

# The San Bernardino County

News of Note  
from Around the  
Largest County  
in the Lower  
48 States

# Sentinel

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## SB 2<sup>nd</sup> Ward Candidate Elliott's History Of Grand Theft, Fraud & Fund Diversions

By Mark Gutglueck

Terry Elliott, who is seeking election to the San Bernardino City Council in the Second Ward on June 7, has an extensive history involving fraud, theft and financial misdealing that has resulted in the loss of at least two of his pastorships, civil judgments against him, a bankruptcy and criminal convictions.

Despite his checkered past, Elliott remains as a

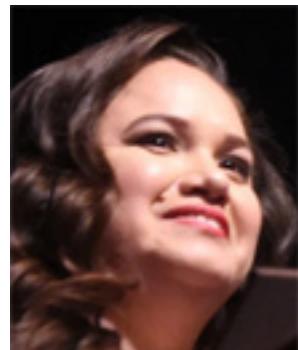


Terry Elliott

preacher with the Ship of Zion, a church in San Bernardino, and the San Bernardino Police Department has allowed

him to serve in the capacity of a police chaplain. Earlier this year, Elliott was able to leverage his status as a chaplain with the department into an endorsement by the San Bernardino Police Officers Association in his run against incumbent Councilwoman Sandra Ibarra to represent the city's Second Ward.

Ibarra, who was endorsed by the police officers association in her maiden and successful



Sandra Ibarra

2018 campaign, found herself on the wrong side of the police department, its management and its officers when she

questioned the passivity of the department's response in the face of looting that took place in sections of San Bernardino on the evening/early morning of May 31/June 1, 2020 when protests sparked by the killing of George Floyd by Minneapolis Police on May 25, 2020 grew unruly. The commercial district along Highland Avenue was as hard-hit by that social maelstrom as anywhere in See P 2

Throughout His First Term DA Anderson Has Made No Accounting Of Real Estate Fraud Cases



Jason Anderson

By Carlos Avalos and Mark Gutglueck

For the nearly three-and-a-half years San Bernardino County District Attorney Jason Anderson has been the jurisdiction's top law enforcement official, he and the prosecutors he oversees have been out of compliance with California Government Code § 27388, San Bernardino County Treasurer/Tax Collector/Auditor/Controller Ensen Mason has acknowledged.

Mike Ramos, who was district attorney from 2003 until Anderson succeeded him in January 2019 after Anderson prevailed in the June 2018 election, similarly evaded the California Government Code § 27388 requirements. Essentially, under California Government Code § 27388, every time a property sale is recorded at the recorder's office a fee of \$10 is imposed that is then passed along or made available to the district attorney's office, or is supposed to be passed along to the district attorney's office, to be used to fund real estate fraud investigations and prosecutions. Further under California Government Code § 27388, the district attorney's office is to log the See P 3

## Resumption Of Count Shows SBC Homelessness Up Over The Last Two Years

After foregoing taking a survey of San Bernardino County's homeless numbers in 2021, county officials reinstated the count this year, ascertaining that there are nearly 7 percent more destitute people within the county's confines than two years ago.

The results, released Wednesday, May 18, indicate there were 3,333 dispossessed throughout

the county, an increase of 6.656 percent in the number of homeless over 24 months ending in February.

Last year, the U.S. Department of Housing and Urban Development, citing concerns over the possible spreading of the potentially deadly COVID-19 virus to a vulnerable population, called off the counting of the homeless population that

generally takes place in January or February in San Bernardino County. The effort was revived on Thursday, February 24, 2022, after which the results were guarded until being released this week. According to county officials, volunteer surveyors working with county employees located and identified as homeless 3,333 people, which represents an in-

crease of 208 people over the 3,125 who were counted on the survey day held in January 2020.

In making the count, surveyors drew a distinction between those completely on their own – living on the streets, as the phraseology goes – and those who own no home but have been put up in some form of shelter. The actual num-

ber of those without any roof whatsoever over their heads diminished by one, while there were 209 more in a shelter or temporary residence settings than two years before.

The effort to count those living on the street began at 6 a.m. on February 24, 2022 and continued until sundown. The counting of those sheltered presented See P 5

## Orange County Corruption Figure Ament Hid Payoff Pass-Through In \$1.65M Big Bear Home Purchase

One of the leaders of a self-described "cabal" of politicians and political operatives exploiting the extended and exclusive reach they wield from their respective positions of influence and power in Orange County utilized opulent property in one of San Bernardino County's primary resort communities to hide and launder some of the ill-

gotten profits he accumulated as a consequence of his underhanded networking, according to the FBI.

An affidavit for an arrest warrant of Todd Ament completed by an FBI agent which became publicly available this week alludes to information culled from preexisting search warrants and surreptitious communica-



Todd Ament  
cation interceptions that offer a window See P 3

## Teaching & Non-Teaching Employees In Trona Schools Rebuke Superintendent & Board



Jairo Arellano

director, a position under the superintendent, in the Oxnard School

District, overseeing English language services. Arellano has a PhD and a Master of Arts degree in philosophy from the University of California at Santa Barbara.

The votes of no confidence extend to more than Arellano, touching on the whole of the school board. This is somewhat awkward, since one of the members of the school board, Cathy

Heseman, is a teacher herself, not in Trona, but across the county line, at Ridgecrest Charter School in Ridgecrest in Kern County.

Trona, though located in San Bernardino County, is not too distant from the Kern and Inyo county boundaries. As Ridgecrest is the closest major population center, Trona, a mining town with fewer than See P 3

## Biane Associate Johnson Said To Have Inside Track On RC Berth



Tim Johnson

Nearly two decades after Paul Biane left the Rancho Cucamonga City

See P 5

## Teaching & Non-Teaching Employees In Trona Schools Rebuke Superintendent & Board

Both teachers and non-teaching personnel at one of the more remote school districts in San Bernardino County are revolting against the district's elected and staff leadership.

This week, the Trona Teachers Association and the Trona Classified Employees Association joined to issue votes of no confidence against the Trona Joint Unified

School District Board of Trustees and Superintendent Dr. Jairo Arellano.

Arellano assumed the role of superintendent in July 2000, coming to the district after having been assistant superintendent with the Alisal Union School District near Salinas in Monterey County, where he also oversaw what was termed whole child education. Prior to that he was the executive

**Elliott Used The Trust A Distressed Parishioner Had In Him As Her Minister To Con Her Out Of More Than \$75,000 from front page**

the 62.45-square mile city. The south side of Highland Avenue falls within San Bernardino's Second Ward.

Merchants there expressed dismay at the destruction of their stores and the loss of merchandise they experienced while members of the department, who were present that evening nearby en masse, did not physically engage with or obstruct the looters. When Ibarra publicly referenced those businesses' owners' discomfiture, the department took that as an affront.

Ibarra stated she did not think the San Bernardino Police Department's response was aggressive enough in protecting property and businesses that were under siege. She suggested that there were institutional problems with the department that preexisted the May 31/June 1, 2020 riots that had become apparent with that event. Those included, she said, a department that was top heavy and overweighted with brass, one that had too many upper management positions and too few uniformed officers on the streets. She questioned whether the sergeants, lieutenants and captains in the department were "helping the people who work and live in the city."

