

# Lawndale Tribune

AND LAWNDALE NEWS

The Weekly Newspaper of Lawndale

Herald Publications - Inglewood, Hawthorne, Lawndale, El Segundo, Torrance & Manhattan Beach Community Newspapers Since 1911 - Circulation 30,000 - Readership 60,000 (310) 322-1830 - April 20, 2017

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## Lawndale, South Bay Cities Spark Interest in Going Solar



During last Saturday's Inglewood Earth Day Jazz Festival, the South Bay Cities Council of Governments (SBCCOG) unveiled a new program designed to encourage area residents to go solar. Known as Renewable South Bay, the program will connect residents with resources, education and materials about how to add renewable energy to their homes. In this photo, Lawndale Councilman and SBCCOG Chair Jim Osborne announces the initiative during the festival. (Photo by Jamie Bando, Renewable South Bay)

## Development Stalls as Community Faces Off in Public Hearing

By Haleemon Anderson

The mixed-use development proposed at Grevillea Avenue and West 153rd Street came under intense scrutiny at Monday's meeting of the Lawndale City Council, with concerned citizens voicing both pros and cons regarding the construction. The Council had intended to adopt a resolution approving the project, but instead opened a public hearing to address an appeal, filed March 8.

Gary Adams, a 37-year resident of Lawndale, spoke to the appeal, saying he filed it because the project is not compatible with existing residential properties in the vicinity. "I'm not opposed to it in general," said Adams. "I'm opposed to it as planned."

Other public comments in opposition to the construction cited increased traffic and parking problems. Many expressed concern for the safety of children who live in or nearby the proposed 42-unit complex.

Several people spoke in support of the development, citing construction jobs and property taxes that would benefit the City, as well as the incentive of homeownership. The building design includes two- and three-bedroom condo-style dwellings and sets aside a few as low-income rentals.

The 20-page resolution detailed extensive mitigation protocols and other code provisions, requirements and conditions of approval. It also noted a vigorous round of notifications, public hearings and continuances since October 2014.

Community Development Director Sean Moore explained the project is consistent with Lawndale's general plan and with Hawthorne's specific plan. The City's plan is updated every five years, noted Moore. "It encourages this [kind of] development," he said.

A representative of the development group Awad Investments thanked the Council, noting the diligence and expertise put into the resolution report. "I have been a planner for 30 years," he said. "This is the most comprehensive report I have ever seen. It meets or exceeds every code requirement. It complies with every development standard."

Moore noted the vacant 1.2-acre lot is targeted for recent high-density mandates per the State of California. The State is adamant about new developments being targeted for high-density occupancy, said Moore, especially in tandem with mass transit. The three-story development, as proposed, adds 2,800 square feet of commercial retail space to the Lawndale

landscape.

Comments from the public, the Council, City staff and the developer continued until after 10 p.m. Ultimately the Council decided to postpone action until a feasibility study could be done to determine if redesigning the buildings' parking entrance and exit on Grevillea Avenue would mitigate the concerns raised about child safety.

In other business, the Council introduced an amendment to municipal codes limiting new medical and dental businesses to second or higher floors and requiring special permits and changed parking requirements.

See Development Stalls page 8

## Weekend Forecast

**Friday**  
Sunny  
77°/59°



**Saturday**  
Sunny  
76°/59°



**Sunday**  
Sunny  
74°/57°



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Police Reports

**MONDAY, APRIL 3 TO SUNDAY, APRIL 9**

**Robberies**

14100 S. PRAIRIE AV. Crime Occurred: CAD: Mon. 04/03 12:21--No R MS Ent. Property Taken: Galaxy Note 5 cellphone, purple wallet w/Peru on the side.

S. BIRCHAV./UPRR. OTHER. Attempted. Crime Occurred: Wed. 04/05 16:00.

2700 W 120TH ST. OTHER. Attempted. Crime Occurred: Fri. 04/07 22:21.

3100-BLK W ROSECRANS AV. PARKING LOT, GARAGE, PAID. Crime Occurred: Sat. 04/08 20:45. Property Taken: Rose gold iPhone 7 Plus.

14200 S. PRAIRIE AV. CONVENIENCE STORE. Attempted. Crime Occurred: Sun. 04/09 13:14. Weapon: Unknown.

3800W.ROSECRANS AV. CONVENIENCE STORE. Crime Occurred: Sun. 04/09 19:00 to Sun. 04/09 22:00. Property Taken: \$8,000 US Currency. Weapon: Handgun.

**BURGLARIES**

4300 W. 135TH ST. APARTMENT/ CONDO. Crime Occurred: Tue. 04/04 09:55. Method of Entry: Opened..

3300 W. EL SEGUNDO BL. Crime Occurred: CAD: Wed. 04/05 14:23--No RMS Ent. Property Taken: Lowrance GPS, portable freezer fridge, Kenwood cd car stereo, Apple iPad.

