

THURSDAY, JANUARY 7, 1937

Legal Advertisement

CHARTER OF THE CITY OF TORRANCE PREPARED AND PROPOSED BY A BOARD OF FREEHOLDERS ELECTED APRIL 14, 1936

CHAPTER I. GENERAL PROVISIONS

Section 1. NAME. The municipal corporation now existing and known as the "City of Torrance" shall remain and continue a body politic and corporate, as at present, in fact and in law, by the name of the "City of Torrance," and by such name shall have perpetual succession.

Section 2. BOUNDARIES. The boundaries of the City of Torrance shall continue as now established until changed as authorized by law.

Section 3. POWERS OF THE CITY. The City of Torrance shall have the power to make and enforce all laws and regulations in respect to municipal affairs, subject only to the restrictions and limitations provided by this charter, and shall have and may exercise all powers necessary and appropriate to a municipal corporation and the general welfare of its inhabitants, which are not prohibited by the Constitution and which it would be competent for this charter to set forth particularly or specifically; the enumeration of specific or particular powers by this charter shall not be held or deemed to be exclusive but such enumeration is solely for the purpose of expressly mentioning and in addition to the powers hereinafter expressly mentioned, or appropriate to the exercise of such powers, it is intended that the City of Torrance shall have and may exercise all powers which under the Constitution and laws of California, it would be competent for this charter to specifically enumerate. All powers of the City, whether express or implied, shall be exercised in the manner prescribed in this charter, or if not prescribed therein, then in the manner provided by ordinance or resolution of the Council and in the absence of such provision, then in the manner provided by the Constitution and general laws of the state.

(a) Without denial, restriction or limitation upon the provisions of the foregoing section, the City of Torrance shall have the power:

(1) To license for the purpose of regulation and revenue all and every kind of business not prohibited by law, ordinance or this charter, to be transacted or carried on in the City; to fix the rates of licenses upon the same and to provide for the collection thereof by suit or otherwise.

(2) To contract with the United States Government, the State of California or any political subdivision thereof, for the performance of any municipal function competent for the City to carry out under this charter; or to perform any function for the United States Government, the State of California or for any political subdivision thereof.

Section 4. CONTINUING OFFICERS AND EMPLOYEES. All officers and employees in office or employed when this charter takes effect shall continue to hold office and exercise their respective offices or employment under the terms of this charter until the election or appointment and qualification of their successors, with the powers and duties vested in and imposed upon them by the charter, provided that all elective officers of the city shall continue to hold their respective offices under this charter until the terms for which they were originally elected or appointed shall expire.

The various offices and departments of the city government established by this charter shall be the successors of the corresponding offices and departments existing and in effect under the government of this City immediately preceding the date this charter takes effect.

Section 5. CONTINUING ORDINANCES IN EFFECT. All lawful ordinances, resolutions, and regulations in force at the time this charter shall take effect, and not inconsistent with its provisions are hereby continued in force until the same shall have been duly amended, repealed or superseded.

Section 6. CONTINUING CONTRACT IN FORCE. All vested rights of the City shall continue and shall not in any manner be affected by the adoption of this charter; nor shall any right, liability, pending suit or prosecution, either in behalf of or against the City, be affected by the adoption of this charter, all contracts entered into by the City prior to the taking effect of this charter shall continue in full force and effect. All public work begun prior to the taking effect of this charter shall be continued and completed.

CHAPTER II. OFFICERS AND EMPLOYEES

Section 7. OFFICERS AND EMPLOYEES. The officers of the City of Torrance shall consist of five members of the Council, one of which Council shall be the Mayor, a City Clerk, a City Treasurer, a City Attorney, a City Engineer, a Street Superintendent, a Judge of the City Court, a Chief of Police and a Fire Chief. The Council may by ordinance provide for such subordinate boards, commissions, officers, assistants, deputies, clerks and employees, as they deem necessary and fix their respective powers, duties and compensation. All officers, assistants, deputies, clerks and employees shall be appointed as provided in this charter, or in the absence of such provision, then as may be provided by ordinance and they shall hold their respective offices or positions at the pleasure of the appointing power. Where the appointment of any officers, assistants, deputies, clerks or employees is vested in the Council, the appointment and removal must be made by a three-fifths vote of the members of such body.

