIFE AS JOINT ELDRIDGE, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 10/16/2006 as Instrument No. 06 2290281 in book XXX, page XXX of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 12/22/2010 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$365,470.22 The purported property address is: 11917 TINA STREET NORWALK, CA 90650 Assessors Parcel No. 8015-026-033 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to Bank of America 475 Crosspoint Parkway Getzville NY 14068 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of Getzville NY 14068 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: 11/19/2010 Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-727, and Logic Value and Carlon Sale Lines of SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3791098 12/02/2010, 12/09/2010

## The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS # CA-10-382115-CL Order # 100506085-CA-LPI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/24/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): RAFAEL CRUZ, A SINGLE MAN Recorded: 7/31/2006 as Instrument No. 06 1683806 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 12/16/2010 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$389,380.53 The purported property address is: 12728 DALWOOD AVE NORWALK, CA 90650 Assessors Parcel No. 8050-029-011 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the provided referred directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to Aurora Loan Services LLC 10350 Park Meadows Dr. Littleton CO 80124 Pursuant to California Civil

Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: 11/24/2010 Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's right against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are bearby potified that a pagetty contribute to the page to the path of the pagetty contribute to the page to the path of the pagetty contribute to the page to the path of the pagetty potified that a pagetty contribute to the page to th PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3798187 11/25/2010, 12/02/2010,

#### The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE TS # CA-10-380843-AL Order # 100494664-CA-GTO YOU 380843-AL Order # 100494664-CA-GTO YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/13/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER A public auction sale to the highest LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon fees charges and advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): HILDA V. RAMIREZ, A SINGLE WOMAN Recorded: 7/25/2007 as Instrument No. 20071755741 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 12/16/2010 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$446.392.06 The purported property address in 1005 LEDMOND LAND ROLL PLAND ROLL PART AND ROLL PLAND ROLL PART AND ROLL \$446,392.06 The purported property address is: 12052 HERMOSURA ST NORWALK, CA 90650 Assessors Parcel No. 7009-018-016 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to JPMorgan Chase Bank, N.A. 7301 Baymeadows Way Jacksonville FL 32256 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized herein. If no street address or other common of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. If the Trustee is unable to convey sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be aptitled only to a return of the deposit paid. The recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: 11/22/2010 Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3794659 11/25/2010, 12/02/2010. fulfill the terms of your credit obligations. ASAP# 3794659 11/25/2010, 12/02/2010,

## The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE TS #: CA-10-360335-TC Order #: 100280310-CA-DCI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/17/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): ESTER ALVARADO A SINGLE WOMAN Recorded: 12/21/2007 as Instrument WOMAN Recorded: 12/21/2007 as Instrument No. 200728/10569 in book -, page - of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 12/22/2010 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$375,906.95 The purported property address is: 11702 HORTON AVE DOWNEY, CA 90241 Assessor's Parcel No. 6248-020-011

The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to OneWest Bank, FSB 2900 Esperanza Crossing Austin TX 78758 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. 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 reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgage, or the Mortgage's Attorney. Date: Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: (877) 908-4357 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# FNMA3793900 12/02/2010, 12/16/2010

# The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE Trustee Sale
No. 244590CA Loan No. 3013214469 Title
Order No. 569998 YOU ARE IN DEFAULT
UNDER A DEED OF TRUST DATED 02-152007. 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 12-302010 at 10:30 AM, CALIFORNIA
RECONVEYANCE COMPANY as the duly
appointed Trustee under and pursuant to Deed

12/09/2010, 12/16/2010

RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 02-23-2007, Book , Page , Instrument 20070395005, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: EUGENE DUBOIS AND, VICKIE DUBOIS, HUSBAND AND WIFE, AS JOINT TENANTS, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the conveyed to and now head by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, attented fore described the expression of the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BUVD., NORWALK, CA Legal Description: ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 1: THAT PORTION OF LOT "F" OF THE RANCHO SANTA GERTRUDES, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF DOWNEY AND THE WESTERLY BOUNDARY OF DOWNEY AND THE WESTERLY BOUNDARY OF DOWNEY AND THE COMMENT. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF DOWNEY AVENUE (FORMERLY KNOWN AS SOUTH CRAWFORD STREET) WHICH POINT OF BEGINNING IS SITUATED SOUTH 32 DEGREES 07 MINUTES 00 SECONDS WEST 236.00 FEET FROM THE NORTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED ON FEBRUARY 11, 1920 BY CLARENCE W. BROWN AND WINJERED A CONVEYED ON FEBRUARY 11, 1920 BY CLARENCE W. BROWN AND WINIFRED A. BROWN, GRANTORS TO NORA E. REDFIELD, GRANTEE, BY DEED RECORDED MARCH 24, 1920 IN BOOK 7142 PAGE 214 IF DEEDS, RECORDS OF LOS ANGELES COUNTY; THENCE NORTH LOS ANGELES COUNTY; THENCE NORTH 57 DEGREES 53 MINUTES 00 SECONDS WEST 77.50 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 57 DEGREES 53 MINUTES 00 SECONDS WEST 72.50 FEET; THENCE SOUTH 32 DEGREES 07 MINUTES 00 SECONDS WEST 127.00 FEET; THENCE SOUTH 57 DEGREES 53 MINUTES 00 SECONDS EAST 72.50 FEET; THENCE NORTH 32 DEGREES 07 MINUTES 00 SECONDS EAST 72.50 FEET; THENCE NORTH 32 DEGREES 07 MINUTES 00 SECONDS EAST 127.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION. PARCEL 2: AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF LOT "F" OF THE RANCHO SANTA GERTRUDES, IN THE OVER THAT PORTION OF LOT "F" OF THE RANCHO SANTA GERTRUDES, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY INCLUDED WITHIN A STEE MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND 27.00 FEET WIDE, RUNNING FROM THE SOUTHEASTERLY LINE OF SAID HEREINBEFORE DESCRIBED PARCEL NO. 1 TO THE NORTHWESTERLY LINE OF A 40.00 FOOT STRIP OF LAND CONDEMNED FOR THE COUNTY OF LOS ANGELES BY FINAL DECREE RECORDED IN BOOK 35651 PAGE 330 OF OFFICIAL RECORDS OF SAID COUNTY, THE SOUTHWESTERLY LINE OF SAID EASEMENT BEING THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID PARCEL NO. 1 HEREINBEFORE MENTIONED Amount of unpaid balance and other charges: \$551,580.31 (estimated) Street address and other common designation of the real property: 12541 DOWNEY AVENUE DOWNEY, CA 90242 APN Number: 6259-021-037 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation. if any. any liability for any incorrectness of the street any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 12-08
2010 DECLARATION PURSUANT TO 2010 DECLARATION PURSUANT 10 CALIFORNIA CIVIL CODE SECTION 2923.54 Pursuant to California Civil Code Section 2923.54, the undersigned loan servicer declares as follows: 1. It has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.54 that is

current and valid on the date the notice of sale is filed; and 2. The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or Section 2923.55. CALIFORNIA RECONVEYANCE COMPANY, as Trustee (714) 259-7850 or www.fidelityasap.com (714) 573-1965 or www.priorityposting.com CALIFORNIA RECONVEYANCE COMPANY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DEBORAH BRIGNAC, VICE PRESIDENT ASAP# 3836321 12/09/2010, 12/16/2010, 12/23/2010

NOTICE OF TRUSTEE'S SALE TS #: CA-10-

# The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE 1S #: CA-10-381981-VF Order #: 557511 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/11/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): FIDEL RAMIREZ AND IRMA RAMIREZ Recorded: 10/18/2007 as Instrument No. 20072372172 in book XXX, page XXX of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 12/27/2010 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other serges. (426 8/45 77. The purported Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$426,845.77 The purported property address is: 10223 CASANES AVE DOWNEY, CA 90241 Assessor's Parcel No. 6286-004-008 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to Bank of America 475 Crosspoint Parkway Getzville NY 14068 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgager, the Mortgagee, or the Mortgagee's Attorney. Date: Quality Loan Service Corp. 21415th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3830165 12/02/2010, 12/09/2010, 12/16/2010

The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10 NOTICE OF TRUSTEE'S SALE T.S. No. 10-02362-US-CA YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/08/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY. IT MAY BE PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union or a check a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest as shown below, or all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: JAMES M. LESZCZYNSKI, A SINGLE MAN AND LOTTIE J. LESZCZYNSKI, A WIDOW Duly Appointed Trustee: NATIONAL DEFAULT SERVICING CORPORATION Recorded 02/21/2007 as Instrument No. 20070370533 of Official Records in the office of the Recorder of LOS ANGELES County, California. Date of Sale: 12/30/2010 at 10:30 A.M. Place of Sale: At the west side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA Estimated amount of unpaid balance and other charges: \$235,725.76 Street Address or other common designation of real property: 15517 THORNLAKE AVE., NORWALK, CA 90650 A.P.N.: 8082-021-015 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The undersigned mortgagee, beneficiary or authorized agent for the mortgagee or beneficiary pursuant to California Civil Code 2923.5(b) declares that the mortgagee, beneficiary or the mortgagee's or beneficiary's authorized agent has either contacted the borrower or tried with due diligence to contact the borrower as required by California Civil Code 2923.5. Regarding the property that is the subject of this Notice of

Sale, the "mortgage loan servicer" as defined in California Civil Code Section 2923.53 (k) (3) declares that it has obtained from the Commissioner a final or temporary order of exemption pursuant to California Civil Code Section 2923.53 and that the exemption is current and valid on the date this Notice of Sale is recorded. The timeframe for giving a Notice of Sale specified in Subdivision (a) Section 2923.52 does not apply to this Notice of Sale pursuant to California Civil Code Sections 2923.52 or 2923.55. Date: 12/08/2010 NATIONAL DEFAULT SERVICING CORPORATION 7720 N. 16th Street, Suite 300 Phoenix, AZ 85020 phone 602-264-6101 Sales Line 714-730-2727; Sales Website: www.ndscorp.com/sales Nichole Alford, TRUSTEE SALES REPRESENTATIVE ASAP# FNMA3830649 12/09/2010, 12/16/2010, 12/23/2010

## The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 741366CA Loan No. 3018359053 Title Order No. 100214288-CA-MAI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10-04-2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12-30-2010 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 10-15-2007, Book , Page , Instrument 20072346351, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: ADRIANA VALLE DE LOPEZ, A MARRIED WOMAN, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or rederal credit union, or a cashier's check drawn by a state or federal credit union, or federal savings and loan association, savings or a cashier's check drawn by a state or or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made but without covenant or warranty. made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BOULEVARD, 12720 NORWALK BLVD., NORWALK, CA Legal Description: LOT 184, OF TRACT NO. 13441, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 370 PAGES 5 THROUGH 13 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$755,639.73 (estimated) Street address and other common designation of the real property: 9615 QUINN ST DOWNEY, CA 90241 APN Number: 6287-015-024 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property reretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; one of the following methods: by telephone; by United States mail; either 1st class or certified United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 12-03-2010 DECLARATION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2923.54 Pursuant to California Civil Code Section 2923.54, the undersigned loan servicer declares as follows: 1. It has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.54 that is current and valid on the date the notice of sale current and valid on the date the notice of sale is filed; and 2. The timeframe for giving notice of sale specified in subdivision (a) of Section of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.55 or Section 2923.55. CALIFORNIA RECONVEYANCE COMPANY, as Trustee (714) 259-7850 or www.fidelityasap.com (714) 573-1965 or www.priorityposting.com CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DEBORAH BRIGNAC, VICE PRESIDENT 9200 OAKDALE AVE MAILSTOP N110612 CHATSWORTH, CA 91311 ASAP# 3837076 12/09/2010, 12/16/2010, 12/23/2010

## The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 20090134001016 Title Order No.: 400017217 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/30/2005. UNLESS YOU TAKE DATED 12/30/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NDEX WEST, LLC, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 01/13/2006 as Instrument No. 06 0089545 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: VICTORIA RIOS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 12/29/2010 TIME OF SALE: 10:30 AM PLACE OF SALE: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BLVD., 12720 NORWALK BLVD., NORWALK, CA. STREET ADDRESS and other common designation, it any, of the real property described above is purported to be: 7936 3RD ST., DOWNEY, CALIFORNIA 90241 APN#: 6251-019-038 The undersigned Trustee disclaims any liability The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$878,191.55. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell. In Election to Sell to be recorded in the county where the real property is located. FOR TRUSTEE SALE INFORMATION PLEASE CALL: AGENCY SALES & POSTING 3210 EL CAMINO REAL, SUITE 200 IRVINE, CA Q3602 714-730-2727 www.lpsasap.com NDEx West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT DE ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NDEX West, L.L.C. as Trustee Dated: 12/02/2010 ASAP# 3835241 12/09/2010, 12/16/2010, 12/23/2010