12800 S. ROSELLE AV. STORAGE SHED, PUBLIC. Crime Occurred: Sat. 03/18 15:30. Property Taken: Three NBA metal cans containing NBA trading cards, three NFL metal

cans containing NFL trading cards, four sport pennants, one non-sport pennant, one set of NASCAR player cards, two albums of NFL player cards. Method of Entry: Cut padlock.

11800 S. HAWTHORNE BL. OTHER. Crime Occurred: Thu. 04/06 18:00 to Fri. 04/07 05:00. Property Taken: Cash register till, \$70 US currency, Keyline laser key cutting machine, HPC key punch machine, Silca Bravo 3 key duplicator machine, one Ninja laser machine, one Bravo iii machine, one manual punch machine, one HP laptop computer, one bag of master car keys. Method of Entry: Pried.

14600 S. BODGER AV. HOUSE. Crime Occurred: Fri. 04/07 08:30 to Fri. 04/07 20:30. Property Taken: Lings Taiwanese passport, Louis Vuitton wallet, red Chanel wallet, white Mont Blanc wallet, \$5,000 new Taiwanese dollar (\$180 value in American dollars), \$1,500 US currency, Louis Vuitton checkbook holder. Method of entry: Opened. POE: Sliding window. Entry Loc: Front.

W. 140TH ST. /S. HAWTHORNE BL. Crime Occurred: CAD: Sat. 04/08 18:35--No R MS Ent.

11600 S. CEDAR AV. Crime Occurred: CAD: Sun. 04/09 09:07--No R MS Ent.

14500 S. CERISE AV. Crime Occurred: CAD: Sun. 04/09 12:37--No R MS Ent.

11700 S. MENLO AV. Crime Occurred: CAD: Sun. 04/09 13:18--No R MS Ent.

5500 W. 139TH ST. HOUSE. Crime Occurred: Sun. 04/09 19:30. Method of Entry: Attempted. •

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 Errors: Please check your advertisements immediately. Any corrections and/or changes in an ad must be requested prior to the following Tuesday deadline in order to receive a credit. A credit will be issued for only the first time the error appears. Multiple runs will only be credited for the first time the error appears. No credit will be issued for an amount greater than the cost of the advertisement.  
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To appear in next week's paper, submit your Classified Ad by Noon on Tuesday.

# Hawthorne Happenings

## News for the City of Good Neighbors from an Old Guy named Norb Huber

**SPRING BREAK**  
 Vacation is great. No work, just fun. This must be how retirement must feel, right? I find myself working on my days off. I love to volunteer and help wherever I can. Sometimes I have to tell myself to stop working and just go have some fun. Golf is one of the ways I finally stop working, that's why I enjoy it so much. Oh, I forgot to tell you that my foursome won the Hawthorne Parks and Recreation Foundation tournament for the first time last week. We beat the gentlemen's club foursome and the trash hauler's foursome and the water company's foursome. After coming in second place several times, it was fun to win. The key to our victory was making some long putts. It's always great to see that little white ball drop into the cup. This all may sound weird to you non-golfers, but believe me, golf is a frustrating sport. But once you get hooked, it's hard to beat it for pure fun. It's truly an escape from the world of work. Writing this is getting me excited. Fore!  
**SERVICE PROVIDER FAIR**  
 Councilmember Angie Reyes English and the City of Hawthorne presents the annual Service Provider Fair at Memorial Park this year on April 22nd. There will be many vendors giving out great information. Lunch and prizes are always a big hit with the attendees each year.  
**VOLUNTEER APPRECIATION DAY**  
 The volunteers of Hawthorne will be honored once again with a special event hosted by the Hawthorne Presidents Council this Sunday, April 23rd starting at 2 p.m. at the Memorial Center.  
**AMERICAN CANCER SOCIETY'S RELAY FOR LIFE**  
 The dates for this year's event is Saturday,



April 29 thru Sunday morning April 30th at the Hawthorne High School Track.  
**5K RUN AND HEALTH FAIR**  
 Two weeks after the Relay for Life event, the Hawthorne Education Foundation and School District will be hosting their annual 5K Run and Health Fair at Hawthorne High School also.