A number of police officers took umbrage with Ibarra's assertion, maintaining they had done the best they could under the circumstances. The police department's defenders expressed the view that if the police had been more confrontational, given the circumstances, a degree of force that would have led to injuries and death might have occurred, creating an even greater contretemps than what the city already had to deal with.

In response, the San

Bernardino Police Officers Association in an open letter blasted Ibarra, saying she had "blatantly attacked the integrity of the men and women of the San Bernardino Police Department," asserting "Ms. Ibarra's claim that the San Bernardino Police Department was ineffective is... false."

Members of the department and the police officers association were intent on seeing Ibarra removed from the council. To their chagrin, however, no opponent from within the Second Ward organically surfaced to challenge her. Just prior to the opening of the filing period for this year's city council race, Elliott, previously a resident of the city's Seventh Ward, established a bootlegged domicile in the Second Ward that did not have rental permits with either the city or the county. Members of the police department, it was reported, had encouraged Elliott to make the residency transition to allow him to challenge Ibarra in this year's contest. That encouragement, according to one report, included financial assistance to Elliott in making that residency accommodation.

In conferring the endorsement on Elliott, the police officers association purposefully neglected to carry out a background investigation on him, bypassing an official or even unofficial production of a report with regard to several specifics about what at least some of the association's members already knew.

Elliott, a 1982 graduate of Cajon High School, in his twenties embarked on a career path to become a Baptist minister. He settled in Los Angeles County where he became affiliated with a congregation there. But a criminal arrest in 1986, the details of which have now been sealed, followed by another arrest for grand theft on January 26, 1994 that resulted in a felony charge being filed against him on April 21, 1994 and led to his guilty

plea on June 10, 1994, complicated his status as a man of the cloth. That plea, taken together with allegations that in his capacity as a preacher he sought to cozen his parishioners out of money, led to his departing from the church he was associated with in Los Angeles County to San Bernardino.

In San Bernardino he became active with two congregations.

In 1998, Reverend Henry Campbell, who in December 1962 had established a church in San Bernardino known as The Ship, passed away. Elliott stepped in to replace Campbell.

In 1999, Elliott, together with James Marshall, founded the Mt. Zion Missionary Baptist Church as a California nonprofit corporation. The house of worship was located at 1895 Del Rosa Avenue in San Bernardino, on property they had obtained by entering into a purchase agreement with Dan Bochner on the basis of a \$1.3 million deed of trust secured by a promissory note that was recorded against the property. Elliott was shown as the pastor and president and Marshall was designated as the chairman and head deacon in the church's charter.

Old habits die hard, however, and Elliott entered into untoward and unethical financial relationships with some of his church's congregants, and in one case engaged in acts a federal judge said amounted to fraud when Elliott conned one of the members of his church who had turned to him for help in a time of need, netting more than \$75,000 in doing so.

Mt. Zion found its niche, or seemed to, attracting a sizable congregation. By the early 2000s, Elliott had established himself as one of San Bernardino most prominent black evangelists, drawing to himself a degree of notoriety. He at one time was the chairman of the San Bernardino Human Relations Commission, president of the California Bible State Baptist

Convention, president of the local chapter of the Reverend Al Sharpton's National Action Network and a member of the San Bernardino Sun editorial board.

Publicly, what was arguably the apex of Elliott's status and influence came in March 2007. At that point, he scored a considerable coup by hosting the Reverend Jesse Jackson in his tour of San Bernardino, which Jackson crowned with a rousing speech on the effort to counteract the twin demons of crime and urban decay.

Below the surface, however, Mt. Zion for years had been beset with challenges, such that Elliott's focus had been on mammon as much as on God.

By the early summer of 2004, a Mt. Zion parishioner, Tina Satterwhite, was facing tribulations of her own. She was beset with difficulties at work, and as they mounted, she lost her job, plunging her into financial straits, to the point she could no longer make her mortgage payments. Her lender was on the verge of initiating the foreclosure of her home.

In July of that year, Satterwhite turned to Elliott and Marshall, as her pastor and the head deacon at her church, for spiritual counseling. Elliott advised her that she should sell her home before it was foreclosed upon. Elliott put her in contact with a real estate broker.

Satterwhite's circumstance worsened when a fortnight later her son was murdered. Distraught, she again turned to Elliott. Satterwhite, inconsolable over the loss of her son and the prospect of being put out on the street, had another meeting with Elliott, this time alone. Elliott confided to Satterwhite that her uncle, Albert Cain, had told him that Satterwhite's mother, concerned over the deepening state of crisis in Satterwhite's life, was pursuing the imposition of a conservatorship over her. Elliott said he had looked into what Cain

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had intimated to him and had indeed verified that there was paperwork relating to the initiation of conservatorship proceedings. Satterwhite then conveyed to her pastor that her family had been less than supportive during her recent set of travails. Having been betrayed by her own flesh and blood, Satterwhite said she was distrustful of her entire family.

Elliott told Satterwhite he could prevent her diminishing assets from falling into the hands of her mother and the others orchestrating the conservatorship over her if upon the completion of the sale of her home she entrusted to him the proceeds from that sale, whereupon he would create a trust account for her by which her money would be safeguarded from her family and managed for her benefit, such that the funds therein could be doled out to her as needed.

Because she believed him to be a "man of God," Satterwhite would later testify, she took Elliott at his word and put her house up for sale with the real estate agent the minister had recommended. Upon the closing of the sale of the home, Satterwhite, who was alone, met Elliott at the bank where his church had its accounts.

Upon his telling her to do so, she endorsed the \$107,147.89 check she had received for the house over to the Mt. Zion Church and gave it to Elliott.

Satterwhite's later testimony stated that Elliott took the endorsed check to one of the bank tellers and she thought he was opening a trust account for her. Bank statements introduced as evidence at trial after Satterwhite sued Elliott, however, demonstrated that Elliott had deposited the check into the "Mount Zion Community Redevelopment Corporation account." When Elliott returned from the teller window, he gave Satterwhite a money order for \$1,000. Satterwhite would later testify that she had tithed a portion of the house sale net proceeds to the church, and believed the balance was placed into a trust for her.

For a time, upon Satterwhite's request, Elliott periodically provided her with money orders with the notation "TVS Trust" or "TS Trust" written on them, as well as some cash. Eventually, however, Elliott informed Satterwhite that he could not disburse any further money to her because the state was conducting an audit. Thereafter, Elliott began avoiding Satterwhite.

Ultimately, according to Satterwhite, she received \$19,783 from the proceeds from the sale of her home.