## The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE TS #: CA-09-295513-PJ Order #: 090468180-CA-GTI YOU ARE IN DEFAULT UNDER A DEED OF

#### LEGAL NOTICES CONT.

TRUST DATED 7/19/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state state of national pains, check drawn by sate or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): ANTONIO R. SERRANO A SINGLE MAN Recorded: 7/26/2006 as Instrument No. 06 1649752 in book xxx, page strument No. 06 1649752 in book xxx, page to the Recorder of LOS ANGELES County, California; Date of Sale: 1/3/2011 at 10:30 AM Place of Sale: At the West side of the Los Angeles County (courthouse, directly facing Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$456,033.13 The purported property address is: 11705 RONALD DR LA MIRADA, CA 90638 Assessor's Parcel No. MIRADA, CA 90030 ASSESSIOTS Parcer No. 8033-018-011 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for present legality legals. description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to JPMorgan Chase Bank, N.A. 7301 Baymeadows Way Jacksonville FL 32256 Pursuant to California Civil Code 2923.54 the ruisuant to California Civil Code 292.3.34 rise undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [ 2 ] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 . If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3832303 12/09/2010, 12/16/2010, 12/23/2010

# The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE TS #: CA-09-319552-CL Order #: 090718895-CA-LPI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/18/2006. UNLESS YOU PROPERTY IT MAY BE SOLD AT A PUBLIC PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): ADA RAMOS AN UNMARRIED WOMAN Recorded: 12/28/2006 as Instrument No. 06 2879221 in book, page of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 3/11/2011 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$530,167.37 The purported property address is: 11703 BUELL ST NORWALK, CA 90650 Assessers' Pagrel No. 8016.004.001 The Assessor's Parcel No. 8016-004-001 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to Aurora Loan Services LLC 10350 Park Meadows Dr. Littleton CO 80124 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filled; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. If the Trustee is unable to convey title for any reason, the successful bidder's date of first publication of this Notice of Sale 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 successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR

PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3832294 12/09/2010, 12/16/2010, 12/23/2010

## The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0099405 Title Order No. 10-8-386812 Investor/Insurer No. 1705909849 APN No. 0099405 Inte Order No. 10-8-386812 Investor/Insurer No. 1705909849 APN No. 6258-008-030 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/19/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by AIMEE FAVELA, A SINGLE WOMAN AND ALVARO FAVELA JR., A SINGLE MAN AS JOINT TENANTS, dated 12/19/2007 and recorded 12/31/07, as Instrument No. 20072862989, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/23/2010 at 10:30AM, At the West side of the Los Angeles County California, will sell on 12/23/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust in the property situated in said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, street address and other common designation, if any, of the real property described above is purported to be: 8435 BYERS STREET, DOWNEY, CA, 90242. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable. the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$444,391.98. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/24/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By.— Trustee's Sale Officer RECONTRUST COMPANY, N.A. Sale Officer RECONTROST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.ASAP# FNMA3799103 11/25/2010, 12/02/2010, 12/02/2010

# The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE TS # CA-10-

381366-VF Order # 555989 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/25/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state will be authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty expressed or implied, regarding title, possession, or encumbrances, to pay the oal sum of the note by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.
Trustor(s): ROBERT J. CHRISTOPHER AND
VIOLA C. CHRISTOPHER HUSBAND AND WIFE AS JOINT TENANTS Recorded: 11/1/2005 as Instrument No. 05 2629820 in book XXX, page XXX of Official Records in the office of the Recorder of LOS ANGELES County, California: Date of Sale: 12/16/2010 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance NORMAIK, CA 90650 Amount of unpaid balance and other charges: \$396,716.15 The purported property address is: 14708 FAIRACRES DRIVE LA MIRADA, CA 90638 Assessors Parcel No. 8033-007-016 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation if any shown begin if common designation, if any, shown herein. If no street address or other common no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sala date of first publication of this Notice of Sale by sending a written request to Bank of America 475 Crosspoint Parkway Getzville NY 14068 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the details the patries of selection filed in 21.1 The the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 . If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set saide for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgager, the Mortgagee, or the Mortgagee's Attorney. Date: 11/22/2010 Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3794712 11/25/2010, 12/02/2010, 12/09/2010

## The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 438840CA Loan No. 0697613990 Title

Order No. 210701 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02-15-2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS. AGAINST YOU EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12-16-2010 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Truste under and pursuant to Deed of Trust Recorded 03-01-2006, Book, Page, Instrument 06 04/3492 of official recorde in Instrument 06 0443492, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: ALDEN LOPEZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, LONG BEACH MORTGAGE COMPANY, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state of national bank, a cashler's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BUVD., NORWALK, CA Legal Description: LOT 159 OF TRACT NO. 16224, IN THE CITY OF NORWALK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 388, PAGES 6 TO 12 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$491,552.86 (estimated) Street address and other common designation of the address and other common designation of the real property: 10913 HAYFORD STREET NORWALK, CA 90650 APN Number: 8078-014-017 The undersigned Trustee disclaims 014-017 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone: by and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DECLARATION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2923.54 Pursuant to California Civil Code Section 2923.54, the undersigned loan servicer declares as follows: 1. It has obtained from the commissioner a final or temporary order of declares as follows. I. In also subarried from the commissioner a final or temporary order of exemption pursuant to Section 2923.54 that is current and valid on the date the notice of sale is filed; and 2. The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 or Section 2923.55. DATE: 11-19-2010 CALIFORNIA RECONVEYANCE COMPANY, as Trustee (714) 259-7850 or www.fidelityasap.com (714) 573-1965 or www.priorityposting.com CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DEBORAH BRIGNAC, VICE PRESIDENT 9200 OAKDALE AVE MAILSTOP N110612 CHATSWORTH, CA 91311ASAP# 3822955 11/25/2010, 12/02/2010, 12/09/2010 commissioner a final or temporary order of

# The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE T.S. No. WW-247211-C Investor No. Loan No. 902662717 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/2/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by the duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. TRUSTOR: VICTORIA F. JAIMES, AMARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY Recorded 11/16/2007 as Instrument No. 20072560208 in Stock and a formal field Records in the office of Book, page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale:12/30/2010 at 10:30 AM Place of Sale: At the west side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd. California Property Address is purported to be: 9371 Dinsdale Street Downey, California 90240 APN #: 6390-015-003 The total amount secured by said instrument as of the time of initial publication of this notice is \$845,427.00, which includes the total amount of the unpaid balance (including accrued and unpaid interest) and reasonable estimated costs, expenses, and advances at the time of initial ublication of this notice. Pursuant to California ivil Code 2923.54 the undersigned, on behalf Civil Code 2923.54 the undersigned, on behalt of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55. Date: 12/1/2010 ETS Services, LLC 2255 North Ontario Street, Suite 400 Burbank. California 91504-3120 Sale 400 Burbank, California 91504-3120 Sale Line: 714-730-2727 Ileanna Petersen, TRUSTEE SALE OFFICER ASAP# 3834631 12/09/2010, 12/16/2010, 12/23/2010

# The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0004584 Title Order No. 10-8-021567 Investor/Insurer No. 126237381 APN No. 8053-035-035 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/28/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by JOSE T. SALAZAR, A SINGLE MAN, dated 12/28/2005 and recorded 01/12/06, as Instrument No. 06 and recorded 01/12/06, as Instrument No. 06 0076304, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/23/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title and interest conveyed to and now held by title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more stituted in said County and State and as info-fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 13919 GRIDLEY ROAD, NORWALK, CA, 90650. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any,

shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$497,220.83. It is possible that at the time of sale the opening bid may be less than the total indebtedness bid may be less than the total intebledness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and without the state of the savings as the savings as the state of the savings as the savings authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in the provided of the Note secured by said Deed of Trust with interest thereon as provided in the provided of the Note secured by said Deed of Trust with interest thereon as provided the provided of the Note secured by said Deed of Trust with interest thereon as provided the number of the Note of the in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 04/22/2010 Deed of Trust. DATED: 04/22/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 3824599 11/25/2010, 12/02/2010, 12/09/2010

### The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 233086CA Loan No. 0699067070 Title Order No. 602124819YOU ARE IN DEFAULT

UNDER A DEED OF TRUST DATED 05-05-2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE

2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12-30-2010 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 05-12-2005, Book, Page, Instrument 05 1121378, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: YON CHON, AN UNMARRIED WOMAN, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or federal credit union, as cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, as a cashier's check drawn by a state or federal credit union, and a cashier's check drawn by a state or federal credit union, and a cashier's check drawn by a state or fede check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the bereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees charges and expresses of the by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sales AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BULEVARD, 12720 NORWALK BLVD, NORWALK, CA Legal Description: PARCEL 1: LOT 36 OF TRACT 52721, IN THE CITY OF LA MIRADA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1264 OF MAPS, PAGES 71 THROUGH 84 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SUFFACE ENTRY, AS RESERVED IN THE GRANT DEED RECORDED NOVEMBER 2, 2001 AS INSTRUMENT NO. 2002-2101251, OF OFFICIAL RECORDS. PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, USE AND ENJOYMENT, DRAINAGE, FNCROACHMENT ENJOYMENT, DRAINAGE, SUPPORT, MAINTENANCE, REPAIRS AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE DECLARATION. Amount of unpaid balance and other charges: \$650,603.65 (estimated) Street address and other common designation of the real property: 13809 FRANCISCO DRIVE LA MIRADA, CA 90638-6605 APN Number: 8037-057-013 The undersigned Trustee disclaims any liability for any incorrectness of the street address and any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the horrower(s) to assess their it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 12-06-2010 DECLARATION PURSUANT TO DECLARATION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2923.54 Pursuant to California Civil Code Section 2923.54, the undersigned loan servicer declares as follows: 1. It has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.54 that is current and valid as the data the section of the sectio The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10 current and valid on the date the notice of sale is filed; and 2. The timeframe for giving notice of sale specified in subdivision (a) of Section of sale specified in succivision (a) of Section 2923.52 does not apply pursuant to Section 2923.55 CALIFORNIA RECONVEYANCE COMPANY, as Trustee (714) 259-7850 or www.fidelityasap.com (714) 573-1965 or www.priorityposting.com CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

# The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

PURPOSE. DEBORAH BRIGNAC, VICE PRESIDENT 9200 OAKDALE AVE MAILSTOP N110612 CHATSWORTH, CA

91311 ASAP# 3842688 12/09/2010, 12/16/2010, 12/23/2010

NOTICE OF TRUSTEE'S SALE TS No. 10-0100093 Title Order No. 10-8-389253 Investor/Insurer No. 067594943 APN No. 8053-020-019 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/12/2004. UNILESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by DIANE LEE SIMONS, AN UNMARRIED WOMAN, dated 98(27)(2004), and recorded 98(27)(2004). 08/12/2004 and recorded 08/27/04, as Instrument No. 04 2213599, in Book , Page ) of Official Records in the office of the Count Recorder of Los Angeles County, State of California, will sell on 12/30/2010 at 10:30AM At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 13900 STUDEBAKER ROAD #12, NORWALK, CA, 906503574. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$159,109.82. It is possible that at the time of sale the opening bid may be less than

the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by on a state of national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" state. Said sale will be made, in all ASIS condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/25/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:— Trustee's Sale Officer RECONTRUST COMPANY, N.A. 1800 Tapo Sale Officer RECONTRUST COMPANY, N.A. 18 sale officer attempting to collect a debt.
Any information obtained will be used for that purpose. ASAP# 3804904 12/02/2010, 12/09/2010, 12/16/2010