The date is Saturday, May 13th.  
**HISTORICAL SOCIETY'S HALL OF FAME BANQUET**  
 The Hawthorne Historical Society is sponsoring their annual Hawthorne Hall of Fame banquet on Friday, May 19th at the Ayres Hotel. The 2017 inductees include: Mr. John Baker, founder of "Cougartown.com", The 100 year-old Woman's Club of Hawthorne, Mihaly "Michu" Meszaros, longtime resident of Hawthorne, was a circus performer/entertainer and stuntman and is best remembered as a performer with Ringling Bros. and Barnum & Bailey Circus and for his role in the NBC sitcom ALF. He was 2 feet 9 inches (84 cm) tall. The shortest street in Hawthorne is named after him. Eddings Brothers has been selected as the business honoree for their long time service to the community. Tickets to the banquet are now on sale. For more information regarding this festive evening, please contact the Historical Society at 310-643-9157.  
**K-9 COMMUNITY DINNER**  
 Mark your calendars for Thursday, May 25th as the Presidents Council will host their annual K-9 Community Dinner. All of the proceeds go to support the Hawthorne Police's K-9 unit. •  
*Contact email: norbhuber@gmail.com (If you do enjoy my weekly column, please shoot me an email. I love to hear from my readers.)*

# Community Briefs

## School Bond Refinancing Brings Savings to Lawndale Taxpayers

In November 2016, Lawndale voters supported Measure L--a local parcel tax that will provide funding for the Lawndale Elementary School District (LESD) to improve the quality of local public education by modernizing outdated classrooms, restrooms and school facilities with funding that cannot be taken by the state. In addition, LESD will make health and safety improvements such as repairing or replacing leaky roofs, updating electrical systems for modern technology, and replacing outdated heating, ventilation and air-conditioning systems. In taking the Measure L Bonds to the market, the LESD Board of Education found this to be an opportune time to advocate for our taxpayers and consider refinancing the Series B bonds that were issued for campus modernization back in 1998. The District issued \$5,080,000 in 2017 Refunding Bonds to refund the prior 1998 Series B bonds. This refinancing reduced the total bond payments assigned to Lawndale's taxpayers by \$826,128, or 13.75 percent of the present value. The bonds went to the market at a favorable time and the actual savings from the refunding was significantly higher than the \$600,000 that was initially projected. "The Lawndale Elementary School District appreciates the ongoing support of its community and will continue to advocate for our students and our taxpayers," stated Dr. Gretchen Janson, LESD's new Assistant Superintendent of Business Services.

## Inglewood Library Free Workshop on Retirement Benefits

In conjunction with Money Smart Week (April 22-29), the Inglewood Public Library will host a free workshop on retirement planning presented by financial advisor Kevin Kugley. Learn about retirement and get answers to your questions on Saturday, April 29 from 11 a.m. to 1 p.m. in the Gladys Waddingham Lecture Hall at the Main Library, 101 West Manchester Boulevard. Mr. Kugley is a financial advisor with 19 years' experience, a Chartered Retirement Planning Counselor (CRPC)®, and a USC Marshall Executive MBA. Learn about Social Security and the factors to consider when deciding to apply, like how to coordinate benefits with your spouse, what you are entitled to as a widowed or divorced retiree, and how to coordinate Social Security with your other sources of retirement income. The presentation will also answer questions such as: Will Social Security be there for me? How much can I expect to receive? Will my benefits be enough to live on in retirement? When should I apply for my benefits? How can I maximize my benefits? This presentation is intended to help give people some direction on a highly cluttered topic. Kevin Kugley provides this seminar as a community service. The program is free and open to all. For more information, call 310-412-5380, or visit library.cityofinglewood.org.

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# Sports

## Back-to-Back Games to Normans

By Adam Serrao

The Hawthorne Cougars baseball team has the perennially tough task of competing in the Ocean League. Naturally, head coach JC Romero and the rest of his team don't have to worry about their stringent competition until about halfway through the regular season. That halfway point has officially come for Hawthorne in the 2017 season and the Cougars are struggling to keep their heads above the salty water in Ocean League play. Back-to-back losses to the Beverly Hills Normans highlight just how tough inter-division play can be for a Hawthorne team that remains winless in league play and only has six more divisional games remaining on the schedule to try and scratch out a win.

Struggling to be competitive in Ocean League play isn't something that comes as a surprise to the Hawthorne baseball team. Last year, the Cougars only managed to win one game within their own league and it came against the very same Beverly Hills team that Hawthorne was just swept by last week. Coming away with a win against the Normans isn't necessarily an easy task, though. Beverly Hills consistently plays at a level that has the team seeking out a third place finish or better in the Ocean League standings--a division in which the Normans currently hold a first place standing this season. That's why when Zachary Geller took the mound for the Normans in the first of the two teams' matchups, coach Romero learned that his Cougars would be in for a long afternoon.

