

# The Downey Patriot



New fire chief starts Monday See Page 4



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Thursday, December 16, 2010

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

# **Police** increase patrols for drunk drivers

**DOWNEY** – The Downey Police Department will conduct a DUI checkpoint at an undisclosed location within city limits on Dec. 17 as part of its beefedup enforcement against drunk driving this holiday season.

The checkpoint will run from 6 p.m. to 3 a.m.

"After hearing about the dangers of drinking and driving time after time, most people have gotten the message that if they're planning on drinking, they should always plan a safe way home," said Police Chief Rick Esteves. "But sadly, millions of Americans still think they are invincible and regularly choose to get behind the wheel after having too much to drink."

Downey Police officials said young males are particularly atrisk of drunk driving. According to a survey, ¼ of young males admitted to riding in a car with someone who should not have been driving.

Last year, 36 people were killed statewide in alcoholinvolved wrecks during the last 2 ½ weeks of December, including three people in Los Angeles County.

"We know that the holiday season can be one of the deadliest and most dangerous times on America's roadways due to an increase in drunk driving," Esteves said. "Don't let your 2010 end in an arrest or worse, injury or death. Remember, whether you've had way too many or just one too many, it's not worth the risk."

Police officials urged residents to report suspected drunk drivers by calling 911.

Funding for the checkpoint and increased patrol comes from a grant from the California Office of Traffic Safety, through the National Highway Traffic Safety Administration.

# Church giving away toys

**DOWNEY** - The Love, Peace and Happiness Family Christian Fellowship will host a Christmas celebration and toy giveaway for needy families this

The Christmas celebration begins at 8:30 and 10 a.m., followed by the toy giveaway at 4 p.m.

Children of all ages are invited to attend with their parents. There is no charge to attend.

The church is at 11022 Old River School Rd., north of Firestone Boulevard.

The Love, Peace and Happiness Family Christian Fellowship has a second church in Los Angeles that will also be distributing toys to needy fami-

For more information, call (800) 757-6552.



Oscar and Carmen Rivera, owners of the Rives Mansion, are searching for tenants who can put the historic structure to good use.

# **Rives Mansion** in need of a tenant

■ Owners hope to reinvent the mansion by expanding its uses, possibly as a wedding chapel or banquet hall.

BY CHRISTIAN BROWN,

**DOWNEY** – After more than five years of ownership, Oscar and Carmen Rivera are ready to champion the next chapter in the history of the Rives Mansion.

"We really want it to be a part of the community," said Carmen while walking along the home's front porch. "It should be a hall for special occasions, a place where people in the community can come and make memories...maybe a wedding chapel."

But with local investors wary of new redevelopment projects, city officials hesitant to invest in the structure and residents divided on how the home should be used, reinventing the mansion may be harder than the Rivera family

The husband and wife real estate team, who purchased the historic home in 2005 for \$1.7 million, is now hoping to turn the nearly 100-year-old residence into a commercial property that can be utilized for a variety of events both artistic and cultural.

Kirk Cartozian, real estate broker, land use consultant and former Downey councilman, is currently listing the home, promoting it as a great opportunity to solidify the Rives Mansion as an intricate part of Downey's history and future.

"Long story short, everyone would love to see it go back to its grandeur," said Cartozian. "It's the most famous house in Downey but it's my number one priority to make sure we get a long-term sustainable plan from someone who will use the property...as a steakhouse, wedding chapel, assembly or banquet hall. That would be complimentary and I think residents would get around that."

Since placing his 'for lease' sign in the mansion's front yard several weeks ago, Cartozian says he's received dozens of calls, but



PHOTO BY PAM LANE/WWW.DOWNEYDAILYPHOTOS.COM

has yet to hear any serious offers from investors or businesses looking to lease the home and convert it into a profitable establishment.

"There's no asking price, no number," Cartozian said. "The Riveras will entertain anything as long as they're not in the red...it depends, they might agree to a lower amount if it includes a longterm contract."

Though it may take possibly hundreds of thousands of dollars to prep the residence to accommodate specific ventures, Cartozian insists that investing in the Rives Mansion, located at the corner of Third Street and Paramount Boulevard, is still a worthwhile

"There are many overarching challenges...the city is going to look at it pretty seriously and they should," he said. "The Rives Mansion is at a crossroads, it requires a plan, and it's my job to make sure it's not set up to fail. There should be a creative spirit there - something that inspires people, and makes people want to experience it. That'll determine the overall success."

In September, the Rives Mansion, along with several key redevelopment sites, became a part of the downtown district, which was extended by the City Council under the Downtown Specific Plan.

The new zoning code allows the mansion, built in 1911 for Downey pioneer James Rives, to expand its range of uses. Under the amended code, the residential property can now also be used as a cultural center, office facility or banquet hall.

Before acquiring the property, Oscar and Carmen Rivera, natives of Obregon City, Sonora, Mexico and owners of Casa Blanca Realty, originally hoped to open a real estate center inside home.

"Then the housing market collapsed – so it made no sense to get into that," Rivera said. "We hoped the city would buy it, but they're very conservative when it comes to spending. Now, we just want to help everyone by offering the home back to the community."

Similarly, Cartozian remains positive that the Riveras, who reside in La Habra Heights, will find a reliable tenant in the next three to six months.

"Name me a better place in Southern California where you can bring that creative spirit of possibilities," Cartozian said. "The Rives Mansion is a gateway to the downtown - anyone and everyone will want to give it a chance. There's a willingness to support it. People want to see it succeed, it's something everyone can be proud



Volunteers Ellie Loven, 11, Eric Soza, 13, and Aleah Loven, 12, help refill the PTA HELPS food bank.

# Food drive is competitive fun at Warren

■ Students hope to collect 15,000 cans for a local food bank. The top three classes will be rewarded with a pizza party.

BY DEANNA KIM,

**DOWNEY** – Bringing in about 13,800 donated canned goods in 2009, Warren High School is looking to beat that amount by collecting 15,000 cans for a local food bank.

The collection period began Dec. 7 and ends Friday.

"If every student (brings) in four cans, we can help almost 700 families in Downey," said activities director Erin Hanohano-Lira. "Four cans is not a lot, but the fact it can help so many families motivates students."

With 150 teachers and roughly 3,860 students, Warren can meet its 15,000 can goal if every student on campus brought in four cans. To promote this, ASB member are communicating with four to five teachers each. Every teacher participating has a sign with dates and a box for drop-offs.

"So far the can food drive is looking fantastic," said Lorus Hendricks, commissioner of community relations for ASB. "Teachers are motivated and students are giving, so we're bound to

reach our goal." The friendly competition is between all second period classes. There is one rule for teachers this year and it is that there are no rules. This means teachers can use any

legal means to motivate students such as extra credit, personal stories or any other ways of encour-

An additional incentive for students is that the top three classes will receive a pizza party.

"Giving to the less fortunate gives me a great sense of both personal fulfillment and satisfaction," said senior Alex Gross.

Although a competition, this canned food drive is about bringing the community together and helping those that are in need as well, organizers said. This especially helps local families as the food bank is receiving lighter amounts of cans than normal due to the economic downturn.

"We are able to give back to those that have been able to help families previous years," said Beth Gendrea, director of PTA HELPS, which stands for Health Education Local Pantry Service. "We are glad to help the families we can."

Both Warren and Downey High School help bring in the most cans for the Thanksgiving and Christmas distributions. Church groups, boy scouts and girl scouts, and even real estate agents also help bring in cans to the food bank.

"I'm excited to see the activities room full of cans," said Hanohano-Lira. "It makes me really, really proud of the students at Warren High School."

Deanna Kim is a senior at Warren High School and interns for The Downey Patriot.

# Pet adoption event Saturday

DOWNEY - Local animal shelters will have discounted fees Saturday as they attempt to place animals in homes before the holidays.

The county animal shelter at 11258 Garfield Ave. and the Southeast Area Animal Control Agency will hold an adoption event Saturday from 10 a.m. to 5 p.m. as they attempt to adopt animals.

Last year, a similar holiday-themed adoption event helped place 445 animals into new homes before the holidays, county officials said.

"Each year, the (Department of Animal Control) takes in more than 90,000 animals," said Michelle Roache, deputy director of outreach and special enforcement. "There are not enough homes for all of them. Supporting adoption rather than irresponsible breeding is one way to significantly help reduce the pet overpopulation problem."

To view animals available for adoption, go to http://animalcare.lacounty.gov or www.seaaca.org.

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# Senior program releases '11 schedule

DOWNEY - The city of Downey has released its schedule of entertainment for First Mondays, the monthly city-sponsored program that replaces the school district's OASIS curriculum.

First Mondays begins Jan. 10 and will be held the first Monday of every month at Downey Adult School.

Admission is \$5 and includes dinner. Doors open at 2:45 p.m. with piano music by Dr. Robert Flynn, followed by the featured program at 3:45 and dinner at 5.

The programming schedule for First Mondays is listed below:

Jan. 10 – Penniless Immigrant to American Icon: Irving Berlin – The Golden Age of American Music Series. Robert Lipson, a master pianist of the Great American Songbook and an instructor with the USC Emeriti Center College, will be joined by writer and director Sault Jacobs as they discuss their fascination with history and trivial tidbits from the golden age of Broadway and Hollywood.

Feb. 7 - Jim J's Jukebox: Discovering America's Music. American Songbook buff Jim Jimirro shares facts, behind-the-scenes anecdotes and music from his collection. He will also offer his perspective on the music of Berlin, Porter, Ellington and Gerschwin, the lyrics of Mercer and Hammerstein, and style of Sinatra and Fitzgerald.

March 7 – Jazz from A to Z: What is it? USC Emeriti Center College Series, Dr. Thom Mason, Professor of Jazz Studies, USC Thornton School of Music. Back by popular request, Mason will present another of his multimedia presentations from his series titled "Jazz from A to Z." A nationally-recognized educator and jazz performer, he will include recordings, rare photos, film clips, anecdotal stories and, of course, his live clarinet jazz demonstrations.

April 4 - Bellflower Civic Chorus. The Chorus is a popular mixed voice of singers who love to sing and entertain. Their show is known for an enthusiastic chorus with special show stoppers and outstanding soloists. Their programs include show tunes, light classical and popular

May 2 – New Century Singers. The New Century Singers are a 35member professional women's chorus known for their beautiful harmony and exceptional performances. Their programs include numerous Broadway show tunes, light classical, Americana and seasonal favorites.

June 6 – Peter M. Small, Historical Impressionist: Harry S. Truman. In his blunt, plain-speaking style, Mr. Truman tells how he met the challenges of his presidency, from dropping the atomic bomb to the dismissal of Gen. MacArthur. Small's personal touch and humor make all of his performances contemporary and memorable.

# Eastwood addresses makeup grads

**DOWNEY** - Actress and makeup artist Kimber Eastwood, daughter of Hollywood legend Clint Eastwood, was guest speaker at the graduation ceremonies Wednesday of the Downey Makeup Academy.

The Downey Makeup Academy is a 15-week program at Downey Adult School that prepares students to work as makeup artists in film, TV, photography, advertising and retail cosmetics.

The course touches on every form of makeup work, from casualty makeup, airbrush, body art, historical and character makeup, prosthetic application and theater.

Students are also instructed on business formalities, the development module of set etiquette and working on professional photo

On Wednesday, graduates were presented with a diploma and a portfolio of their work, created with the help of professional celebrity photographers.

Kimber Eastwood addressed the graduates during commencement ceremonies, which took place in the school's Harriet Paine Event Center. Eastwood has worked as a makeup artist and department head on TV shows such as "Wheel of Fortune" and "Dog the Bounty Hunter," as well as "Letters from Iwo Jime" and "Million Dollar Baby" with her father.

**DID YOU KNOW...** 

### Christmas play at church

DOWNEY - Just in time for Christmas, Action Faith Ministries will present "Mr. Wilson Finds CHRISTmas" this Sunday.

The event begins with a red carpet gala at 5 p.m., followed by the performance at 6. A second show will be performed Dec. 19.

Tickets are \$5 presale or \$6 at the door, with proceeds benefiting the church's Key Ministries for

Visitors are asked to dress in formal attire. A photographer will be available for families wishing to take and purchase family photos.

Weeties Cakes will provide cupcakes before and after the show.

For tickets and information, call (562) 862-7720. Action Faith Ministries is at 10839 La Reina Ave. in Downey.

# 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

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# Basketball camp for kids

**DOWNEY** – The Los Angeles Clippers, in association with the National Basketball Academy, will hold two youth basketball clinics in Downey.

The first session, Dec. 20-23, meets 9 a.m. to noon in the gym at Apollo Park. It will feature instruction and training from professional coaches and possible appearances by Clippers players.

A second session will be held Dec. 27-30.

Cost is \$150 for both sessions and includes a ticket to a Clippers game.

For more information, including details on available extended care, call Kevin Ellis at (562) 904-7128 or Monica Ortiz at (562) 904-

# Blessing of the animals at church

**DOWNEY** – St. George Greek Orthodox Church will hold a blessing of the animals Saturday 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 weekend, 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.

# Park programs for kids start Monday

DOWNEY - Children ages 6-12 are invited to participate in a free drop-in program at Downey parks Dec. 20-31.

City staff members will lead the children in activities, group games, sports, and arts and crafts.

The program will be held weekdays from 12-5 p.m. at Apollo, Dennis the Mennace, Furman, Golden and Rio San Gabriel parks. Brookshire Park will host the program from 12:30-4:30

The program will operate until 3 p.m. on Christmas Eve.

Participation in the program is free but registration is required by signing-up at the park on Monday.

For more information, call (562) 904-7238.

# Alumni to battle on the gridiron

DOWNEY - Alumni from Downey and Warren high schools will take part in the first annual Alumni Football Game on Sunday at 6 p.m. in the Vikings' stadium.

Tickets are \$10 at the gate. The public is invited.

# Christmas concert at Messiah

DOWNEY Messiah Lutheran Church will hold its second annual Christmas concert Saturday 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.

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Lakewood Regional Medical Center is designated a STEMI (heart attack) Receiving Center by Los Angeles County. Hospitals with this designation have demonstrated that their emergency departments have the facilities, technology and physicians necessary to provide the immediate diagnostic tests and interventions to save lives.

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# Caton relinquishes fringe benefits

**DOWNEY** – Downey city manager Gerald Caton asked the City Council to take away his fringe benefits Tuesday as he preretirement next for pares December.

By eliminating the benefits including retirement contributions, 20 vacation days, 11 holidays, nine days of executive leave, a cityowned vehicle and membership fees for civic organizations Caton said the city will save more than \$100,000 next year.

Under the agreement ratified by the City Council, Caton will be paid an hourly rate of \$121 and work a maximum 1,920 hours in 2011, or about \$232,000.

At that rate, the city would realize about \$5,800 in salary savings.

The bulk of the city's savings will come from it no longer paying Caton's portion of CalPERS, the state's pension system. Downey would have paid nearly \$49,000 next year.

Other savings will come from the elimination of a car allowance (\$16,050), civic organization membership fees (\$600), and holiday, executive and vacation leave (about \$26,000).

"A great deal has already been accomplished...but the coming year will also be critical as we face the ongoing economic challenges and transition to a largely new management team," Caton said in an agenda memo to the council.

Caton, who has served as Downey's city manager for 21 years, is scheduled to retire Dec.

# Saab named to green committee

DOWNEY - Alex Saab, the local attorney who ran unsuccessfully for the City Council's District 4 seat in last month's election, has been appointed to the city's Green Task Force in charge of finding ways to reduce city waste.

Saab was appointed by Councilman David Gafin and received approval from the City Council on Tuesday.

The Green Task Force was started by Councilman Mario Guerra two years ago and recommends way the city can reduce its carbon footprint.

The committee is comprised of residents and members of the business community.

electrical cord/outlet.

or decorations.

electric cords away from tree stands with water pans. Never use lighted candles on or near holiday trees.

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# Looking back on... Stox Restaurant

■ Stox restaurant on Imperial Highway began as a pie shop on Firestone Boulevard.

By Christian Brown, STAFF WRITER

**DOWNEY** – "Maurine – we're going into the restaurant business." shouted Harry, turning towards his wife. "I bought a dishwasher!"

With these words, Harry Fahnestock was finally on the verge of achieving his lifelong goal of opening up his own hamburger and pie shop.

It was the early fifties when Fahnestock, an employee of a local, food service supply company, attended a regional convention for restaurateurs. Seeing a dishwasher on sale, Fahnestock bought it without hesitation.

Though just a small feat, the purchase became the first of many for the aspiring entrepreneur who would soon transform a small, 20stool hamburger stand in Huntington Park into two successful Stox restaurant locations, including one in Downey that con-

tinues to serve the same Fahnestock

family recipes Harry introduced

decades ago.

Virtually unchanged since the days of Fahnestock, Stox Restaurant, Bakery and Bar, located at 9518 E. Imperial Hwy, is now the oldest eating establishment in Downey. However, the 172-seat restaurant did not start in its current 8,500-square-foot building, but rather emerged after a series of pie shops opened by Fahnestock, a Los Angeles County transplant from Chadron, Nebraska.