All officers, clerks and assistants of the City and the various departments thereof, and all employees except such as may be employed for temporary and special purposes, must be citizens of the United States of America, and residents of the City of Torrance, California, during their respective periods of employment, except as herein otherwise provided, or as otherwise provided by ordinance.

Section 8. QUALIFICATIONS. All elective officers, at the time of their election, shall be qualified electors of the City of Torrance.

Section 9. COMPENSATION. The Council, except as otherwise in this charter is provided, shall fix by ordinance the compensation of all officers, their deputies, assistants and employees.

(a) The compensation of Councilmen shall be fixed by initiative ordinance adopted by the people of the City of Torrance.

Section 10. CITY JUDGE. (a) The judicial powers of the City of Torrance shall be vested in a City Court consisting of one City Judge.

(b) The City Court of the City of Torrance shall have jurisdiction concurrently with the Justice Court of the township in which the City of Torrance is located in all actions and proceedings, both civil and criminal, arising within the corporate limits of the City and which might be tried in such Justice Court.

(c) All pleadings in actions commenced in the City Court shall be in writing and shall otherwise be in manner and form as required by statute of pleadings in Justice Courts.

(d) The City Judge shall preside over the City Court of the City of Torrance and shall have such powers and such duties as are conferred upon him by this charter and by ordinance and shall have such further powers and duties as are conferred upon City Judges by the laws of the State of California.

(e) In cases in which the City Judge is disqualified according to law or in case of sickness or inability to act, he may call upon any justice of the peace or city judge residing in the County of Los Angeles to act in his stead.

CHAPTER III. BOARDS AND COMMISSIONS

Section 11. (a) Board of Education: The Board of Education shall have the active management and control of the schools of the Torrance City School District which is hereby created.

(b) The Board of Education shall be composed of five members who shall be elected at large from the Torrance City School District. The first Board of Education shall be elected at the first special municipal election following the ratification of this charter. The two members receiving the highest number of votes shall hold office for four years; the three other members so elected shall hold office for two years. The members of the Board of Education shall serve without compensation.

(c) The Board of Education shall employ a Superintendent of Schools who shall act as secretary of the Board of Education

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and as executive head of the Torrance City School System. The compensation of such Superintendent of Schools shall be fixed by the Board of Education.

(d) The Board of Education shall meet within thirty days, following its election and select one of its members president of the Board.

CHAPTER IV. CITY COUNCIL

Section 12. CREATION AND MEMBERSHIP. The City Council of the City of Torrance, which is hereby created, shall consist of five councilmen, who shall be elected in the manner prescribed in the General Laws for the election of Councilmen in Cities of the sixth class.

Section 13. ELIGIBILITY TO OTHER OFFICES. No member of the City Council shall, during the term for which he shall have been elected or appointed, be eligible to any office or appointment to be filled, which is subject to confirmation or approval by the City Council; nor shall any member of the City Council be selected to fill any vacancy in any other office where the appointee of such vacancy is subject to confirmation or approval by the City Council, except to fill a vacancy in the office of Mayor.

Section 14. COUNCIL POWERS. Without denial, disparagement, restriction or limitation of other powers held under the Constitution and laws of the State; the City of Torrance, among its rights and powers, shall have the right and power, and the Council, as the legislative body of the City, subject to the provisions and restrictions of this charter, shall have the right and power to enact appropriate legislation and to do and perform any and all acts and things which may be necessary and proper to carry out the general powers of the City or of any of the provisions of this charter.

CHAPTER V. FINANCE

Section 15. TAXATION. The system of municipal taxation now in effect in the City of Torrance, California, shall continue under this Charter and the officials of the County of Los Angeles, California, shall continue to assess and collect such municipal taxes, levies, and assessments in and for said City in the same manner, in all particulars and every way whatsoever, as at present.

Section 16. CASH BASIS FUND. The Council shall provide out of current tax receipts a permanent revolving fund that shall be known as the Cash Basis Fund.

(b) The purpose of this fund shall be to keep the City on a cash basis. At least two percent of all taxes on real and personal property shall be placed in this fund each year unless the total amount of such fund shall equal at least twenty-five percent of the total appropriations made during the year.