Hawthorne wasn't able to score a run off of Geller until the fifth inning. It was then that Hawthorne's do-it-all junior, Johnny Pacheco, came around for his team's first run of the game. Later in the inning, senior Andres Cordova came across the plate to tie things up after being hit by a pitch. It didn't take long, though, for the Cougars starting pitcher, Bernardo Robles, to give those runs and more right back to Beverly Hills. Robles would give up three runs in the bottom of the fifth inning as Beverly Hills' third baseman, Grant Gaon, continued to enjoy what eventually became an excellent game for the senior. Gaon tripled and knocked in two runs on the day for the Normans while going two for three at the plate. As the sparkplug on offense, it was Gaon that led Beverly Hills to a three-run fifth inning and eventual 6-2 victory in the first of the two-game set. Hawthorne had four errors in the game, which certainly didn't help their cause.

Game two was much closer for Hawthorne, but unfortunately for Romero, Pacheco and the rest of the Cougars, the outcome was more of the same. Each team scored a run in the first inning, as Gaon struck first again for Beverly Hills--this time against Hawthorne pitcher Andres Cordova. Cordova only pitched two innings before giving up four hits and three runs while striking out two. Pacheco and Carlos Jacobo

both came on in relief and held the Normans scoreless from the third inning on. As a team that consistently struggles on offense, the Cougars are lucky if they ever get anything going on the base pads. Last Thursday night, though, Charles Phelps was the one willing his team to victory at the plate. Phelps was two for three with a run scored and a double. His strong offensive effort wasn't enough to overcome a stronger pitching performance from Victor Noval. Hawthorne went on to take a 3-2 loss to remain winless inside of league play and lose its third game in a row.

The Cougars (4-9, 0-4) will continue league play this Tuesday when they take on the Culver City Centaurs in the first of back-to-back games. With only six games remaining in the regular season, Hawthorne will have to start winning now if it wishes to stay out of last place in the final Ocean League standings of the year.

### LAWNDALE HIGH

Robert Dempsey and his Lawndale Cardinals baseball team were recently able to come away with their first league victory of the season. Two weeks ago, the Cardinals took to the road to take on the Culver City Centaurs in the two teams' second meeting of the year. While the Centaurs were able to pull out a 3-1 victory in the first game, Lawndale was out for revenge in the second contest.

Culver City led the game off by scoring three runs in the first inning of play. At that point, it looked like Lawndale was destined for another horrible loss. Pitcher Leo Cervantes didn't give up, though. Cervantes eventually settled in and held the Centaurs scoreless the rest of the way while the Cardinals offense finally got going in the fourth. Cervantes and Michael Zambrano each doubled, walked, scored a run and knocked in an RBI to spark their team. Junior Julian Diaz was two for three on the afternoon with an RBI as Lawndale put together three two-run innings en route to a 6-3 victory. The win marked the Cardinals' second win in a row as Dempsey and company attempt to finish off the stretch run of the season sizzling hot.

### INGLEWOOD HIGH

After beginning their regular season campaign with a remarkable 4-1 record, the Inglewood Sentinels hit a snag in the road when they took on the Palos Verdes Sea Kings in back-to-back games to open up divisional play within the Bay League. The Sentinels were outmatched and overpowered, to say the least. The Sea Kings put up 34 runs across the two games to Inglewood's meager one. A 23-0 shutout in Game 1 was followed up by an 11-1 route in Game 2 as the Sentinels learned the hard way that divisional play in the Bay league is never something to be taken lightly. The Sentinels will move on and attempt to steal another win or two when they take on the Redondo Union Sea Hawks this week in a two-game set.

## Is the MVP Race Even a Race at All?

By Adam Serrao

Now that the NBA's regular season is officially over, it's time for an entirely new set of storylines to begin. Not only will basketball fans everywhere begin to focus their attentions on the playoff race, but there is another race of particular importance that has been garnering headlines as of late. This season may be one of the most hotly debated in basketball history as it relates to the NBA's Most Valuable Player. Four of the league's superstars are involved in the conversation, but only one can walk home with the hardware. Will it be LeBron James? The Spurs' Kawhi Leonard may be the best two-way player in the league. Then there are James Harden and Russell Westbrook, who are facing off in an epic first-round battle in this year's playoffs that will most likely have just a little bit more riding on the outcome than any usual playoff series. In the end, though, there can only be one winner--but when it comes down to it, this year's race really isn't even a race at all.

There may not be any one player in the league who is better at both ends of the court than Kawhi Leonard. Leonard has led a consistently great Spurs team for years now and has improved his game consistently year after year. In the final five games that Leonard played in the regular season, he averaged 23 points, 6.6 rebounds and 4.2 assists per game, proving just how much of an all-around player that he can be. When it comes to the national conversation of MVP candidates, though, Leonard simply falls short. As quiet and reserved as they come, Leonard and the Spurs are labeled as boring, year after year. Head coach Greg Popovich embraces that label, as he keeps his players out of trouble and on top of the standings as consistently as any other head coach has done in the history of the league. Leonard, despite his talent and ability (particularly on the defensive end) to lead his team to 61 wins this year, doesn't impact the game on a national level enough to gain the votes necessary to win the award.