## The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS #: CA-10-381502-VF Order #: 556043 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/22/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and sufforized to do business in this state will be in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): ROBERT GOMEZ, AN UNMARRIED MAN RECORDEd: 4/2/2004 as Instrument No. 04 0792123 in book XXX, page XXX of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/3/2011 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$290,563.21 The purported property address is: 11063 ADOREE STREET NORWALK, CA 90650 Assessor's Parcel No. 8050-027-022 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation for the property is provided herein directions to the location of the property is provided herein directions to the location of Sale by sending a written request to Bank of America 475 Crosspoint Parkway Getzville NY 14068 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: — Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3803486 12/02/2010, 12/09/2010, fulfill the terms of your credit obligations. ASAP# 3803486 12/02/2010, 12/09/2010,

NOTICE OF TRUSTEE'S SALE Trustee Sale NOTICE OF TRUSTEE 3 SALE TRUSTEE 3 SALE TRUSTEE 3 NO. 733144CA LOAN NO. 5303988975 Title Order No. 3206-215213 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10-12-2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 12-30-2010 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 10-19-2006, Book , Page , Instrument 06 2321437, of official records in the Office of the Recorder of LOS ANGELES the Office of the Recorder of LOS ANGELES County, California, executed by: DANIEL S. MARTINEZ, A SINGLE MAN, as Trustor, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), SOLELY AS NOMINEE FOR LENDER, BC BANCORP, IT'S SUCCESSORS AND ASSIGNS, as Repositions will sell at public auction sale as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state of flational bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and with circulated to the savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale; reasonably estimated to be set forth below The amount may be greater on the day of sale. Place of Sale: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK DIRECTLY FACING NORWALK BOULEVARD, 12720 NORWALK BLVD., NORWALK, CA Legal Description: PARCELS 13 AND 14, BLOCK "V" PETROLEUM CENTER, IN THE CITY OF NORWALK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 1, PAGE(S) 1 AND 2, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, Amount of unpaid balance OF SAID CONTT. Amount of unpaid balanteed and other charges: \$461,244.26 (estimated) Street address and other common designation of the real property: 12134 HOPLAND STREET NORWALK, CA 90650 APN Number: 8080-033-009 The undersigned

Trustee disclaims any liability for any incorrectness of the street address and other incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 11-30-2010 DECLARATION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2923.54 Pursuant to California Civil Code Section 2923.54, the undersigned loan servicer declares as follows: 1. It has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.54 that is current and valid on the date the notice of sale exemption pursuant to Section 2923.54 that is current and valid on the date the notice of sale is filed; and 2. The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or Section 2923.55.CALIFORNIA RECONVEYANCE COMPANY, as Trustee (714) 259-7850 or www.fidelityasap.com (714) 573-1965 or www.priorityposting.com CALIFORNIA RECONVEYANCE COMPANY SA DEBT COLI ECTOR ATTEMPTING TO CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DEBORAH BRIGNAC, VICE PRESIDENT 9200 OAKDALE AVE MAILSTOP N110612 CHATSWORTH, CA 91311 ASAP# 3832039 12/02/2010, 12/09/2010, 12/16/2010

## The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0103791 Title Order No. 10-8-398205 Investor/Insurer No. 6162381963 APN No. 8038-028-010 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/24/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by ANTHONY D. GUERRERO, dated 01/24/2007 and recorded 01/31/07, as Instrument No. 20070206098, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/30/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 12703 LORCA ROAD, LA MIRADA, CA, 90638. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid helps a subject the read of the subjection. address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$620,784.61. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/01/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information of the collector attempting of the collector for the collector and the collector and the collector for the collector and the colle debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 3818182 12/02/2010, 12/16/2010

# The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0103518 Title Order No. 10-8-398339 Investor/Insurer No. 1701430938 APN No. 6260-003-021 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/03/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by PASCUAL OLIVA, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY, dated 05/03/2006 and recorded 05/09/06, as Instrument No. 06 1021002, in Book, Page), of Official Records and recorded 05/09/06, as Instrument No. 06 1021002, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/30/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveved to and now held by ittle, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 8243 GARDENDALE ST, DOWNEY, CA, 902424325. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$426,789,00. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS' condition, but without covenant or warranty. express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/01/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY N.A. thereunder, with interest as provided, and the Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3811950 12/02/2010, 12/09/2010, 12/16/2010

## The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS No. 09-0071482 Title Order No. 09-8-206971 Investor/Insurer No. 181180743 APN No.

# Legal Notices Page 15 Thursday, Dec. 9, 2010

NOTICE OF TRUSTEE'S SALE T.S. No. GM-

#### LEGAL NOTICES CONT.

7011-009-063 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/09/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by MARIO CHAVEZ, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY, dated 10/09/2007 and recorded 10/11/07, as Instrument No. 20072325193, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/06/2011 at 10:30AM, At the West side of the Los Angeles County Courthouse. side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 11852 CEDARVALE STREET, NORWALK, CA, 90650. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$562,091.65. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 08/30/2009 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93/63, Phone: (800) 281, 8210, Sale CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 3834469 12/09/2010, 12/16/2010, 12/23/2010

# The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE TS #: CA-10-NOTICE OF TRUSTEE'S SALE TS #: CA-10-364633-CL Order #: 100331869-CA-LPI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/8/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association. state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be neid by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): FRED JASSO, A SINGLE MAN Recorded: 6/16/2006 as Instrument No. 06 1330229 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County. California: Date of Sale: ANGELES County, California, Date of Sale: 1/3/2011 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$504,844.31 The purported property address is: 9819 NORLAIN AVE DOWNEY, CA 90240 Assessor's Parcel No. 6359-024-020 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to Aurora Loan Services LLC 10350 Park Meadows Dr. Littleton CO 80124 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for notice of sale current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. ASAP# 3830293 12/09/2010, 12/16/2010, 12/23/2010

## The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

12/16/2010, 12/23/2010

NOTICE OF TRUSTEE'S SALE T.S. No. GM-159622-C Investor No. 10940585 Loan No. 7441959509 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/28/2006. A DEED OF TRUST DATED 7/28/2006.
UNLESS YOU TAKE ACTION TO PROTECT
YOUR PROPERTY, IT MAY BE SOLD AT A
PUBLIC SALE. IF YOU NEED AN
EXPLANATION OF THE NATURE OF THE
PROCEEDING AGAINST YOU, YOU
SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash cashier's check drawn on a state or nationa bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by the duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. TRUSTOR:JOSE F. CERVANTES, A SINGLE MAN Recorded 8/18/2006 as SINGLE MAN Recorded 8/18/2006 as Instrument No. 06 1841438 in Book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale:1/6/2011 at 10:30 AM Place of Sale: At the west side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, California Property Address is purported to be: 11570

DARTMOUTH DRIVE NORWALK, California 90650 APN #: 7014-016-022 The total amount secured by said instrument as of the time of initial publication of this notice is \$567,114.00, which includes the total amount of the unpaid balance (including accrued and unpaid interest) and reasonable estimated costs, expenses, and advances at the time of initial publication of this notice. Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55. Date: 11/26/2010 ETS Services, LLC 2255 North Ontario Street, Suite 400 Burbank, California 91504-3120 Sale Line: 714-730-2727 Ileanna Petersen, TRUSTEE SALE OFFICER ASAP# 3829784 12/09/2010, 12/16/2010, 12/23/2010

#### The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE TS #: CA-08-194640-ED Order #: F805020 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/31/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY. IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST. NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): JESUS HUAMAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Recorded: 4/14/2006 as Instrument No. 2006-0821473 in book -, page - of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/3/2011 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$533,789.25 The purported property address is: 12327 RIVES AVE DOWNEY, CA 90242 Assessor's Parcel No. 6245-007-006 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to JPMorgan Chase Bank, N.A. 7301 Baymeadows Way Jacksonville FL 32256. Pursuant to California Civil Code 2923.5 (c), the beneficiary or authorized agent declares the beneficiary or authorized agent declares as follows: In compliance with California Civil Code 2923.5 (c) the mortgagee, trustee, beneficiary, or authorized agent declares: that is has contacted the borrower(s) to assess their financial situation and to explore options to avoid foredocure; or that it has made efforts to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their to contact the borrower(s) to assess their financial situation and explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by email; by face to face meeting. Pursuant to California Civil Code Section 2923.53, the undersigned loan servicer declares as follows: [1.] It has obtained from the commissioner a final or temporary order of exemption pursuant to temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; and [2.] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or Section 2923.55. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser sale is set aside for any leason, the Putchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgage's Attorney. Date: Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 x3704 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE at the sale shall be entitled only to a return of BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT CREDITOR WILL BE USED FOR THAI PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3827512 12/09/2010, 12/16/2010, 12/13/2010.

# The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0050385 Title Order No. 10-8-198469 Investor/Insurer No. 1973925566703 APN No. 6367-005-013 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/22/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN AUTOM OF THE NATURE OF THE EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by JUAN R MEDINA, AND CHIVAL MEDINAL HISPAND CHIVAL MEDINAL HISPAND AND CHIVAL MEDINAL HISPAND CHIVAL HISPAND CHIVAL HISPAND AND CHIVAL HISPAND AND CHIVAL HISPAND AND CHIVAL HISPAND CHIVAL HISPAND CHIVAL HISPAND AND CHIVAL HISPAND C AND SILVIA MEDINA, HUSBAND AND WIFE AS JOINT TENANTS, dated 09/22/2008 and AS JOINT TENANTS, dated 09/22/2/008 and recorded 10/01/08, as Instrument No. 20081759797, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/30/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 7840 BIRCHCREST ROAD, DOWNEY, CA, 902402163. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated. property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$321.973.12. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial

Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided the said Note of the Note secured by said Deed of Trust with interest thereon as provided De'ed of Trust with interest thereon as próvided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 07/16/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 3826642 12/02/2010, 12/09/2010, 12/16/2010

## The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE Trustee Sale
No. 734391CA Loan No. 3062512979 Title
Order No. 3206-225532 YOU ARE IN
DEFAULT UNDER A DEED OF TRUST
DATED 05-03-2006. UNLESS YOU TAKE
ACTION TO PROTECT YOUR PROPERTY,
IT MAY BE SOLD AT A PUBLIC SALE. IF
YOU NEED AN EXPLANATION OF THE
NATURE OF THE PROCEEDINGS AGAINST
YOU YOU IS HOU!! D. CONTROL A LAWYER YOU, YOU SHOULD CONTACT A LAWYER.
On 12-23-2010 at 10:30 AM, CALIFORNIA
RECONVEYANCE COMPANY as the duly
appointed Trustee under and pursuant to Deed
of Trust Recorded 05-12-2006, Book, Page,
Instrument 2006-1052815, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: JAVIER ALCANTAR, A MARRIED MAN AS HIS SOLE ALCANTAR, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings sasociation, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BLVD., NORWALK, CA Legal Description: LOT 11, OF TRACT NO. 17516, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 432 PAGE(S) 19 AND 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$853,652.68 (estimated) Street address and other common designation of the real property: 9531 ARRINGTON AVENUE DOWNEY, CA 90240 APN Number: 6390-001-005 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their COUNTY RECORDER OF SAID COUNTY. avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DECLARATION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2923.54 Pursuant to California Civil Code Section 2923.54, the undersigned loan servicer declares as follows: 1. It has obtained from the commissioner a final or temporary order of exemption pursuant to Section order of exemption pursuant to Section 2923.54 that is current and valid on the date the notice of sale is filed; and 2. The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or Section 2923.55. DATE: 11-29-2010 CALIFORNIA RECONVEYANCE 11-29-2010 CALIFORNIA RECONVEYANCE COMPANY, as Trustee (714) 259-7850 or www.fidelityasap.com (714) 573-1965 or www.priorityposting.com CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DEBORAH RRIGNAC VICE PRESIDENT 9200 BRIGNAC, VICE PRESIDENT 9200 OAKDALE AVE MAILSTOP N110612 CHATSWORTH, CA 91311 ASAP# 3827489 12/02/2010, 12/09/2010, 12/16/2010

#### The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS No. 08-0086856 Title Order No. 08-8-320423 Investor/Insurer No. 1103632083 APN No. 6260-009-061 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/06/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, as duly appointed trustee pursuant to the Deed of Trust executed by REBECA JUAREZ, AN UNMARRIED WOMAN, dated 11/06/2006 and recorded 11/15/06, as Instrument No. 06 2524181, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on Angeles County, State of California, will sell on 12/30/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 12837 DOWNEY AVENUE, DOWNEY, CA, 90242. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid below, pavable in full at time of sale, all right. shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$635,363.66. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the inpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/16/2008 RECONTRUST COMPANY 1800 Tapo Canyon Rd., SV2-202 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 BY: - Trustee's Sale Officer RECONTRUST COMPANY is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 3827852 12/02/2010, 12/09/2010, 12/16/2010

