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Volume 5
Issue 6
July 2014

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OC News

Local lifeguard drowns

STAFF REPORTS

Newport Beach – With dangerous rip currents and ten to 12-foot swells, the conditions just off the coast of Newport

see OC Page 4

IE News

Rapper Purchases Home in Eastvale

BY TIANA GOEGEBUER

Eastvale – Rapper Kendrick Lamar recently purchased a modest home in the city of Eastvale.

News of Lamar's purchase really began circulating in late May. The online buzz stated that Lamar had

see IE Page 3

Two SGV Women Indicted In Immigrant Scheme

STAFF REPORTS

SGV – An immigration consultant and one of her employees were arrested on Thurs., June 26 after being named in an indictment that alleges they filed fraudulent green card applications on behalf of immigrants who were married to United States citizens, some of whom

paid more than \$20,000 for their services.

According to a news release from the United States Attorney's Office, Claudia Arreola, 35, of El Monte, who owns California Immigration Services (CIS), and her business associate, Leticia

see Fraud Page 3



PHOTO COURTESY: GOOGLE IMAGES

Walnut Mayor Meets With Religious Leaders

BY RAYMOND MENDOZA

Walnut – Following a May 5 Supreme Court decision ruling that religious invocations were acceptable at city council and other public board meetings, Mayor Tony Cartagena met with several religious leaders in the

area on July 1 to discuss an open invitation to all religions wishing to deliver a prayer to the residents of Walnut.

The original lawsuit was brought on by two women in Greece, New York - one Jewish, and one atheist - claiming that the city's invocations featured prayers

to Jesus Christ and were specifically aimed at Christianity.

After the United States Supreme Court ruled 5-4 in favor of allowing religious invocations at city meetings, Cartagena decided to hold a meeting to ensure that even with the large population of Catholic and Christian residents,

see Walnut Page 4

Tragarz Vows "Honesty And Integrity"

BY RAYMOND MENDOZA

Walnut – During the July 9 city council meeting, titles were exchanged and Mayor Pro Tem, Nancy Tragarz, was officially sworn in as mayor for the City of Walnut- promising to uphold the community's values and pledging to serve to the best of her abilities.



PHOTO COURTESY: RAYMOND MENDOZA
Walnut's New Mayor, Nancy Tragarz.

Tragarz, who served as mayor of Walnut once before from 2011 to 2012, said she's looking forward to leading the council with a strong sense of leadership, finance, accounting and legal skills to help push along the city's prominence.

"My goal is to create unity and teamwork on the council and in the entire community,"

Tragarz said. "The policy I will fight for is transparency, honesty, ethics, and doing what is in the best interest of the community as a whole."

In consideration for her background, Tragarz brings a wide variety of expertise to her role

see Tragarz Page 5

FEATURED BUSINESS

Come Celebrate 30 Years With Mandarin Taste

K. P. SANDER

Diamond Bar – Mandarin Taste Restaurant has been a part of the Diamond Bar community for quite a while. 30 years, in fact, and they would like to



see Taste Page 5

FEATURED BUSINESS

"Sell Your Casa" With Gil Rivera

BY SARAH ARMIJO

Southern California – In this day and age, it's important to know all aspects of your business. For Gil Rivera from sellyourcasa.com, he definitely knows every aspect of buying



see Casa Page 5

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P.O. BOX 1793
Chino, CA 91708
Phone 909.464.1200

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PRODUCTION
Design Editor: Glenn Freeman

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SGV women indicted for immigration fraud

FRAUD from page 1

Gutierrez, 35, of Pico Rivera, were taken into custody by special agents with U.S. Immigration and Customs Enforcement's Homeland Security Investigations (HSI). The two women were charged in a six-count indictment returned on June 24 by a federal grand jury.

"Fraud scams run by so-called notarios threaten the integrity of the immigration process and offer false hope to desperate people," said United States Attorney André Birotte, Jr. "The two women in this case victimized immigrants for years by giving the false impression that they could fix immigration problems."

According to the indictment, the defendants submitted paperwork to U.S. Citizenship and Immigration Services (USCIS) on behalf of six foreign nationals who were seeking to obtain green cards - or permanent resident status - based on legitimate marriages to U.S. citizens. The applications filed by the defendants allegedly included fraudulent I-94 cards indicating that the immigrants, who originally came to the U.S. illegally, entered lawfully on visitors' visas.