After his high school graduation, Fahnestock was hired as a salesman by Axelson Manufacturing Co. where he met his wife, Maurine, then executive secretary for the company president. Together, the couple went to work, making Fahnestock's vision a reality.

On May 7, 1954, after nearly four months of hard labor each night by Fahnestock and his father, Ben, a skilled craftsman, a quaint, hamburger stand, located at 3053 Florence Ave. in Huntington Park. was ready for business. Fahnestock decided to call the new eatery, Stox, short for the German family name.

"Delightful Eating in a Pleasant

**NEED A GOOD** 

Atmosphere" was Fahnestock's motto and in addition to the choice ground beef burgers, served for 50 cents, Stox offered locals potato salad, coleslaw, malts, shakes, and fresh homemade pies, which would become Stox's most popular menu

After just five years in Huntington Park, Fahnestock grew interested in the newly incorporated city of Downey. Harry Fahnestock Jr., 66, believes his father, hoping to expand the family business, wanted to bring his popular food items to a new, and larger, audience of customers.

"He wanted to get out of Huntington Park - it was getting older. He wanted to move Stox's where there was growth," said Fahnestock Jr., who graduated from Warren High School in 1962. "He found a place in Downey in 1959, a little strip shop on Firestone Boulevard. He rented two of the spaces there and opened Stox Pie Shop."

Fahnestock Sr. also moved his family into the area, purchasing and remodeling a home in south Downey, just west of Paramount Boulevard. However, once the new location, at 11215 Downey Ave., opened its doors, every Fahnestock family member was drafted to help.

"My father and mother were very hard working people. We really built that business up," said Fahnestock Jr. over the phone. "After school, my sister, Judy, would be a waitress and I would bus tables for three hours. At night, I'd go down there and be the jani-

Unlike the Huntington Park location, Stox Pie Shop in Downey only served lunch items, specializing in sandwiches, coleslaw and potato salad. Soon Fahnestock began experimenting with his original pie recipes, adding different flavors and interesting combina-

"We had our standard pies fresh pumpkin pies, pecan, cream, strawberry – the recipes for the fillings were all of my mom and dad's," said Fahnestock Jr. "They were exquisite, made fresh daily...no fillers, no preservatives, no artificial whip cream.

"My dad was a perfectionist. The pie crust has to be just so, we had to use a certain glaze," he said. "If they weren't up to code, some-



PHOTO COURTESY DOWNEY HISTORICAL SOCIETY

Harry and Maurine Fahnestock, pictured here in this 1962 photograph, transformed a small Huntington Park hamburger stand into two Stox restaurant locations.

times he'd dump them."

Hoping to create his own collection of specialty Fahnestock Sr. crafted and introduced the Strawberry Hawaiian Cream pie, which included vanilla cream, strawberries, macadamia nuts, coconut and pineapple. The gourmet pie quickly became one of Stox's trademark desserts and remains a bestseller at Stox Restaurant today.

By the early 1960s, the small pie shop was exploding, gaining popularity and many positive reviews in the community, as a result Fahnestock and his wife decided to invest in a larger facility to house the growing restaurant.

Soon after, property owner Ben Mooshegian offered Fahnestock a generous lease in a new building on the corner of Imperial Highway and Bellflower Boulevard, and the family business moved, opening Stox Restaurant in 1962.

"It was an immediate success," said Fahnestock who believes the restaurant benefited from its close proximity to North American Aviation. "We had the astronauts in quite frequently. When NASA was working on the Apollo Space Mission here, we'd get a pretty good size order of pies - they'd take them back to the Houston space center."

In December of 1967, the Fahnestocks opened a second establishment in Anaheim, called Mr. Stox Restaurant, requiring several employees, including Fahnestock Jr., to travel between the two locations. After many years operating both sites, Fahnestock Sr. decided to sell both locations and retired from the restaurant business.

"He knew I wasn't keen about staying in the business. He knew sooner or later I would move on. It wasn't my passion," said Fahnestock, who now lives in Reno, Nevada. "It was time to sell."

In 1974, the Fahnestocks sold the Downey location to Ken Babajian, and three years later Mr. Stox Restaurant in Anaheim was sold to brothers Ron and Chick Marshall, who still own and manage the restaurant. Today, Stox

Restaurant in Downey is owned by Jack Wannebo, who acquired the eatery from Babajian more than 20

He admits that the aging restaurant is struggling like other dining establishments, but he remains hopeful that the landmark will withstand the sluggish economy.

"You don't want to go into the restaurant business right now," he said. "This summer, we had the worst 20 weeks we've ever had. It's tough, the demographics are changing, but we've got three and four generations coming in now. We know the name or face of 80 percent of the people that come in here - it really is a second home to our

"There's not a place like this anymore...where you can have a good breakfast, a quiet lunch or an afternoon drink," said Wannebo. "We've survived when others haven't; it's a good format. People want good quality food at the best price. That's what Mr. Fahnestock did, that's what we'll continue to





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# For Croom, dedication to service more than just a job

■ Lonnie Croom is set to take over as fire chief on Monday. Only 46, Croom calls the promotion "a dream come true."

By HENRY VENERACION. STAFF WRITER

**DOWNEY** – Lonald "Lonnie" Dean Croom, 26-year veteran Downey firefighter and deputy fire marshal for only a handful of days more, was one of three selected candidates who tested for the position of fire chief in late October last

He was informed of the decision in his favor on Nov. 18, but it was not until Nov. 23 that the City Council formally voted its approval.

Upon learning the good news, he was quoted as saying, "This is a dream come true."

Croom takes over as fire chief on Monday from erstwhile chief Jeff Turner, who was coaxed from a golf-studded retirement and has been serving on an interim basis for two years.

Born and raised in Downey, young (he is only 46) and exuding an aura of sculptured strength, Croom is a graduate of Downey High and holds a BS in occupational studies/vocational arts from Cal State Long Beach.

He says he wanted from the beginning nothing else but to become a firefighter, but getting appointed as fire chief was totally unexpected.

Croom started as a fire explorer, then early on showed his mettle, becoming a firefighter in 1984, and rising through the ranks of the Downey Fire Department, as a firefighter paramedic from 1988-1994, fire engineer/prevention inspector in 1994, and attaining the rank of fire captain in 1996. He has been



serving as deputy fire marshal since 2008.

His most memorable and proudest moments in his rise to top dog in the Downey Fire Department definitely include, he says, his leading a group of about 400 FEMA employees deployed to Mississippi in 2005 in the aftermath of Hurricane Katrina, in which he led in establishing an Incident Command System in the affected region.

But he is especially proud of his roles over the years as fire prevention bureau inspector and investigator, emergency medical technician (EMT) program director for 10 years, fire explorer program coordinator for 16 years (during which he oversaw the 1997 California Fire Exploring Academy held in the city of Downey) and as training officer, instituting curriculum and training methods to provide better live fire and fire behavior instruction to recruits and veteran firefighters alike.

Because of these, it wasn't hard for him to identify his forte as belonging to the training area. He points to his days in the Training Tower, teaching and training firefighters in the art and science of fire suppression, etc. He says training is indeed a hallowed daily routine at the department, where responses to emergencies and quick thinking are honed.

The source of his strength, he says, in the training and leadership areas is his passion for helping people. This passion is difficult to conceal, he says, and expresses itself in various ways including daily exercise and otherwise maintaining physical fitness and mental alertness in order to be prepared for emergencies and making the right decisions.

Moreover, he says, "Most in the profession were chosen for their character. It's a lifestyle for us, a commitment, not just a job."

He has plans to attend the National Fire Academy in Emmitsburg, Maryland, will attend the occasional fire chiefs' courses, and maybe go for his master's in public administration.

Croom's family roots go back to the County of Limerick in Ireland, where one can find a Croom Castle. He says he doesn't know if a family connection exists.

Croom thinks he is the first fire explorer to make it as fire chief in the 53-year history of the DFD. He also broke tradition as the first nonbattalion chief to become fire chief. He resides in Huntington Beach.



Downey Federal Credit Union distributed \$7,500 in grants to local teachers last week. From left: DFCU board member Stan Hanstad, Downey Unified School District superintendent Wendy Doty and credit union president and CEO Barbara Lamberth.

# Downey teachers receive grants from credit union



**HENRY VENERACION** 

**DOWNEY** – Downey Federal Credit Union on Dec. 9 handed out \$300 student enrichment grants to 25 selected Downey educators, continuing an 8-year ritual of providing funds as a means of further enhancing the "learning experience" of their students.

Eligibility rules were revised this year to include grant applicants from private schools. Past practice saw 35 recipients receiving \$200 each; this year the number of grant winners totaled 25, but received \$300.

Winning applications were judged by a panel from DFCU, based on possible impacts of the proposals to enrich students' learning processes and benefit the class-

Winning projects included several in the science and technology area, including: the purchase of monarch butterflies for life cycle lessons to Ward Elementary's second graders (Adriana Perez) and field trips to the Columbia Memorial Space Center (Jennifer Hartl of Kirkwood Christian Schools and West Middle School's Michelle Derkum); Warren High's purchase of a mini metal lathe to "learn machinery" for its Project Lead the Way engineering program (Glenn Yamasaki); the purchase of a digital microscope for science projects under Gallatin Elementary's David Tanaka and the purchase of a picture communication software to assist students with developmental delays (Maude Price's Shelly Keele); the purchase of school supplies to send to the school's Native American friends at the Mission School in Red Cloud, South Dakota (Our Lady of Perpetual Help's Irene Segura); AVID field trip under West Middle School's Deborah Eduad to univer-

sity campuses; a field trip to Biola University for educational and leadership purposes (Sussman Middle School's Jennifer Angulo); the formation of a chess club at Gallatin Elementary (Regina Donahue); and the installation of a huge mural outside Robert Petersen's room (Warren music department).

Downey superintendent Wendy Doty commended and thanked DFCU for its continued involvement with the education of students in the district and now citywide.

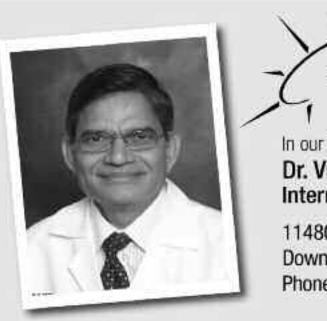
In welcoming the grant recipients, DFCU president and CEO Barbara Lamberth briefly traced the credit union's humble beginnings and its dynamic growth today as it enjoys healthy loan (\$75 million) and earnings numbers resulting from membership fees (2 percent of total), earnings from outside investments (27 percent of total), and interest on its loans (71 percent of total).

Program emcee was community education and development representative Kari Johnson.

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# Sodetani takes over as DUSD president

■ Sodetani elected to one-year term as head of Downey school board.

BY HENRY VENERACION, STAFF WRITER

**DOWNEY** – Martha Sodetani, who first won a seat on the Downey Unified School District board in 2005 replacing the departing Cheryl Andresen, was elected board president Tuesday.

She will serve in that capacity for one year.

Former incumbent Barbara Samperi thanked her colleagues on the board and the DUSD management team for "making my job in the past year easy."

Elected vice-president was Nancy Swenson, who also won a seat on the DUSD board in the same year.

Sodetani is the current president of the Assistance League of

Downey and, among other association memberships, also serves on the board of PTA Helps and is an active member of Gangs Out of Downey. Among her awards is the mayor's Diakonia Award given to her last year by former mayor and current Councilman Mario Guerra for "outstanding service to the community."

She said her fervent wish is that even as she is often mistaken as the author of good projects or decisions in the district, others who follow in her footsteps will find themselves in the same happy situation

See DUSD, page 10



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# Editorial Page 5 Thursday, Dec. 16, 2010

# Parents reclaim a failing school

By Governor Arnold Schwarzenegger

History is usually made by a small group of passionate people. On Dec. 7, history was made by a small group of parents in Compton, Calif.

Their children attend McKinley Elementary School - a school that has been defined as failing for the past 10 years. Using a new power known as the "parent trigger," which I fought for and state legislators approved last year, these Compton parents banded together to demand change. The legislation allows parents of students at troubled schools to demand such significant reforms as closing a school, replacing a school's management or most of its staff, or reorganizing a school into a charter, if 51 percent of parents sign a

McKinley Elementary is being reorganized and will soon be transformed into a charter school run by Celerity Educational Group, which is successful-

Some have called this action "the shot heard across the country" - and

To get some perspective of the scope of this new power, consider the heartwrenching stories brought to public attention this year in the documentary "Waiting for Superman," which focuses on the failures of our public edu-

Without the power of the trigger legislation, parents whose children are in what the documentary and others call "dropout factories" have only one avenue to save their children. They must win a lottery to get them into a high-

a failing school and a failing system. The exit doors may as well be chained. For millions of low-income families, this means that their child is doomed

For millions of California families, this is the shattering of the American

Now, however, for the first time in California history, these historically underserved parents have new power and new choice.

The package of reforms I signed in January gives parents significant options for changing their child's school as well as the freedom to leave failing schools or send their child to a new school or even a new district. Schools are eligible for the 51 percent trigger if they have been judged under state standards to have shown no progress for three consecutive years.

While leaders of the State Teachers Union have threatened legal action to try to stop parents from using this groundbreaking power, I am confident that if they try to thwart the public, the courts will end up upholding this important bipartisan legislation. Changes such as replacing a school's principal and staff do not come unless there have been continued years of failure and a majority of parents banding together and signing a petition.

This sort of majority-demanded restructuring is exactly what just happened at McKinley Elementary School. More than 60 percent of McKinley parents signed a petition and chose to convert to a charter school.

Throughout history, all great movements have started at the grass-roots level, with ordinary citizens and communities rising up to demand change.

In California, like in many other states, our public education system is not based on merit or holding the adults in whose care we have placed our children accountable. Some students get a good education, but others do not, and report after report reaches the same conclusion: No matter how much money we throw at the problem, unless the school is fundamentally fixed, we will not get the results in student performance we all deserve.

Giving parents the power to hold their schools accountable is a giant step forward, and I believe that what happened in Compton is the beginning of a movement that will sweep the nation.



#### **Letters to the Editor:**

# Post office heroes

On Dec. 15 my mother and 5-year-old daughter were in a car accident in an office parking lot on Firestone Boulevard. Her car was pushed through the fence into the backlot of the post office.

The employees were quick to help them out of the car through the windows and took care of them before police and ambulance came.

What a wonderful feeling to know that there are great people working in the city I live in that are quick to help strangers in need. My family is OK and we are forever grateful to the city of Downey USPS.

-- Kate Pinedo,

**Downey** 

### Partisan bickering

In response to Rep. Lucille Roybal-Allard's misleading assertion that Republicans "refused to support the Seniors Protection Act," the Republicans are the minority in the House. If the bill didn't pass, it was because of bipartisan opposition.

And why the bipartisan opposition? Because the people in Congress – even Democrats - are starting to face the sobering facts that the federal government doesn't have the money to pay for these welfare handouts, especially to seniors, a group that is statistically better off financially than working people.

Stop with partisan bickering, Ms. Allard.

-- Alaina Niemann,

**Downey** 

# A nightmare

This is in reply to Rep. Lucille Roybal-Allard's column ("Roybal-Allard Pushes for Dream Act Approval," 12/2/10) This would allow what she calls "numberless young people" getting citizenship who are here illegally if they serve in the military, go to college for two years or, it has been suggested, work for the government for two years. Just what we need, more government employees.

Before embracing this Dream Act so quickly, I'd like the congresswoman to give some sort of numerical figure as to how many "numberless young people" we're talking about. It isn't like the disputed figures are a couple hundred. It's in the thousands.

No one knows how much money the taxpayers would be expected to pay for this. Do we have enough colleges to accommodate them? Enough teachers? Will the classes be in Spanish or English? Would they take precedence over our American-born students? What if they aren't college material – what if they drop out?

In a recent letter to Roybal-Allard, she wrote me back and said she was committed to securing our borders and that she favors a comprehensive approach (translation: we're going to pretend to do something while allowing as many people as possible to enter illegally to assure we get more votes). How gullible does she think we are? It seems to me that I've heard that song before?

What a pitiful job those in power in D.C. are doing. What pitiful excuses they give for not doing what our laws require.

Roybal-Allard, this is not a Dream Act for U.S. citizens – it is a night-

-- Elsa Van Leuven,

**Downey** 

# Sentencing delay

Dear Editor:

Last week, Brian David Mitchell was found guilty for kidnapping and raping Elizabeth Smart. The sentence will not be read until May 2011. What is so difficult about deciding what the punishment should be, that

it would take more than five months?

A limit of time should be set not to exceed 30 days.

-- Mike Sandoval,

**Downey** 

# Parking problems

An opportunity to watch my niece perform with the Warren High School choir group was almost ruined Tuesday due to the mass of cars unable to find parking near the Downey Theatre.

Cars were circling in search of a spot but to no avail. I even tried the employee lot next to City Hall and noticed that vehicles were parking illegally in slots marked for fire personnel only.

I can only imagine how the parking situation will worsen when the housing project is built nearby. And if the city is successful in making the theater successful again, where will people park?

I believe Tuesday was a warning that the city must do something about parking near City Hall and the library. The situation is already bad but it looks to become much worse in the future.