(c) The Council shall have power to transfer from the cash basis fund to any other fund such sums as may be required for the purpose of placing such fund, as near as possible, on a cash basis. It shall be the duty of the Council to provide that all money so transferred from the cash basis fund be returned thereto before the end of the fiscal year.

CHAPTER VI. ELECTIONS

Section 17. MANNER AND TIME OF CONDUCTING. All municipal elections at which City officials or members of the School Board are to be voted for shall be held and conducted in accordance with the general laws providing for the governing of elections in cities of the sixth class. A municipal election shall be held on the first Tuesday, following the expiration of twenty-five (25) days after ratification of this charter by the legislature. A general municipal election shall be held on the first Tuesday of April in each even numbered year.

(b) The City Clerk shall, at least ten days prior to each general or special municipal election, mail to each qualified elector within the City of Torrance a notice setting forth the time of the election and the polling place of each such elector.

Section 18. SAVING CLAUSE. If any section or part of any section of this charter is held to be unconstitutional, such decision shall not affect the validity or force of the remaining sections of this charter.

CERTIFICATE

WHEREAS, the City of Torrance for years last past has been and now is a city containing more than three thousand five hundred inhabitants, as ascertained by the last preceding census taken under the authority of the Congress of the United States; and

WHEREAS, on the fourteenth day of April, 1936, at a general municipal election duly and regularly called and held on that day in the said City, under and in accordance with the provisions of section 8 Article XI of the Constitution of the State of California, the electors of the said City did choose and elect, Charles E. Ackley, William K. Adolph, Carlton B. Bell, J. Orrin Bishop, Jack O. Boyd, Jane M. Burger, James Corbett, Charles A. Curtiss, Selma C. Keefer, Otto A. Kress, Robert F. Lessing, James A. Obole, Irvin C. Rous, Alden W. Smith, and Raymond C. Young, who were all electors of said City and eligible as candidates under said section, as a board of fifteen Freeholders to prepare and propose a charter for the government of said City; and

WHEREAS, the result of said election of Freeholders was duly declared by the legislative body of the City of Torrance on the 20th day of April, 1936, and the said electors thereafter duly qualified as such Freeholders in accordance with law;

Be it known, that in pursuance of the provision of said Constitution and within the period of one year after the result of said election was so declared, the Board of Freeholders has prepared and does now propose the foregoing as and for the charter of the City of Torrance, California, for the government of said City; and

Be it further known, that the said Board of Freeholders hereby requests said legislative body of the City of Torrance to cause the publication of the said proposed charter as provided in Section 8 Article XI of said Constitution, and fixes Tuesday, the 16th day of March, 1937, as the date of holding a special municipal election in said City, at which the proposed charter shall be submitted to the qualified electors of the said City of Torrance for their ratification and adoption.

If the Legislature of the State of California approves this charter, it shall thereupon become the charter and organic law of the City of Torrance.

IN WITNESS WHEREOF, we, the duly elected, qualified, and undersigned Freeholders of the City of Torrance, County of Los Angeles, State of California, have hereto set our hands on this 4th day of January, 1937, at the City of Torrance, County of Los Angeles, State of California.

Freeholders of the City of Torrance, County of Los Angeles, State of California:

CHARLES E. ACKLEY, WILLIAM K. ADOLPH, CARLETON B. BELL, J. ORRIN BISHOP, JACK O. BOYD, JANE M. BURGER, JAMES CORBETT, CHARLES A. CURTISS, SELMA C. KEEFER, OTTO A. KRESS, ROBERT F. LESSING, JAMES A. OBOLE, IRVIN C. ROUS, ALDEN W. SMITH, and, RAYMOND C. YOUNG.

NOTICE OF COMMISSIONER'S SALE ON FORECLOSURE. No. 408 965 In the Superior Court of the State of California, in and for the County of Los Angeles. HOME OWNERS' LOAN CORPORATION, a Corporation, Plaintiff, vs. ROBERT H. BARCLAY, ETC. et al., Defendants. By the judgment and decree of the above entitled court in

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sale issued to me by the clerk of the said court pursuant thereto, I am commanded to sell at public auction all of the following described premises, situated, lying and being in the City of Torrance, County of Los Angeles, State of California, and bounded and described as follows:

That portion of the East 2.75 acres (exclusive of road) of the Northwest quarter of Lot 53 of the McDonald Tract, in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 15, Pages 21 and 22, Miscellaneous Records of said County, lying North of the point at Southwest corner of the pit and windmill, being the North 245 feet, more or less, of the said East 2.75 acres (exclusive of road) of the said Northwest quarter of Lot 53 of the McDonald Tract.