The immigrant victims were originally quoted fees of approximately \$7,000, but the defendants ultimately charged them as much as \$24,000. To pay the debt, some of the couples borrowed against their credit cards or obtained loans from family and friends. Subsequently, investigators say when several of the foreign nationals sought refunds after they failed to receive green cards, the defendants allegedly threatened to contact authorities and have the aliens deported.

"Tragically, as is often true in such scams, at least some of the

victims in this case could have obtained green cards legally," said Claude Arnold, special agent in charge for HSI Los Angeles. "Instead, they placed their trust and, in many cases, their life savings in the hands of individuals who were focused on enriching themselves, rather than on helping hopeful immigrants realize the American dream."

Investigators say the similarity between the name and acronym for Arreola's consulting business and USCIS, the Department of Homeland Security agency that adjudicates applications for immigration benefits, was no coincidence. Evidence developed during the investigation showed that money orders and cashier's checks made out to USCIS had been deposited in bank accounts controlled by defendants.

The probe targeting Arreola's CIS began in 2011 after HSI received leads from USCIS's Fraud Detection and National Security directorate involving several suspicious benefit applications. While only six instances of fraud are charged in the case indictment, authorities believe the scheme is responsible for dozens of fraudulent benefit applications.

"Arreola victimized immigrants for personal gain by pretending to be associated with USCIS," said USCIS FDNS Western Regional Assistant Director Ken Takeda. "We are committed to upholding the integrity of our immigration system by combating these deceptive practices. USCIS strongly encourages the public to seek legal advice or representation from attorneys or accredited representatives."

If Arreola and Gutierrez are convicted, both defendants face a statutory maximum penalty of 60 years in federal prison.

Rapper buys Eastvale home

IE from page 1

gone against the typical rapper stereotype and settled down not in Los Angeles or Beverly Hills, but a former dairy community that had only just become a city four years prior. The fast-growing city of Eastvale is home to about 59,000 residents. Crime rates are low, and the houses are cheaper than neighboring coastal areas in Orange and Los Angeles counties.

The home Lamar purchased is said to have been built in 2006. The two-story residence is on an un-gated street, and is a short walk from the local shopping center. The home is 3,529 square feet, and includes three bedrooms, 2.5 bathrooms, a pool, and is said to have been purchased for \$523,500. In comparison to what many successful rappers spend, Lamar paid a very modest price for his new home in Eastvale. Rapper Drake reportedly paid \$9 million

for his Southern California mansion; Tyga spent \$6.5 million for his residence; and Dr. Dre recently dished out a whopping \$40 million on an estate in Brentwood.

A few Eastvale residents have recently tweeted that they have spotted the star cruising around town in a sports car and visiting the city's Picnic in the Park summer carnival. However, Lamar says that he plans on remaining in his current home in L.A.

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Mandarin Taste celebrates 30 years

TASTE from page 1

personally invite you to come and celebrate with them.

A favorite of locals and visitors alike, Mandarin Taste prides themselves not only on their authentic, gourmet Chinese cuisine, but on the quality service that accompanies every meal.

"We're like a family restaurant," says restaurant manager, Chi Young, when describing the feeling that customers get when visiting their establishment. "People are always smiling," he adds.

Mandarin Taste has thrived and endured because of the

family-friendly atmosphere and the delicious Hunan/Szechuan style dishes that customers enjoy. Honey Walnut Shrimp, wonton soup and fried dumplings are favorites, but one visit will help you develop your own craving.

Another reason Mandarin Taste is so popular with the community, is that they offer fundraising opportunities with 15 percent given back to local groups. Fundraising is easy when you are guaranteed an excellent dining experience. And don't forget about their all-you-can-eat buffet and delectable Sunday Champagne Brunch.

Mandarin Taste also has special Party Trays, and with an order

of five or more trays, you can receive a 15 percent discount. Celebrating a birthday? Spend \$80 or more on food at your group's party and receive \$30 off (one coupon eligible per table/order, with ID required).

So come in, enjoy a cocktail and an authentic gourmet meal, and help celebrate the 30th Anniversary of Mandarin Taste. If you need a little incentive, bring in their special coupons on page 7 of this publication, for some extra savings.