The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

255207-C Investor No. 93W1009528 Loan No. 0359306926 YOU ARE IN DEFAULT UNDER 0359306926 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/2/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank check drawn by a state or federal credit. bank, check drawn on a state or finding bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by the duly appointed trustee. The sale will be made, but without covenant or warranty. expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. TRUSTOR:YOLANDA TORRES, A herein. TRUSTOR: YOLANDA TORRES, A MARRIED WOMAN Recorded 5/11/2006 as Instrument No. 06 1044158 in Book, page of LOAN MODIFICATION RECORDED ON 04/30/09 INSTRUMENT # 20090634638 Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale:12/23/2010 at 10:30 AM Place of Sale: At the west side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, California Property Address is purported to be: 10305 VULTEE AVE DOWNEY, CA 90241 APN #: 6285-002-004 The total amount secured by 6285-002-004 The total amount secured by said instrument as of the time of initial publication of this notice is \$703,876.00, which publication of this notice is \$703,876.00, which includes the total amount of the unpaid balance (including accrued and unpaid interest) and reasonable estimated costs, expenses, and advances at the time of initial publication of this notice. Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filled: [2] The timeframe for giving notice of current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55. Date: 11/30/2010 ETS Services, LLC 2255 North Ontario Street, Suite 400 Burbank, California 91504-3120 Sale Line: 714-730-2727 Ileanna Petersen, TRUSTEE SALE OFFICER ASAP# 3827008 12/02/2010, 12/09/2010, 12/16/2010

### The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0102640 Title Order No. 10-8-394852 Investor/Insurer No. 146406524 APN No. 6360-021-027 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/07/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by ROXANNA RUIZ, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, dated 11/07/2006 and recorded 11/13/06, as Instrument No. 06 2500129, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/30/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 9832 RICHEON AVENUE, DOWNEY, CA, 90240. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$691,875.48. It is possible that at the time of sale the or bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or nationa bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/28/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 3808207 12/02/2010, 12/16/2010 unpaid principal of the Note secured by said 12/09/2010, 12/16/2010

## The Downey Patriot, #BS124251

12/2/10, 12/9/10, 12/16/10 NOTICE OF TRUSTEE'S SALE Trustee Sale
No. 09-510140 INC Title Order No.
090499082-CA-DCI APN 8016-019-005 YOU
ARE IN DEFAULT UNDER A DEED OF
TRUST DATED 06/14/06. UNLESS YOU
TAKE ACTION TO PROTECT YOUR
PROPERTY, IT MAY BE SOLD AT A PUBLIC 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 12/22/10 at 10:30 a.m., Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 06/19/06 in Instrument No. 06 1335848 of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: Marvella Ponce A Single Woman, as Trustor, OneWest Bank FSB, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, accept or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state), at the west side of the Los Angeles County Courthouse directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California described as: 11624 BAYLA STREET, NORWALK, CA 90650 The property heretofore described is being sold "as is". The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any shown other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$410,151.17 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to

Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in 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. Requirements of SB1137 have been met pursuant to the Notice of Sale Declaration of record. The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed. DATE: December 2, 2010 Elaine Malone Assistant Secretary & Assistant Vice President Aztec Foreclosure Corporation c/o 4665 MacArthur Court, Suite 250 Newport Beach. CA 92660 Phone: (800) 731-0850 or 4665 MacArtnur Court, Sulte 250 Newport Beach, CA 92660 Phone: (800) 731-0850 or (602) 222-5711 Fax: (847)627-8803 www.aztectrustee.com For Trustee's Sale Information Call 714-730-2727 http://www.lpsasap.com ASAP# 3830786 12/02/2010, 12/09/2010, 12/16/2010

## The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS #: CA-10-381555-VF Order #: 556061 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/2/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late possession, or encumerances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): BENJAMIN NAVARRO, AN UNMARRIED MAN Recorded: 2/13/2007 as Instrument No. 20070312056 in book XXX, page XXX of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/3/2011 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$418,677.06 The purported property address is: 13208 MARKDALE AVENUE NORWALK, CA 90650 Assessor's Parcel No. 8047-010-016 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to Bank of America 475 Crosspoint Parkway Getzville NY 14068 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan services as fol beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for niving notice of sale specified in time date the notice of sale is lined, [2] In subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 does not apply pursuant to Section 2923.52 . 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. paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date:

— Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this paid to the Trustee, and the successful bidder personal liability for this loan in which case this personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3803547 12/02/2010, 12/09/2010, 12/16/2010

# The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

12/16/2010

NOTICE OF TRUSTEE'S SALE TS No. 10-0106429 Title Order No. 10-8-406667 Investor/Insurer No. 1702335114 APN No. 6283-004-014 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/16/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by LUIS ESTRADA MARTINEZ, A SINGLE MAN, dated 10/16/2006 and recorded 11/02/06, as Instrument No. 06 2435033, in Book, Page), of Official Records in the office of the County of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/30/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described to the other sectorated Deed of Trust. The in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 12331 DUNROBIN AVENUE, DOWNEY, CA, 90242. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligations are shown in the control of the common designation. interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$300,398.95. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/01/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93/63, Phone: (800), 281, 8219, Sale CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:— Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that

purpose. ASAP# FNMA3812253 12/02/2010, 12/09/2010, 12/16/2010

## The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS #: CA-10-382593-VF Order #: 100511678-CA-GTI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/15/1998. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A DUBLIC auction sale to the highest AGAINST YOU, YOU SHOULD CONTACTA LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, as the control of the control state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): EUGENE N HYDE, AN UNMARRIED MAN Recorded: 12/22/1998 as Instrument No. 98 2315350 in book -, page - of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 12/27/2010 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$22,331.51 The purported property address is: 13029 DUFFIELD AVE LA MIRADA, CA 90638 Assessor's Parcel No. 8044-006-003 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to Bank of America 475 Crosspoint Parkway Getzville NY property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to Bank of America 475 Crosspoint Parkway Getzville NY 14068. Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has not obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line:

Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders rights' against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3803936 12/02/2010, 12/09/2010, 12/16/2010 Quality Loan Service, Corp. If you have

#### The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE T.S. No. T10-66528-CA / APN: 8015-031-001 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01-24-2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOUL YOUL SHOULD CONTACT A LAWYER YOU, YOU SHOULD CONTACT A LAWYER.
A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below The sale will be made, but without covenant or warranty, expressed or implied, regarding title possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Pursuant to California Civil Code Section 2923.54 the undersigned, on behalf of the beneficiary, loan servicer, or authorized agent, declares as follows: [X] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is surrout and wolf and the dots the active final current and valid on the date the notice of sale is filed and [X] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55 Trustor: LUIS O. NEYRA, A SINGLE MAN AND PEDRO A. CISNEROS, A SINGLE MAN AND PEDRO A. CISNEROS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS JOINT TENANTS Duly Appointed Trustee: CR Title Services, Inc. P.O. BOX 16128, TUCSON, AZ 85732-6128 866-702-9658 Recorded 02-01-2008 as Instrument No. 20080197179 in book , page of Official Records in the office of the Recorder of LOS ANGELES County, California, Date of Sale:12-23-2010 at 10:30 AM Place of Sale: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING COURTHOUSE, DIRECTLY FACING NORWALK BLVD., 12720 NORWALK BLVD., NORWALK, CA. Amount of unpaid balance and other charges: \$396,894.00 Street Address or other common designation of real property: 12174 SHY STREET NORWALK, CA 90650 A.P.N.: 8015-031-001 Legal Description: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The undersigned Trustee disclaims any liability for any Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. The Trustee shall incur no liability for any good faith error in stating the proper amount of unpaid balances and charges. For Sales Information please contact AGENCY SALES AND POSTING at WWW.FIDELITYASAP.COM or 714-730-2727 REINSTATEMENT LINE: 866-702-9658 Date: 12-02-2010 CR Title Services, Inc. P.O. BOX 16128 TUCSON, AZ 85732-6128 SHELLEY BOEK, TRUSTEE SPECIALIST ASAP# 3818404 12/02/2010, 12/09/2010, 12/16/2010

The Downey Patriot, #BS124251

# Page 16 Thursday, Dec. 9, 2010 Legal Notices

#### LEGAL NOTICES CONT.

12/2/10. 12/9/10. 12/16/10

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 440730CA Loan No. 0705294494 Title Order No. 328584 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10-12-2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12-15-2010 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 10-31-2005. Book, Page, Instrument 05 2620268, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: FERNANDO the Unice of the Recorder of LOS ANGELES County, California, executed by: FERNANDO SOLANO AND OLGA SOLTERO, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check developed to the property of the public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and subtograde to do business in this state. Sale authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the possession, or encumprances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.
Place of Sale: AT THE WEST SIDE OF THE
LOS ANGELES COUNTY COURTHOUSE
DIRECTLY FACING NORWALK DIRECTLY FACING NORWALK BOULEVARD, 12720 NORWALK BUVD., NORWALK, CA Legal Description: LOT 99, OF TRACT NO. 17537, IN THE CITY OF LA MIRADA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 557 PAGE(S) 3 TO 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL MINERALS, GAS, OIL, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, WITHOUT HOWEVER THE RIGHT OF SURFACE ENTRY, AS RESERVED IN VARIOUS DEEDS OF RECORD. Amount of unpaid balance and other charges: VARIOUS DEEDS OF RECORD. Amount of unpaid balance and other charges: \$325,445.39 (estimated) Street address and other common designation of the real property: 14642 FAIRACRES DRIVE LA MIRADA, CA 90638 APN Number: 8033-007-018 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 11-19-2010 DECLARATION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2923.54 Pursuant to California Civil Code Section 2923.54, the undersigned loan servicer declares as follows: 1. It has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.54 that is current and valid on the date the notice of sale is filed; and 2. The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or Section 2923.55.CALIFORNIA RECONVEYANCE COMPANY, as Trustee (714) 259-7850 or www.piriorityposting.com CALIFORNIA RECONVEYANCE COMPANY. 573-1965 or www.priorityposting.com CALIFORNIA RECONVEYANCE COMPANY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DEBORAH BRIGNAC, VICE PRESIDENT 9200 OAKDALE AVE MAILSTOP N110612 CHATSWORTH, CA 91311 ASAP# 3822224 11/25/2010, 12/02/2010, 12/09/2010

# The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE T.S. No. T10-66601-CA / APN: 8038-034-015 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12-04-2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU YOU SHOULD CONTACT A LAWYER YOU. YOU SHOULD CONTACT A LAWYER A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Pursuant to California Civil Code Section 2923.54 the undersigned, on behalf of the beneficiary, loan servicer, or authorized agent, declares as follows: [X] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed and [X] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55 Trustor: ROBERT LA PEDRAZA, AND ANGIE D PEDRAZA, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: CR Title Services Inc. P.O. BOX 16128, TUCSON, AZ 85732 6128 866-702-9658 Recorded 12-07-2007 as 6128 866-702-9658 Recorded 12-07-2007 as Instrument No. 20072686981 in book, page of Official Records in the office of the Recorder of LOS ANGELES County, California, Date of Sale:12-23-2010 at 10:30 AM Place of Sale: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BLVD., 12720 NORWALK BLVD., NORWALK BLVD., CA. Amount of uppaid balance and other charges: of unpaid balance and other charges: \$389,850.47 Street Address or other common designation of real property: 12628 OXFORD DRIVE LA MIRADA, CA 90638 A.P.N.: 8038-034-015 Legal Description: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. The Trustee shall incur no liability for any good faith error in stating the proper amount of unpaid balances and charges. For Sales Information please contact AGENCY SALES AND POSTING at WWW.FIDELITYASAP.COM or 714-730-2727 REINSTATEMENT LINE: 866-702-9658 Date: 12-02-2010 CR Title Services, Inc. P.O. BOX 16128 TUCSON, AZ 85732-6128 SHELLEY BOEK, TRUSTEE SPECIALIST ASAP# 3818623 12/02/2010, 12/09/2010, 12/16/2010