For some time, Satterwhite sought to get Elliott to acknowledge that he and his church had her money and to disburse it to her in accordance with her requests. When he continued to put her off, she at last went to lo-

*Continued on Page 4*

## Big Bear Residents Seizing Authority Over Short Term Rentals From The City Council

The long-simmering clash of wills over how aggressive the City of Big Bear Lake will prove in regulating vacationers and the elements of the tourist industry and landowners who cater to and profit off of them has recontexted itself, placing the city's residents in a power position over its elected officials, a reversal of what the situation was previously. The Big Bear Lake City Council has found itself caught between on one side the full-time residents who want tough restrictions imposed on both tourists and the owners of vacation rental units and on the other side the often-

absentee landlords who are making a substantial amount of money by renting their properties on a



**Rick Herrick**

temporary basis and want nothing in place that will discourage renters from coming to Big Bear Lake. Over the last several years, a majority of the city council has proven

more responsive to the wealthier absentee landlords, and responded to the calls for a strict ordinance by instituting compromise measures to create a regulatory regime that involves a modest licensing requirement and fines on cabin owners on whose properties problems manifest, with the potential for revocation of those licenses if the nuisances persist on a given property. A contingent of city residents who did not believe that City Hall had gone far enough formed on April 25, 2021, declaring the intention to lobby for more vigorous regulation. Its members made a

concerted call for a cap on vacation rentals, and they are pushing the city to increase the transitory occu-



**Bynette Mote**

pancy tax – i.e., the city's bed tax or hotel tax – to be upped from 8 percent to 12 percent, based on their argument that 35 percent of the calls for service from the fire department

or sheriff's department involve short term rental properties and/or visitors to the city. In August 2021, the Big Bear Lake City Council voted 4-to-1 against a proposed cap on vacation rental permits, with the controlling council majority members saying they wanted to give the regulations that exist an opportunity to work. If those did not achieve the desired results, they said they might then put more restrictive measures into place. On October 21, 2021, the group animated about the issue of vacation rentals changed its name to Big Bear Lake United to

Limit Short Term Rentals. Thereafter, it embarked on an effort to bypass the



**Alan Lee**

city council and set about gathering signatures on a petition to place on the October 2022 ballot an initiative calling for a limit on the number of

*Continued on Page 12*

### DA Anderson Unwilling To Say Whether Funding Intended For Prosecuting Real Estate Fraud Was Used For Other Purposes

*from front page*

money coming in, how it is used and what cases the money has been used

toward and submit an annual report delineating that. In addition to fail-

ing to meet the § 27388 requirements, the district attorney's office has not submitted an annual report as to the outcome of any real estate fraud cases the office took up.

Under California Government Code § 27388 (e)

the district attorney "shall not expend funds held in that county's Real Estate Fraud Prosecution Trust Fund until the county's auditor-controller verifies that the county's district attorney has submitted an annual report for the

county's most recent full fiscal year pursuant to the requirements of subdivision (d)."

Subdivision (d) states, "The county board of supervisors shall annually review the effectiveness of the district attorney

in deterring, investigating, and prosecuting real estate fraud crimes based upon information provided by the district attorney in an annual report.

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### FBI Affidavit Shows Anaheim Council Conspired With Consultants & Businessmen To Enrich One Another

*from front page*

on the inner workings of Anaheim Mayor Harry Sidhu, other members of the Anaheim City Council, local businessmen and individuals involved in the City of Anaheim's sale of Angel Stadium to Angel's owner Arte Moreno leveraged at least in part, federal investigators allege, by the delivery of kickbacks and campaign contributions to politicians.

Though circumstances suggest that a bevy of Orange County politicians and business owners to whom they are connected are on the verge of facing indictment on a host of political corruption charges, the only individual within that circle yet criminally charged is Arment, the president and chief executive officer of the Anaheim Chamber of Commerce, the president of the chamber's political action committee, the president of an entity known as Anaheim First, the president of the Ana-

heim Economic Development Corporation and the president of the Canyon Hills Community Council.

In Anaheim, the most populous city in Orange County and the host to Disneyland and Angel Stadium, two of Southern California's major and most lucrative tourism draws/entertainment venues, there has been intensive controversy for decades over the degree to which the major league baseball team's profitability is subsidized by the terms of its lease and use of the city-owned Angel Stadium. In December 2019, the City of Anaheim agreed to sell the stadium and surrounding land to a company affiliated with Moreno, SRB Management, for the then-agreed-upon price of \$325 million, well below the property's appraised value of \$500 million as part of a guarantee that Moreno would undertake and on his own finance the reconstruction of the stadium and the development of a ballpark village around it. Concern that the deal hid a series of clauses and arrangements that redounded to the benefit of Moreno, his companies, his asso-

ciates, his agents and his attorneys led to a settlement which called for the city setting aside \$123 million from the deal for affordable housing throughout the city, with \$96 million dedicated to the creation of affordable housing within the next five years, and the rest going toward 466 apartments for low-income residents to be built in the ballpark village on the stadium site.

This gave rise to further disputes over how many of the affordable housing units would be located at the stadium site. Those units might not be in place for a quarter of a century, critics said, since the timetable for the stadium makeover was not set. Some city officials, arguing that affordable housing elsewhere in the city could be constructed much faster than waiting on the Angel Stadium project to be completed, opposed what was happening. State officials also alleged a violation of the Surplus Land Act, which requires promotion of affordable housing on unused or underutilized public land in the state. Anaheim officials asserted the lease agreement with the Angels did

### Trona Teachers On The Outs With School Board & Superintendent

*from front page*

2,000 residents at present, identifies in many ways more with Kern County than San Bernardino County.

Those on both sides of the controversy – Arellano, members of the board, teachers and the non-instructional district employees questioning the management and leadership of the district – were reluctant to speak to outsiders.

not violate the Surplus Land Act, and the deal could move forward.

In the meantime, a number of business interests were involved in the proposal, and there have been recurrent reports that in order to facilitate the deal and move it along, payoffs – bribes – have made their way to Anaheim city officials.

The FBI began to look into the matter beginning in 2019.

Within the last two weeks, there has been considerable movement with regard to that probe. Last week, the Califor-

The public announcement of the votes of no confidence carried some contradictory elements. While the board was accused of "a lack of transparency" together with "micromanaging and over-involvement," the teachers also cited an "intrusion of communication between stakeholders."

They complained, as well, of "an atmosphere of nepotism and a hostile work environment" and an "an atmosphere of retaliation and intimidation."

The Trona Joint Unified School District contains three schools on

two campuses and 264 students.

Because of the limited population of the community, familial relationships among district employees is likely unavoidable.

Arellano, limited in his ability to respond, and reluctant to do so in any case, publicly said the teachers' beef boiled down to a dispute with one of the district's two principals.

Neither the teacher's association nor Arellano nor Heseman responded to the *Sentinel's* inquiries by press time.

stipulated judgment in light of this information," a spokesperson for California Attorney General Rob Bonta said. Accompanying the request to the Orange County Superior Court for a suspension of the deal was an out-of-the-ordinary presentation of documents disclosing activity of the FBI relating to the matter, including an FBI warrant affidavit revealing that one of the agency's confidential informants had used an electronic device to secretly record conversa-

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**Elliott & His Now-Disbarred Attorney Used Every Ruse They Could To Stiff His Creditors During His Church's Bankruptcy from page 2**

cal attorney Michael A. Scafiddi, who filed a lawsuit on her behalf against Elliott, Mt. Zion Missionary Baptist Church and the Mount Zion Community Redevelopment Corporation on July 20, 2007. Over the years, as Elliott and his attorney, Greta Sedeal Curtis, sought to maneuver around the lawsuit, Satterwhite and Scafiddi had to amend the suit to be inclusive of the name changes made to the Mount Zion Church, those being Mount Zion Missionary Baptist Church of San Bernardino, Mount Zion Missionary Baptist Church, an unincorporated religious association; and The Ship Baptist Church.

Elliott and Curtis employed various versions of sleight-of-hand in seeking to get out from under the demand that Satterwhite's money be provided to her.