Together with the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining.

Public notice is hereby given that on Monday, the 25th day of January, 1937, at 1:45 o'clock P. M. of that day, at the eastern end of Spring Street entrance of the Los Angeles County Hall of Justice, in the City of Los Angeles, County of Los Angeles, State of California, I will sell the above described property, or so much thereof as may be required in compliance with said decree of foreclosure and sale, to the highest and best bidder for cash.

JOHN A. GRAY, Commissioner Appointed by said Court. H. LANDON MORRIS, Atty. 900 Spring Arcade Bldg., Los Angeles, Calif. Date of first publication, Dec. 31, 1936. (Torrance Herald-4023-B-204) Dec. 31, 1936-Jan. 7-14-21, 1937.

NOTICE TO CREDITORS

No. 160101 ESTATE OF KARIN LENNSTROM, Deceased.

NOTICE is hereby given by the undersigned, Charles Lennstrom, administrator of the estate of Karin Lennstrom, deceased, to the creditors of, and all persons having claims against the said deceased, to present them with the necessary vouchers within six months after the first publication of this notice to said administrator at the office of Chas. T. Rippey, his attorney, 1335 Post Ave., in the City of Torrance, County of Los Angeles, State of California, which said office is under the management of the undersigned, as a place of business in all matters connected with said estate, or to file them within six months after the first publication of this notice in the office of the Clerk of the Superior Court of the State of California, in and for the County of Los Angeles.

Dated Dec. 17, 1936. CHARLES LENNSTROM, Administrator of the estate of Karin Lennstrom, Deceased. Chas. T. Rippey, Attorney for Administrator, 1335 Post Ave., Torrance, California. Date of first publication Dec. 17-24-21-Jan. 7

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES

No. 410107 ORDER TO SHOW CAUSE ON APPLICATION FOR CHANGE OF NAME

In the Matter of the Application of ENCARNACION JOSE AMAIR for Change of Name. WHEREAS, ENCARNACION JOSE AMAIR has filed his petition with the clerk of this court for permission to change his name from Encarnacion Jose Amair to Michel Duna;

NOW, THEREFORE, it is hereby ordered that all persons interested in the matter aforesaid appear at Department 1 of the said Superior Court, in the City of Los Angeles, County of Los Angeles, State of California, on the 26th day of January, 1937, at the hour of 2 o'clock P. M. of said day, and then and there to show cause if any they may have, why said application for change of name should not be granted.

IT IS FURTHER ORDERED that a copy of this order to show cause be published in the Torrance Herald, a newspaper of general circulation, published in the City of Torrance, County of Los Angeles, State of California, for four successive weeks, next preceding the date set for the hearing thereof.

Dated: December 21, 1936. FLETCHER BOWRON, Judge of the Superior Court. ALBERT ISBN, Attorney at Law, Torrance, California. Dec. 24-31-Jan. 7-14-21.

Your rent money will buy a home.

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Lava Adds 62 Acres HONOLULU, (U.P.)—Thanks to the activities of Mauna Loa, during its latest eruption, American soil was increased by 62 acres. The addition was made by the pouring out of 15,000,000 tons of lava.

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Seventy-five Hundred six (7506). PARCEL 2: Also that portion of the Northeastly half of California Avenue, vacated and abandoned by order of the Board of Supervisors of said Los Angeles County, adjoining said Parcel 1 on the West, lying South of the South line of Newton Avenue, as shown on map of Tract Number Seventy-five Hundred Six (7506), Sheet No. 3, recorded in Book 90, Page 33 of Maps, and North of the Westerly prolongation of the South line of the premises described in Parcel 1 above.

PARCEL 3: That portion of the Northeastly one-half of California Avenue, vacated, adjoining Block Nine (9), of the said Walteria, bounded and described as follows: Beginning at a point on the center of line of said California Avenue, vacated, at its intersection with a line distant Fifty (50) feet South and parallel with the Northernly line of Block Nine (9), produced Westerly; thence Easterly along said parallel line to the Northeastly line of said California Avenue; thence Southerly parallel with the Easterly line of Block Nine (9), to the center line of California Avenue, on the Northwesterly along the center line of said California Avenue, to the point of beginning.