12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0112950 Title Order No. 10-8-418859 Investor/Insurer No. 200963132 APN No. 8023-004-026 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/22/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by JOSE MANUEL GARCIA, A SINGLE MAN, dated 10/22/2008 and recorded 10/27/08, as Instrument No. 20081902974, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/06/2011 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 12117 MAIDSTONE AVENUE, NORWALK, CA, 906502327. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice NOTICE OF TRUSTEE'S SALE TS No. 10interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$311,543.59. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn the second the sale that a problem to the sale that the sale of the s on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" state. Said sale Will be made, in an AS IS condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/09/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt called to a collect a debt Any debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 3828081 12/09/2010, 12/16/2010, 12/23/2010

### The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE TS No. 10-

NOTICE OF TRUSTEE'S SALE TS No. 10-0107500 Title Order No. 10-8-411573 Investor/Insurer No. 200472530 APN No. 6261-013-016 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/24/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the nereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by CHARLES BRISCO, A SINGLE MAN, JENNIFER HENDERSON, A SINGLE WOMAN, AS JOINT TENANTS, dated 06/24/2008 and recorded 07/07/08, as Instrument No. 20081196329, in Book, Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/06/2011 at 10:30AM, At the West side of the Los Angeles County Courthouse sell on 01/06/2011 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the ty described above is ou be: 8639 MEADOW ROAD, DOWNEY, CA, 90242. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$398,776.97. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/09/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. Sale Officer RECONTROST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 3824553 12/09/2010, 12/16/2010, 12/23/2010

#### The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE Trustee Sale NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 20100134004224 Title Order No.: 100522184 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/01/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOEX WEST. LLC. as duly appointed Trustee NDEX WEST, LLC, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 01/13/2005 as Instrument No. 05 0093931 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: JESUS LARIOS AND MARIA THOMAZA LARIOS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 12/29/2010 TIME OF SALE: 10:30 AM PLACE OF SALE: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BLVD., 12720 NORWALK BLVD., NORWALK, CA. STREET ADDRESS and other common designation if ADDRESS and other common designation, if any, of the real property described above is purported to be: 13915 BORA DRIVE, LA MIRADA, CALIFORNIA 90638 APN#: 8059-019-022 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any , shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the

property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is the initial publication of the Notice of Sale is \$263,422.28. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. FOR TRUSTEE SALE INFORMATION PLEASE CALL: AGENCY SALES & POSTING 3210 EL CAMINO REAL, SUITE 200 IRVINE, CA 92602 714-730-2727 www.lpsasap.com NDEX West, L. L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE NDEX NOT THAT PURPOSE NOT THE PURPOSE NOT TH BE USED FOR THAT PURPOSE. NDEx West, L.L.C. as Trustee Dated: 12/03/2010 NDEx West, L.L.C. 15000 Surveyor Boulevard, Suite 500 Addison, Texas 75001-9013 Telephone: (866) 795-1852 Telecopier: (972) 661-7800 ASAP# 3821596 12/09/2010, 12/16/2010, 12/23/2010

#### The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0100307 Title Order No. 10-8-388877 Investor/Insurer No. 1702965183 APN No. 7011-026-025 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/25/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by ALVARO GONZALEZ, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY, dated 01/25/2007 and recorded 02/02/07, as Instrument No. 20070228255, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/30/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse. self of 12/30/2010 at 10.30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 12053 166TH STREET, NORWALK, CA, 90650. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$452,965.93. It is possible that at the time of sale the opening bid may be less than the total indebtedness the Instee will accent due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty express or without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note plus fees charges and expresses in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/25/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3805012 12/02/2010, 12/09/2010, 12/16/2010

## The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0070383 Title Order No. 10-8-297637 Investor/Insurer No. 1705336975 APN No. 8073-018-027 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/22/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by MARIA ROCHA, ASINGLE WOMAN, dated 10/22/2007 and recorded 10/26/07, as Instrument No. 20072427340, in Book, Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California will Los Angeles County, State of California, will sell on 12/30/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 14515 IBEX AVENUE, NORWALK, CA, 90650. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$433,258.60. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided. Deed of Trust with interest thereon as provided Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 09/25/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 627-4309. By: Trustee's Information (626) 927-4399 By:— Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose ASAP# FNMA3831132 12/02/2010, 12/09/2010, 12/16/2010

# The Downey Patriot, #BS124251 12/2/10, 12/910, 12/16/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0101616 Title Order No. 10-8-392719 Investor/Insurer No. 1696351038 APN No. 6367-010-006 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/02/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by RICHARD BRUCE AND JACQUELINE AVELAR, HUSBAND AND WIFE AS JOINT TENANTS, dated 06/02/2004 and recorded 06/14/04, as Instrument No. 04 1503421, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of

California, will sell on 12/30/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust in the property situated in said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 8644 LOWMAN AVE, DOWNEY, CA, 90240. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable street address and other common designation the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$307,202.53. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn but a catche to retired bank a book drawn by on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note plus fees charges and expresses Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/27/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:— Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that PULYDOS ASAPH ENIMA3817885 12/02/2010 purpose. ASAP# FNMA3817885 12/02/2010, 12/09/2010, 12/16/2010

## The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE Trustee Sale
No. 236023CA Loan No. 0729406686 Title
Order No. 602131852 YOU ARE IN DEFAULT
UNDER A DEED OF TRUST DATED 08-152006. 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 12-162010 at 10:30 AM, CALIFORNIA
RECONVEYANCE COMPANY as the duly
appointed Trustee under and pursuant to Deed RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 08-31-2006, Book, Page, Instrument 06 1946812, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: CARLOS BELTRAN AND ANGELA BELTRAN, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, WASHINGTON MUTUAL BANK, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the berinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees charges and expenses of the by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Place of Sale: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BOULEVARD, 12720 NORWALK BLVD, NORWALK, CA Legal Description: LOT 38 OF TRACT NO. 17581, IN THE CITY OF NORWALK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 426 PAGES 11 AND RECORDED IN BOOK 426 PAGES 11 AND 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. \$451,620.14 (estimated) Street address and other common designation of the real property: 12603 GRAYSTONE AVENUE NORWALK, CA 90650 APN Number: 8049-001-018 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation, and to explore origins to financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 11-18-2010 DECLARATION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2923.54 Pursuant to California Civil Code Section 2923.54, the undersigned loan servicer declares as follows: 1. It has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.54 that is current and valid on the date the notice of sale is filed; and 2. The timeframe for giving notice of sale specified in subdivision (a) of Section of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or Section 2923.55. CALIFORNIA RECONVEYANCE COMPANY, as Trustee (714) 259-7850 or www.fidelityasap.com (714) 573-1965 or www.priorityposting.com CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DEBORAH BRIGNAC, VICE PRESIDENT 9200 OAKDAI F AVE PRESIDENT 9200 OAKDALE AVE MAILSTOP N110612 CHATSWORTH, CA 91311 ASAP# 3819634 11/25/2010,

#### The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

12/02/2010, 12/09/2010

NOTICE OF TRUSTEE'S SALE TS #: CA-08-223947-CL Order #: 080144761-CA-DCI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/4/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): ADNAN SAAB, A SINGLE MAN, AND GAMAL SAAB, A SINGLE MAN, AS JOINT TENANTS Recorded: 5/12/2006 as Instrument No. 06-1056541 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 12/20/2010 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$693,294.72 The purported property address is: 10011 POMERING RD DOWNEY, CA 90240 Assessor's Parcel No. 6359-022-003 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to Aurora Loan Services LLC 10350 Park Meadows Dr. Littleton CO 80124 Pursuant to on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is surrout and valid as the data the service focal. current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. 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 recovers if the spale is set aside for any successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real which case this letter is interlocated to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THE PURPOSE OF COLLECTING A DEBT.
THIS FIRM IS ATTEMPTING TO COLLECT A
DEBT ON BEHALF OF THE HOLDER AND
OWNER OF THE NOTE. ANY
INFORMATION OBTAINED BY OR
PROVIDED TO THIS FIRM OR THE
CREDITOR WILL BE USED FOR THAT CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3819488 11/25/2010, 12/02/2010 12/09/2010

# The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE TS No. 08-0070320 Title Order No. 08-8-258742 Investor/Insurer No. APN No. 8080-023-017 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/21/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, as duly appointed trustee pursuant to the Deed of Trust executed by RAFAEL M. HUESCA AND IRMA HUESCA, HUSBAND AND WIFE AS JOINT TENANTS, dated 03/21/2006 and recorded 04/03/06, as Instrument No. 06 0703140, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/23/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blyd. 12720 Norwalk Blyd. 12/23/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 11964 LOWEMONT STREET, NORWALK, CA, 90650. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is the initial publication of the Notice of Sale is \$379,610.38. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 10/11/2008 RECONTRUST COMPANY 1800 Tapo RECONTRUST COMPANY 1800 Tapo Canyon Rd., SV2-202 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 3821223 11/25/2010, 12/02/2010, 12/09/2010

# The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE TS #: CA-10-383342-VF Order #: 100517468-CA-GTI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/8/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE IE YOUN FEED AN EXPLANATION OF SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): LUIS GUTIERREZ, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY Recorded: 3/15/2007 as Instrument No. 20070575727 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/3/2011 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$427,400.36 The purported property address is: 15518 ELMCROFT AVENUE NORWALK, CA 90650 Assessor's Parcel No. 8078-031-001 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to Bank of

America 475 Crosspoint Parkway Getzville NY 14068 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. 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 reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgage's Attorney. Date:

— Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service. Corp. If www.floeiltyasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE PEPLINE WILL BE LISED FOR THAT BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3804322 12/02/2010, 12/09/2010, 12/16/2010

## The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS No. 08-0058010 Title Order No. 08-8-214625 Investor/Insurer No. APN No. 6246-012-022 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/12/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, as duly appointed trustee pursuant to the Deed of Trust executed by JUAN PENA, A SINGLE MAN, dated 05/12/2006 and recorded 05/24/06, as Instrument No. 06 1141790, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/23/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 12000 HORLEY AVENUE, DOWNEY, CA, 902422248. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$698,521.50. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or rederal credit union, or a check drawn by a state or federal credit union, or a check drawn state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided Deed of Trust with interest thereon as provided Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 09/07/2008 RECONTRUST COMPANY 1757 TAPO CANYON ROAD, SVW-88 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY is Sale Officer RECONTRUST COMPANY is debt collector attempting to collect a debt. Any debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 3821718 11/25/2010, 12/02/2010, 12/09/2010

# The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 08-504013 EMC Title Order No. E837508 APN 6253-017-032 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/26/06. 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 12/15/10 at 10:30 a.m., Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 11/01/06 in Instrument No. 06 2421485 of official records in the Office of the Recorder of LOS ANGELES County, California, executed official records in the Office of the Recorder of LOS ANGELES County, California, executed by: Charlinda Tubbs, A Married Woman, as Trustor, Mortgage Electronic Registration Systems, Inc., as Nominee for EMC Mortgage Corporation, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state), at the west side of the Los Angeles County Courthouse directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA, all right, 12/20 NORWAIK BIVG., NORWAIK, CA, All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California described as: 8605 7TH STREET, DOWNEY, CA 90241 The property heretofore described is being sold "as is". The undersigned Trustee disclaims any liability for any incorrectness of sold "as is". The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, towit: \$4,071,159,00 (Festimated) of Trust, to-wit: \$1,071,159.09 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said 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. Requirements of SB1137 have been met pursuant to the Notice of Sale Declaration of record. The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed. DATE: November 18, 2010. Robbie Weaver Assistant Secretary & Assistant Vice President Aztec Foreclosure Corporation c/o 4665 MacArthur Court, Suite 250 Newport Beach, CA 92660 Phone: (800) 731-0850 or (602) 222-5711 Fax: (847)627-8803 www.aztectrustee.com Fo Trustee's Sale Information Call 714-730-272