There is a certain group of fans around the league whose easy (and lazy) choice to win MVP is LeBron James. Sure, James is always a candidate to take home the MVP award because as he proved in the Finals last year, he is, in fact, the best player in the entire NBA. Unfortunately for James and his supporters, the MVP award isn't about who is the best player in the league right now. It's about who is having the best season this year. Westbrook and Harden have both had better seasons than James this year. Even still, that doesn't mean that either Westbrook or Harden will start next year's regular season as the best player in the league. That designation will clearly still go to James. In a season when the Cavaliers have struggled down the stretch in the second half, though, it is almost impossible to give the award to James, despite the fact that he is putting up some of the best all-around personal numbers of his career. The Heat, Nuggets, Bucks and

the Thunder, to name a few, all have better records than LeBron's Cavs in the second half of the season. He may be the best player in the league, and may even take home another title at the end of the postseason, but LeBron is not the MVP of the 2016-'17 NBA season.

There might not be any more efficient player in the NBA than James Harden. After new head coach Mike D'Antoni came in and Harden switched positions to point guard, "The Beard" has simply been able to do it all. Harden scores, gets assists, and his team finished with a better record than Westbrook's Thunder. Houston, however, was built around Harden so that he could accrue the kind of numbers that he has averaged this season. The Rockets were built for Harden to succeed and even still, Westbrook has the better season-long averages in virtually every major category this year except for assists (10.4 for Westbrook, 11.2 for Harden). Harden certainly deserves recognition for his accomplishments and should maybe even be in the running for the NBA's Most Improved Player Award. Unfortunately for Harden, there should only be one winner of the MVP.

There hasn't been a player to average a triple-double in the NBA since Oscar Robertson 55 years ago. If your vote is for any other player to win the NBA MVP, then naturally you'll dispute the triple-double as being a major accomplishment. No matter how you want to twist the numbers, though, there is no disputing the fact that Westbrook has made history in a season in which everyone expected the Thunder to fail with the departure of Kevin Durant. Not only has Westbrook willed his team to victory and back into the playoffs almost single-handedly, but he has made this NBA season one that will be looked back on and remembered as the one in which the Oklahoma City star simply went crazy. One of the main reasons Westbrook doesn't get his due from certain people around the NBA is because he makes it look so easy. The point guard has been so consistent this season that he has made what was once a spectacular feat look commonplace. Everyone who wishes to root against Westbrook is simply wishing to be different and have their own, unique opinion. But ask yourself this: If your favorite player in the NBA had the same exact season as Westbrook has had this year, wouldn't you expect him to win the MVP?

Unfortunately for fans of the game, you'll have to wait over a month to see the results of the season-long MVP race when they will be announced live for the first time ever on an NBA awards show held June 25 in Manhattan, New York. Filling out a ballot will certainly be an unenviable task for members of the media who are entrusted to do so this season. Those ballots should be cast before postseason play begins in what is one of the more thrilling MVP races that the league has ever seen. At the end of the day, voters can't ignore history. That's why Russell Westbrook will be named this year's NBA MVP. • - [Asixlion@earthlink.net](mailto:Asixlion@earthlink.net)

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## French Bread



### Ingredients

- 1 3/4 cups warm water (100 to 110 degrees F)
- 2 envelopes Fleischmann's Active Dry Yeast
- 1 tablespoon Mazola Corn Oil
- 2 teaspoons salt
- 5 to 5 1/2 cups all-purpose flour cornmeal
- 1 egg white beaten with 1 tablespoon water

### Preparation

1. Place water in large, warm bowl. Sprinkle in yeast; stir until dissolved. Stir in oil, salt and enough flour to make a soft dough. Knead on floured surface until smooth and elastic, about six to eight minutes. Place in greased bowl, turning to grease top. Cover; let rise in warm draft-free place until doubled in size, about 30 to 45 minutes.
2. Punch dough down. On floured surface, divide dough in half; roll to 15x10-inch ovals. Roll up from long ends to make loaves. Pinch seams and ends to seal; taper ends.
3. Place, seam sides down, on large greased baking sheet sprinkled with cornmeal. Cover; let rise in warm draft-free place until doubled in size, about 30 to 45 minutes.
4. Brush with egg white mixture. With a sharp knife, make four or five diagonal cuts (1/4-inch deep), on top of each loaf. Bake in a preheated 400 degree F oven for 25 minutes, or until done. For crispier crusts, brush two more times with egg white mixture, after 15 and 20 minutes of baking time. Remove from sheet and cool on wire rack. •



Secrets Smart Investors Use Year-Round To Save On Their Taxes

(BPT) - Come tax time, many people work to locate tax breaks. While this is always a smart financial move, a little-known way to help build your net worth is to keep taxes top of mind throughout the entire year.