In his trial testimony, Elliott denied that a trust for Satterwhite's benefit was ever contemplated and he further denied telling Satterwhite that he would manage her financial affairs. He denied telling Satterwhite that her uncle had informed him that her mother was seeking a conservatorship over her. Elliott testified that Satterwhite donated the money in question to the church's "building fund" and then wanted what she had donated to be returned to her. Elliott denied that he had advised Satterwhite to sell her home, but acknowledged he gave her the name of the real estate agent who brokered the sale. He admitted he was at the bank when Satterwhite's check was deposited, but denied being involved, testifying that two deacons from the church were also present and engaged with Satterwhite. He said he could not remember or did not know why he

and the deacons met Satterwhite at the bank.

Elliott gave conflicting testimony with regard to why Satterwhite had provided money to the church, at one point saying the amount she donated was \$50,000 and not \$107,147.89 and that some funds were returned to her and that he thought Satterwhite was reimbursing the church for financial assistance the church had provided her.

Banking records demonstrated that Elliott's assertion as to the amount of money involved was inaccurate.

With regard to the creation of a trust, Elliott claimed that the church applied and interpreted the word "trust" differently than Satterwhite apparently understood it, saying the word to him meant money given by members of a family in memorial of a lost loved one to be used by the church. Elliott testified that the disbursements from the account – the \$19,783 Satterwhite had received – was charitable assistance given to Satterwhite as part of the church's benevolent program.

If 2004 had been a crisis year for Satterwhite, then 2007 would prove an inauspicious one for Elliott. Early on, that year had represented something of a pinnacle for Elliott in his mission as an evangelical, but it also marked the beginning of a sharp decline. Less than two months after Elliott had basked in the glow of sharing a space on the pulpit platform with Jackson, Dan Bochner had commenced foreclosure proceedings on the \$1.3 million deed of trust secured by a promissory note which was recorded against the property on which the Mt. Zion Missionary Baptist Church stood at 1895 Del Rosa Avenue in San Bernardino. Faced with losing his church and congregation and what he considered his whole purpose in life, Elliott had attorney Greta Sedeal Curtis file to obtain Chapter 11 bankruptcy protection for the Mt. Zion Missionary

Baptist Church on May 24, 2007.

The bankruptcy petition, filed in the name of Mt. Zion, was signed by Elliott as president of Mt. Zion and by Curtis as the attorney for Mt. Zion. The bankruptcy petition required Mt. Zion to disclose all other names it had used in the previous eight-year period. The document signed by both Elliott and Curtis indicated "None." As a result of the bankruptcy petition, an automatic stay went into effect, pursuant to applicable bankruptcy law. The wolf at the door to the church – Bochner – was held at bay, at least for the time being, and Mt. Zion remained as an element of San Bernardino's spiritual community.

Two months later, Elliott and Mt. Zion were hit with Satterwhite's lawsuit.

On December 20, 2007, Elliott had gone into one of the Stater Bros. grocery stores in San Bernardino which contains an Arrowhead Credit Union facility, where he attempted to use his automatic teller machine card. The machine rejected Elliott's card and sent an instantaneous alert to Arrowhead's loss prevention department with an indication that Elliott had deposited a stolen \$6,700 check into his account. The Arrowhead employees working at the grocery branch detained Elliott at the Arrowhead branch location long enough for the San Bernardino Police to arrive. In the face of the allegations being made by the Arrowhead employees and information available to the officers dispatched to the Arrowhead Credit/Stater Bros through the Justice Data Interface Controller which cataloged the Elliott's 1994 grand theft arrest and conviction, the officers arrested him.

Elliott cooled his heels at the jail long enough for the police to ascertain, by means of communication with Arrowhead Credit Union, that the stolen check in question was unrelated to Elliott or his account, at which point

Elliott was released.

The incident, in which a local pastor had been arrested on an erroneous charge of check forging/fraud, reverberated up the chain of command at the Arrowhead Credit Union. On December 21, Arrowhead Credit Union President/CEO Larry Sharp, in an effort to make immediate amends, had a letter of apology to Elliott drafted and sent to him along with a \$3,000 donation to Elliott's church. Elliott accepted the donation. Nevertheless, he filed a lawsuit, alleging false imprisonment, discrimination, negligence, defamation and infliction of emotional distress.

Elliott's lawsuit did not pan out as he had hoped, and he did not make sufficient money off of it to be able to make an exit from the Mt. Zion bankruptcy.

In the face of Bochner's challenge of the bankruptcy filing, the bankruptcy court in February 2008 made a determination there were grounds to dismiss the bankruptcy because Mt. Zion had not filed various operating reports, the reports that were filed reflected a continuing loss to or diminution in value to the estate and Mt. Zion was unable, after nine months in Chapter 11, to articulate a confirmable plan for reorganization. Rather than dismissing the bankruptcy outright, the court ordered the appointment of a Chapter 11 trustee, Christopher Barclay.

In August 2008, Elliott and Mt. Zion Church, represented by Curtis, filed a petition in San Bernardino County Superior Court to change the name of Mt. Zion to "Mount Zion Missionary Baptist Church, an unincorporated association." Filing the Superior Court petition violated the automatic stay in the bankruptcy court.

Upon the bankruptcy court learning of what had occurred, in January 2009, the bankruptcy court issued an order finding that Curtis had committed various violations of law, including willfully violating the

automatic stay in the Mt. Zion case for the sole purpose of circumventing the bankruptcy court's jurisdiction to bolster claim that the Del Rosa Property was owned by "Mount Zion Missionary Baptist Church, an unincorporated association" and not Mt. Zion Church, and therefore, was not an asset of the bankruptcy estate. The bankruptcy court found further violations relating to the financial arrangements between Curtis and the church. The bankruptcy court sanctioned Curtis and Mt. Zion \$18,656.50 in attorney's fees and costs payable to Barclay. The bankruptcy thereupon disqualified Curtis from remaining as counsel for Mt. Zion. Neither Curtis nor Mt. Zion paid the sanction fees.

Meanwhile, the Mt. Zion bankruptcy filing had resulted in the bankruptcy court imposing a stay upon all debt collection/legal efforts toward that effect relating to Mt. Zion Baptist Church and Elliott, meaning Satterwhite's lawsuit was put on hold.

In the face of the original Chapter 11 bankruptcy filing that Curtis made on behalf of the Mt. Zion Church on May 24, 2007, Scafiddi persisted in his representation of Satterwhite, pressing forward with the case against Mt. Zion Church and Elliott in the California court system, within San Bernardino County Superior Court. On March 9, 2010, Judge John Pacheco entered a \$75,166.21 judgment against Elliott and Mt. Zion plus interest of \$3,994.46 and another \$1,225 in attorney's fees and costs, for a judgment total of \$80,385.67.

Elliott, who was yet in bankruptcy court, listed Satterwhite as another creditor from whom, he asserted, he needed Chapter 11 bankruptcy protection. Curtis dismissed the May 24, 2007 bankruptcy filing in order to make a Chapter 7 bankruptcy filing on behalf of Mount Zion Missionary Baptist Church, an unincorporated association on April 30, 2010. This triggered the application of Section

362(c)(3)(A), which provides that the automatic stay would terminate on the thirtieth day after the filing of the second case unless the debtor moved for and was granted a continuation of the automatic stay under section 362(c)(3)(B). Curtis did not file on Mt. Zion's/Elliott's behalf to extend the automatic stay, and the automatic stay terminated on or about May 30, 2010. On January 19, 2011, an order was entered in the bankruptcy court confirming the termination of the automatic stay. With the termination of the automatic stay, Scafiddi was able to pursue on Satterwhite's behalf her California state court action against Mt. Zion and Elliott in parallel with the adversary proceeding to determine dischargeability in the bankruptcy court.