To pay the amount due and unpaid upon said note, to-wit: The sum of One Thousand Two Hundred Forty-one and 16/100 Dollars (\$1,241.16) and interest thereon at the rate of 7 1/2 per cent per annum, from March 15, 1936, to date of sale, together with the expenses of said sale and also the costs, fee, charges and expenses of the trust created by said deed of trust, including compensation to the Trustee and all other sums secured thereby. Said sale will be made without covenant or warranty and is subject to the terms of the Civil Code of the State of California, the said Long Beach Building and Loan Association being then the legal owner and holder of said note and deed of trust on September 16, 1936, caused by the default and non-payment of said note and deed of trust of the County Recorder of Los Angeles County, California, a notice of such default and of its election to cause the property described in said deed of trust to be sold in accordance with the provisions contained in said deed of trust to satisfy the obligations created by said note, which notice of default and non-payment of said note was duly recorded in Book 14397 Page 170 of Official Records in the office of the County Recorder of Los Angeles County, California; and

WHEREAS, the said Long Beach Building and Loan Association by reason of default as aforesaid has elected and declared that the sums unpaid and secured by said deed of trust be immediately due and payable and has demanded that the Trustee shall sell the premises granted by the said deed of trust to accomplish the objects of the trust therein created.

NOW, THEREFORE, notice is hereby given that the undersigned by virtue of his authority as Trustee by the said deed of trust will sell at public auction to the highest bidder for cash, in lawful money of the United States of America, on January 25, 1937, at the hour of ten o'clock A. M., at the Broadway entrance of the City Hall, Long Beach, California, the interest conveyed to him by the aforesaid deed of trust of sale to the real property therein described situated in city of Torrance, County of Los Angeles, State of California, and described as follows:

The west 45 feet of Lots 11 and 12 in Block 91 of the Torrance Tract, in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 22 Pages 94 and 95 of Maps, in the office of the County Recorder.

To pay the amount due and unpaid upon said note, to-wit: The sum of Fifteen Hundred and no/100 Dollars (\$1500.00) and interest thereon at the rate of 7 1/2 per cent per annum, from June 1, 1935, to date of sale together with the expenses of said sale and also the costs, fee, charges and expenses of the trust created by said deed of trust, including compensation to the Trustee and all other sums secured thereby. Said sale will be made without covenant or warranty, express or implied, regarding title, possession or encumbrances.

TERMS OF SALE: Cash, lawful money of the United States of America, payable at time of sale. DATED: December 24, 1936. LYMAN W. LOUGH, Trustee. Dec. 31-Jan. 7-14.

NOTICE OF TRUSTEE'S SALE

T. O. No. 38-2507 On Friday, January 22, 1937, at 11:00 A.M., TITLE INSURANCE AND TRUST COMPANY, as Trustee under and pursuant to Deed of Trust dated July 31, 1932, executed by MAUD E. BAER, a married woman, and recorded August 18, 1932, in Book 11791, Page 57 of Official Records in the office of the Recorder of Los Angeles County, California, will sell at public auction to highest bidder for cash (payable at time of sale in lawful money of the United States) in the lobby of the main entrance of Title Insurance Building, 433 South Spring Street, Los Angeles, California, all right, title, and interest conveyed to and now held by it under said Deed in the property situate in the said County and State, described as:

Lot 3 in Block 1621 of Tract No. 6885, as per map recorded in Book 75, Pages 49 to 52 of Maps, on the office of the County Recorder of said County.

Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the principal sum of the note secured by said Deed, to-wit: \$750.00, with interest from October 31, 1935, as in said note provided, advances in said note, plus terms of said Deed; fees, charges and expenses of the Trustee and of the trusts created by said Deed. The beneficiary under said Deed, by reason of a breach or default in the obligations secured thereby, heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for sale and written notice of breach and of election to cause the undersigned to sell said property to satisfy said obligations, and thereafter, on September 25, 1936, the undersigned caused said notice of breach and of election to be recorded in Book 14413, Page 183, of said Official Records.