Reducing taxes means you keep more of what you earn, according to Nick Holeman, a financial planning expert at Betterment.com.

“You can’t control the stock market, but you can control some of your taxes,” Holeman said. “Knowing how your investments affect your tax bill can help you save money not just on April 15th, but for years to come.”

Check to see whether your long-term investment strategy is running efficiently with these tips from Holeman.

Invest your tax refund: One smart place to invest your tax refund is in an IRA. Normally, investors might divert a portion of the refund into this account as part of a well-rounded investment strategy and claim the deductions for next year’s tax time. Invest your refund, and you may get a portion of that back in

tax savings. Stay in the habit of investing that refund if you can and watch those small returns add up over time.

Think several moves ahead: Investing is complex and from time to time you will have to sell some of your investments; everybody does. It might be to rebalance your portfolio or maybe your goals have changed and your investments no longer match their intended purpose.

Still, smart investors need to think ahead before blindly selling parts of their portfolio. This is because selling could potentially lead to taxes. By carefully choosing which investments to sell, you can help minimize that hefty tax consequence.

One way to do this is to partner with an investment company that has the tools to make this information easy to access and understand. Betterment.com, for example, offers Tax Impact Preview, which lets investors see estimated potential tax on a sale before making the trade. If you don’t



think the pros outweigh the cons, don’t do it.

Reorganize your investments: Another way to potentially leverage even small tax advantages into long-term growth is to build your portfolio like an energy-efficient engine, built to run for more miles with less need to refuel. You can help accomplish this by reorganizing your portfolio. Move inefficient investments like international stocks and other assets that are taxed more often into a tax-deferred account, such as an IRA or a Roth IRA. That

way, you can enjoy the high growth for less tax. Then, move less-taxed assets, such as municipal bonds, into taxable accounts.

Benefit from losses: Help keep your portfolio in balance by selling off the laggards and replacing them with a similar investment. You can receive a tax deduction from your losses that can help cancel out the taxes you owe on assets that have gains. This is done automatically for investors at many automated services through a strategy called tax loss harvesting. Smart investors should always remember that investments involve risk and may result in loss.

Give to a worthy cause: While it’s important to secure your future, many investors see community support as an important goal. Consider donating a to a nonprofit organization in your community. Not only are you helping to improve the quality of life in your locale, you can potentially claim a deduction from your income tax. It can pay to do the right thing. •

PUBLIC NOTICES

NOTICE OF PETITION TO ADMINISTER ESTATE OF GREGORY KEITH AUGER Case No. 17STPB02418

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of GREGORY KEITH AUGER A PETITION FOR PROBATE has been filed by Pamela Krajewski in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Pamela Krajewski be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The

independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on April 24, 2017 at 8:30 AM in Dept. No. 9 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a

notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: CHRISTOPHER P. WALKER, ESQ. SBN 174533 LAW OFFICE OF CHRISTOPHER P WALKER PC 505 S VILLA REAL DR STE 103 ANAHEIM HILLS CA 92807 CN936103 BSC214579 Apr 6,13,20, 2017 Lawndale Tribune Pub. 4/6, 4/13, 4/20/17 HL-25521

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARY JOSEPHINE HAFNER AKA MARY JO HAFNER CASE NO. 17STPB03074 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MARY JOSEPHINE HAFNER AKA MARY JO HAFNER. A PETITION FOR PROBATE has been filed by ROBERT A. SASLOW in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that ROBERT A. SASLOW be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority

will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 05/11/17 at 8:30AM in Dept. 99 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable

in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner ALEX R. BORDEN BORDEN LAW OFFICE 1518 CRENSHAW BLVD TORRANCE CA 90501 4/20, 4/27, 5/4/17 CNS-2998669# Hawthorne Press Tribune 4/20, 4/27, 5/4/17 HH-25550



T.S.No.:9646-0054 TSG Order No.: 8635537 APN: 4078-001-039 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/20/2014. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 12/29/2014 as Document No.: 20141411364, of Official Records in the office of the Recorder of Los Angeles County, California, executed by: TODD NIXON, A SINGLE MAN, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check

drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and state, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 04/27/2017 at 10:00 AM Sale Location: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA The street address and other common designation, if any, of the real property described above is purported to be: 4727 W 147TH ST 141, LAWNDAL, CA 90260 The undersigned Trustee disclaims any liability for any inaccuracy of the street address and other common designation, if any, shown herein. Said sale will be made

in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$264,565.98 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle

you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires

that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, 916-939-0772 for information regarding the trustee's sale or visit this Internet Web site, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 9646-0054. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet Web site. The best way to verify postponement information is to attend the scheduled sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies

paid to the Trustee and the successful bidder shall have no further recourse. NBS Default Services, LLC 301 E. Ocean Blvd. Suite 1720 Long Beach, CA 90802 800-766-7751 For Trustee Sale Information Log On To: www.nationwideposting.com or Call: 916-939-0772. NBS Default Services, LLC, Nicole Rodriguez, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0304323 To: LAWNDAL TRIBUNE 04/06/2017, 04/13/2017, 04/20/2017 Lawndale Tribune Pub. 4/6, 4/13, 4/20/17 HL-25525