-- Marilyn Ochoa,

Downey

ly operating three other schools in California.

they're not overstating the case.

cation system.

ly performing charter school Across the country, millions of families' prayers go unanswered. These parents are left to face the bleak reality that their child will be forever stuck in

to a life of unrealized potential.

Give the gift of reading this Christmas

#### By Laysha Ward

With the holidays fast approaching, many Americans are in search of the latest and greatest children's gifts to place under the tree. But amidst all the dolls, gadgets and superheroes, there's one gift that, more than any other, can make a profound difference in the life of a child - the gift of reading.

The holiday season is the perfect time to begin reading regularly with a child you care about. Those few minutes every day will help awaken a young mind -- and will make a real difference in that child's life, and the future of our

It's important to start early. Research shows that reading during the K-3 years is critical because it is the time when most children make the transition from learning to read to reading to learn. In other words, this is when children learn the most important skill that helps prepare them for success later in school and life. Children who read at grade level when they enter fourth grade are more likely to graduate from high school than those who fall behind.

Ralph Smith of the Annie E. Casey Foundation -- an organization serving America's most vulnerable families and children -- puts it succinctly: "Poor reading-test scores are profoundly disappointing to all of us who see school success and high-school graduation as beacons in the battle against intergen-

In America today, the challenge is enormous. According to the latest U.S. Department of Education data, one in four American children does not graduate from high school on time, if ever.

For minority students, the picture is especially grim. While the 81 percent of white children who graduate high school is far from ideal, only 64 percent of American Indian students finish their studies. And almost 40 percent of Hispanic and African American students never receive a diploma. If that's not disturbing enough, consider that these kids will be entering a workforce in which 75 percent of job openings will require some post-secondary education.

Former Secretary of State Colin Powell, founding chairman of America's Promise Alliance, a group dedicated to educational excellence among U.S. youth, provides a strong case for action. "When more than a million students a year fail to graduate with their class, it's more than a problem; it's a catastrophe," Powell said. "Our economy and national security are at risk when we fail

to educate the leaders and the workforce of the future."

Like Secretary Powell, we at Target Corporation believe that giving America's students a good education, and especially a strong foundation of reading skills, is essential to our country's long-term success. We are committed to helping more U.S. children read proficiently by the end of third grade. In fact, since 1946 we have given 5 percent of our income to support local communities. Today that giving places a special focus on education and equals more than \$3 million per week. We recently announced plans to donate more than \$500 million to education by the end of 2015, which will more than double our investment in education to date.

From donating books and sponsoring school field trips through the Target Field Trip Grants program, to Take Charge of Education, a program in which Target donates money to schools chosen by our guests, to the Target School Library Makeover program, through which Target volunteers transform school libraries across the country, Target is committed to doing our part. But we know that solving the education crisis in America will take all of us - companies, nonprofit organizations, government and engaged citizens - working together.

As a minority woman, and the first member of my family to graduate from college, I know first-hand the importance of a good education. I am both humbled and inspired every time I sit down to read with a child or participate in one of Target's education activities.

So spread the joy. Be that parent, grandparent, aunt or uncle who reads with the child in your life, or become the caring adult who volunteers to read regularly with a child in your neighborhood. Reading to children triggers a lifelong love of learning and reading - and it puts smiles on young faces. Let's all do our part to put our kids on the path to graduation, so they can lead our country to a brighter future.

Laysha Ward is president of community relations for Target Corporation in Minneapolis. For details on Target's commitment to education and the company's focus on helping more U.S. students read proficiently by the end of third grade, visit Target.com/hereforgood.

# The ACLU's not-so-holy trinity

By Dr. Paul Kengor

The ACLU seems unusually active right now. Maybe it's the Christmas sea-

Protestant or Catholic interests, whether challenging a public school in Florida

son, which seems to make the ACLU more miserable than usual. I tried to ignore the latest round of ACLU legal challenges, but they became too much. The surge has been remarkably ecumenical, not singling out

or trying to compel a Catholic hospital to do abortions. At least the ACLU finds a way to unite Protestants and Catholics. In the interest of faith and charity, I'd like to add my own ecumenical offering-a history lesson. It concerns some fascinating material I recently discovered on the ACLU's early founders, especially three core figures: Roger

but you'll get the picture. First, Roger Baldwin: Baldwin was the founder of the ACLU, so far to the left that he was hounded by the Justice Department of the progressive's progressive, Woodrow Wilson. Perhaps it was a faith thing. Wilson was a progressive,

Baldwin, Harry Ward, and Corliss Lamont. I can only provide a snapshot here,

but he was also a devout Christian, and Roger Baldwin was anything but that. Baldwin was an atheist. He was also a pro-Soviet communist, though smart enough not to join Communist Party USA (CPUSA). Other early officials of the ACLU, which was founded almost exactly the same time as the American Communist Party, included major party members like William Z. Foster and Elizabeth Gurley Flynn. Communists used the ACLU to deflect questions from the U.S. government over whether they were loyal to the USSR, were serving Joe Stalin in some capacity, and were committed to the overthrow of the

American system. That "overthrow-the-government" thing is something our universities insist is a bunch of anti-communist, McCarthyite tripe. In fact, it took me mere minutes of digging into the Comintern Archives on CPUSA to find fliers and formal proclamations from the American Communist Party publicly advocating precisely that objective. I also found the ACLU rife throughout those archives.

So bad had been the ACLU in aiding and abetting American communists that various legislative committees, federal and state, considered whether it was a communist front. The 1943 California Senate Fact-Finding Committee on Un-American Activities reported that the ACLU "may be definitely classed as a communist front." The committee added that "at least 90 percent of its [the ACLU's] efforts are expended on behalf of communists who come into conflict with the law." That 90-percent figure was consistent with a major report produced by Congress a decade earlier, January 17, 1931.

In my research, I also found constant approving references to the ACLU in CPUSA's flagship publication, the Daily Worker. The Daily Worker loved the ACLU. Moreover, I was struck by how early the ACLU had been challenging not just Christians but their most joyous holiday, with the Daily Worker's eager

To cite just one example, Christmas 1946, the ACLU sought to stop the singing of Christmas carols in California public schools. For that, the communists were most grateful to Baldwin and the boys.

Aside from Roger Baldwin, there were two other especially influential figures comprising this not-so-holy ACLU trinity: Corliss Lamont and the Rev. Harry Ward. Covering these two adequately here is impossible. I've devoted probably about 10,000 words to Lamont alone in my book, Dupes—both men were precisely that: dupes. For here, suffice to say that the ways in which Lamont and Ward were rolled by communists is astounding.

Alas, Christian charity compels me to concede a key fact, particularly at Christmas time. Among this not-so-holy trinity, there was a measure of redemption for Baldwin at least. Baldwin eventually, after the Red Terror, after the Great Purge, after the Ukrainian famine, after the Hitler-Stalin Pact, after millions of rotting corpses, after the gulag, after the communists had violated every imaginable civil liberty, awakened to the stench of the Soviet system. He finally saw communism, and communists, as a genuine concern.

By the 1950s, Baldwin insisted that ACLU officers take a non-communist oath. Call Baldwin crazy, but he figured that any ACLU member who held allegiance to "totalitarian dictatorship" was not truly serious about civil liberties. Perhaps they were publicly exploiting American civil liberties to privately support a nation (the USSR) that had no civil liberties? Good thought.

So, yes, Roger Baldwin's ACLU backed away from its communist leanings. Sadly, however, Baldwin's ACLU never seems to have shirked from its atheist leanings, which haunt us still today.

Could it be that the ACLU's alleged onetime commitment to defending communism has shifted to an apparent commitment to defending atheism? It certainly seems like it, especially this time of year. And if the ACLU doesn't like that perception, it should change it.

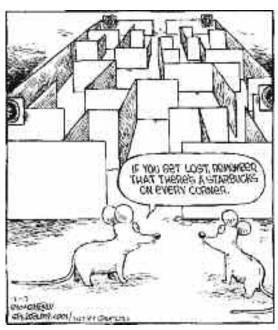
Dr. Paul Kengor is professor of political science at Grove City College and executive director of The Center for Vision & Values at Grove City College. His books include "The Crusader: Ronald Reagan and the Fall of Communism" and the newly released "Dupes: How America's Adversaries Have Manipulated Progressives for a Century."

#### The Downey Patriot Jennifer DeKay-Givens Publisher/Adv. Director Eric Pierce City Editor Henry Veneracion Staff Writer Scott Cobos Staff Writer 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 opies printed. Distributed by CIPS Marketing Group, Inc., Los Angeles, CA

# Page 6 Thursday, Dec. 16, 2010 Comics/Crossword

# SPEED BUMP

# DAVE COVERLY













**Dec. 16, 1773:** American colonists boarded a British ship and dumped more than 300 chests of tea overboard to protest tea taxes. The event became known as the Boston Tea Party.

**1944:** The Battle of the Bulge began when German forces launched a counterattack against Allied troops. **1990:** Jean-Bertrand Aristide was elected president of Haiti in the country's first democratic elections.

**1998:** President Bill Clinton ordered a sustained series of airstrikes against Iraq by American and British forces **2000:** President-elect George W. Bush selected Colin Powell to become the first black secretary of state.

Birthdays: Broadcast journalist Lesley Stahl (67), Nevada governor Jim Gibbons (65), drummer Bill Bateman (58), Boyz II Men singer Michael McCary (38) and hip-hop producer Scott Storch (37).

# **Downey Community Calendar**

#### **Events For December**

Sat. Dec. 18: Pet adoption event, SEAACA, 10 a.m.

Sat. Dec. 18: Blessing of the animals, St. George Greek Church, 11 a.m.

Sat. Dec. 18: Christmas concert, Messiah Lutheran Church, 5:30 p.m.

Sat. Dec. 18: "So You Think You Can Christmas" show, First Baptist Church of Downey, 7 p.m.

Sun. Dec. 19: Free toys for needy children, Love, Peace & Happiness Church, 8:30 a.m. Sun. Dec. 19: "Mr. Wilson Finds CHRISTmas" play. Action Faith Ministries, 6 p.m.

Sun. Dec. 19: Downey-Warren alumni football game, Downey High stadium, 6 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.

#### **Tuesdays**

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. 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.

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.STANKWORDS.COM

#### THE NEWSDAY CROSSWORD

Edited by Stanley Newman (www.StanXwords.com) HOME IMPROVEMENT: Some project suggestions by Gail Grabowski

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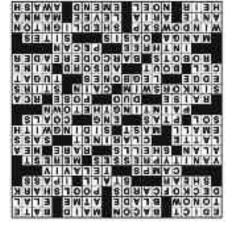
108 Land in the water

Microwave option

117 Mother of 82 Across 119 Was first in line 120 Informal refusal

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.

> system as of mid-2010, most popular computer operating (114 Across) was still the world's AN SWOODIN S'NOSOTOM, 1005 Apollo 14 in 1971. Introduced in on the moon, as commander of Across) was the fifth man to walk astronaut ALAN Shepard (46 AVIV (35 Across). First American of Israel, is located just south of TEL. named for the first prime minister Ben Gurion Airport (22 Across),



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

# Pulling fire alarms no longer an innocent prank

■ Downey High is prosecuting students who set off fire alarms as pranks.

By Jennifer Cho, **INTERN** 

**DOWNEY** – Downey High is bolstering its efforts to crack down on on-campus crime such as pulling fire alarms, a federal offense that has sent as many as five students to jail within the past two weeks.

Disciplinary problems have gotten out of control at the high school, particularly with the school's fire alarms. Administrators at Downey found an effective solution to catch perpetrators "blue-handed," by applying blue dye on alarms throughout the campus. When the alarm is pulled, administrators, teachers and staff can now easily pinpoint the culprit since the dye leaves visible stain marks on fingers.

"This has been going on within the last three weeks," said Assistant Principal John Baker. "It was the same fire alarm in the upstairs [D. Mark Morris Hall]. There is a code not only with Downey Police but with the school, and it is illegal to pull fire alarms when there is no fire."

More noticeable problems involve vandalism of school property and widespread graffiti across the campus. Graffiti in the first floor boys' restroom of the Margo Hoffer Hall, which houses Downey's math and science classes, resulted in removal of all mirrors in the restroom.

Teachers in the D. Mark Morris Hall also complained of graffiti on their classroom doors, with a similar situation occurring in the school's foreign languages building. Vandals had allegedly tagged the doors of several social sciences and foreign languages teachers. Recent tagging of the school's brand-new greenhouse, a staple for botany and other life science classes, infuriated administrators and students alike.

Principal Tom Houts said he was tired of the rampant vandalism



PHOTO BY FLICKR USER ADMIT ONE/CREATIVE COMMONS LICENSE Students who set off fire alarms when there is no fire can face jail

and warned via PA system to the entire student body on Monday of the severe consequences that will arise. Houts made a public announcement to teachers, students and staff that three students from Downey High and another from Columbus High had been caught over the weekend vandalizing school property. Houts said all four students will be sent to jail for the

Downey students have expressed disapproval at their peers' poor judgment for making the school atmosphere less wholesome. One student, who asked to remain anonymous, said the vandalism on campus is unacceptable.

"The tagging [at school] is completely inappropriate, especially on the greenhouse," the student said. "The school would not have to enforce these measures if only people thought about the consequences that would result from such actions more carefully."

Another student said he was upset with fire alarms frequently disrupting the learning environ-

"The alarms would go off almost every day in one week," they said. "How were we supposed to know if there was no real fire or danger? My teacher would lecture our class about behavioral problems, even though they knew we were not the culprits. I do not understand how we as a school need to be blamed for other peo- | relax - but what is there to do? ple's poor decisions."



PHOTO BY FLICKR USER ORANGEACID/CREATIVE COMMONS LICENSE

# What will you do during winter break?

■ It's unanimous: winter break is a time to eat lots of food, shop and try to do nothing.

By NICHOLE HAMILTON. **INTERN** 

**DOWNEY** – Many students spend that long fall stretch from September to December working hard in school and minimizing their social activity, all awaiting that precious winter vacation that is looming around the corner.

High school students focus on so much throughout their school careers, be it sports, band, cheerleading, grades or complex combinations of all of the above. With all of this hard work that's nearly yearround, the much anticipated winter break is a time for students to wind down and take much-needed time for themselves.

"To be honest, I use winter break as more of a time to relax and hang out with friends, and just spend quality time with the ones that I love," said Downey High School student Riza Karnadi. "Since I am usually always studying when there is school, I find winter break to be a time to enjoy myself a little - and Downey has many places where I can do just

The response was unanimous among the students that were asked: winter break is a time to Downey is full of acitivities for students looking for something social and fun to do over their break from school, and many students had similar things in mind.

"Going to the Krikorian movie theater on a rainy day with friends is always fun," said Downey High School student Jacqueline Ackerman. "I also like to go shopping at the Stonewood mall, or hang out with my friends at the Downey Landing.'

Karnadi also enjoys some of these places, but also frequents some other locations that some students may overlook.

"My favorite places to go to over winter break in Downey would include: The Stonewood mall, Krikorian, Target (in Norwalk) and definitely the new Porto's Bakery & Café," said Karnadi. "Winter break would be the most convenient time to go shopping, watch movies with a couple of friends, eat great foods and go to all my favorite places."

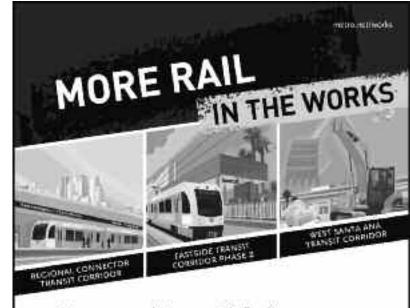
The new Porto's has delicious

food and a wonderful atmosphere to gather with friends, and Target has many gift ideas and holiday sales that are ideal for shopping with or for your friends. While all of these activities are great ideas, some students enjoy spending their winter break doing other things.

"While winter break is definitely a time to relax, I spend every morning at Downey High School during my break practicing for track," said Downey High School student Kimberly Arias. "It's my favorite place to be."

Whether you enjoy spending your winter break socializing and going out, or staying home and relaxing, Downey has many places for students to unwind during those two celebrated weeks. Whether it's Downey Landing, Stonewood Center or trying something new like Porto's, students everywhere agree that winter break is a time for

"No homework. Loads of food. I love everything about winter vacation," said Arias.



Voter-approved Measure R is funding new transportation projects and programs and accelerating those already in the pipeline.

#### Here are updates on a few of the projects: Regional Connector Transit Corridor

- > A two-mile, fully underground light rail line has been approved for the route of the Regional Connector Transit Corridor connecting the Metro Gold Line, Metro Blue Line and future Expo Line through Downtown LA.
- > The route would connect with the Metro Blue and Expo lines at 7th Street/Metro Center Station and with the Metro Cold Line at Alameda Street.
- > Under the 30/10 Initiative leveraging Measure R funding with federal dollars, construction could begin in 2014 and be completed by 2019.

#### Eastside Transit Corridor Phase 2

- > Public update meetings were held recently on the environmental study evaluating alternatives extending the Metro Gold Line farther east from
- > Two routes being explored are from Atlantic Boulevard east along either the Pomona Freeway or Washington Boulevard.