The Downey Patriot, #BS124251

# Legal Notices Page 17 Thursday, Dec. 9, 2010

#### LEGAL NOTICES CONT.

http://www.lpsasap.com ASAP# 3822032 11/25/2010, 12/02/2010, 12/09/2010

The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0100984 Title Order No. 10-8-390846 Investor/Insurer No. 432501 APN No. 8061-012-026 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/24/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROOPERTY IT MAY BE SOLD AT A UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A. as duly appointed trustee pursuant to the hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by RAY BEST AND MICHELLE BEST, HUSBAND AND WIFE AS JOINT TENANTS, dated 09/24/2004 and recorded 10/04/04, as Instrument No. 04 2544555, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/30/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk BIvd., 12720 Norwalk BIvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 14346 ALICANTE ROAD, LA MIRADA, CA, 90638. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$398,234.15. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in balance with interest thereon of the obligation federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/25/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:— Trustee's Sale Officer RECONTRUST COMPANY, N.A. Sale Officer RECONT ROST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 3807474 12/02/2010, 12/09/2010, 12/16/2010

### The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 444458CA Loan No. 3011394388 Title Order No. 556092 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12-04-2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12-16-2010 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 12-15-2006, Book, Page, Instrument 06-2793961, of official records in of Trust Recorded 12-15-2006, Book, Page, Instrument 06-2793961, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: KENNETH R MODE AND, EVELYN E MODE, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check frawn by a state or national bank, a cashier's drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale reasonably estimated to be set forth below The amount may be greater on the day of sale. Place of Sale: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BUDD. NORWALK BLVD. NORWALK, CA Legal Description: LOT 8, OF TRACT NO. 42943, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1036, PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. FACING NORWALK Amount of unpaid balance and other charges: \$855,558.25 (estimated) Street address and other common designation of the real property: 9398 SUVA STREET DOWNEY, CA 90240 APN Number: 6391-001-027 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.
The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DECLARATION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2923.54 Pursuant to California Civil Code Section 2923.54. the undersigned loan Code Section 2923.54, the undersigned loan servicer declares as follows: 1. It has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.54 that is current and valid on the date the notice of sale is filed; and 2. The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or Section 2923.55.DATE: 11-24-2010 CALIFORNIA RECONVEYANCE COMPANY, as Trustee (714) 259-7850 or www.fidelityasap.com (714) 573-1965 or www.priorityposting.com CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL DEBI: AINT INFORMATION OBTAINED WILLS BE USED FOR THAT PURPOSE. DEBORAH BRIGNAC, VICE PRESIDENT 9200 OAKDALE AVE MAILSTOP N110612 CHATSWORTH, CA 91311 ASAP# 3823471 11/25/2010, 12/02/2010, 12/09/2010

## The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0101960 Title Order No. 10-8-392926 Investor/Insurer No. 1705509845 APN No. 8050-003-033 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/16/2007. UNLESS YOU TAKE ACTION TO PROTECT Y PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the

Deed of Trust executed by JESUS LLAMAS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, dated 10/16/2007 and recorded 11/01/07, as Instrument No. 20072466296, in Book, Page), of Official Records in the office of the County, Recorder of Los Angeles County, State of California, will sell on 12/30/2010 at 10:30AM, At the West sell off 12/30/2010 at 10.30Alm, At the Wesside of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 12718 HALCOURT AV AVENUE, NORWALK, CA, 90650. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$250,071.73. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/27/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:—Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3808559 12/02/2010, 12/09/2010, 12/16/2010

## The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0101040 Title Order No. 10-8-390640 Investor/Insurer No. 1700302650 APN No. 8053-009-020 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/25/2005. UNLESS YOU TAKE ACTION TO UNDER A DEED OF TRUST, DATED 10/25/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by DIEGO GONZALEZ SANTIAGO, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY, dated 10/25/2005 and recorded 11/01/05, as Instrument No. 05 2632549, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/30/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 11314 FOSTER ROAD, NORWALK, CA, 906502713. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$388,714.33. It is possible that at the time of sale the opening bid may be less than street address and other common designation, time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a chec drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/27/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:— Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3808550 12/02/2010, 12/09/2010, 12/16/2010

# The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0039339 Title Order No. 10-8-154890 Investor/Insurer No. 1705010232 APN No. 6229-006-012 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATE 09/11/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by RAFAEL RENTERIA AND REYNALDA B RENTERIA, dated 09/11/2007 and recorded 09/18/07, as Instrument No. 2007-2141836, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/23/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation. street address and other common designation, if any, of the real property described above is purported to be: 7207 VIA RIO NIDO, DOWNEY, CA, 90241. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable. the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$476,613.31. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 06/30/2010

RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:— Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3818355 11/25/2010, 12/02/2010, 12/09/2010

# The Downey Patriot, #B\$124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0096828 Title Order No. 10-8-377664 Investor/Insurer No. 1705310448 APN No. 6285-020-006 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/26/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by JOEL A ESTRELLA, AN UNMARRIED MAN, dated 10/26/2007 and recorded 11/01/07, as Instrument No. 20072464171, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/23/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below payable in full at 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation; fany, of the real property described above is if any, of the real property described above is purported to be: 10529 HALEDON AVE, DOWNEY, CA, 902412833. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation ground by interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$288,544.67. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition but without coverant or warrants. condition, but without covenant or warranty, express or implied, regarding title, possession express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/19/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:— Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. sale Officer RECONT ROT COMPANY, N. A.Abt. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3795232 11/25/2010, 12/02/2010, 12/02/2010

## The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

242327-C Investor No. 1705110746 Loan No. 0475628723 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/25/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by the duly appointed trustee. The sale will be made, but without covenant or warranty expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. TRUSTOR:GERARDO TAPIA, A SINGLE MAN AND JOSE J. TAPIA, A SINGLE MAN AS JOINT TENANTS Recorded 10/3/2007 as Instrument No. 20072265813 in Book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale:12/30/2010 at 10:30 AM Place of Sale: At the west side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, California Property Address is purported to be: 12125 NORWALK BOULEVARD NORWALK, California 90650 APN #: 8024-005-018 The total amount secured by said instrument as of the time of initial publication of this notice is \$254,865.00, which includes the total amount of the unpaid balance (including accrued and unpaid interest) and reasonable estimated costs, expenses, and advances at the time of initial publication of this notice. Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55. Date: 11/24/2010 ETS Services, LLC 2255 North Ontario Street, Suite 400 Burbank, California 91504-3120 Sale Line: 714-730-2727 Ileanna Petersen, TRUSTEE SALE OFFICER ASAP# FNMA3828808 12/09/2010, 12/16/2010,

#### The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0099449 Title Order No. 10-8-386855 Investor/Insurer No. 1706789284 APN No. 6282-004-037 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/18/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by TONY WITSOE A SINGLE MAN, dated 03/18/2008 and recorded 03/27/08, as Instrument No. 20080528315, in Book, Page), of Official Records in the office NOTICE OF TRUSTEE'S SALE TS No. 10-Book, Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/23/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk CA 20650 at public auction to the Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 13233 RUTGERS AVENUE, DOWNEY, CA, 90242. The undersigned Trustee disclaims any lightly for any incorrectness of the street. any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$410,220.93. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national

bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note plus fees charges and expenses. Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/21/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:— Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3800897 11/25/2010, 12/02/2010, 12/09/2010

## The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0109636 Title Order No. 10-8-413472 Investor/Insurer No. 1705261968 APN No. 6261-012-034 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/14/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by JUDY GUITRON, A SINGLE WOMAN AND JOSE T. GUITRON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, dated 09/14/2007 and recorded 09/28/07, as Instrument No. 20072241254, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/06/2011 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly feding Norvelly Blyet 12720 Norvelly sell on 01/06/2011 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 8541 EUCALYPTUS STREET, DOWNEY, CA, 90242. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of costs, expenses and advances at the time of the initial publication of the Notice of Sale is the initial publication of the Notice of Sale is \$397,631.60. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provide Deed of Irust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/08/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3827785 12/09/2010, 42/05/09404

# The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/10

12/16/2010, 12/23/2010

NOTICE OF TRUSTEE'S SALE TS No. 10-0100155 Title Order No. 10-8-389307 Investor/Insurer No. 1699603963 APN No. 8079-025-023 YOU ARE IN DEFAULT 8079-025-023 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/02/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, NA as duly appointed trustee pursuant to the N.A., as duly appointed trustee pursuant to the Deed of Trust executed by ADAN RAMIREZ AND ALICIA RAMIREZ, HUSBAND AND WIFE AS JOINT TENANTS, dated 09/02/2005 WIFE AS JOINT TENANTS, dated 09/02/2005 and recorded 09/15/505, as Instrument No. 05 2225530, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/23/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right title, and interest conveyed to and now held by it under said Deed of Trust, in the propert situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 11537 CHESHIRE STREET, NORWALK, CA, 90650. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$340,669.55. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/24/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:— Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3798738 11/25/2010, 12/02/2010. 12/09/2010

## The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE TS #: CA-09-255200-PJ Order #: 090155415-CA-GTI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/11/2006, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE IE YOU NEED AN EXPLANATION OF ROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association. or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will

be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): SILVIA GIRON, A SINGLE WOMAN Recorded: 4/18/2006 as Instrument No. 06-0840958 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 12/20/2010 at 10:30 AM Place of Sale: At the West side of the Los Angeles County. At the West side of the Los Any Place of Sale.
At the West side of the Los Angeles County
Courthouse, directly facing Norwalk Blvd.,
12720 Norwalk Blvd., Norwalk, CA 90650
Amount of unpaid balance and other charges:
\$453,016.48 The purported property address
is: 9321 CEDARTREE RD DOWNEY, CA 18. 9321 CEDARTREE RD DOWNET, CONTROL 18. 9321 CEDARTREE RD DOWNET, CONTROL 19. 90240 Assessor's Parcel No. 6388-014-009
The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common herical translations is above the common designation in the common designation in the common designation is a control to the common designation in the common designation is a control to the common designation in the common designation in the common designation is a control to the common designation of the common designation in the common designation and the common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to JPMorgan Chase Bank, N.A. 7301 Baymeadows Way Jacksonville FL 32256 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: 11/25/10 Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY ONE AMERICAN ORTAINED BY OR INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT CREDITOR WILL BE USED FOR IHAI PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 3817063 11/25/2010, 12/02/2010, 12/09/2010 12/09/2010

## The Downey Patriot, #BS124251 11/25/10, 12/2/10, 12/9/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0102793 Title Order No. 10-8-395068 Investor/Insurer No. 1697133907 APN No. 6258-012-021 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/15/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEDD AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the nereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by TAHMEDUR RAHMAN, dated 10/15/2004 and recorded 10/25/04, as Instrument No. 04 2739718, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/06/2011 at 10:30AM, At the West side of the Los Angeles County Courthouse directly the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd. ouse, directly Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be:

8627 CAVEL STREET, DOWNEY, CA, 90242. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$292,644.20. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS condition, but without covenant or warranty express or implied, regarding title, possessior express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/09/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. sale Officer RECONTOST COMPANT, N.: is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3825353 12/09/2010, 12/16/2010, 12/23/2010

# The Downey Patriot, #BS124251 12/9/10, 12/16/10, 12/23/140

NOTICE OF TRUSTEE'S SALE TS #: CA-10 NOTICE OF TRUSTEE'S SALE IS #: CA-10-352067-TC Order #: 100189737-CA-DCI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/28/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s) advances, under the terms of the Deed o Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. DID LESS I HAIN THE IOTAL AMJOUNT DUE Trustor(s): ISIDRO MUNOZ , A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY Recorded: 12/14/2006 as Instrument No. 06 2775979 in book xxx, page xxx of Official Records in the office of the

Recorder of LOS ANGELES County, California; Date of Sale: 12/22/2010 at 10:30 AM Place of Sale: At the West side of the Los AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$363,979.71 The purported property address is: 15522 CAMEO AVE NORWALK, CA 90650 Assessor's Parcel No. 8082-014-005 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to OneWest Bank, FSB 2900 Esperanza Crossing Austin TX 78758 Pursuant to California Civil Code 2923.54 the undersigned on behalf of the beneficiary loan services or on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 and the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: — Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: (877) 908-4357 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# FNMA3793885 12/02/2010, 12/09/2010, 12/16/2010

### The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0101984 Title Order No. 10-8-392944 Investor/Insurer No. 1704030192 APN No. 8020-008-014 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/16/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by RUTILO ROA, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPERTY., dated 05/16/2007 and recorded 06/18/07, as Instrument No. 20071463052, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/30/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 10957 KENNEY STREET, NORWALK, CA, 90650. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the NOTICE OF TRUSTEE'S SALE TS No. 10amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$425,092.50. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/28/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:— Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. unpaid principal of the Note secured by said is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3808577 12/02/2010, 12/09/2010, 12/16/2010