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 006392-GG

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described. (2) The name and business addresses of the seller are: MICHAEL L. WARD, 14345 INGLEWOOD AVE, HAWTHORNE, CA 90250 (3) The location in California of the chief executive office of the Seller is: (4) The names and business address of the Buyer(s) are: MATTHEW CLARK, 15307 EUCALYPTUS AVE, BELLFLOWER, CA 90706 (5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES, EQUIPMENT, MACHINERY, TRADE NAME, GOODWILL, LEASEHOLD IMPROVEMENTS AND COVENANT NOT TO COMPETE of that certain business located at: 14345

INGLEWOOD AVE, HAWTHORNE, CA 90250 (6) The business name used by the seller(s) at said location is: MAYTAG LAUNDRY (7) The anticipated date of the bulk sale is MAY 8, 2017 at the office of: CAPITAL TRUST ESCROW, 280 S. BEVERLY DR #300, BEVERLY HILLS, CA 90212, Escrow No. 006392-GG, Escrow Officer: GABBY GARCIA (8) Claims may be filed with Same as 7" above. (9) The last day for filing claims is: MAY 5, 2017. (10) This bulk sale is subject to Section 6106.2 of the Uniform Commercial Code. (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE. Dated: APRIL 7, 2017 BUYERS: MATTHEW CLARK LA1800765 HAWTHORNE COMMUNITY NEWS 4/20/17 Hawthorne Press Tribune Pub. 4/20/17 HH-25552

NOTICE OF PETITION TO ADMINISTER ESTATE OF RONALD K. LOWE Case No. 17STPB02497

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RONALD K. LOWE A Petition for Probate has been filed by FELECIA HALL in the Superior Court of California, County of Los Angeles. The Petition for Probate requests that FELECIA HALL be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause

why the court should not grant the authority. A hearing on the petition will be held in this court as follows: April 25, 2017 at 8:30 a.m., Dept.: 99, Room 615, Superior Court of California, County of Los Angeles, 111 N. Hill Street, Los Angeles, CA 90012. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Felecia Hall, Petitioner In Pro Per, 4934 Hillcrest Drive, View Park, CA 90043 Inglewood Daily News Pub. 4/6, 4/13, 4/20/17 HI-25529

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S) (UCC Sec. 6105 et seq. and B & P 24073 et seq.)

Escrow No. 17-36087-SH NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license(s) is about to be made. The name(s) and business address(es) of the Seller(s)/ Licensee(s) are: CHUN HEE SONG, 11733 FREEMAN AVE, HAWTHORNE CA 90250 Doing Business as: FREEMAN MARKET All other business names(s) and address(es) used by the Seller(s)/Licensee(s) within the past three years, as stated by the Seller(s)/ Licensee(s), is/are: The name(s) and address of the Buyer(s)/ Applicant(s) is/are: PAUL MOON, 7161 NADA ST, DOWNEY CA 90242-2012 The assets being sold are generally described as: FURNITURES, FIXTURES, EQUIPMENTS, TOOLS, TRADE NAME, GOODWILL, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, ALL TRANSFERABLE PERMITS, LICENSES AND INVENTORY OF STOCK IN TRADE and is/are located at: 11733 FREEMAN AVE, HAWTHORNE CA 90250

The type of license(s) and license no(s) to be transferred is/are: Type: 20-OFF-SALE BEER & WINE License No. 470380 And are now issued for the premises located at: SAME The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: TEAM ESCROW, 17310 REDHILL AVE, STE 140, IRVINE, CA 92614 MAY 23, 2017 The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of \$140,000.00, including inventory estimated at \$25,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH \$50,000.00, CHECK \$90,000.00; ALLOCATION TOTAL \$140,000.00 It has been agreed between the Seller(s)/ Licensee(s) and the intended Buyer(s)/ Applicant(s), 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. Seller(s)/Licensee(s): CHUN HEE SONG Buyer(s)/Applicant(s): PAUL MOON LA1797285 HAWTHORNE COMMUNITY NEWS 4/17/17 Hawthorne Press Tribune Pub. 4/20/17 HH-25551

You don't get older, you get better. -Shirley Bassey

## COMMUNITIES COUNT





Seniors

Small Nest Egg, Big Dreams? Tips For Buying Your Retirement Home

(BPT) - Planning for retirement means making a lot of decisions, including when you'll stop working, how much you'll withdraw from your savings each year, and where you'll live. Many Americans view retirement as an opportunity to move into a house they'll love and live in for all their golden years. In fact, 64 percent of retirees either have moved or plan to move, according to a Merrill Lynch survey.