By J. HERBERT JOHNSON, Assistant Secretary. Date: December 24, 1936. Publish: December 31, 1936, and January 7 and 14, 1937.

Lomita Matron to Share In Estate

Mrs. Opal Murray, of 25105 Walnut street, Lomita, is to share in the estate of her late father, R. S. Tharp, who died at Ventura, according to the petition for probate of his will, filed this week.

Real estate in Mexico and Ventura county are the principal items in the estate. Value of the estate may not exceed \$10,000, it was stated.

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NOTICE OF TRUSTEE'S SALE

No. L-3568-LWLL WHEREAS, Clayton H. Carroll and Hester M. Carroll, husband and wife, by deed of trust dated March 10, 1930, and recorded March 24, 1930, in Book 9868 Page 95 of Official Records in the office of the County Recorder of Los Angeles County, California, did grant and convey the premises therein and as hereinafter described to California First National Bank of Long Beach, a National Banking Association, as Trustee, to secure among other things the payment of one certain promissory note in favor of Long Beach Building and Loan Association, a Corporation, and other sums of money advanced and interest thereon; and

WHEREAS, Lyman W. Lough, whose address is 201 East First St., Long Beach, California, is now Trustee under said deed of trust; and

WHEREAS, default has been made in the obligations secured by said deed of trust in that the \$1500.00 principal of said note was not paid at the maturity date of said note, and that interest on said \$1500.00 principal has not been paid since June 5, 1935; and in that the sum of \$153.14 advanced and paid by beneficiary on April 26, 1935, to the County Treasurer of Los Angeles, California, to redeem the property described in said deed of trust from tax sale was not immediately repaid to beneficiary on said date, and that interest on said \$153.14 principal has not been paid since June 5, 1935; and in that the sum of \$153.14 advanced and paid by beneficiary on April 26, 1935, to the County Treasurer of Los Angeles, California, to redeem the property described in said deed of trust from tax sale was not immediately repaid to beneficiary on said date, and that interest on said \$153.14 principal has not been paid since June 5, 1935; and in that the sum of \$153.14 advanced and paid by beneficiary on April 26, 1935, to the County Treasurer of Los Angeles, California, to redeem the property described in said deed of trust from tax sale was not immediately repaid to beneficiary on said date, and that interest on said \$153.14 principal has not been paid since June 5, 1935; 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and in that the sum of \$153.14 advanced and paid by beneficiary on April 26, 1935, to the County Treasurer of Los Angeles, California, to redeem the property described in said deed of trust from tax sale was not immediately repaid to beneficiary on said date, and that interest on said \$153.14 principal has not been paid since June 5, 1935; and in that the sum of \$153.14 advanced and paid by beneficiary on April 26, 1935, to the County Treasurer of Los Angeles, California, to redeem the property described in said deed of trust from tax sale was not immediately repaid to beneficiary on said date, and that interest on said \$153.14 principal has not been paid since June 5, 1935; and in that the sum of \$153.14 advanced and paid by beneficiary on April 26, 1935, to the County Treasurer of Los Angeles, California, to redeem the property described in said deed of trust from tax sale was not immediately repaid to beneficiary on said date, and that interest on said \$153.14 principal has not been paid since June 5, 1935; and in that the sum of \$153.14 advanced and paid by beneficiary on April 26, 1935, to the County Treasurer of Los Angeles, California, to redeem the property described in said deed of trust from tax sale was not immediately repaid to beneficiary on said date, and that interest on said \$153.14 principal has not been paid since June 5, 1935; and in that the sum of \$153.14 advanced and paid by beneficiary on April 26, 1935, to the County Treasurer of Los Angeles, California, to redeem the property described in said deed of trust from tax sale was not immediately repaid to beneficiary on said date, and that interest on said \$153.14 principal has not been paid since June 5, 1935; and in that the sum of \$153.14 advanced and paid by beneficiary on April 26, 1935, to the County Treasurer of Los Angeles, California, to redeem the property described in said deed of trust from tax sale was not immediately repaid to beneficiary on said date, and that interest on said \$153.14 principal has not been paid since June 5, 1935; and in that the sum of \$153.14 advanced and paid by beneficiary on April 26, 1935, to the County Treasurer of Los Angeles, California, to redeem the property described in said deed of trust from tax sale was not immediately repaid to beneficiary on said