The bankruptcy court granted the discharge of Mt. Zion's and Elliott's debts on August 5, 2011.

During a September 28, 2011 hearing, U.S. Bankruptcy Judge Peter H. Carroll gave indication the matter could advance in state court, with orders for the judgment to be paid on whatever terms and timetable the court deemed appropriate.

Curtis continued to assert within the context of the bankruptcy case and the state court lawsuit brought against Mt. Zion Baptist Church and Elliott that the debt to Satterwhite had already been, through the bankruptcy process, discharged. Thus, for three more years, Satterwhite was frustrated in her effort to recover the money chiseled from her as Elliott through Curtis made representations in state court maintaining the matter of money being owed to Satterwhite was a question under the authority of the bankruptcy court while maintaining in federal court that all of the church's and Elliott's prior debt's should be discharged, meaning a permanent order be entered prohibiting all of Elliott's and the church's creditors from taking any form of

*Continued on Page 6*

**County Homeless Numbers Up And Particularly Grim In San Bernardino, Victorville, Ontario, RC, Fontana, Colton & Barstow from front page**

less of a challenge than ferreting out those who have no traditional place to stay and are living under bridges, behind bushes to the side of freeway ramps, in alleyways and riverbeds, in canyons and arroyos, in parks and campgrounds as a means of avoiding or hiding from brutal authorities to avoid being manhandled by often-times sadistic police of-

ficers and sheriff's deputies, deloused with toxic chemicals against their will and charged with vagrancy.

The tallying extended to those who spent the night of February 23/February 24 in all of the county's known shelters and transitional housing facilities. The Department of Housing and Urban Development uses standards in the count that go beyond the set survey date in remote, hidden, out-of-the-way and obscure places where the homeless may take refuge insofar as it can be established that those found there were in fact homeless on the day of the count. Ef-

forts are made to prevent counting individuals as homeless more than once.

More than three-fourths (79.2%) or 2,640 of the 3,333 homeless adults and children were counted within seven cities – Barstow, Colton, Fontana, Ontario, Redlands, San Bernardino, and Victorville. These seven cities accounted for 1,822 or more than three-fourths (76.2%) of the total unsheltered population of 2,389 and 818 or 86.6% of the 944 persons counted in shelters and transitional housing.

According to the county, nearly half of unsheltered adults who

agreed to be surveyed stated that the city in which they first became homeless was San Bernardino – 47 percent. The second-leading answer was Victorville, at 6 percent. More than one-fourth – 27 percent – of adults and children counted as homeless in 2022 became homeless for the first time during the 12 months prior to the February 24 count.

Also, according to the survey, nearly one-fourth – 22 percent – of adults stated they had been released from prison or jail during the previous 12 months. The same results emerged from the 2020 and 2019 counts. The county said

that nearly half – 43 percent – of unsheltered adults were chronically homeless, which is defined as being homeless for one year or more and having a disabling condition such as mental illness, a chronic health condition or a physical disability.

According to the survey, there were 25 homeless in Adelanto, 27 in Apple Valley, 103 in Barstow, one in Big Bear City/Sugarloaf, 37 within the municipal limits of the City of Big Bear Lake, 11 in Bloomington, 23 in Chino, four in Chino Hills, 199 in Colton, 13 in Crestline, 156 in Fontana, one in Grand Terrace, 53 in

Hesperia, 82 in Highland, 28 in Joshua Tree, one in Lake Arrowhead, four in Landers, nine in Loma Linda, 37 in Montclair, 13 in Muscoy, nine in Needles, 193 in Ontario, one in Phelan/Pinon Hills, 184 in Rancho Cucamonga, 70 in Rialto, seven in Running Springs, 1,350 in San Bernardino, 15 in Twentynine Palms, 89 in Upland, 455 in Victorville, 11 in Yucaipa, 57 in Yucca Valley and 18 elsewhere. There were no homeless in Yermo, West Cajon Valley, Mentone/Crafton, Lytle Creek, Lenwood and Cajon Canyon.

Of the 3,333 counted  
*Continued on Page 10*

**More Than A Decade After Rising To Near The Top Of The Political Establishment In A Staff Capacity, Johnson On The Verge Of An Elected Post Coup By Appointment from front page**

City Council.

Rancho Cucamonga officials say it is premature to declare Tim Johnson as the successor to Sam Spagnolo, who died at the age of 80 two weeks ago, less than two years into his fifth four-year term on the city

council.

Experienced and well-placed sources within and close to Rancho Cucamonga City Hall with a command of the political lay of the land say that Johnson has more than an inside track on getting the appointment to

hold Spagnolo's place on the council for the six months between June and December. Word, unconfirmed by City Hall and denied by some city officials, was that the city council will appoint him sometime in June.

The matter is fraught with deep-lying political implication. Since less than half of Spagnolo's term elapsed at the time of his death, an election must be held in November to fill, beginning in

December, the gap on the council his absence represents. An early appointee to the position would have the advantage of incumbency in the race to be held in November in combination with this year's general gubernatorial contest.

Johnson – a Biane protégé who was part of a coterie of Republican political hangers-on and political operatives in the mold of one-time State Assemblyman/

State Senator Jim Brulte who associated himself with the likes of Keith Olberg, Bill Postmus, Tad Honeycutt, Brad Mitzelfelt, Matt Brown, Ted Lehrer, Anthony Adams, Curt Hagman and Anthony Riley – has known political ambition. In 2002, Johnson served as Biane's deputy campaign manager. In 2010, before Biane was defeated for reelection as Second District supervisor in that year's race

and after a falling out occurred between Biane and Matt Brown, who was both Biane's chief of staff and his campaign manager, Johnson rose to the occasion from his post as Biane's district field representative to serve in the capacity of Biane's de facto chief of staff and took on the official assignment of his campaign manager.

A decade later, after Rancho Cucamonga had  
*Continued on Page 10*

**Graftfest In Orange County Involving Anaheim Council And Cabal Of Political Consultants And City Contractors Has A Connection To San Bernardino County from page 3**

tions with Sidhu.

That affidavit was signed by FBI Agent Brian C. Adkins.

While the initial disclosure of the investigation into Sidhu emanated from the California Attorney General's Office, this week further revelations were made by federal officials. A second affidavit completed by Agent Adkins was released the day Orange County Superior Court Judge Glenn Saltter granted the request by Bonta to suspend the deal while the federal corruption investigation continues. The second Adkins affidavit makes clear that the questionable activity goes beyond that of Sidhu to other members of the city council as well as

a slew of business interests in Anaheim. Among those others caught up in the matter is Todd Ament, the former head of the Anaheim Chamber of Commerce and, by inference, political consultant Jeff Flint.

A federal criminal complaint against Ament alleging he had made false statements to a financial institution was filed on Tuesday, May 16. Contained within that complaint was Agent Adkins' affidavit, dated May 16. The affidavit lays out Adkin's narrative delineating how Ament involved himself with Flint in corralling the support and votes of Anaheim municipal politicians for various purposes, using questionable means of

influence in doing so. Flint's name is not used in the affidavit. Rather, he is referred to as a political consultant. By a process of elimination, Flint's identity can be surmised. In the affidavit, the consultant is said to be "a principal partner of a nationally known political and public affairs company." FSB Public Affairs is headquartered in the same building as the Anaheim Chamber of Commerce, and the chamber was the company's landlord. Flint is the chief executive and senior partner of FSB.