### West Santa Ana Transit Corridor

- > A series of community meetings are being held over the next 20 months to explore transportation alternatives for an abandoned zo-mile rail right-of-way between the cities of Paramount and Santa Ana.
- > Alternatives to be evaluated include bus rapid transit, light rail, commuter rail and high-speed rail.

For more information, visit metro.net/3010.



Holiday tradition helps St. Jude patients

■ English teacher motivates students to write letters to cancer patients.

BY REBEKAH JIN, INTERN

**DOWNEY** – For the past five Andra Macomber, an English teacher at Downey High School, has encouraged her students to write letters to children in the St. Jude Children's Research Hospital every holiday season.

Since its inception in 1962, St. Jude has significantly contributed to the astounding increase of cancer survivors. Only 4 percent of children with acute lymphoblastic leukemia survived in 1962; now

2010-2011 Interns for The Downey Patriot Joseph Apodaca Jennifer Cho Nichole Hamilton Rebekah Jin Deanna Kim **Deborah Won** 

**Photographers** 

Paul Heidecker

Thursday, December 16, 2010

the survival rate is at 94 percent for this disease, the most common type of cancer for children.

According to Macomber, the birth of her son inspired her to contribute to St. Jude, a nonprofit organization that she firmly supports. Having a child of her own reaffirmed the fact that there are many families who are in desperate need to save lives. A blank greeting card designed by a sick child at St. Jude prompted Macomber to spread her efforts to the students in her classroom.

"I feel it is important to reach out to others during the holiday season because far too often, we make the holidays about ourselves," said Macomber. "I wanted my students to learn a lesson in altruism during the holiday season and cheer up less fortunate kids who don't have the privilege of spending the holidays with their families. Then I got the teachers and staff involved, and some of them gave me cards and money that we could donate to the hospital."

For students at Downey, these efforts are a reminder that Christmas is not just about receiving gifts - instead, it is a time to celebrate the blessings in our lives and to share joy with others.

"There is a great importance in sharing the holiday spirit with those that are unfortunately in worse conditions than we are," said Marco Rivera, a student in Macomber's English 11 class. "In a



Рното ву Вевекан Јін

world filled with materialism and superficiality, it is heartwarming to know about these kids that have been through so much and are the epitome of innocence and kindness. So in our time of holiday cheer, we should extend our happiness to the children of St. Jude. In doing so, hopefully we will learn a thing or two about the importance

of hope."

All it takes is one person's motivation to bring smiles to the faces of needy children. What started as a humble project in Macomber's classroom has inspired others to follow suit, and her work will certainly leave a lasting impression at Downey High School for years to come.

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# Sports

# Too soon? Downey ranked No. 8

**DOWNEY** – After Downey High School's blowout win against Diamond Bar on Tuesday night, boys' head coach Larry Shelton was asked about the No. 8 ranking that his team currently has in Division IA in CIF.

"It doesn't mean much after a couple weeks into the season," he said laughing. "Come talk to me at the end of the season. I'll be happy if we're there then."

Truth be told, he should be happy right now. Granted, Shelton has been known to be very humble and Bill Belichick-esque at times, but I'm sure there is a small part of him that is pretty giddy about where his team is right now.

Yes, they've jumped out of the gates with a 5-game winning streak and the season is very young with this column being written the morning of a game against a No. 5 ranked opponent in

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Canyon, but after watching only one game, you can tell that the Downey Vikings' boys basketball squad has that "it" factor.

They disposed of Diamond Bar with ease, being up 23 points by halftime, their biggest lead of the game. But it wasn't the scoreboard that was mind blowing. It was in the fashion they did it in.

In the first quarter, they were down in the opening minutes, but then went on a couple runs and also forcing a handful of turnovers that turned into easy points. Forward Dami Adefeso was unstoppable underneath the basket, point guard Dakari Archer was finding open players like a guard that hasn't been seen in Downey's program for quite some time, and they made it look easy.

But that wasn't the most impressive thing in my opinion in that first quarter. Downey took a

(562)

8

6

1

1

2

3

22-15 lead into the second quarter, but before the second quarter had started, the entire bench had been used and every player on the team had seen some playing time.

In fact, by the time the game was over, all but two players had scored, but every player either had a steal, rebound, assist or block. They all contributed some way to the game.

It's hard to think that this No. 8 ranking is any type of fluke. The poll was released on Monday, and if Downey is able to put out a good showing, if not win, against Canyon and continue their amazing pace, they'll be moving up in those polls.

I'll reiterate that it is still early, but keep this statistic in mind. Since the beginning of their play as a varsity squad during the summer, the Vikings are a combined 48-4. Can anyone say ridiculous?

The funny thing is that they're not favored to win the San Gabriel Valley League with Gahr being ranked No. 2 in their respective CIF division.

But what's not to gush about? Adefeso is a legitimate MVP candidate with the way he's able to score around the basket, Archer is a star on the rise, and in the words of Shelton, could have played at the varsity level last year, but instead dominated the freshman



#### SCOTT COBOS

#### "Come talk to me at the end of the season. I'll be happy if we're there then."

—Downey boys' basketball coach Larry Shelton, on team's No. 8 preseason ranking

level, and guard Garrett Neilan gives them a shooting guard that is clever around the basket and has the potential of defensively locking up a teams' best scorer.

Tack on the depth of the bench and their length, and the Vikings are now catching everyone's attention. The expectations just went from small chatter to reality.

# Vikings 'arrogant' in win over Diamond bar

**■ BOYS BASKETBALL:** Head coach Larry Shelton says defense needs work.

By Scott Cobos, STAFF WRITER

**DOWNEY** – It's been a while since the Downey boys' basketball team has been ranked in CIF but they showed why they are No. 8, toying with Diamond Bar in pool play of the Sonora Tournament in a 79-57 win Tuesday night at Canyon High School.

Downey was able to force 17 turnovers and block 12 shots on the night, all but snuffing out any inside play for Diamond Bar, but Vikings head coach Larry Shelton was still not happy with his defense, especially in the fourth quarter where his team, although up big, was outscored by a point.

"We played a little arrogant in the fourth quarter," he said. "I wasn't happy with our defense all night long to tell you the truth. We've been playing so much harder before tonight. I was very disappointed defensively tonight."

He also said that he thought his team did a little too much gambling defensively tonight and probably was a cause to why the Vikings had so many blocked shot opportunities and not as many rebounding chances.

"We didn't seem to have our usual energy on defense tonight and that was seen early on," he

Although the 17 forced turnovers is down from 21 per game that they average, it didn't prove to be a factor with Downey turning the ball over only one time in the first half, and four times in the second half, albeit two of the second half turnovers were in the final minutes of a fast paced sloppy fourth quarter where the Vikings were up by 20 points.

Downey was able to run away with the game with four of their players scoring in double digits, and jumped out to a quick start with forward Dami Adefeso doing the majority of the damage in the first quarter, scoring 14 of Downey's 22 first quarter points.

Adefeso would lead all scorers on the night with 24 points, six blocked shots, and five rebounds.

"He's a year older, year stronger," said Shelton about Adefeso's torrid play. "Great kid. Works hard. One of the nicest kds I've ever coached."

But Adefeso's night was made much easier with the play of sophomore point guard Dakari Archer. Archer had 18 points of his own, but most importantly seven assists, with four of them in the first quarter to Adefeso alone.

"I was excited the day [Archer] came to our program as a freshman," Shelton said. "I probably could have played him on varsity last year. This guy, the sky is the limit for him. He's a great talent and he's just going to get better and better as the year goes on."

While Adefeso had the early fireworks, it was Archer's steady hand throughout the night that kept Downey at a comfortable distance every time Diamond Bar would try to go on a little run.

Little runs were all that Diamond Bar were able to get with the Vikings' full court press bothering them the entire night. Not only was Downey's athleticism in their full court press too much to overcome, the length of Downey was evident with all the blocked shots.

Defense turned to offensive more than naught for the Vikings with guard Garrett Neilan also having a good game with 15 points and four blocked shots of his own.

Guard Anthony Jack also proved to be a spark plug off the bench scoring his 10 points in the second half of the game.

Center Isaac Okebiorun led both teams with seven rebounds and scored 5 points off the bench as well.

Downey trailed only in the opening minutes of the game but then pulled ahead by 23 points come halftime, their biggest lead.

Diamond Bar shrank the deficit to 19 points in the second half, but never came any close in the runaway win for Downey.

# Vikings win in double OT thriller

**■ GIRLS BASKETBALL:** Anissa Segura hits FTs for win.

DOWNEY - With three seconds left in the second overtime period, Downey's Anissa Segura hit two free throws with 1.8 seconds remaining to seal the Vikings' 36-33 win over La Serna last Tuesday night.

Kaylan Lane hit a 3-pointer with two seconds left in the first overtime to send the game into the second OT. She finished with six points on the night.

Segura had seven points and 16 rebounds, while Demetria Love led in scoring with nine points. Andrea Acosta had two points, Irma Urzua had five points, Amanda Mazon had three points and Rayana Villalpondo had four points.

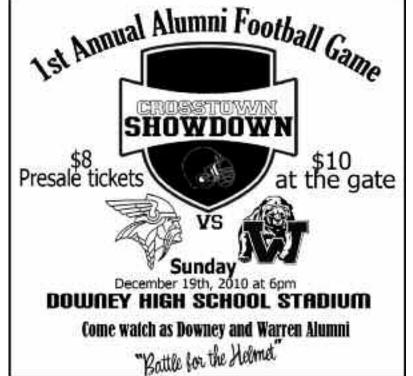
Downey had difficulty last Friday against California on the road in a 41-37 loss. The Vikings had trouble slowing down California's balanced offense, which saw seven different players score.

California's Megan Palma led her team with nine points, shooting 80 percent from the field, including a 3-pointer, her only attempt of the

Downey isn't scheduled to play until next Tuesday at home against Central Valley. Game time is 4:15

- Jennifer Cho, Intern





# Author shares three mindsets for success

BY SCOTT GREGORY, SPECIAL TO THE DOWNEY PATRIOT

So you want to be the best, to be at the top of your game. Success is out there just waiting for you to achieve it. But it's not about luck. It's not about talent even though it helps. It's not even about destiny.

The first step in achieving success starts in your mind. Convincing yourself, beyond any doubt, is the most essential weapon in your motivational arsenal. Sustaining your conviction is the challenge.

Whether you're goal is to renovate your home, find your dream job or to become a world class athlete, the process is the same. The vision starts in your mind and translates itself into action, or not.

Failure to act starts in the mind as well. The tiniest doubt can worm its way into your best intentions and undermine all you hoped to achieve until the dream slips away, unfulfilled. This could be your fate if you don't master three critical mindbending tools for success.

The mind is a peculiar thing. Your thoughts live there. So does your will, your imagination, your memory, feelings and perceptions. But you can't touch it, see it or feel it with your fingers. Even though it is intangible, the mind has the unique and unerring ability to control every aspect of your life. Positive thoughts yield positive actions; negative thoughts bring negative ones. Your job, then, is to take control of your mind and to exercise discipline and self-determination as you achieve your goals and watch your dreams become reality. To do this, you must know your thoughts, be conscious of them, take control of them and retain control so you can take your success journey to its obvious conclusion.

**Know Your Thoughts** – Do you know what you're thinking through the day every day? Every moment? Do you actively engage your thoughts, or do you let them wander willy-nilly taking your off point, keeping you from moving forward?



Consider the voice inside your lenge your goals. Your job is to dishead. You might be planning to lose weight, practice tennis, golf or music, or make phone calls for job interviews. But the conditions may not be ideal. Your favorite television program may just have started, your friends could he having a party or you decide you're too tired to exercise and will do it later.

Sadly, later may not come, opportunities might be missed simply because you listened to thoughts which led you down the path of inactivity. If that's been your experience, then it's time to make a change. It's time to engage the voice inside your head, self-talk.

Since you're aware of your thoughts, you know when they are turning you away from your goals, your dreams. This is the time for you to say, "Stop it!" You must take a proactive stance to remain positive, forward thinking and movement-oriented. Say to yourself, "I can do this!" and before your negative thoughts can respond, support your affirmation with action. Get dressed and put on your shoes for that morning run. Get up an hour early to work on your novel. Activate your strategy to move ahead in your job. You can do it. You know you can. Just do it. Just start.

**Control Your Thoughts** – Now that you're aware of your thoughts, you must start exercising control over them. Sir Isaac Newton's third law of physics says that for every action there is an equal and opposite reaction. While this is a physical law, it certainly applies to those pesky little thoughts that are determined to derail you at every possible juncture. Every time you do something to support your dream, be prepared for negative thoughts to chalregard those doubts, prideful rebellions and negative affirmations that are determined to unravel your dreams and keep you stuck in the

Everyone has a dream and you live the dream through your thoughtlife. What Little Leaguer doesn't dream of playing in the World Series? Who doesn't dream of being the best of the best, the Top Gun? The dream starts in your thoughts. When you body says, "no," your mind must refuse to stop. It's mind over matter. You must constantly keep your dream in front of you. For some, it's keeping a picture of your dream on the refrigerator to serve as a constant reminder. For others, it's the positive reinforcement of your peers, your mentors, your support system. For others still, it's that private notion that you haven't shared with a soul as you quietly work your way to the top.

You end up where you are because of thoughts you think. You must become an expert in controlling your thoughts so you can take your dream to the next level.

**Keep Your Thoughts** – Refuse to give up your dream, especially when you have to balance it against the demands of daily living. While others may be sleeping, resting, and recreating, you have made up your mind to take the higher road to achieving your goals and dreams, to be a champion. You've become an expert in recognizing and commanding those thoughts that would tear you down. You're combating them with self-talk to keep you moving forward. This is a critical time for you. Should you fail to exercise thought-diligence, you could lose it all in one moment of weakness.

Though this may seem impossible, negative thoughts inhabit the dark recesses of your mind just waiting to come out when you are stunned by an unforeseen circumstance or a life-changing decision. Doubts about your ability to overcome will pour out of the floodgates if you don't stubbornly stop them with resolve, innovation, and certainty.

Find the positive in every circumstance and actively engage it as you push back thoughts of "you can't," "it's too hard," or "it's time to give up." Rehearse and release your mantra of positive self talk that's taken you up to and ultimately past the challenge in front of you. Make good use of your time. Change those negative thoughts into the positive ways you can do things. Get that bad devil out of your head.

If you want to become a champion, a dream-achiever, you have to think affirming thoughts that fuel your passion, motivate you to work hard every day, and nurture your heart and soul. Winning the battle of your mind - being aware, gaining and retaining control will give you the tactical support you need to achieve your dreams one day at a

Scott Gregory is the author of "Champion Mindset: Refusing to Give Up Your Dreams" (Fruitbearer Publishing). Visit him on line at www.ScottGregoryOlympian.com.



Jr. Pee Wee, a cheer squad with the Downey Razorbacks, have qualified for a national tournament next month in Las Vegas. The Midget squad also qualified.

# Cheer squads qualify for nationals

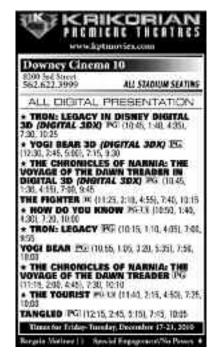
**DOWNEY** – Two cheerleading squads from the Downey Razorbacks have qualified to compete in a national tournament next month in Las

The Jr. Pee Wee and Midget cheer squads qualified Sunday to compete in the JAMZ Championships scheduled for Jan. 28 at the Orleans Arena in

The squads are now raising money to help offset travel costs.

"One behalf of the Jr. Pee Wee and Midget cheer squads we truly appreciate any support in getting our girls to Vegas; it is a long and difficult trip but totally worth it," said head cheer coach Alyssa Rico. "Financially it is a struggle so any help from the community to support this great organization would be greatly and deeply appreciated."

For more information on Downey Razorbacks, visit www.DowneyRazorbacks.com.





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Source: www.comingsoon.net

















# DUSD: Nancy Swenson named vice president for 2010-11

fees; the general agreements with

a number of organizations provid-

ing a variety of specialized serv-

ices; special education place-

ments; purchase orders by the

purchasing department; the

issuance of patrol orders for

hourly, overtime, and Civic

Center work performed by classi-

fied personnel, Adult School and

Food Services; B warrants cover-

ing the month of November; the

agreements between the Downey

Adult School Career and

Education Center and several

clinics/medical groups to furnish

practical training in the dental

assistant, medical assistant, and

vocational nursing programs; the

change order to an order for

frozen slush drinks for the Food

Services Department; accepted as

complete roofing, fencing, back-

hoe, concrete, and electrical work

performed by various contractors;

the purchase of equipment

according to established purchas-

ing policies and regulations; the

abolishment of a vacant position

at Gauldin Elementary School

and the establishment of a few

limited-term positions correspon-

ding to the job classifications

mostly that of senior instructional

assistant (assigned to Warren

High School, and Maude Price,

Lewis, Old River and Carpenter

Elementary Schools) while

increasing the hours of a similar

position (but for severe-

ly/multiply handicapped) at

Griffiths Middle School; and rou-

Continued from page 4

of benefiting from and in turn making good decisions affecting the district's future.

Swenson, who works as manager III-IT asset management at Raytheon, filled the seat vacated by Betty Ferraro. She is likewise involved in community organizations, including GOOD and Gypsy Johnson/Assistance League of Downey.