## The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS #: CA-10-NOTICE OF TRUSTEE'S SALE TS #: CA-10-383759-VF Order #: 100520932-CA-GTI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/20/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A DUBLIC SHOULD CONTACT ADDITIONAL TO SHOULD CONTACT AND THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT ADDITIONAL TO SHOULD CONTACT LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): PETER GRONEWOLD, A SINGLE MAN Recorded: 7/30/2007 as Instrument No. MAN Recorded: 7/30/2007 as Instrument No. 20071789192 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/3/2011 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$190,381.36 The purported property address is: 15209 SANTA GERTRUDES AVE X211 LA MIRADA, CA 90638 Assessor's Parcel No. 8064-046-073 The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event description for property location. In the event no common address or common designation of the property is provided herein directions to

# Page 18 Thursday, Dec. 9, 2010 Legal Notices

# **CLASSIFIEDS**

### **APPLIANCES**

#### **BIG SALE ON**

Pre owned appliances washers, dryers, warranty. Free local delivery. Johnnie's Maytag 12018 Paramount Blvd., Dwy (562) 927-7433

#### FOR LEASE

#### TRUCK SPACE FOR **LEASE**

Room also for boats, campers & RV's. Reasonable rates. 9607 Imperial Highway, Dwy John Lacey - Agent (562) 861-8904

#### FOR RENT

#### **MOVE IN NOW AND GET A \$125 REBATE!**

#### **DOWNEY**

1 Bed, AC, Gtd Prkng - \$895 (562) 803-1467

#### **NORWALK**

1 Bed, AC, Gtd Prkng - \$845 (562) 863-6599

#### **BELLFLOWER**

2 Bed House, Lrg Yrd - \$1295 (562) 867-4710

#### **HOUSE FOR RENT**

11653 Adenmoor, Downey Fully remodeled, 2 Bedroom, 1 Bath home with private yard, single garage plus parking driveway. Ready to move in. \$1,595/mo.

> **Brabant Management** (323) 587-5156

## LEGAL NOTICES CONT.

the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to Bank of America 475 Crosspoint Parkway Getzville NY 14068 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage loan servicer has obtained from the loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse Purchaser shall have no further recourse against the Mortgagego, the Mortgagee, or the Mortgagee's Attorney. Date: — Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT. DEBT ON BEHALF OF THE HOLDER AND THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. fulfill the terms of your credit obligations. ASAP# 3809650 12/02/2010, 12/09/2010,

## The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS #: CA-10-TRUST DATED 6/28/2007. UNLESS YOU AKE ACTION TO PROTECT YOUR ROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): MICHAEL VAN BRUNER AND ALMA A. BRUNER , HUSBAND AND WIFE AS JOINT TENANTS Recorded: 7/9/2007 as Instrument No. 20071620439 in book -, page - of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 12/27/2010 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 Amount of unpaid balance and other charges: \$209,486.33 The purported property address is: 11863 EXCELSIOR DR NORWALK, CA 90650 Assessor's Parcel No. 8073-027-026 The undersigned Trustee disclaims any liability for any incorrectness of the property address

#### FOR RENT

#### **QUIET DOWNEY APT**

2 bed, 2 bath, \$1,250 mo. 1 bed, \$940 mo. A/C, ceiling fan, (562) 776-5815

#### 2 BR 2 BA DUPLEX

2 car gar, W/D hk-up, new paint, carpet, \$1,400 + dep **8012** Comolette (562) 861-8068 (562) 298-6135

#### **DOWNEY RESIDENTIAL**

3 BR, 2 Ba house. Appl blt-ins, Small pet OK, \$1,850/mo. Ready Now. (562) 869-9600

#### DOWNEY APT.

2 bed, 1 bath, \$1,050 1 bed, 1 bath, \$850 (562) 881-5635

#### **DOWNEY TOWNHOUSE STYLE 2 STORY APT.**

2 bed, 1 1/2 bath, 4-plex, stove, dishwasher, laundry hookups, central A/C, 2 single car garages. No Pets. No Smoking. No Section 8 Programs. Excellent credit history required. \$1,550/mo. + \$1,000 sec. dep.

# (714) 637-3110

#### ARROWBEAR **MOUNTAIN HOME**

2 BR, 1 1/2 BA, 2 F/P, \$900 Great for Retirees (562) 948-2023

#### FOR RENT

#### \*GREAT LOCATION\*

Like new, totally refurbished! 2 bed, 1 bath, upper unit. Builtins, forced air & heat. Owner pays gas. \$1,100/mo. Will consider Sec 8

> 11613 Downey Avenue (323) 992-8083 (562) 861-7529

#### 2 BEDROOM - NO. **DOWNEY**

\$1,100 and up plus security OAC. Laundry hookup, A/C, quiet bldg.

11113 Newville Avenue No Sec. 8, No Pets (562) 862-7071

#### 1 BEDROOM - NO. **DOWNEY**

\$925 & up plus security 0AC, New bathroom, stove/oven, A/C Built Ins, small storage, Gated.

10526 La Reina Avenue No Sec. 8, No Pets (562) 862-7071

#### **N. DOWNEY**

2 bed, 1 bath, \$1,300, pool, secured bldg. (562) 869-4313 mgr.

#### **CHARMING DOWNEY HOUSE**

2 + den, 1 bath, good credit 700's, no pets, cul-de-sac, lrg. yd., appliances like new. 1,500 + sec(626) 282-7482

(626) 319-3817

fulfill the terms of your credit obligations. ASAP# 3809298 12/02/2010, 12/09/2010,

NOTICE OF TRUSTEE'S SALE TS No. 10-0100115 Title Order No. 10-8-389274 Investor/Insurer No. 0082788616 APN No.

6260-002-072 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/22/2004. UNLESS YOU TAKE ACTION TO

09/22/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by ANA RENTERIA, A SINGLE WOMAN, dated 09/22/2004 and recorded 09/30/04. as Instrument No. 04

ecorded 09/30/04, as Instrument No. 04/519594, in Book , Page ), of Official Records

in the office of the County Recorder of Los

Angeles County, State of California, will sell on 12/30/2010 at 10:30AM, At the West side of

the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the

highest bidder for cash or check as described

below, payable in full at time of sale, all right, title, and interest conveyed to and now held by

situated in said County and State and as more fully described in the above referenced Deed

of Trust. The street address and other

common designation, if any, of the real property described above is purported to be: 8138 CHEYENNE AVENUE, DOWNEY, CA,

902424306. The undersigned Trustee disclaims any liability for any incorrectness of

it under said Deed of Trust, in the property

The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

12/16/2010

#### **LEGAL NOTICES CONT.** LEGAL NOTICES CONT.

CA 90650 Amount of unpaid balance and other charges: \$452,703.68 The purported property address is: 12309 BEATY AVE NORWALK, CA 90650 Assessor's Parcel No. 8025-006-008 The undersigned Trustee or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or 8025-006-008 The undersigned Trustee disclaims any liability for any incorrectness of the property common designation of the property address or other common designation, if any, shown herein. If no street address or other common designation is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice by sending a written request to JPMorgan Chase Bank, N.A. 7301 Baymeadows Way shown, please refer to the referenced legal description for property location. In the event no common address or common designation Jacksonville FL 32256 Pursuant to California Civil Code 2923 4 the undersian the property is provided herein directions to of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage the location of the property may be obtained within 10 days of the date of first publication of loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is this Notice of Sale by sending a written request to Bank of America 475 Crosspoint Parkway to Bank of America 4/5 Crosspoint Parkway Getzville NY 14068 Pursuant to California Civil Code 2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows: [1] The mortgage current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. If the Trustee is unable to convey loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is title for any reason, the successful bidder's title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale L ine: 714-730-7727 or current and valid on the date the notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. Date: — Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise 92101 619-645-7/11 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.fidelityasap.com Reinstatement Line: 619-645-7711 Quality Loan Service, Corp. If you have previously been discharged though benchmark the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit objugations. ASAP# 3804196 12/02/2010, 12/09/2010, 12/16/2010 DEBT ON BEHALF OF THE HOLDER AND the note holders right's against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT DIPLOCES. PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to

The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS #: CA-10-382656-VF Order #: 100511709-CA-GTI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/17/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s) advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): LUIS ANGEL MENDOZA . AN UNMARRIED PERSON Recorded: 8/16/2006 as Instrument No. 06 1827378 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/3/2011 at 10:30 AM Place of Sale: At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk,

### FOR RENT

#### RENTAL PROPERTY **HOUSES FOR RENT**

3 bed, 2 bath, dble gar, \$1,975 mo. + \$1,000 sec. dep. 7119 Dinwiddie, Dwy \$1875/mo + \$1.000 sec 7121 Dinwiddie, Dwy (310) 944-1851 (310) 433-6513

#### **DOWNEY APT**

2 Bdrm, 1.5 Ba, great loc, quiet & secure \$1,275/mo. (626) 483-5061

#### 2 BR, 1 B, DWNY APT

Move-in special \$300 1st mo. \$1,100 mo + \$300 dep., remodeled, ldry hk-up, prkng. Call Soledad (323) 643-8030 (323) 587-7962

# 2 BED, 2 BA DWY HOUSE

wash room, large garage (562) 928-3251

### OFFICE FOR LEASE

#### **EXECUTIVE OFFICE SPACE - 1ST FLOOR**

Very nice, elegant, well located on Florence, Dwy. 4 offices in space. For more information call

(562) 440-4858

#### **SERVICES**

## **NEED A PAINTER**

Interior & exterior, ref. Call Rick (562) 225-0540

### **SERVICES**

#### JHA FINISH CARPENTRY

Doors, Molding, Hardware, Weatherstrip, Closets, Cabinets Lic# 923068 (310) 753-7536

#### **ROSCHE'S POOLS AND SPAS** (562) 413-6154

#### PLANS, PERMITS **CONSTRUCTION**

Project Design, New Construction, Remodeling & Additions Lic. #936419 Call Jeff (562) 869-1421

#### **SUPERB PAINTING**

Exterior, interior, senior discounts, references, dependable & reliable. Free estimates. Lic. #634063. Wayne (562) 863-5478

#### **FULL SERVICE PLUMBING**

Licensed, bonded & insured, 24/7, senior discount

**McKinnon & Sons Plumbing of Downey** (562) 904-3616

#### **CARPET 4 U**

Nylon Carpet w/pad Installed: \$1.42 sqr. ft. Vinyl Floor Installed \$2.45 sqr. ft. (562) 866-2195 Showroom at 9303 Alondra

Blvd. in Bellflower

### **SERVICES**

#### **PROPERTY MANAGEMENT**

Across the Street Property Management accepting new clients. Call Joe (310) 617-3640

### **BARGAIN HANDYMAN**

Great handyman, painting, cleaning, yard, dry wall. Great prices, references.