Ament, Flint and a limited set of other business leaders and Anaheim public officials and consultants came together to form what Ament and Flint could be overheard during telephonic exchanges referring to as a "cabal" or "family" which had periodic meetings, referred to as "retreats" at hotel suites,

during which municipal management and the course of governmental affairs in Anaheim were discussed outside the earshot or view of the public. Indeed, according to Adkins, those private retreats involving exchanges between the consultants, businessmen and elected officials became the venue, as much or more than the actual open public meetings of the city council, at which decisions relating to city policy and actions were made.

Adkins' affidavit describes multiple exchanges between Ament and Flint discussing arrangements to convene those retreats involving or potentially involving Anaheim City Council members who are not identified by name but rather as Elected Official 1, Elected Official 2, Elected Official 3, Elected Official 4, Elected Official 5, Elected Official 6 and Elected

Official 7. The substance of Ament's and Flint's exchanges indicated that Anaheim's elected officials – presumably the mayor and members of the city council – some more than others, were under the thumb and control of both Ament and Flint.

Adkin's narrative in the affidavit alludes to actions to conceal the funneling of money to elected officials through consultants in a way that the origin of the money, in particular from business entities with items before the council, cannot be traced. The affidavit also relates that Flint drafted statements and speeches for members of the city council to make or present during council meetings to justify votes or actions by the city council that supported the awarding of contracts or the approval of contracts in which his clients had a stake. The intercepted phone calls

reveal that at least one of the elected officials did not execute well in delivering the speech or prepared statements.

Much of what is disclosed in Agent Adkins' affidavit was gleaned from cell phone exchanges between Ament and Flint. Both of their phones were tapped under a judge's authorization for an earlier warrant obtained by Adkins.

In his capacity with the chamber of commerce, Ament has served as an advocate of a number of Anaheim-based businesses with Anaheim City Hall, including getting them permits and tax spring-backs. He was also a key figure in lobbying the city to sell Angel Stadium to Moreno.

In the affidavit, Adkins makes a case that Ament and Flint exploited two unnamed cannabis business representatives who were seeking  
*Continued on Page 11*

**Elliott Has Yet To Make Payment On The Money A Judge Eight Years Ago Ruled He Owed Woman He Victimized**

*from page 4*

collection action on the claimed debts, including legal action and communications with the debtor, such as telephone calls, letters, and personal contacts.

In presenting his case for Satterwhite, Scafiddi did manage to obtain statements from Elliott made under oath in which he acknowledged he did not have advanced degrees, including a PhD, as he has claimed. Scafiddi further demonstrated that Elliott had engaged in action tantamount to fraud.

On June 11, 2014, U.S. Bankruptcy Judge William V. Altenberger rendered a decision and order relating to the final extinguishment of the bankruptcy Elliott had filed on behalf of Mt. Zion Church, which by that point had made the transition from an independently functioning nonprofit church to an unincorporated association and from what was known as Mt. Zion Church to an entity merged with what had been the separate The Ship to become The Ship Of Zion.

In his ultimate finding, Judge Altenberger characterized Elliott, essentially, as a conman.

"This Court concludes that Satterwhite was a more credible witness," Judge Altenberger said after reviewing all of the evidence and testimony presented. "She was direct and consistent in her testimony. Based upon the debtor's [Elliott's] representation that he would hold the funds in trust for her, Satterwhite endorsed the check for the net proceeds from the sale of her house over to the church and gave it to the debtor. Instead of

creating a trust for Satterwhite, the debtor deposited the check into the Mount Zion Community Redevelopment Corporation account, and never created a trust

account for the benefit of Satterwhite. In contrast, the debtor was at times evasive and uninformed about what had occurred, indicating that other officials of the church knew what had occurred. Additionally, this Court observes that Satterwhite was a person of limited financial means. It is simply not credible that a person of limited financial means would sell her home and give away all of the net proceeds, even to a church."

Judge Altenberger continued, "The evidence presented by Satterwhite establishes that the debtor deceived Satterwhite into turning over the net proceeds from the sale of her house by telling her that he would open a trust account in her name and hold the funds in that trust solely for her benefit and that he knew at the time he made these representations that they were false and deceptive. The debtor's intent to deceive may be inferred from the surrounding circumstances. This court finds the facts and circumstances presented by Satterwhite support a finding that the debtor intended to deceive Satterwhite at the time he induced her into turning over the net proceeds from the sale of her house. Finally, this court concludes that Satterwhite's reliance on the debtor was justifiable under the circumstances of this case, and that she was damaged by such reliance."

Judge Altenberger went on to state, "Accordingly, this court concludes that the debtor obtained the funds from Satterwhite by false pretenses, a false representation or actual fraud. Satterwhite is entitled to judgment against the debtor in the amount of \$75,166.21, and that judgment is nondischargeable in the debtor's bankruptcy case under & 523(a)(2) (A)."

Ultimately, because of the legal misconduct Curtis had engaged in during her representation of Mt. Zion Church in bankruptcy court, together with her actions

with regard to two other cases she handled for other clients in which she was found to have misappropriated nearly a quarter of a million dollars, the California Bar Association took her license to practice law away in July 2014.

Despite the unequivocal findings by Judge Altenberger, for nearly eight years Elliott has yet to provide Satterwhite with the \$75,166.21 judgment.

Despite having a church and accompanying congregation in San Bernardino, Elliott has succeeded in ghosting the agents and process servers working with the attorneys representing Satterwhite – Scafiddi, Sarah Powell and George Theios. That would not be possible, the *Sentinel* was told, without the assistance of the San Bernardino Police.

Elliott has successfully ducked being hauled before a judge to answer for continuing to stiff Satterwhite.

Elliott has had a curious hot and cold relationship with the San Bernardino Police Department. While his December 20, 2007 arrest on what is now acknowledged as mistaken charges of cashing a bogus check was a low point in his interfacing with the San Bernardino's peace officers, it has been suggested the desire of the department to compensate for that incident, which resulted in his filing a lawsuit alleging false arrest, explains why the department now accords him red carpet treatment. Moreover, Elliott's status as a preacher with a not insubstantial congregation has provided the department with motivation to restore amicability with him. Since his arrest, Elliott has forged a more positive relationship with the department, indeed has become part of it as a police chaplain. Elliott was appointed to the San Bernardino Public Safety and Human Relations Commission by Mayor John Valdivia. He remains a member of that panel.

In the aftermath of

Ibarra's June 2020 criticism of the police department, a head of steam developed among its officers toward seeing Ibarra removed from office. Reports are extant that the rent on the living quarters at 1364 North D Street that is claimed to be Elliott's current physical address is being paid for by the police union's membership and that elements within the police department had knowledge of falsifications that had been perpetrated to fool San Bernardino City Clerk Genoveva Rocha into qualifying Elliott's candidacy in the Second Ward. Efforts by the *Sentinel* to verify that Elliott is currently residing at 1364 North D Street have not been successful.