Multi-term board member Donald La Plante, a history/political science teacher at another school district, takes another turn as clerk.

The board also approved the following appointments: a) audit committee -- Tod Corrin, Sodetani, Samperi; b) budget committee -- Willie Gutierrez, Corrin, Mark Morris; c) representative to the county committee on school district organization—La Plante; representative to LACS-TA—LaPlante; and d) school/city coordinating committee—Corrin and Samperi.

Meanwhile, the board heard a performance by a reduced Carpenter Elementary School choir under the direction of Mark Shearer, while it recognized the members of the Downey High School volleyball team as High School CIF Southern Section Division 2A Girls Volleyball champions led by coach of the year Andrea Sims.

In other action, the Board:

\*Approved the certification of signatures for the period from December 2010-December 2011, or until it takes subsequent action;

\*Accepted with thanks cash and in-kind donations, both large and small, from several sources, including \$8,100 from Rio San Gabriel PTA earmarked for reading materials at the school, and 3,184 books from Michael Dante valued at \$3,000 to be used in the Downey High School library;

\*Ratified/approved routine district business including: the payment of convention and conference expenditures and other

tine personnel items until subsequent action is taken by the Board of Education;

\*Approved the revisions to BP 1105 and AR 1105, Uniform Complaint Procedure (regarding compliance with state and federal laws and regulations governing educational programs, with respect to privacy, unlawful discrimination, etc., issues, as well as to AR 1105.1, Williams Uniform Complaint Procedure) addressing administrative, text-book supplies, facilities, etc., matters:

\*Approved the changes to the duties of personnel/payroll assistant-Adult School per duty statement effective Dec. 15, 2010;

\*Received the proposed Board Policy and Administrative Regulation 3150, Title I programs (federal funding for improving the academic achievement of disadvantaged students), for review;

\*Approved the revised 2011-12 Downey Adult School Course of Study;

\*Ratified the supervised internship agreement and supervised paid fieldwork agreement, including revisions, with Chapman University; as well as the 2011-2013 educational fieldwork agreement with the University of Redlands;

\*Ratified the school safety police program agreement with the city (overtime assignment of a police officer to Downey, Warren and Columbus High Schools) through June 23, 2011;

\*Ratified Amendment No. 1 extending the contract term for the American Recovery and Reinvestment Act of 2009 (Contract No. 073912:11) through June 30, 2011, and increasing the grant from \$25,000 by an amount not to exceed \$25,000 for a total contract amount of \$50,000; as well as Amendment No. 2 which further increases the grant from \$50,000 by an amount not to exceed \$25,000 for a total contract amount of \$75,000;

\*Approved the Memorandum of Understanding with the Los Angeles County Office of Education addressing their combined efforts at running the CWD/ROP designated subjects credential program;

\*Approved the adjustments in the 2010-11 budget for all funds to reflect the 2009-10 ending unaudited actuals in the 2010-11 beginning budget;

\*Denied the claim submitted by Victor A. Lopez, in compliance with Government Code Section 911-15 and 945;

\*Received and approved the administrative report containing the fund balance and sources and uses of developer fees collected during the 2009-10 fiscal year;

\*Received the administrative report containing the 2010-11 first period interim financial report as of Oct. 31, 2010 on the financial and budgetary condition of the district, and approving the positive certification that DUSD can meet its financial obligations for the remainder of the 2010-11 fiscal year; and

\*Endorsed the actions of the superintendent on student cases.

The next regular public meeting of the of the Board will be at 5 p.m. on Tuesday, Jan. 18, 2011 at the Gallegos Administration Center, 11627 Brookshire Ave.

# Christmas trees should be left curbside

**DOWNEY** – Downey residents can begin placing Christmas trees curbside for recycling beginning Dec. 27.

The trees will be collected by CalMet Services, the city's franchised refuse hauler, and taken to the Puente Hills Landfill where they will be composted or ground up and recycled.

Before placing trees curbside, residents should remove the stand and all decorations. Trees over four feet tall should be cut in half.

CalMet will pick-up trees until Jan. 14.

Commercial accounts, including businesses and apartments, should call CalMet at (562) 259-1239 to schedule a free pick-up.

Christmas trees can also be dropped off at the city's public works yard behind Independence Park..

# Pay library fines with canned food

**DOWNEY** – During the month of December, the Downey City Library will accept canned and packaged staple goods as payment for overdue fines on returned library materials.

Volunteers from Downey Council PTA HELPS will distribute the goods to needy local families.

"Even if you don't owe library fines, we encourage everyone to bring in food items to the library to help local families," said circulation supervisor Josephine de la Dingco.

The donated value of each item will be 50 cents. Goods will be accepted until Dec. 31 at the Circulation desk.

For more information, call (562) 904-7366.

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- Enjoy Paid Training
- Enjoy a Great Work/Life Balance
- Enjoy Great Potential Income
   Enjoy 24HR/7 Day Mentorship
   Enjoy Medical, Dental, Vision, 401k Program with Tuition
   Reimbursement Benefits

Successful candidates for hire will need to pass a basic background and drug test for hire. Fingerprints are required for licensing (very easy).

Jason Buchbinder, Recruitment Manager
562-463-4566 or email your interest to
iason.buchbinder@rosehills.com

# Avaid Probate: Save Thomsands of Deltarell Have n... LIVING TRUST Dane: By Attarney BLANCA PACHECO Har of 2255343 CALL NOW! 562.843.8949 Attorney

6905 Rosemed J.vo, Smit # 306 Picc Rivers CA 50600

Attorney At Law

# Memoral Puls & Mercanter jason.buchbinder@rosehills.com

Be the reason for somebody's smile

Research has shown that the benefits of massage include pain relief, reduced trait anxiety and depression, and

temporarily reduced blood pressure, heart rate, and state of anxiety.

Downey Adult School introduces a 25 week massage therapy program designed to teach students the necessary skills to work and succeed in an ever changing field, with possible career opportunities in chiropractic offices, spas, hospital, physical/ sports therapy offices, health and wellness clinics, cruise ships, and self employed private practices.

### Course includes instruction in:

- Stretching / Resisted Stretching (PNF)
- Pregnancy Massage
- Infant Massage
- Elderly Massage
- · Business/ Success Skills
- · Health/ Wellness
- Basic Swedish Massage
- Advanced Circulatory Massage
- Connective tissue/ Myofascial Release
- Deep Tissue
- Sports Massage
- Acupressure



For more details and to apply, please visit our website: www.das.edu
Orientations: January 28th, March 4th, and April 8th at 1:15p.m.
Need more assistance? Please call 562-940-6200.

Believe in yourself



Hillary and Jacob Michael, brother and sister, will depart on seperate humanitary missions for the Church of Jesus Christ of Latter Day Saints. They plan to reunite in 2013 for their younger sister's high school graduation.

# Missionaries prepare to depart

DOWNEY - Siblings Hillary and Jacob Michael are preparing to leave as missionaries for the Church of Jesus Christ of Latter Day Saints.

Hillary will leave for Portugal on Tuesday where she will live for 16 months. A 2007 graduate of Downey High School, she has been studying the Portuguese language for two months in Provo, Utah.

Hillary attended Brigham Young University the past three years. Her brother, Jacob, graduated from Downey High in June and imme-

diately left for BYU. He will serve in Tonga for 22 months following two months of training in Provo. His departure date is Jan. 5.

Their older brother, Russell, served in Germany as a missionary from

The family looks forward to reuniting for the high school graduation of their younger sister, Ellen, in June of 2013.

# Gas Co. offers free furnace checks

**DOWNEY** - With cold weather forecasted this weekend, the Southern California Gas Company is offering free furnace inspections to ensure that customers' home heating equipment is operating safely.

Faulty furnaces can cause leaks of carbon monoxide, an colorless, odorless, tasteless gas that is formed when carbonbased fuels are burned with inadequate amounts of oxygen, creating a condition known as incomplete combustion.

"While carbon monoxide poisoning incidents are rare, we usually see a rise in the number of occurrences when the weather gets really cold," said Bret Lane, vice president of field services for the Gas Company. "Often, the cause of carbon monoxide in a home is due to a problem with the furnace, so we're urging customers to be safe and get their furnaces inspected by a licensed, qualified professional."

The utility also warns against using ovens, ranges or outdoor barbecues for home heating. These appliances are not designed for such use and pose a potentially fatal rise of carbon monoxide poisoning if used for space heating, officials said.

The early stages of carbon monoxide poisoning include unexplained flu-like symptoms, such as headaches, dizziness, nausea, vomiting, shortness of breath and mental confusion.



Russell Skersick, left, and Steve Roberson were awarded Realtor of the Year and Broker of the Year, respectively, at an installation and awards luncheon hosted by the Downey Association of Realtors. Gabriela Minjares won Affiliate of the Year.

# Century 21 office wins top honors

**DOWNEY** – Steve Roberson and Russell Skersick, of Century 21 My Real Estate, swept top honors at the Downey Board of Realtors' annual Installation and Awards Luncheon held Dec. 8 at the Rio Hondo Event

Roberson was awarded Broker of the Year for his "professionalism, participation with the local real estate association and community involve-

Skersick received Realtor of the Year based on the same criteria.

"This is an outstanding achievement for Century 21 My Real Estate Co. [to] be recognized for both Broker of the Year and Realtor of the Year for 2010," the real estate office said in a statement. "Steve Roberson's leadership of the office, dedication to the profession and desire to give back to the community are some of the many reasons they are a perfect fit to be honored by their peers and the Downey Association of Realtors."

Meanwhile, Gabriela Minjares of Wells Fargo Home Mortgage was awarded 2010 Affiliate of the Year, Jeanette Baumann received the President's Award and Barbara Briley-Beard went home with the Community Service Award.

# **Crime Report**

#### Friday, Dec. 10

At 9:00 a.m., officers located an unoccupied LoJack stolen vehicle parked in the area of Buckles Street and Bellflower Boulevard. Detectives conducted a surveillance of the vehicle. After two suspects entered the vehicle and drove away, a short police pursuit ensued and the suspect driver was arrested without further incident.

At 8:00 p.m., a street robbery occurred at Paramount Boulevard and Fifth Street. A 23-year-old Downey resident was jogging when two males in their twenties drove up to the victim, brandished a handgun demanded the victim's property. The victim complied and the suspects sped away. The victim was not injured.

#### Saturday, Dec. 11

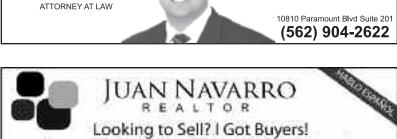
At about 3:00 a.m., two males in their twenties robbed two Downey residents in the 12500 block of Ryerson Avenue. The two victims were both seated in their car talking when the suspects approached in a vehicle and threatened to shoot them if they did not hand over their property. The victims complied and the suspects drove away.

#### Monday, Dec. 13

At about 8:00 a.m., four juvenile suspects were arrested for spray painting graffiti on the Downey High School campus. All four were charged with vandalism and are awaiting their court appearance.

Information provided by Downey Police Department.





I have qualified buyers that are looking to purchae a home in Downey, if you are thinking of selling or would like a free market analysis, please call me.

Necesita Vender & Comprar Su Casa? Llame Hoy!

RE/MAX College Park | DRE# 01416144 cell.562.569.0701 | NavarroJuanM@hotmail.com 10791 Los Alamitos Blwd, | Los Alamitos | CA | 90720





# **SOCIAL SECURITY DISABILITY WORKERS' COMPENSATION**



Signs that may indicate the

presence of carbon monoxide

include a large, yellow and

unsteady gas appliance burner

flame, and an unusual pungent

odor when the appliance is oper-

ide is present, officials recom-

mend evacuating the home and

Company can schedule a free

inspection by calling (800) 427-

or

www.socalgas.com/service.

calling 911.

2200

If you suspect carbon monox-

Customers of the Gas

going

No Recovery No Fee Free Initial Consultation

(800) 365-6311

(562) 927-8666 Like having an expert in the family!



# WINTER WORSHIP

LAW OFFICE OF LIEBER & MANFRA



#### St. Mark's Episcopal Church

The Episcopal Church **Welcomes You! Sunday Worship Times** 8:00 am and 10:00 am

#### **Christmas at St. Mark's**

**Christmas Eve Service:** Dec. 24th at 10:30 pm

**Christmas Day Service:** Dec. 25th at 10:00 am

Sing-A-Long Messiah: Dec. 26th at 10:00 am

Email: church@stmarksdowney.org 10354 Downey Ave., Downey CA 90241 (562) 862-3268

#### First Presbyterian Church of Downey A Multicultural Congregation



To Know Christ and Make Christ Known

Christmas Eve Caroling Service 5:30 p.m. Friday the 24th

Christmas Eve Candlelight Service 11:00 p.m. Friday the 24th

10544 Downey Avenue at Seventh Street

#### **Downey Memorial Christian Church**

Sunday, December 19



New Beginnings Praise Worship, 10:00 am Christmas Traditional Worship, 10:30 am

Friday, December 24 Christmas Eve Candlelight Service, 5:00 pm

8441 East Florence Avenue • 562.869.7291 Visit us at downeymemorial.org

#### **Christmas Eve Worship Service** Friday, December 24th



You are invited to join with others in remembering the birth of Christ and in celebrating the real reason for the Christmas Season. At DFCC, the night before Christmas will be filled with candlelight, communion, music and message followed by a time of drinks and dessert. Typically Christmas Eve has been a great opportunity for the family to spend time together at church during the holiday season, so make plans now to bring loved ones to an incredible December 24th service at Downey First Christian Church.

10909 S. New Street Downey, CA 90241 (one block north of the Krikorian Theater) 562-862-2438 (english) 562-862-7418 (español)



Page 12 Thursday, Dec. 16, 2010 \_\_\_\_\_ ■ The Downey Patriot



The Downey High School Key Club went holiday shopping at JCPenney in Stonewood Center with handicapped students from the Downey Unified School District last Wednesday. With more 90 handicapped students in attendance and plenty of holiday cheer, the event was deemed a "huge success."

# Police officers give back

**DOWNEY** – Numerous Downey police officers, police explorers and officers' family members assisted 10 families this year by giving away complete turkey dinners on Thanksgiving.

Police Chief Rick Esteves, DPOA president Mike Pope and other officers hand-delivered the meals, which were paid for entirely by the Downey Police Officers' Association.

Members of the Miss Downey court also assisted in delivering the

"We look forward to this time of year and helping out people in need is what we, as police officers, love to do," the DPOA said in a statement. "Seeing the smiling faces on the kids and parents alike is what makes it all worth while."

The DPOA is currently in the midst of its annual toy drive. Officers will distribute the toys before Christmas.



Downey police officers delivered Thanksgiving dinners to 10 needy families last month and will deliver toys next week. Pictured above is Cpl. Mike Pope, his two sons Jake and Justin, and Police Chief Rick

# LEGAL NOTICES

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

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

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

BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): LAURA ORENDAIN, A SINGLE WOMAN Recorded: 4/2/2007 as Instrument

WOMAN Recorded: 4/2/2007 as Instrument No. 20070772247 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: \$606,379.79 The purported property address is: 11962 POMERING ROAD DOWNEY, CA 90242 Assessor's Parcel No. 6246-015-031

90242 Assessor's Parcel No. 6246-015-031

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 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 speath of positive under the

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 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

shall be effitted only to a fection of fire 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 bereby contified that a negative credit report

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, 12/13/2010

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

#### **BULK SALES**

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S) (UCC Sec. 6101 et seq. and B & P Sec. 24074 et seq.) Escrow No. 102462-MC

NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license(s) is about to be made. The names, Social Security or Federal Tax Numbers, and business address of the Seller/Licensee are: JASWINDER KAUR AND AMARJIT SINGH, 15006 ALONDRA BLVD, LA MIRADA, CÁ

The business is known as: XPRESS MARKET The names, Social Security or Federal Tax Numbers, and business address of the Buyer/Transferee are: QUBLAN E. ADLEY AND ELIZABETH Q. ADLEY, 1408 APPALACHIAN PLACE, CHULA VISTA, CA

91915
As listed by the seller/licensee, all other business names and addresses used by the sellers/licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: AS PROVIDED TO BUYER BY SELLER
The assets to be sold are described in general as: STOCK IN TRADE, FURNITURE, FIXTURES, EQUIPMENT AND GOOD WILL and are located at: 15006 ALONDRA BLVD, LA MIRADA, CA 90638
The kind of license to be transferred is: Type:

The kind of license to be transferred is: Type: OFF SALE GENERAL, License Number: 21-406141 now issued for the premises located at: 15006 ALONDRA BLVD, LA MIRADA, CA 90638

The anticipated date of the sale/transfer is JANUARY 6, 2011 at the office of: R ESCROW, 1205 E CHAPMAN AVE, ORANGE, CA 92866

The amount of the purchase price or consideration in connection with the transfer of the license and business, including estimated

inventory \$138,000.00, is the sum of \$0.00, which consists of the following: DESCRIPTION, AMOUNT: CASH: \$138,000.00 It has been Seller/Licensee \$138,000.00 It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions code, that the

consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.
Dated: DECEMBER 7, 2010
JASWINDER KAUR AND AMARJIT SINGH,

Seller(s)/Licensee(s) QUBLAN E. ADLEY AND ELIZABETH Q. ADLEY, Buyer(s)/Applicant(s) PCTS LA156896 DOWNEY PATRIOT 12/16/10

The Downey Patriot, #BS124251 12/16/10

#### FICT. BUSINESS NAME

### FICTITIOUS BUSINESS NAME STATEMENT

File Number 20101645967 THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: (1) Keeperz, 8639 Meadow Road, Downey, CA 90242, County of Los Appelos

Meadow Road, Downey, CA 30242, County of Los Angeles
Articles of Incorporation or Organization
Number (if applicable): Al #ON: 3314805
REGISTERED OWNERS(S): (1) Keeperz
Corporation, 8639 Meadow Road, Downey,
CA 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 false is guilty of a crime.)
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**

CITY OF DOWNEY SUMMARY OF ORDINANCES INTRODUCED AND ADOPTED

On December 14, 2010, the City Council introduced an Ordinance relating to the speed limits on Seventh Street between Rives Avenue and Downey Avenue.