Some retirees move to be closer to children or grandchildren, to down-size into a more manageable home, live in a warmer locale, or to secure a more luxurious home where they can easily age in place.

"The decision of where to live in retirement is important and can directly affect quality of life in your golden years," says Geoff Lewis, President of RE/MAX, LLC. "Research by Trulia shows that in virtually all areas of the country, it makes better financial sense for retirees to buy a home, rather than rent. In fact, buying is nearly 42 percent cheaper than renting for seniors across the country."

**Have a Plan**

Ideally, you should think about where you want to live long before retirement, but it's never too late to think about your priorities. Do you want to be close to family or health



care resources? Do you desire a home in the mountains or somewhere you'll never see snow again?

**Don't Delay**

If possible, don't wait until poor health or declining finances force you to move somewhere that's not your ideal location. Move while you're still young enough to enjoy your dream retirement home.

Get professional financial advice

It's important to protect your nest egg and keep it growing throughout retirement. A professional financial planner can help

you understand what size mortgage is right for you, so your dream home doesn't strain your finances.

**Be Mindful of Amenities**

When choosing a location and a home, in addition to your personal priorities, it's important to keep in mind accessibility to amenities important to seniors. Community features such as good transportation, quality of roads, safe neighborhoods, and access to health care, socialization opportunities, shopping and cultural venues are all options to consider.

**Rely on Real Estate Pros**

Once you know where you want to be, it's time to find a real estate agent. Well-versed on local real estate trends, RE/MAX agents can help retirees sell their current home so they can make the purchase of their dream retirement home a reality. Visit [www.remax.com](http://www.remax.com) to search for an agent.

**Focus on Must-haves**

Make a list of must-have features and those you would like your retirement home to have. Share the list with your agent to help him or her focus on properties that meet your criteria. Your list of must-haves and desirables will likely be very different from the list you made when you bought your first home. Now, a single-level house with large bathrooms and a level lot may be more desirable than a two-story with lots of bedrooms and a big backyard.

Finally, says Lewis, keep in mind whether you plan to age in place. "More Americans are looking for homes that will allow them to stay independent and living on their own throughout their retirement years," he says. "If that's your plan, look for home features that will help facilitate that, like wider doors, few or no exterior stairs, and good lighting." •

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The West Basin Municipal Water District is a water wholesaler that serves nearly 1 million people in 17 cities throughout coastal Los Angeles.

Our mission is to provide a safe and reliable supply of high-quality water to the communities we serve.

**Development Stalls**  
*from front page*

The Council introduced regulations to limit the effects of Proposition 64, which passed in the November general election, allowing adult use of marijuana. Councilman Dan Reid noted the intent of Ordinance No. 1138-17 is to "explicitly" curtail the commercial use or sale of the substance, as well as outdoor consumption. The ordinance seeks to monitor lighting and power usage and would effectively ban all but indoor use of marijuana in Lawndale.

The consent calendar was passed unanimously. The 12 items included amendments to the zoning codes for outdoor storage, approval of ongoing repairs at the sheriff's station, filing of various contracts and the quarterly investment report, and payment of various claims and demands in the amount of \$831,238. The Council also adopted an ordinance changing municipal elections from April to November of even-numbered years, beginning in 2018.


Captain April Tardy gave the public safety report, citing arrests in March involving weapons. Three suspects were apprehended after fleeing a hit and run incident. They were found in possession of a handgun. A man was taken to UCLA for a psychological evaluation after he was found despondent and holding a knife. He was booked for attempted suicide.

Tardy said that on April 10, Sergeant Nitz responded to a call of a business dispute. Nitz reported a male seated in a vehicle who appeared incoherent and enraged. After driving the car toward Nitz, striking a wall and two radio cars, the suspect was apprehended and booked for assault with a deadly weapon. Tardy said officers used gas and pepper ball guns to disarm the suspect. She thanked Sergeant Nitz for his actions in de-escalating the incident.


Lawndale will close several streets to car traffic on the morning of April 29 for the Community Bike Ride. Participants may bike, walk, jog and roller blade on the open streets from 8:30 to 9:30 a.m. The bike ride will be followed by the annual Youth Day Parade, starting at 10 a.m. Comprehensive street closure information may be found at [www.lawndalecity.org](http://www.lawndalecity.org)

The Lawndale City Council will hold its next regularly scheduled meeting on Monday, May 1, at 6:30 p.m. in the Lawndale City Hall Council Chambers at 14717 Burin Avenue. •


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