The matter became of far greater significance as the lawyers working on Satterwhite's behalf intensified their efforts to serve subpoenas and other documents upon Elliott. It is alleged that the police union, intent on preserving the viability of Elliott's candidacy, has knowledge of his actual whereabouts and is assisting him in sidestepping the process servers who are nipping at his heels.

From its outset, Elliott's campaign has been unconventional. Generally, candidates for public office seek as much publicity as possible, recognizing that greater name recognition and attention to themselves will increase their prospects of getting elected. Elliott has proven throughout the campaign unapproachable. In light of the accounts of Elliott eluding the court's order which grew out of the civil case relating to his diversion of the proceeds from the sale of Satterwhite's home to himself, Elliott's avoidance of interaction with the public is now a bit more understandable.

Repeated efforts by the *Sentinel* to obtain comment and/or input from Elliott through multiple phone messages, emails and visits to and messages left at 1364 North D Street have not engendered a response.

The *Sentinel* this week

inquired with Jon Plummer, the president of the San Bernardino Police Officers Association, as to the union's knowledge of Elliott's entanglement in the monetary diversion from the sale of Satterwhite's home. The *Sentinel* asked Plummer if now that the information relating to Elliott having absconded with Satterwhite's money has become generally known in the city and particularly among residents of the Second Ward whether he feels it appropriate to allow the union's endorsement of Elliott to stand. The *Sentinel* further asked Plummer to explain the union's process for making its endorsements and whether the union did background checks on the various candidates for city council, including Elliott. Noting that given Elliott's status as a department chaplain, the department would have a precise fix on where Elliott is actually residing, the *Sentinel* sought from the department specifics with regard to Elliott's actual residency status and whether he actually lives in the Second Ward or is still residing in the Seventh Ward. The *Sentinel* sought from Plummer what it was about Ibarra that so irked the union he heads that it chose to endorse Elliott over her.

Tamrin Olden, the San Bernardino Police Officers Association's spokesperson, told the *Sentinel* that the union is standing by Elliott. "To make a statement claiming that our endorsement process, specifically our current council endorsements, is dictated by some alternate agenda is simply incorrect and unfair to both the political action committee and association members," she said.

Deflecting the hard questions put to him about his department's relationship with Elliott, Plummer indicated that Elliott met or exceeded the department's ethical and professional threshold.

"The San Bernardino Police Officers Association endorses candidates that are committed to elevating the standard of public safety in the city, along with providing our police department with adequate tools and resources to enhance the quality of life for those we serve, our citizens and officers in the City of San Bernardino," Plummer said.

**Public Notices****NOTICE OF SALE OF VESSEL**

Notice is hereby given the undersigned will sell the following vessel and trailer at lien sale at said address below on: 06/03/2022 9:00 am

**VESSEL**  
U615557, 76 APOLLO  
ABMP0051M75K, CA

DATE OF SALE- 06/03/2022

TIME OF SALE-09:00 AM

LOCATION OF SALE-14038  
SEA SHELL ST FONTANA CA  
92335To be sold by PATRIC HENDY  
14038 SEA SHELL ST FONTANA  
CA 92335

Said sale is for the purpose of satisfying lien for together with costs of advertising and expenses of sale.

Published in the San Bernardino County Sentinel on 05/20/2022

**SUMMONS – (CITACION JUDICIAL)**

CASE NUMBER  
(NUMERO DEL CASO)  
30-2021-01224356-CL-BC-CJC

NOTICE TO WEIZHENG,  
an individual; GEXIN ZHAO,  
an individual

(AVISO DEMANDADO):  
YOU ARE BEING SUED BY  
PLAINTIFF: FUYI GAO, an  
individual

(LO ESTA DEMANDAN-  
DO EL DEMANDANTE):  
TAYLOR STRICKLAND

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons is served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación

Tiene 30 DIAS DE CAL-  
ENDARIO después de que le  
entreguen esta citación y pa-  
peles legales para presentar una  
respuesta por escrito en esta  
corte y hacer que se entreque  
una copia al demandante. Una  
carta o una llamada telefónica  
no le protegen. Su respuesta  
por escrito tiene que estar en  
formato legal correcto si de-  
sea que procesen su caso en  
la corte. Es posible que haya  
un formulario que usted puede  
usar para su respuesta. Puede  
encontrar estos formularios  
de la corte y mas información  
en el Centro de Ayuda de las

**Public Notices**

Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentación, pida si secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin mas advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente.

Si no conoce a un abogado, pu-  
ede llamar a un servicio de ref-  
erencia a abogados. Si no puede

pagar a un abogado, es pos-  
ible que cumpla con los re-  
quisitos para obtener servicios

legales gratis de un programa de

servicios legales sin fines de lu-  
cro. Puede encontrar estos gru-  
pos sin fines de lucro en el sitio

web de California Legal Ser-  
vices, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), o poniéndose

en contacto con la corte o el

colegio de abogados locales.

AVISO: Por ley, la corte tiene

derecho a reclamar las cuotas y los costos exentos gravamen

sobre cualquier recuperación

da \$10,000 o mas de valor re-  
cibida mediante un acuerdo o

una concesión de arbitraje en

un caso de derecho civil. Tiene

que pagar el gravamen de la

corte antes de que la corte pu-  
eda desechar el caso.

The name and address of

the court is: (El nombre y la di-  
rección de la corte es):

ORANGE COUNTY SU-  
PERIOR COURT  
CENTRAL JUSTICE  
CENTER

700 CIVIC CENTER  
WEST

SANTA ANA, CA 92701

The name, address and

telephone number of plaintiff's

attorney, or plaintiff without an

attorney, is: (El nombre, la di-  
rección y el numero de telefono

del abogado del demandante,

o del demandante que no tiene

abogado, es):

Pu Huang, Esq.

Law Offices of Pu Huang

2102 Business Center Dr.

Suite 105

Irvine, CA 92612

Phone: 626-378-5287

DATE (Fecha): 10/05/2021

Clerk (Secretario), by DA-

VID H. YAMASAKI

Published in the The San

Bernardino County Sentinel

on: 04/29/2022, 05/06/2022,

05/13/2022 & 05/20/2022

IT IS FURTHER OR-  
DERED that a copy of this order be published in the San

Bernardino County Sentinel in San

Bernardino County California,

once a week for four suc-  
cessive weeks prior to the

date set for hearing of the

petition.

Dated: April 15, 2022

Judge of the Superior

Court: JOHN M PACHECO

Published in the San

Bernardino County Sentinel on

04/29/2022, 05/06/22, 05/13/22

& 05/20/2022

THE PETITION FOR PRO-  
BATE requests that Deborah

Tafolla be appointed as per-  
sonal representative to admin-  
ister the estate of the decedent.

THE PETITION FOR PRO-  
BATE requests authority to

administer the estate under the

Independent Administra-  
tion of Estates Act.

(This authority will allow the

personal representative to take

many actions without obtain-  
ing court approval.

A PETITION FOR PRO-  
BATE has been filed by

David Green in the Superior

Court of California, County of

SAN BERNARDINO.

To all heirs, benefi-  
ciaries, creditors, con-tingent

creditors, and persons who may

otherwise be interested in the

will or estate, or both, of RICH-  
ARD GREEN aka RICHARD

ARTHUR GREEN

A PETITION FOR PRO-  
BATE has been filed by

David Green in the Superior

Court of California, County of

SAN BERNARDINO.