# Call Joe (562) 416-3410

**DRAIN CLEANS \$35** Reasonable Plumbing, Heating & Electrical prices. Lic 814113 (323) 228-4500

# **COMPUTER 1**

**SOLUTION** Senior help, upgrade, repairs, system set up, virus removal, troubleshooting.

Call Larry (562) 714-9876

#### **ARMAS PATCHING** & RESTUCCO

Exterior & interior plaster, patching, matching all stucco textures. Very clean. 25 years exp. No patch too small. Free estimates. Ask for Ray Armas Lic# 882779

#### YARD SALE

(562) 923-8227

#### **HUGE GARAGE SALE!** 12/11 & 12/12

Something for everyone! @ 8137 Brunache St. 1 Block behind Shakey's

#### LEGAL NOTICES CONT. LEGAL NOTICES CONT.

with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$558,311.76. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings hank specified in Section 5102 of the Financial oank specified in S ction 5102 of the Financ Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty. express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/01/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:— Trustee's Sale Officer RECONTRUST COMPANY, N.A is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 3811625 12/02/2010, 12/09/2010, 12/16/2010

The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

## LEGAL NOTICES CONT.

the street address and other designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$332,236.77. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a federal credit union, or a check draw by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided Deed of Trust with Interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 11/25/2010 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:— Trustee's Sale Officer RECONTRUST COMPANY, N.A. Sale Officer RECONTRUST COMPANY, N.A is a debt collector attempting to collect a debt Any information obtained will be used for that purpose.ASAP# 3805005 12/09/2010, 12/16/2010

The Downey Patriot, #BS124251 12/2/10, 12/9/10, 12/16/10

Name:

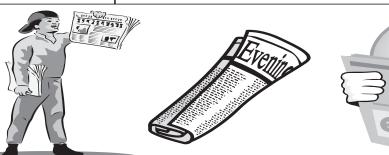
# NOTICE OF TRUSTEE'S SALE TS No. 10-0102401 Title Order No. 10-8-394955 Investor/Insurer No. 200614105 APN No. 6251-019-012,037 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/31/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the duly appointed tru Deed of Trust executed by MARIO RINCON AND MARIA E RINCON, HUSBAND AND WIFE AND PEDRO ROCHA, AN UNMARRIED MAN, ALL AS JOINT UNMARRIED MAN, ALL AS JOINT TENANTS, dated 07/31/2008 and recorded 08/07/08, as Instrument No. 20081418507, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 12/30/2010 at 10:30AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 7951 2ND STREET, DOWNEY, CA, 90241. The undersigned Trustee disclaims any liability The undersigned Trustee disclaims any liability

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for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance

Mairie.		
Address:		_
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	Evenin .	THE NEWS





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# Roybal-Allard encourages residents to get tested for HIV

Roybal-Allard (CA-34), chair of the Congressional Hispanic Caucus Health Care Task Force and a senior member of the Appropriations Subcommittee responsible for funding federal health programs, released a statement earlier this month on the occasion of World AIDS Day.

"Today, December 1, we commemorate World AIDS Day – a day to celebrate, to remember, and to commit ourselves to an AIDS-free future. We have made tremendous progress in the 22 years since that first World AIDS Day in 1988, and there is much to celebrate. Because of our investments in domestic and international HIV/AIDS prevention, care, treatment, and research, we have seen this disease progress from an acute terminal illness to a manageable chronic disease. The over 5 million people now getting AIDS drugs in the developing world are living proof that investments can translate into lives saved.

"This is also a day to remember all those living with HIV/AIDS

College hosted the 2010 High

School Counselor Conference on

Dec. 3, a day-long conference fea-

turing more than 70 high school

counselors who learned what

Cerritos College has to offer their

Cerritos

**Crime Report** 

At 4:30 a.m., officers responded to the 9200 block of Telegraph Road

regarding a fight involving several subjects. Officers detained one of the

At 5:15 a.m., a carjacking occurred at Rio San Gabriel Park. The victim

was parked in the north parking lot sleeping when another vehicle

backed up to his. The suspect exited his car, pointed a gun at the victim

and demanded his clothing and other items. The suspect drove away with the victim's vehicle, while a second suspect drove away in the sus-

At around 4 a.m., officers responded to a call of a suspicious vehicle in

the 10000 block of Lakewood Boulevard. Officers determined this vehi-

cle had been taken in the carjacking the day before at Rio San Gabriel

Park. Officers found a male suspect inside the vehicle who was in pos-

session of a handgun. The suspect was arrested for the carjacking.

Information provided by Downey Police Department.

ect vehicle. The victim was not injured during this incident.

suspects a short distance away. He was arrested for fighting in public.

NORWALK

Saturday, Dec. 4

Monday, Dec. 6

Tuesday, Dec. 7

**DOWNEY** - Rep. Lucille and those we have lost to this devastating disease. Amidst all of the progress we have made, there were 2.9 million new HIV infections in 2009, drastically outpacing the 1.2 million newly placed on treatment. In the United States there are significant disparities in the rates of new infection in both minority communities and among young gay men. Although African-American and Hispanic persons represent about one-quarter of the country's population, more than half of new AIDS cases reported to CDC are among these populations. Among children, the disparities are even more dramatic, with African-American and Hispanic children representing more than 80 percent of pediatric AIDS cases.

> "While there are many difficult challenges ahead in the battle against HIV / AIDS, there is one very real and attainable goal that we can all commit ourselves to in the short run. Worldwide more than 1000 children are born with HIV every day. Although 90 percent of those children are born in Africa, new childhood infections here in

> students in post-secondary educa-

Cerritos College, spoke of progress

around campus, including changes

to the college's infrastructure, edu-

Dr. Linda Lacy, president of

HS counselors learn about Cerritos

the United States continue to have negative impacts on children's health, their families, their communities and their opportunities.

"There is existing treatment to reduce a mother's chance of transmitting this disease to her child from around 40 percent to less than 1 percent. Regrettably, only half of the women who need this treatment have access today. Across the globe and here in our own communities, we need to commit ourselves to ensuring that all pregnant women are tested for HIV and, if found to be positive, have access to treatment to control their disease and prevent transmission to their

Today I am urging all young women in my District, and across Los Angeles, who may be considering becoming pregnant to get tested for HIV. Talk to your sisters, your daughters, your cousins, and your girlfriends and encourage them to do the same. If we all work together, we can help create an AIDS-free generation on children by 2015."

cational programs and partner-

should utilize various student sup-

port services in order to succeed in

counselors as well, and shared their

campus experiences and how they

have benefited from attending

very close here at Cerritos

College," said athletic training

major Devin Ocampo, a member of

the student panel. "Professors care

about us and want to go above and

beyond to make sure we succeed."

college.

Cerritos.

She also stressed that students

A student panel addressed the

"Students and professors are



PHOTO BY FLICKR USER ABMJG/CREATIVE COMMONS

Cal State Long Beach posted record numbers of admission applications, according to figures released this week by the Cal State University system.

# Cal State Long Beach leads in first-time freshmen

LONG BEACH – Less than a week after the closing of the application deadline to attend any of the 23 California State University (CSU) campuses in fall 2011, the final numbers are in, and Cal State Long Beach leads the way as the system posted record numbers of applications, including those from first-time

CSULB received more applications from potential undergraduate students for the fall 2011 semester than any of the other 22 CSU campuses in the system, according to CSULB President F. King Alexander. He reported a preliminary count of more than 70,500 freshman and transfer student appli-

Overall, the CSU Chancellor's Office received more than 611,000 undergraduate applications systemwide, slightly above last year's record high.

The priority application period for undergraduate students interested in attending any CSU campus next fall ended Nov. 30, and the number of electronic applications

submitted for enrollment at CSULB was 69,261. With the inclusion of international students and actual paper applications, the Long Beach campus received 70,536 applications in all, breaking the 70,000 mark for the second straight year.

"Having the highest number of undergraduate applications of any CSU campus speaks well of the quality of education and student life at Cal State Long Beach," Alexander said. "At the same time, another record number of applications for the CSU system clearly demonstrates the strong demand for a CSU education.

"While these numbers point to the recognition of our campus' reputation, we are tempering our enthusiasm a little bit," the president added. "With another projected \$20-plus billion shortfall in next year's state budget, we don't know what that means for the 2011-12 CSU budget. If our campus budget is reduced, then obviously we will be limited in the number of these students we can admit in the fall."

CSULB led the CSU system in

first-time freshman applications with 49,764 received. That number is more than 2.000 higher than last year's 47,683 first-time freshman applicant total. The campus also received the largest number of transfer student applications with 20,039.

Of the more than 611,000 undergraduate applications received in the two-month fall 2011 priority application period (Oct. 1 through Nov. 30), the number of prospective first-time freshman applications received was 426,992, a sizeable increase of 14,819 from the previous



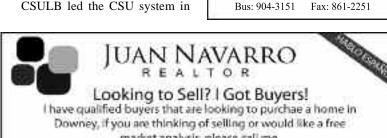
 Business Opportunity 8136 2nd Street, Downey



Downey, California 90241 Roder / Owner

M.R. & Associates Thanks all of those who stopped by and took a picture with Santa at our office during the Downey Christmas Parade, We appreciate your business. Merry Christmas And A Prosperous New Year.

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**OUR CLIENTS** 

"Moises Sierra did a very good job! Moises was profes-

"Michelle Secord and Mario Acevedo did an excellent job 'across the board'!" - Duane Wellhoefer

sional and always responded quickly." - Lilia Navarro

"Caritina De La Riva and Patricia Gomez did a great job and worked around my schedule!" - Jessica Jimenez



**Eight Units!** Great layout of individual cottage style units. 6 units are 1 bedroom and 1 bath, one studio, 1 unit is pedroom and 2 bath. Many long term tenants. Close to public and private schools







QUALITY SERVICE

Maria



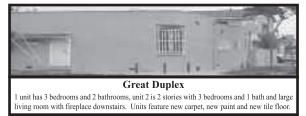




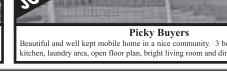


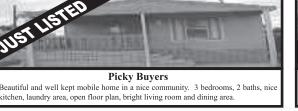


Regular sale! Four units, each unit has one bedroom and one bath. New exterior pain eparate gas and electricity meters. An investment opportunity









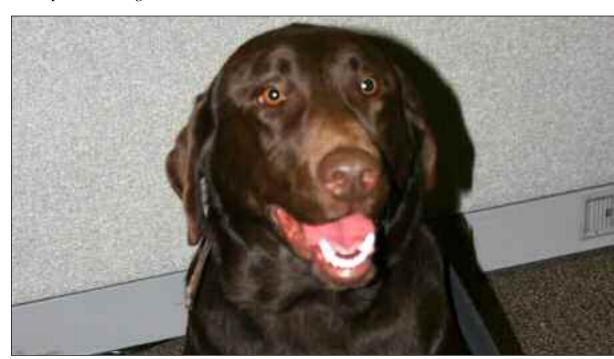
# Real Estate



The Holiday Lane Parade drew thousands of spectators Sunday. Pictured above is Downey Girl Scout Troops No. 2485, which proudly represented a Charlie Brown Christmas. The girls handmade the masks using paper mache.



Rep. Lucille Roybal-Allard hosted her 11th annual service academy workshop last month at the Downey City Library, where students and their parents learn about academy admission requirements and the application process. U.S. service academies offer a free college education in return for at least five years of military service after graduation.



Duke, a 2-year-old chocolate labrador, is a drug-sniffing canine purchased by the Downey Police Department (see story on Page 1).



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## This One's Hot!

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3 BD, 1 BA with den in Downey near an elementary school. Remodeled exterior with newer windows and automatic opener and gate. Price: \$349,900

Call Michael @ 562-818-6111



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\*WORSHIPS IN DOWNEY

MARIO PERSICO SELLS DOWNEY!

# WOW! What a Value!

4 BD, 2 BA house PLUS 1 BD guest house. Home has remodeled kitchen, new paint flooring and is ready to move right in.

Price: \$339,000 Call Michael @ 562-818-6111



# Pretty as a Picture!

NE Downey area! 3 BD, 2 BA, family room 1,604 sq. ft, 7,540sq. ft, lot, new paint and carpet, hardwood floors in living room, sprinklers front & back. Price: \$439,000.

Call Michael @ 562-818-6111



# Reduced and Ready!

3 BD, 2 BA "Island" jewel! Hardwood floors, central air and heat, copper plumbing and wellmaintained! Home has a master bedroom, living room and family room with fireplace. **NOW priced at: \$379.000** 

Call Michael @ 562-818-6111



## <u> 11016 Pangborn - Just Sold!</u>

Congrats to my buyer! 3 units on a 22,000 sq. ft, lot! Sold for \$692,500

Call Michael @ 562-818-6111



# <u>Splish Splash!</u>

3 BD, 2 BA NW Downey pool home on tree-lined, quiet street. Call Michael for more details. Call Michael for price! Call Michael @ 562-818-6111

View these homes at: www.MichaelBerdelis.com



Is the real estate market stabilizing? How are bome values in my neighborhood? These are the top questions on homeowners' minds. Everyone is wondering how home prices are faring in their neighborhood. Some homeowners have put off moving indefinitely. For those considering moving up or downsizing, this could be a potential mistake. You could miss out on a window of opportunity with today's incredibly low interest rates and low (but stabilizing) boosing prices. Waiting might mean higher interest rates (your real estate dollar boys less) and higher home prices in your move up or downsize range.

For a limited time, I'm offering a free market report on home sales and home prices in your area. Critical information if you are looking to move or if you just want to see how your investment is doing. Simply call or email me to request your Free Home Sales and Market Report.



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