Mandarin Taste is located at 23391 E. Golden Springs Drive, in Diamond Bar. For more information, call (909) 861-1819.

Gil Rivera works to 'sell your casa' quickly

CASA from page 1

and selling a home. He is a reliable, experienced, and an affordable Realtor, Broker, and Certified Appraiser.

Rivera sells houses, condos, and 2-4 unit investment properties in Los Angeles, Orange, San Bernardino and Riverside Counties. He also does real estate appraisals for banks, estates, trusts, divorces, attorneys, refinances, home purchases, and upon death of a homeowner for tax purposes. Rivera also has assistants that work with him who are fluent in Spanish and Chinese, which helps him to reach people of different dialects all over Southern California.

Rivera is in his 20th year of business and has SOLD homes in 26 different cities in Southern California, so his coverage area is expansive. Rivera said, "I can do this because I appraise homes in so many different cities and have the knowledge and expertise associated with your marketplace. Give me an opportunity and you will surely be happy you did!" In Feb. 2013, Rivera listed a home in Monterey Park worth \$470,000. Rivera received 53 offers in seven days and SOLD it for \$515,000!

Rivera's philosophy is to "treat my clients the way I want to be treated." In fact, Rivera said that he became a Realtor because he did not like the way his Realtor treated him when he was buying his home. Rivera shows respect for his clients at all times. He listens to what they say, so that he can better serve them.

Rivera also does not push his Buyers into a sale. Rivera said, "I always tell Buyers: 'You will know right away when we walk into the house that's meant for you.' Whether it takes a week or months, my Buyers will always be satisfied with their purchase and never pressured into it."

Rivera's sellers love the fact that he offers a discounted commission, but with full service. Rivera offers a 4% Total Commission for Sellers. This includes 2.5% to the Buyer's Agent and 1.5% to Rivera's office. Most Realtors negotiate a 6% commission because they have to split the fees with their brokerage. But, Rivera passes on the savings to the Seller. This will save Sellers thousands of dollars in commission fees. His team offers full service for that discounted rate including high quality flyers, professional photos, open houses (as allowable by Seller), and extended advertising coverage on

the Internet and social media.

Rivera's current promotion is "We will SELL your house in six weeks at highest value! We only request a listing period of six weeks, while most other Realtors ask for six month listings." Rivera says that "Buyers need to know that they do not need to pay their Realtor any fees for representing them on a purchase. The Buyer's agent is paid by the Seller, not the Buyer.

Rivera absolutely loves what he does. He loves selling homes to Buyers because he helps fulfill their dreams of home ownership. His favorite part of selling homes to is transferring the keys to excited Buyers. Rivera loves selling homes for Sellers because he enjoys the uniqueness that each property offers and selling the positive attributes of the home. Rivera says, "Many agents spend their time showing houses....I SELL them!"

Check out Rivera's website at www.SellYourCasa.com to see how many different cities Rivera has sold in and for additional information about Rivera's company. You can also call toll free at (877) 888-SOLD (7653) or cell phone numbers (909) 967-4525 and (626) 340-9950. Call today for a free market evaluation.

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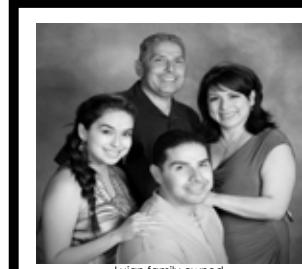


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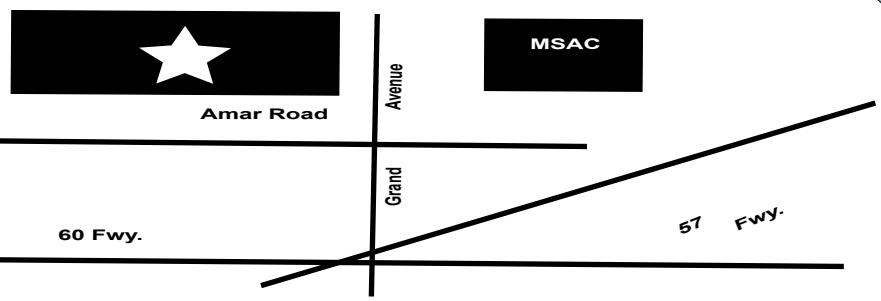
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