On December 14, 2010, the City Council adopted an Ordinance relating to the speed limits on Stewart and Gray Road. The vote

Copies of the full texts are available at the City Clerk Department.
Kathleen L. Midstokke, City Clerk

The Downey Patriot, #BS124251 12/16/10

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

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. overlays; sawcut, removal and reconstruction of curb and gutter, sidewalk, driveways, cross 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 Plans and Specifications entitled Cash Contract No. S.S. 622.

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 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.

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.

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 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 Contractor."

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

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

NO LATE BIDS WILL BE ACCEPTED. CITY OF DOWNEY, CALIFORNIA

**TRUSTEE SALES** 

NOTICE CALLING FOR BIDS

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 involves saw cutting, removal and disposal of existing pavement sections; cold milling of existing asphalt pavement; A.C. milling of existing asphalt pavement; A.C. reconstruction; construction of A.R.H.M. gutters, and curb ramps; trimming and root pruning of trees; installation of root barriers; adjustment of manholes, water valves, pull

Plans and Specifications are on file in the office of the Finance Cashier at 11111

BIDS MUST BE MADE ON THE PROPOSAL

The successful Bidder will be required to submit Corporate surety bonds with the Contract. A bond in the sum of one hundred

The prevailing wage scale for this project shall Ine 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.

any of these documents with the proposal may disqualify the proposal.

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

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

NOTICE OF TRUSTEE'S SALE TS 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. UNILESS YOU TAKE ACTION TO 11/19/2007. 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 SALVADOR RODRIGUEZ-ROJAS, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, dated 11/19/2007 and recorded 11/28/07, as 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 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 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 segured 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 \$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 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 trust created by said of the Trustee and of the trusts created by said Trust. DATED: 12/08/2010 Deed of Irust. 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# 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 No. 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 Deed of Trust executed by LUIS C. FACIO AND SUSAN FACIO, HUSBAND AND WIFE AS JOINT TENANTS, dated 11/01/2005 and AS JOINT TENANTS, dated Th/IZOUS ail 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 Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk CA 90650 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 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, 20650. The undersigned Trustee disclaims 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 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 adminized to do business in time 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: 12/04/2010 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 extremelies to editect a decorate. debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3816275 12/09/2010,

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

12/16/2010, 12/23/2010

NOTICE OF TRUSTEE'S SALE 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 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), (save) be a time of calc in lawful money of the CASHIER'S CHECK/CASH EQUIVALENT OF 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 ADDRESS and other common designation, it any, of the real property described above is purported to be: 11913 HIGHDALE STREET, NORWALK, CALIFORNIA 90650 APN#: 8080-002-020 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common 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 Truste 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 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 Surveyor Boulevard, Suite 500 Addison, Texas 75001-9013 Telephone: (866) 795-1852 Telecopier: (972) 661-7800 ASAP# 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 #: 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. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER A public querion 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 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 10
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 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 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 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 Select Portfolio Servicing, Inc. 3815 S.W. Temple Salt Lake City UT 84115-4412 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 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# 3811287 12/02/2010, 12/09/2010, fulfill the terms of your credit obligations. ASAP# 3811287 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. GM-220286-C Investor No. 5073275 Loan No. 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 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 fodoral radii. bank, check drawn by a state or federal credit bank, check drawn by a state or lederal dredul 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 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 Records. 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: 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 balance (including accrued and unpaid interest) and reasonable estimated costs, expenses, and advances at the time of initial experieses, and advances at the limite of limitary 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 exemption pursuant to Section 292.3.53 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: 11/23/2010 ETS Services, LLC 2255 North Ontario Street, Suite 400. Burbank Collifornia 04504.3430. Sale 400 Burbank, California 91504-3120 Sale Line: 714-730-2727 Ileanna 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-NOTICE OF TRUSTEE'S SALE 1S #: 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 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

# Legal Notices Page 13 Thursday, Dec. 16, 2010

#### LEGAL NOTICES CONT.

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 No. 20072810569 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 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
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 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 time date the holice of sale is filled, [2] Interest imeframe 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 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 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 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 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 02/08/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal 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; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition. but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.
Trustor: JAMES M. LESZCZYNSKI, A
SINGLE MAN AND LOTTIE J
LESZCZYNSKI, A WIDOW Duly Appointed
Trustee: NATIONAL DEFAULT SERVICING 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 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 bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The undersigned mortgagee, beneficiary or authorized agent for the mortgagee or beneficiary pursuant to California Civil Code 2923.5(b) declares that California Civil Code 2923.5(b) declares fiat 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 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 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, restimated 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 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 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 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; 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 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) 273.1065 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 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. 244590CA Loan No. 3013214469 Title Order No. 569998 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02-15-2007. 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 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, 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 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. 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: 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 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 WINIFRED A. BROWN GRANTORS TO NORA E THAT CERTAIN TRACT OF LAND 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 57 DEGREES 33 MINUTES 00 SECONDS WEST 77.50 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 57 DEGREES 33 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 SOUTH 32 DEGREES 07 MINUTES 00 SECONDS EAST 72.50 FEET; THENCE NORTH 32 DEGREES 07 MINUTES 00 SECONDS EAST 127.00 FEET; THENCE NORTH 32 DEGREES 07 MINUTES 00 SECONDS EAST 127.00 FEET; THENCE NORTH 32 DEGREES 07 MINUTES 00 SECONDS EAST 127.00 FEET; THENCE NORTH 32 DEGREES 07 MINUTES 00 SECONDS EAST 127.00 FEET; THENCE NORTH 32 DEGREES 07 MINUTES 00 SECONDS EAST 127.00 FEET; THENCE NORTH 32 DEGREES 07 MINUTES 00 SECONDS EAST 127.00 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 CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 502 OF MISCELLANEOUS RECORDS, IN THE OFF1CE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND 27.00 FEET WIDE. RUNNING 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 PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID PARCEL NO. 1 HERINBEFORE MENTIONED Amount of unpaid balance and other charges: \$551,580.31 (estimated) Street address and other common designation of the real property: 12541 DOWNIEY AVENUE DOWNIEY, CA 90242 APN Number: 6259-021-037 The undersigned Trustee disclaims and the proper propers of the street. 021-037 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 United States mail; either 1st class or certified; omited states mail, either 1st class of certified by overnight delivery; by personal delivery; by e-mail; by face to face meeting, DATE: 12-08-2010 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 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 (74.4) 267.0750. (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

#### 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 official records in the Office of the Recorder of LOS ANGELES County, California, executed by: Michael Succar, an unmarried man, as Trustee ONEWEST. 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 lawful money of the United States, by cash, a cashier's check drawn by a state or rederal credit union, or a check drawn by a state or credit union, or a check drawn by a state or federal savings and loan association, savings sank specified in section 5102 of the Financial Code and 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, 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: \$544,299.89 (Estimated) Accrued interest and additional advances, if accrued interest and adottional advances, in 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 expert where the 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

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

NOTICE OF TRUSTEE'S SALE TS No. 10-0113349 Title Order No. 10-8-420408 Investor/Insurer No. 1700638834 APN No. 8042-015-018 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, hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by HUONG THI NGUYEN, A SINGLE WOMAN., dated 12/28/2005 and recorded 01/05/06, as Instrument No. 06 0024353, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/13/2011 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 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: 13016 HEFLIN DRIVE, LA MIRADA, CA, 90638. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. 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 \$433,331.71. 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: 12/11/2010 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# FNMA3829136 12/16/2010, 12/23/2010, 12/30/2010

### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

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

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 balin, 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 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) 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 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): ANTONIO R. SERRANO A SINGLE MAN Recorded: 7/26/2006 as Instrument No. 06 1649752 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 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: \$456,033.13 The purported property address is: 11705 RONALD DR LA MIRADA, CA 90638 Assessor's Parcel No. 8033.018.011 The underginged Trustee MIRADA, CA 90638 Assessor's Parcel 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 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 hebalf of the heneficiary loan. ruisuant to California Civil Code 2923.34 hie 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 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 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# 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 TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE IE YOU NEED AN EYEN ANATION OF 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 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): 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 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 chosen soften to the 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 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 potice of sale 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. If the Trustee is unable to convey the fire for the first section 2923.52. 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 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 THIS FIRM IS AT LEMPTING 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 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
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
YOLJ YOLJ SHOULD CONTACT A LAWYER 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 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 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 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 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 express of the 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 or Irust heretorore executed and cellvered 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 IRUSTEE 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 DIURDOSE NIDEY BE USED FOR THAT PURPOSE. NDEx. West, L.L.C. as Trustee Dated: 12/02/2010 ASAP# 3835241 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. 10-0114001 Title Order No. 10-8-424141 Investor/Insurer No. 1703732088 APN No. 8073-015-015 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/26/2007. 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 ANGEL RANCHOS, AND LAURA ARREDONDO, HUSBAND AND WIFE AS JOINT TENANTS, dated 04/26/2007 and recorded 05/02/07, as Instrument No. 20071057776, in Book, Page), of Official Records in the office of the County ), or Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/13/2011 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 shove referenced Deed of T in the above referenced beed of Irtust. The street address and other common designation, if any, of the real property described above is purported to be: 14417 FUNSTON AVE, NORWALK, CA, 906504945. 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 \$477,408.28. 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 drawr 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 in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/14/2010 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 selbt collect a debt. Any Deed of Trust with interest thereon as provided debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3826072 12/16/2010, 12/23/2010, 12/30/2010

The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10 NOTICE OF TRUSTEE'S SALE T.S. No. WW-247211-C Investor No. Loan No. 902662717 YOU ARE IN DEFAULT UNDER A DEED OF 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 DUBLE survive got to the bidget. 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 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. JÁIMES, MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY Recorded 11/16/2007 as Instrument No. 2007/2560208 in Sook page of Official 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., Norwalk, 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 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: 12/1/2010 ETS Services, LLC 2255 North Ontario Street, Suite 400 Burbank, California 91504-3120 Sale Line: 714-730-2727 lleanna 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. 10-0114113 Title Order No. 10-8-423987 Investor/Insurer No. 1676172013 APN No. 8019-022-010 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/17/2001. 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 MARIA G. ARAMBULA, A WIDOW, dated 02/17/2001 and recorded 02/28/01, as Instrument No. 01 0328521, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/13/2011 at 10:304M, 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: 11318 HERMES 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 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 \$116,495.55. 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 rederal credit union, or a check drawn by a state or 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 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: 12/10/2010 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# FNMA3825984 12/16/2010, 12/23/2010, 12/30/2010

### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

NOTICE OF TRUSTEE'S SALE Trustee Sale
No. CA05002092-10-1 . Title Order No.
100500560-CA-LPI APN 8078-035-002 YOU
ARE IN DEFAULT UNDER A DEED OF
TRUST DATED March 7, 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 January 13, 2011, at 10:30 AM,
at the west side of the Los Angeles County
Courthouse directly facing Norwalk Blyd Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA, MTC FINANCIAL Inc.dba Trustee Corps, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on March 14, 2007, as of Trust Recorded on March 14, 2007, as Instrument No. 20070564758 of Official Records in the office of the Recorder of Los Angeles County, CA, executed by: EFREN GUERRERO, AN UNMARRIED MAN, as Trustor, in favor of BANCO POPULAR, NA as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing situated in said County, California describing the land therein as: As more fully described or said Deed of Trust. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 15526 GRAYSTONE 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. Said sale will be made without nerein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest theron, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reached the company of the property to be sold and reached the company. and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$443,692.59 (Estimated), provided, however, prepayment premiums accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. DATE: December 16, 2010 MTC FINANCIAL INC dba Trustee Corps TS No. CA05002092-10-1 17100 Gillette Ave Irvine, CA 92614 949-252-8300 Clarisa Gastelum, Authorized Signature SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714-259-7850 Compliance with California Civil Code Section INFORMATION PLEASE CALL 714-259-7850 Compliance with California Civil Code Section 2924f: The Beneficiary or Beneficiary's agent has indicated that the requirements of California Civil Code Section 2924f have been met. Regarding the property that is the subject of this notice of sale, the "mortgage loan servicer" as defined in Civil Code 2923.53(k)(3) declares that it has obtained from the Commissioner a final or temporary. from the Commissioner a final or temporary order of exemption pursuant to Civil Code section 2923.53 that is current and valid on the date this notice of sale is recorded or the time frame for giving a notice of sale specified in Civil Code Section 2923.52 subdivision (a) does not apply to this notice of sale pursuant to Civil Code Sections 2923.52. TRUSTEE CORPS IS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ASAP# FNMA3837222 12/16/2010, 12/23/2010,

# Page 14 Thursday, Dec. 16, 2010 Legal Notices

#### LEGAL NOTICES CONT.

The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 234942CA Loan No. 0700798655 Title Order No. 602130051 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07-11-2005. 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 01-06-2011 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 07-20-2005, Book, Page, Instrument 05-1711108, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: SOLEDAD the Office of the Recorder of LOS ANGELES
County, California, executed by: SOLEDAD
GUTIERREZ, A SINGLE 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 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 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 80 OF TRACT NO. 11797, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 214, PAGES 47 AND 48, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$544,891.38 (estimated) Street address and other common designation of the real property: 7932 SPRINGER STREET DOWNEY, CA 90242 APN Number: 6245-004-017 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 The amount may be greater on the day of sale. Place of Sale: AT THE WEST SIDE OF THE innacial 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: 12-13-2010 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 filled; 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 IS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR 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# 3847759 12/16/2010, 12/23/2010, 12/30/2010

### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

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 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): 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 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 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 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 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 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
DIJPPOSE As required by law your are 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 plications. fulfill the terms of your credit obligations. ASAP# 3803486 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. 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 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 Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or federal credit union. 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 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. Irustee 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: 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 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 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: 11-30-2010 DECLARATION 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 2923.52 does not apply pursuant to Section 2923.52 does not apply pursuant to Section 2923.55 cALIFORNIA RECONVEYANCE COMPANY, as Trustee 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 OAKDALE AVE

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

12/09/2010, 12/16/2010

PRESIDENT 9200 OAKDALE AVE MAILSTOP N110612 CHATSWORTH, CA 91311 ASAP# 3832039 12/02/2010,

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 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 05/03/2008 as Instrument No. 06 and recorded 05/09/06 as Instrument No. 06 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 conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more and recorded 05/09/06 as Instrument No. 06 situated in said County and State and as more situated in said county and state and as most 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 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 \$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 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 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. 10-0113446 Title Order No. 10-8-420493 Investor/Insurer No. 1703982653 APN No. Investor/Insurer No. 1703982653 APN No. 8018-004-031 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/31/2007. 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 FRANCISCO JAVIER MOLINA, AND ALMA ANGELICA MOLINA HISBAND AND MUIFA AS JOINT MOLINA, HUSBAND AND WIFE AS JOINT TENANTS, dated 05/31/2007 and recorded 06/07/07, as Instrument No. 20071379668, in 06/07/07, as Instrument No. 20071379668, in Book, Page), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 01/13/2011 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 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: 11468 ESTHER STREET, NORWALK, CA, 906507908. 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 \$414,500.26. It is possible that at the time of sale the opening bid may be less than the total 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 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: 12/14/2010 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# FNMA3825320 12/16/2010, 12/23/2010, 12/30/2010

#### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 20100015008289 Title Order No.: 100502556 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/29/2007. 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. NDEX WEST, LLC, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 09/05/2007 as Instrument No. 20072059693 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: SUNG NAM PYO, 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: 01/05/2011 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 any, of the real property described above is purported to be: 8431 LEXINGTON RD, DOWNEY, CALIFORNIA 90241 APN#: 6252-013-012 The undersigned Trustee disclaims any liability for any incorrectness of the street 013-012 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 \$620,643.50. 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. as Trustee Dated: 12/14/2010NDEX West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY undersigned caused said Notice of Default and INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ASAP# 3850841 12/16/2010, 12/23/2010, 12/30/2010

#### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

NOTICE OF TRUSTEE'S SALE TS No. 09-NOTICE OF IROSTEE S SALE IS NO. 09-8-206971
Investor/Insurer No. 181180743 APN No. 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 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, 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 eard other common designation, in 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 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" 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: 08/30/2009 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# 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-10-364633-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 a 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 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 tharres thereon, as provided in the note(s) 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): FRED JASSO, A SINGLE MAN Recorded: 6/16/2006 as Instrument No. 06 1330229 in book xxx, page xxx of Official 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: 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 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 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 giving notice of sale is filed; [2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 odes not apply pursuant to Section 2923.52 odes not apply pursuant to Section 2923.52 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 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

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 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): JESUS HUAMAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Recorded: 4/14/2006 as FRUPERTY 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. 12/20 Norwalk Blvd. 18/2018 Norwalk Blvd. 18/20 Norwalk Blvd. Angeles County Courtnouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., 107valk, 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 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 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 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 explore options to avoid 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 Section 2923.53 that is current and valid on the date the notice of sale is filed; and [2.1 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 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 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 THE NOTE. ANY 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# 3827512 12/09/2010, 12/16/2010, 12/13/2010 12/23/2010

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

NOTICE OF TRUSTEE'S SALE T.S. No. GM-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. 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 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 amointed trustee. The sale 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 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 which includes the total amount of the unpaid balance (including accrued and unpaid interest) and reasonable estimated costs. 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: 11/26/2010 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 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 SHOULD CONTACT 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 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 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 BOULEVARD, 12720 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 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 financial situation and to explore options to maintal 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 ECCTION 2023 EA Pursuant Collifornia Civil SECTION 2923.54 Pursuant to California Civi Code Section 2923.54, the undersigned loar 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 Section 2923.52 or Section 2923.55. DATE: 1-29-2010 CALIFORNIA RECONVEYANCE T1-29-2010 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 LISED FOR THAT PI IRPOSE DEBORAH BE USED FOR THAT PURPOSE. DEBORAH 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 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 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 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 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 \$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 cashier's checks drawn on a state or nationa 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 Section 51U2 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: 11/16/2008 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, 12/16/2010

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

NOTICE OF TRUSTEE'S SALE T.S. No. GM-255207-C Investor No. 93W1009528 Loan No. 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 by a state or federal credit NOTICE OF TRUSTEE'S SALE T.S. No. GMauction 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: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 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 said instrument as of the time of initial 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 expensés, 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: 11/30/2010 ETS 2923.52 of 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 T.S. No. GM-221977-F Investor No. 662RH0018 Loan No. 0592710602 YOU ARE IN DEFAULT UNDER 0592710602 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/13/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national 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:VICTOR PADILLA AND MARIANA CASTILLO DE PADILLA, HUSBAND AND WIFE Recorded 4/21/2006 as Instrument No. 06 0876573 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 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: 12866 SYCAMORE VILLAGE DRIVE NORWALK, CA 90650 APN #: 8047-007-031 The total country of the second of th amount secured by said instrument as of the time of initial publication of this notice is \$340,730.00, 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 sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55. ETS Services, LLC Date: 2923.32 of 2923.33. E15 Services, LLC Date. 12/14/2010 2255 North Ontario Street, Suite 400 Burbank, California 91504-3120 Sale Line: 714-730-2727 Ileanna Petersen, TRUSTEE SALE OFFICER ASAP# 3846773 12/16/2010, 12/23/2010, 12/30/2010

# Legal Notices Page 15 Thursday, Dec. 16, 2010

#### LEGAL NOTICES CONT.

The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

NOTICE OF TRUSTEE'S SALE T.S. No. T10-67095-CA / APN: 8070-001-003 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09-19-2007. 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. 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, 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 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 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: JACQUELINE VILLAREAL, A SINGLE WOMAN AND DANIEL S. MATAMOROS, A SINGLE MAN, AS JOINT TENANTS Duly Appointed Trustee: CR Title Services, Inc. P.O. BOX 16128, TUCSON, AZ 85732-6128 866-702-9658 Recorded 09-27-2007 as Instrument No. 20072228221 in book, page of Official Records in the office of the Recorder of LOS ANGELES County, California, Date of Sale:01-06-2011 at 10:30 AM Place of Sale: AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BLVD., NORWALK, CA. Amount of unpaid balance and other charges: \$489,995.83 Street Address or other common designation of real property: 14612 SHOEMAKER AVENUE NORWALK, CA 90650-5163 A.P.N.: 8070-001-003 Legal Description: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The undersigned Trustee disclaims any liability for any 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: REINSTATEMENT LINE: 866-702-9658 Date: 12-16-2010 CR Title Services, Inc. P.O. BOX 16128 TUCSON, AZ 85732-6128 16128 TUCSON, AZ 85732-6128 STEPHANIE ABCEDE, TRUSTEE SPECIALIST ASAP# 3836893 12/16/2010, 12/23/2010, 12/30/2010

#### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

NOTICE OF TRUSTEE'S SALE T.S. No. GM-126878-C Investor No. 10890861 Loan No. 0021958152 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/11/2006. 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 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:JAIME LOPEZ and IMELDA LOPEZ, husband and wife as joint tenants Recorded 8/22/2006 as Instrument No. 06 1869357 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: 15302 MAIDSTONE AVENUE NORWALK, CA 90650 APN #: 8079-020-018 The total amoun secured by said instrument as of the time o initial publication of this notice is \$471,725,00. Initial publication of this notice is \$4/1,725.00, 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 CIVII 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: 12/10/2010 ETS Services, LLC 2255 North Ontario Street, Suite 400 Burbank, California 91504-3120 Sale Line: 714-730-2727 Ileanna Petersen, TRUSTEE SALE OFFICER ASAP# 3836209 12/16/2010, 12/23/2010, 12/30/2010

## The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 10076826 Loan No. 0010820702 Title Order No. 349056 APN 6364021021 YOU Order No. 349056 APN 6364021021 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED April 8, 2003. 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 January 5, 2011, at 10:30 AM, at the west side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA, Power Default Services, Inc., as the duly appointed Default Services, Inc., as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust sale contained in that certain Deed of Trust Recorded on April 24, 2003, as Instrument No. 03 1164376 of Official Records in the office of the Recorder of Los Angeles County, CA, executed by: RENEE YVONNE DAY, A SINGLE WOMAN, as Trustor, in favor of OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and " is". The street address and other common designation, if any, of the real property described above is purported to be: 9144 MANZANAR AVE, DOWNEY, CA 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, regarding title, possession, of encumprances to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$287,084.61 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. DATE: 12/01/2010 POWER DEFAULT SERVICES, INC., Trustee By: Fidelity National Title Company, its agent 17592 E. 17th Street, Suite 300, Tustin , CA 92780, 7145085100 By: Juan Enriquez, Authorized Signature The undersigned mortgagee, beneficiary or authorized agent for the mortgagee or beneficiary pursuant to California Civil Code 2923.52(c) declares that the mortgagee, beneficiary or the mortgagee's the mortgagee, beneficiary or the mortgagee's or beneficiary's authorized agent has obtained an exemption from the state regulator that is an exemption from the state regulator that is current and valid and the additional 90 day period does not apply. This loan servicer has implemented a comprehensive loan modification program that meets the requirements of civil code section California Civil Code 2923.53. Regarding the property that is the subject of this notice of sale, the "mortgage loan servicer" as defined in Civil Code 2923.53(k)(3) declares that it has obtained from the Commissioner a final or temporary order of exemption pursuant to Civil Code section 2923.53 that is current and valid on the date this notice of sale is recorded. The time frame for giving a notice of sale specified in Civil Code Section 2923.52 subdivision (a) does not apply to this notice of sale pursuant to does not apply to this notice of sale pursuant to Civil Code Sections 2923.52. Fidelity National Civil Code Sections 2923.52. Fidelity National Title Company, as Agent for the mortgage loan servicer as defined under California Civil Code section 2923.53 (k)(3) SALE INFORMATION CAN BE OBTAINED ON LINE AT www.fidelityasap.com/ AUTOMATED SALES INFORMATION PLEASE CALL 7142597850ASAP# 3833935 12/16/2010, 12/23/2010, 12/30/2010 12/23/2010, 12/30/2010

## The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

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. 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 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 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 \$691,875.48. 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 subtraction to de business in this cast. 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 feas 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: 11/28/2010 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, purpose. ASAP# 380 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 SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS ACAINST YOU YOU SHOULD CONTACT. 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 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: 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 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 the county where the real property is located and more than three months have elapsed since such recordation. Requirements of 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. Elaina 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 (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 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 hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by ANTHONY D. GUERRERO AND FRANCES 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 tully 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 balance with interest thereon of the obligation secured by the property to be sold plus 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 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 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 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. 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# 3818182 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. 10-0106429 Title Order No. 10-8-406667 Investor/Insurer No. 1702335114 APN No. 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 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 Recorder of Los Angeles County State of or 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, fany, 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 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 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 Deed of Trust with interest thereon as provided 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 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 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 de business; in this cate 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 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): 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 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 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 not 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 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: 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 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 SEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE DEDITION 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# 3803936 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 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 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): 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 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 incorrectness of the property address or othe roomrectness of the property address of 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 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 hall be a further recovered. 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 shain 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: roi 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 etter 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# 3803547 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. 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 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 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 conveyed to and now neid 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 possession, or encurribrances, to pay time 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 (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 potice of sale 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 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 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 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 MORNIAL & DLVD. 12770 NORMAL & DLVD. TOUS ANGELES COUNTY
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
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 whiten request to the beneficiary within in 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 NAME FIDELITY AS A COMMISSION COMMISSION CONTROL OF TAIL 2017 2727 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 12/2/10, 12/9/10, 12/16/10

NOTICE OF TRUSTEE'S SALE TS #: CA-09-323763-RM Order #: 090767324-CA-GTI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/16/2006. 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 DUBLIC auction sale to the highest LAWYER A public 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, 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): VANESSA HUERTA, A SINGLE WOMAN Recorded: 8/23/2006 as Instrument No. 06 1879656 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/10/2011 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: Notice of Sale) reasonably estimated to be set Amount of unpaid balance and other charges \$1,091,348.55 The purported property address is: 8810 SMALLWOOD AVENUE DOWNEY CA 90240 Assessor's Parcel No. 6365-001-044 The undersigned Trustee disclaims any liability for any liability for any incorrectness of the property address or other common designation, if any shown herein. If no street address or othe 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. 2780 Lake Vista Drive Lewisville TX 75067 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 potice of sale 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. 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 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 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# 3848024 12/16/2010, 12/23/2010, 12/23/2010 12/30/2010

### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

NOTICE OF TRUSTEE'S SALE TS No. 10-0112950 Title Order No. 10-8-418859 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 TOUT 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 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 Irustee 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 \$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 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 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 uppaid principal of the Nets secured by said by said. 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. 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. 10-0107500 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 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, 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: 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 solid plus accuracy to the property to the solid plus accuracy. 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 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. Sald 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 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# 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 T.S. No. T10-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. 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 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 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 2923.55 or 2923.55 Trustor: ROBERT L. 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 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, CA. Amount of unpaid balance and other charges:

Order No. 3206-247565 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09-20-1994. UNLESS YOU TAKE

#### LEGAL NOTICES CONT.

\$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 1210 CM 11 CON LARGE 122 CM 122 CM 125 CM 1 16128 TUCSON, AZ 85732-6128 SHELLEY BOEK, TRUSTEE SPECIALIST ASAP# 3818623 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. 10-0100307 Title Order No. 10-8-388877 Investor/Insurer No. 1702965183 APN No. 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 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 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, 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 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 snown nerein. 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 \$452,965.93. It is possible that at the time of sale the opening bid may be less than the total indebtedness the Interest of the Interest that the sale that the 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 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 thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided n 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. said officer attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# FNMA3805012 12/02/2010,

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

12/09/2010, 12/16/2010

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 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, page of Official Records in the office of the Recorder of LOS ANGELES the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/10/2011 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: \$391,442.75 The purported the property address: \$391,442.75 The purported the purpose of the purpos property address is: 12728 DALWOOD AVE NORWALK, CA 90650 Assessor's 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 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 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 the fire any recent the supersoful bidder's 2925.52. In the Hustee is unlable 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 extitled by the activate of the description. reason, the Prichaser 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 integration only Sale Line; 214, 220, 2372. 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 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# 3846264 12/16/2010, 12/23/2010, 12/30/2010

#### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

NOTICE OF TRUSTEE'S SALE TS # CA-10-NOTICE OF TRUSTEE'S SALE TS # CA-TO-362679-AB Order # 33-80138422 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/5/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount 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): JOSE OMAR RAMIREZ AND SANTOS MIRIAN RAMIREZ, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 12/15/2005 as Instrument No. 05 3089295 in book XXX, page XXX of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/10/2011 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: \$315,179.32 The purported property address is: 11574 BELCHER STREET NORWALK, CA 90650 Assessor's Parcel No. 8049-020-021 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 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 Midland by sending a written request to Midland Mortgage Co. 999 N.W. Grand Blvd., Ste. 100 Oklahoma City OK 73118-6116. 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 mortgage loan servicer has not obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is exemption pusuant to Section 223.35 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 apply to 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 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 Mortgager, or 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# 3844210 12/16/2010, 12/23/2010, exclusive remedy shall be the return of monies fulfill the terms of your credit obligations. ASAP# 3844210 12/16/2010, 12/23/2010,

### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

NOTICE OF TRUSTEE'S SALE TS No. 10-NOTICE OF IRUSTEE'S SALE IS 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 DUBLIC SALE IE YOU NEED AN SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, 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 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 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 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# 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. 737427CA Loan No. 7017258786 Title

DATED 09-20-1994. 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 01-06-2011 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY, SUCCESSOR BY MERGER TO SERRANO RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed appointed Trustee under and pursuant to Deed of Trust Recorded 09-29-1994, Book , Page , Instrument 94 1789566, of official records in Instrument 94 178956b, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: FERNANDO DIAZ AND JUANA VICTORIA DIAZ, HUSBAND AND WIFE, as Trustor, HOME SAVINGS OF AMERICA, FSB, 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 section 5102 of 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 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 (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: PARCEL 1: LOT 11 OF TRACT NO. 45304, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1102 PAGE(S) 22 THROUGH 32 PARCEL I: LOT 11 OF TRACT NO. 4534, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1102 PAGE(S) 92 THROUGH 93, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OP SAID COUNTY. EXCEPT ALL, OIL, GAS AND HYDROCARBON SUBSTANCES HOW AND HEREAFTER IN AND UNDER SAID LAND, AS RESERVED BY L. VERA JORDAN, IN DEED RECORDED IN BOOK 16392 PAGES 177 OFFICIAL RECORDS; A ONE-HALF INTEREST WAS DEEDED BACK TO THE OWNER AND IN BOOK 325715 PAGE 197 OFFICIAL RECORDS. ALSO EXCEPT ONE-HALF OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET PROM THE SURFACE THEREOF AND WITHOUT ANY RIGHT OF SURFACE ENTRY AS EXCEPTED AND RESERVED BY JAMES OSGOOD GALEOTTI, A MARRIED MAN, AS HIS SEPARATE PROPERTY, AND ROBERT KEELER GALEOTTI, A MARRIED MAN, AS HIS SEPARATE PROPERTY, EACH AS TO AN UNDIVIDED ONE-HALF INTEREST, IN DEED RECORDED JUNE 24, 1987 AS INSTRUMENT NO. 87-1001870. ALSO EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET PROM THE SURFACE THEREOF AND WITHOUT ANY RIGHT OF SURFACE ENTRY, AS EXCEPTED AND RESERVED BY BONNIE GENE JORDAN, TRUSTEE UTA, DATED APRIL 9, 1985, IN DEED RECORDED JUNE 24, 1987 AS INSTRUMENT NO. 87-1001872. PARCEL 2:A NON EXCLUSIVE EASEMENT APPURTENANT TO SUCH PARCEL 1 FOR INGRESS. EGRESS, ACCESS, USE AND NON EXCLUSIVE EASEMENT APPURTENANT TO SUCH PARCEL 1 FOR INGRESS. EGRESS, ACCESS, USE AND ENJOYMENT OF THE COMMON AREA WITHIN THE PROJECT, AS DESCRIBED IN THE DECLARATION DEFINED BELOW. PARCEL 3:NONEXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, ACCESS, MAINTENANCE, REPAIR, DRAINAGE, ENCROACHMENT, SUPPORT OR OTHER PUIRPOSES ALL AS DESCRIBED IN THE MINITEMANUE, KEPAIR, DRAINAGE, ENCROACHMENT, SUPPORT OR OTHER PURPOSES, ALL AS DESCRIBED IN THE "DECLARATION OF RESTRICTIONS FOR DOWNEY GLENBROOK PATIO HOMES" ("DECLARATION) RECORDED ON JUNE 3, 1988 AS INSTRUMENT NO. 88-884733 OFFICIAL RECORDS OF LOS ANGELES COUNTY CALIFORNIA. PARCEL 4: A NONEXCLUSIVE FOUR FOOT (4 FOOT) EASEMENT OVER LOT 12 OF TRACT NO. 45304 FOR ROOF EAVES, RAIN GUTTERS AND BUILDING MAINTENANCE PURPOSES FOR THE BENEFIT OF PARCEL 1, AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN GENERAL COVENANT AND AGREEMENT RECORDED ON AUGUST 30, 1988 AS INSTRUMENT 1375163 IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY. Amount of unpaid balance and other charges: \$110,641.17 balance and other charges: \$110,641.17 (estimated) Street address and other common designation of the real property: 8950 SERAPIS AVENUE #11 DOWNEY, CA 90240 APN Number: 6388-004-032 The undersigned APN Number: 6388-004-032 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 contact the borrower(s) to assess their financial situation and to explore options to Innancial 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 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, SUCCESSOR BY MERGER TO SERRANO RECONVEYANCE COMPANY, as Trustee (714) 259-7850 or www.fidelityasap.com (714) (714) 259-7850 or www.indelityasap.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# 3842535 12/16/2010, 12/23/2010, 12/30/2010

### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

NOTICE OF TRUSTEE'S SALE TS #: CA-10-380843-AL Order #: 100494664-CA-GTO YOU ARE IN DEFAULT UNDER A DEED OF 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 ANY SEP A PUBLIC SURFICE SIZE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A ANY SEP A PUBLIC SURFICE SIZE OF THE PROPERTY. 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 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 Irustor(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: 1/10/2011 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: \$449,872.43 The purported property address is: 12052 HERMOSURA ST NORWALK, CA 90650 Assessor's 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 provided nerein 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 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: — 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 bankruiptey you may have been 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 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# 3846638 12/16/2010, 12/23/2010, 12/30/2010

### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

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 DE SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A 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 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 tharres thereon, as provided in the note(s) by the Deed of Trust, with interest and are 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: 4t the West side of the Los Notice of Sale) reasonably estimated to be set 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 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 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 1 The the date the notice of sale is filed, [2] Include 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 solid to the Trustee and the uncessful bidder. paid 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 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 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 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# 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 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. NDEX WEST 11 C. 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 off 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 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 any, of the real property described above is purported to be: 13915 BORA DRIVE, LA MIRADA, CALIFORNIA 90638 APN#: 8059119-022 The undersigned Trustee disclaims 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 , 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 costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$263,422.28. The beneficiary under said Deed of Trust heretofore executed and delivered to 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 ORTAINED WILL COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL 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. 10-0100984 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 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 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 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. 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: 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 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 \$398,234.15. It is possible that at the time of sale the opening bid may be less than the total indebtedness the load dition to each the Trustee will accept due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national 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: 11/25/2010 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 Sale 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 T.S. No. GM-222001-F Investor No. 201818245 Loan No. 0602198345 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/16/2009. UNLESS YOU TAKE ACTION TO PROTECT 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 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 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 any incorrectness of the property address or other common designation, if any, shown herein. TRUSTOR: JOSE RUIZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Recorded 3/23/2009 as Instrument No. 20090413134 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: 14008 BORA DR LA MIRADA, CA 90638 APN #: 8059-024-016 The total amount secured by 8059-024-016 The total amount secured by said instrument as of the time of initial publication of this notice is \$334,674.00, 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 current and valid on the date the inclice 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: 12/10/2010 ETS Services, LLC 2255 North Ontario Street, Suite 400 Burbank, California 91504-3120 Sale Line: 714-730-2727 Ileanna Petersen, TRUSTEE SALE OFFICER ASAP# 3836158 12/16/2010, 12/23/2010, 12/30/2010

#### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

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 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 side of the Los Angeles County Courthouse, 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: 12718 HALCOURT AV 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 Scho is 250 0.71 at its rescrible that the estimated cósts, 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 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, 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: 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. 1801 Tapo Sale Deficer RECONTRUST COMPANY, N.A. 1801 Tapo Sale Officer RECONTRUST COMPANY, N.A. 1801 Tapo Sale Deficer RECONTRUST COMPANY, N.A. 18 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 Trustee Sale No.: 20100015008503 Title Order No.: 100515591 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/30/2007. 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. NDEX WEST, LLC, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 02/06/2007 as Instrument No. 20070258899 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: BRENDA RUBY HIGUERA, 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: 01/05/2011 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 any, of the real property described above is purported to be: 15308 BECHARD AVE, NORWALK, CALIFORNIA 90650 APN#: 8082-009-005 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 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 o 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 \$513.683.36. The hopeficiary under said peed \$513,658.36. The beneficiary under said Deed of Trust heretofore executed and delivered to 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. as Trustee Dated: 12/10/2010 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. 15000 Surveyor Boulevard, Suite 500 Addison, Texas 75001-9013 Telephone: (866) 795-1852 Telecopier: (972) 661-7800 ASAP# 3829694 12/16/2010, 12/23/2010, 12/30/2010

### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

NOTICE OF TRUSTEE'S SALE TS #: CA-10-386990-CL Order #: 100556689-CA-LPI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/23/2006. 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 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): JOSE SERNA AND ALEJANDRA SERNA, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 11/1/2006 as Instrument No. 06 2420430 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/10/2011 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: \$340,614.00 The purported property address is: 8634 MORY ST DOWNEY, CA 90242 Assessor's Parcel No. 6261-019-058 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

# Legal Notices Page 17 Thursday, Dec. 16, 2010

#### LEGAL NOTICES CONT.

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 current and valid on the date the inclice 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 title for any reason, the successful bidders 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: 12/15/2010 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 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 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# 3827961 12/16/2010, 12/23/2010 12/30/2010

### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

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. 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 DIANE LEE SIMONS, AN UNMARRIED WOMAN, dated 08/12/2004 and recorded 08/27/04, as Instrument No. 04 2213599, 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: 13900 STUDEBAKER ROAD 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 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 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 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: 11/25/2010 Deed of Irust. 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# 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 No. 10-0070383 Title Order No. 10-8-297637 UU/0383 IIIIE Order No. 10-8-29/63/ 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 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 MARIA ROCHA, ASINCIE WOMAN, dated 10/23/2007, and 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 sell on 12/30/2010 at 10:30AM, At the West side of the Los Angeles County. 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 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) 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# 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 T.S. No. GM-222036-C Investor No. 1708707918 Loan No. 0602257795 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/15/2009. A DEED OF TRUST DATED 1/15/2009.
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 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 expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. 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:MARY Y. ELGHAZAWI, A SINGLE WOMAN Recorded 1/29/2009 as Instrument No. 20090117877 in Book, page of Official Records in the office of the Recorder of Los Appeles County. California Date of 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: 10622 LESTERFORD AVENUE DOWNEY, CA 90241 APN #: 6287-014-014 The total amount secured by said instrument as of the time of secured by said instrument as of the time of initial publication of this notice is \$324,903.00, which includes the total amount of the unpaid 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 scurrent 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: 12/10/2010 ETS Services, LLC 2255 North Ontario Street, suited to the property of the same control of the same co 400 Burbank, California 91504-3120 Sale Line: 714-730-2727 Ileanna Petersen, TRUSTEE SALE OFFICER ASAP# FNMA3833581 12/16/2010, 12/23/2010,

#### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

NOTICE OF TRUSTEE'S SALE T.S. No. GM-255666-C Investor No. 1702637682 Loan No. 0471152819 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/28/2006. 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 each auction sale to the highest bidder for cash, cashier's check drawn on a state or national 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 undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. TRUSTOR:JOSE G. GARCIA AND GRISELDA M. GARCIA, HUSBAND AND WIFE, AS JOINT TENANTS Recorded 12/5/2006 as Instrument No. 06 2692607 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: California Property Address is purported to be: 10403 WILEY BURKE AVENUE DOWNEY, CA 90241 APN #: 6249-007-025 The total amount secured by said instrument as of the time of initial publication of this notice is \$423,643.00, which includes the total amount 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: 12/8/2010 ETS Services, LLC 2255 North Ontario Street, Suite 400 Burbank, California 91504-3120 Sale Line: 714-730-2727 Ileanna Petersen, TRUSTEE SALE OFFICER ASAP# 12/16/2010, 12/23/2010, NMA3833445

### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

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 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 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 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 in the above referenced Deed of Trust. The In the above referenced Deed of Trust. In 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 the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or rational bank, a check drawn by a state or federal credit junion 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. 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 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 #: CA-09-267060-RM Order #: 090227202-CA-GTI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/28/2006. 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 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 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): ANA ROMERO, AN UNMARRIED WOMAN Recorded: 1/9/2007 as Instrument No. 20070042472 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/10/2011 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: \$615,771.38 The purported property address is: 7675 SHADYOAK DRIVE DOWNEY, CA 90240 Assessor's Parcel No. 6365-031-024 The undersigned Trustee disclaims any liability 90240 Assessor's Parcel No. 6365-031-024 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 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. 2780 Lake Vista Drive Lewisville TX 75067 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 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 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# 3839070 12/16/2010, 12/23/2010, fulfill the terms of your credit obligations. ASAP# 3839070 12/16/2010, 12/23/2010,

#### The Downey Patriot, #BS124251 12/16/10, 12/23/10, 12/30/10

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

242327-C Investor No. 1705110746 Loan No. 0475628723 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/25/2007. A DEED OF TRUST DATED 9/25/2007.
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. 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# Line: 714-730-2727 ..... TRUSTEE SALE OFFICER ASAF# 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. 10-0109636 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 OLD AT A PUBLIC SALE. IF YOU NEED AN XPLANATION 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 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 and other common designation, if any, of the real property described above is purported to be: 8541 EUCALYPTUS STREET, DOWNEY, be. 6941EUCALTFIUS STREET, DOWNET, 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 for the property of 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 \$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 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 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 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, 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. 10-0102793 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 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 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 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 city that 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: 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 by a state or national bank, a check 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 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 unnaid principal of the Note secured by said eed 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. 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-10-352067-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 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): 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 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: \$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 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, sealed of the best first purpose are serviced or the control of the property of 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 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: (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 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 CREDITOR WILL BE USED FOR IMAI 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, 12/16/2010 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-10-383759-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 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 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 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. 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 of the property may be obtained within 10 days of the date of first publication 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, declar 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 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 2923-32 . If the flustee is unlabe 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 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: — 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# 3809650 12/02/2010, 12/09/2010, fulfill the terms of your credit obligations. ASAP# 3809650 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. 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 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 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 DIRECTLY FACING NORWALK BOULEVARD, 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 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, ENCROACHMENT. SUPPORT. INGRESS, EGRESS, USE AND ENJOYMENT, DRAINAGE, ENCROACHMENT, 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 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: 12-06-2010 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 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.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 OBTAINED WILL BE USED FOR THAT
PURPOSE. DEBORAH BRIGNAC, VICE
PRESIDENT 9200 OAKDALE AVE
MAILSTOP N110612 CHATSWORTH, CA
91311 ASAP# 3842688 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. 10-0101984 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 property to be self only segments. 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 \$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 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 Deed of ITUST. DATED: 171/28/2019
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 RECONTROL COMPANY, N.A. 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-10-381981-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 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 state or federa credit union, or a check drawn by a state of 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. 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 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 for the control of the disclaims any liability for any incorrectness of disclaims any individual 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

# Page 18 Thursday, Dec. 16, 2010 Legal Notices

# **CLASSIFIEDS**

#### FOR RENT

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

3 bed, 2 bath, dble gar, \$1,975 mo. + \$1,000 sec. dep. 7119 Dinwiddie, Dwy 1.875/mo + 1.000 sec7121 Dinwiddie, Dwy (310) 944-1851 (310) 433-6513

#### DOWNEY APT.

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

#### **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, Cr Prt - \$1095 2 Bed House, Lrg Yrd - \$1295 (562) 867-4710

#### N. DOWNEY

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

#### FOR RENT

#### 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

#### EXECUTIVE NE DOWNEY **HOME 3 BR - 2 BA**

Very large grea room w/fireplace, patio, BBQ area. Lg garage. Grdnr, trash, water incl. Quiet cul-de-sac. Just newly refurbished \$2,950 mo.

#### 10239 Gaybrook (562) 755-4022

2 BR, 1 BA HOUSE Fenced yd, W/D in N. Downey \$1.500 mo. 1st & lat mo. rent + utilities.

(310) 619-8080

#### **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

### 2 BED, 2 BA DWY HOUSE

8347 Vista Del Rosa (562) 928-3251

#### FOR RENT

#### **QUIET DOWNEY APT**

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

#### **NEED STORAGE?**

We have 4800 sq ft bldg for rent in Downey. Reasonable rate. John Lacey - Agent (562) 861-8904

#### LARGE CONDO FOR RENT

Large 3 Bedroom 3 Bath, 2 Car Garage, Pool, Patio 5950 Imperial Hwy. (562) 824 5454 Marcos

#### \*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

#### 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**

#### JHA FINISH CARPENTRY

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

#### HONEST HANDYMAN

Painting, plumbing, electrical, carpentry. Call Jim (562) 869-0741

#### **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

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

#### **PROPERTY MANAGEMENT**

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

#### **SERVICES**

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

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

#### **DRAIN CLEANS \$35**

Reasonable Plumbing, Heating & Electrical prices. Lic 814113 (323) 228-4500

#### IN HOME TUTORING

Reading specialist, math, etc. Ca. Credential Teacher. Mrs. Bell (562) 923-4855

#### **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

#### **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 (562) 923-8227

#### **SERVICES**

#### **ERRAND DRIVER**

Messenger, Courier LA & Orange Co. (562) 879-1254

#### **BARGAIN HANDYMAN**

Great handyman, painting, cleaning, yard, dry wall. Great prices, references. Call Joe (562) 416-3410

#### **COMPUTER 1 SOLUTION**

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

Call Larry (562) 714-9876

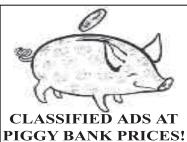
#### YARD SALE

#### **SUN DEC 19 9-3** Furn, Clths, Kit, Holiday Dec.

Jwlry, etc Grt Itms/Low Prices 7459 Corey St, Dwy 90242

#### **GARAGE/ESTATE SALE** Sun 10am - 2pm

9122 Lemoran Ave



#### LEGAL NOTICES CONT.

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 current and value on the date the holder 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. If you have previously been discharged 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. AND REHAU FOR 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# 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 TS #: CA-10-383121-AL Order #: 100515073-CA-GTC YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/28/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state state of Inational Dank, crieck 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 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 agent, declares as follows: [1] The mortgage loan servicer has obtained from the

#### LEGAL NOTICES CONT.

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 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. If you have previously been discharged through bankruptcy, you may have been 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
DIRPOSE As required by law your are 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# 3804196 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-10-382656-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 DUBLIC sale to the highest 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 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. 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, Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, 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 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 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

#### LEGAL NOTICES CONT.

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 bankruptey, you may have been 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 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# 3809298 12/02/2010, 12/09/2010, 12/16/2010

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

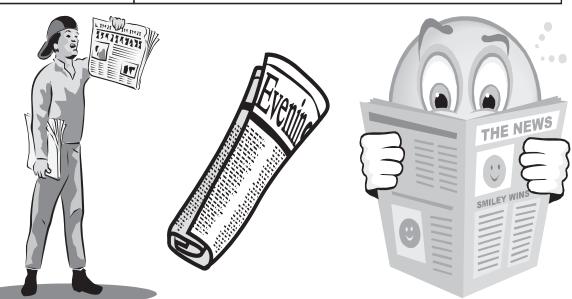
NOTICE OF TRUSTEE'S SALE TS No. 10-0100115 Title Order No. 10-8-389274 Investor/Insurer No. 0082788616 APN No. 6260-002-072 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/22/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE 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 ANA RENTERIA, SINCLE WOMAN, dated 00/23/2004, and Deed of Trust executed by ANA RENTERIA, A SINGLE WOMAN, dated 09/22/2004 and recorded 09/30/04, as Instrument No. 04 2519594, 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 Lee Angeles County County County and County Coun 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: 3138 CHEYENNE AVENUE, DOWNEY, CA, 902424306. 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 \$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 a state or rederal 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: 11/25/2010 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# 3805005 12/02/2010, 12/09/2010, 12/16/2010

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

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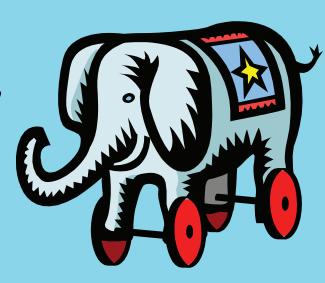
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Visit our bakery section for speciallymade cakes, pies, cookies, traditional Mexican breads, and pastries.

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# For special orders, call:

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"Just What I Was Looking For..." Nicely kept 2 bedrooms, 2 bath condo. Cathedral garage, and laundry area. Good school district.

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Maria



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"Mauricio Barajas did a very good job and is a nice guy!"

"Maria Franco is the best agent I ever had to work with in

the past. Maria was thorough and treated us well." - Fred



No Rent Control Regular sale! Four units, each unit has one bedroom and one bath. New exterior pain eparate gas and electricity meters. An investment opportunity





This 3 bedroom and 2 bath home could be just right for you! Schools and freeway a







# Page 20 Thursday, Dec. 16, 2010 Real Estate



The Downey City Council has a new look as newly-elected Fernando Vasquez was sworn into office last week. Councilman Mario Guerra was reelected and also took the oath of office, while Luis Marquez became mayor on Tuesday. Marquez's plans and goals as mayor will appear in next week's edition.











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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