THE PETITION FOR PRO-  
BATE requests that David

Green be ap-pointed as

special administrator with gen-  
eral powers to administer the

estate of the decedent.

A HEARING on the

petition will be held on May

31, 2022 at 9:00 AM in Dept.

No. S35 located at 247 W. Third

St., San Bernardino, CA 92415.

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 CREDI-  
TOR 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 gen-  
eral 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 Cali-  
fornia Probate Code.

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 gen-  
eral 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 Cali-  
fornia Probate Code.

Other California statutes and legal authority may

affect your rights as a creditor.

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 gen-  
eral personal representative, as

defined in section 58(b) of the

California Probate Code, or (2)</p

**Public Notices**

Notice-This fictitious name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14400 et seq., Business and Professions Code).

Published in the San Bernardino County Sentinel on May 6, 13, 20 & 27, 2022.

T.S. No. 21-20046-SP-CA Title No. 210047684-CA-VOI A.P.N. 1047-191-32-0-000 NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/26/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Francisco Sandoval, a single man Duly Appointed Trustee: National Default Servicing Corporation Recorded 07/13/2006 as Instrument No. 2006-0474939 (or Book, Page) of the Official Records of San Bernardino County, CA. Date of Sale: 06/16/2022 at 12:00 PM Place of Sale: At the North Arrowhead Avenue entrance to the County Courthouse, 351 North Arrowhead Avenue, San Bernardino, CA 92401 Estimated amount of unpaid balance and other charges: \$689,437.76 Street Address or other common designation of real property: 959 Sycamore Court Upland, CA 91786 A.P.N.: 1047-191-32-0-000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.5(c) were fulfilled when the Notice of Default was recorded. 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

**Public Notices**

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 mortgagor, 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 or visit this Internet Web site www.ndscorp.com/sales, using the file number assigned to this case 21-20046-SP-CA. 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. Date: 05/04/2022 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 855-219-8501; Sales Website: www.ndscorp.com By: Rachael Hamilton, Trustee Sales Representative 05/13/2022, 05/20/2022, 05/27/2022 CPP352453

FICTITIOUS BUSINESS NAME STATEMENT FILE NO-FBN20220003620

The following person(s) is(are) doing business as: NIEVES EL KEVIN, 1115 1/2 WILSON ST, SAN BERNARDINO, CA 92411 SAN BERNARDINO COUNTY LUCIA E ONOFRE, 1115 1/2 WILSON ST, SAN BERNARDINO, CA 92411 AMANDO DIAZ OLAGUIVER, 1115 1/2 WILSON ST, SAN BERNARDINO, CA 92411

Business is Conducted By: A MARRIED COUPLE Signed: BY SIGNING BELOW, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT. A registrant who declares as true information, which he or she knows to be false, is guilty of a crime. (B&P Code 17913) I am also aware that all information on this statement becomes Public Record upon filing.

s/LUCIA E ONOFRE This statement was filed with the County Clerk of SAN BERNARDINO on: 04/18/2022

I hereby certify that this is a correct copy of the original statement on file in my office.

Began Transacting Business: N/A

County Clerk,

NOTICE- This fictitious business name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious name in violation of the rights of another under federal, state, or common law (see section 14400 et seq. Business & Professions Code). s/DAWNAE B MALDONADO, 14191 REDONDO COURT, FONTANA, CA 92336 SAN BERNARDINO COUNTY Mailing Address: PO Box 3594, Rancho Cucamonga, CA 91729, DAWNAE B MALDONADO, 14191 REDONDO COURT, FONTANA, CA 92336

Business is Conducted By: AN INDIVIDUAL Signed: BY SIGNING BELOW, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT. A registrant who declares as true information, which he or she knows to be false, is guilty of a crime. (B&P Code 17913) I am also aware that all information on this statement becomes Public Record upon filing.

I hereby certify that this is a correct copy of the original statement on file in my office.

Began Transacting Business: N/A

County Clerk,

NOTICE- This fictitious business name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious name in violation of the rights of another under federal, state, or common law (see section 14400 et seq. Business & Professions Code).

05/13/2022, 05/20/2022, 05/27/2022, 06/03/2022

**Public Notices**

FICTITIOUS BUSINESS NAME STATEMENT FILE NO-FBN20220004369

The following person(s) is(are) doing business as: COZY LIL LIGHT BUG CREATIONS, 14191 REDONDO COURT, FONTANA, CA 92336

SAN BERNARDINO COUNTY

Mailing Address: PO Box 3594, Rancho Cucamonga, CA 91729,

DAWNAE B MALDONADO, 14191 REDONDO COURT, FONTANA, CA 92336

Business is Conducted By: AN INDIVIDUAL Signed: BY SIGNING BELOW, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT. A registrant who declares as true information, which he or she knows to be false, is guilty of a crime. (B&P Code 17913) I am also aware that all information on this statement becomes Public Record upon filing.

I hereby certify that this is a correct copy of the original statement on file in my office.

Began Transacting Business:

N/A

County Clerk,

NOTICE- This fictitious business name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious name in violation of the rights of another under federal, state, or common law (see section 14400 et seq. Business & Professions Code).

05/13/2022, 05/20/2022, 05/27/2022, 06/03/2022

SUMMONS - (CITACION JUDICIAL)

CASE NUMBER (NUMERO DEL CASO): CIVDS2014180 NOTICE TO DEFENDANT (AVISO DEMANDADO): CTX MORTGAGE COMPANY, a Nevada corporation; ESTATE OF EVELYN M. TORRES; the Testate and In testate Successors of EVELYN M. TORRES, Deceased, and ALL PERSONS CLAIMING BY THROUGH OR UNDER SUCH DECEASED; ALEXANDRO TORRES, an individual; LUPE TORRES ISHIZUKA, an individual; TERESA TORRES, an individual; NELLIE TORRES, an individual; KENNY P. TORRES, an individual; MANUEL H. CEBALLOS, an individual; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, a governmental entity; VILLAGE OF PEACHWOOD HOMEOWNERS' ASSOCIATION, a California Domestic Non-Profit; and DOES I through 20, inclusive

YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDANTE):

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST NOTICE!

You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons is served on you to file a written response at this court and have a copy served on the plaintiff.

A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/self-help](http://www.courtinfo.ca.gov/self-help)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a

**Public Notices**

nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/self-help](http://www.courtinfo.ca.gov/self-help)), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación Tienen 30 DIAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una repuesta por escrito en esta corte y hacer que se entreque una copia al demandante. Una carta o una llamada telefónica no le protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted puede usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida si secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte podrá quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de referencia a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratis de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos gravamen sobre cualquier recuperación da \$10,000 o mas de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda deschar el caso. The name and address of the court is: (El nombre y la dirección de la corte es): Superior Court of California, County of San Bernardino 247 West Third Street, San Bernardino, CA 92415-0210

The name, address and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): William G. Malcolm, Esq. MALCOLM & CISNEROS 2112 Business Center Dr, Irvine, CA 92612 Telephone: (949) 252-9400 DATE (Fecha): July 9, 2020 Clerk (Secretario), by Melissa Perez, Deputy (Adjunto) Published in the San Bernardino County Sentinel on May 13, 20, 27 & June 3, 2022.

Filed: APRIL 22, 2022

REBECCA HERNANDEZ, Deputy Court Clerk

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.

Filed: APRIL 27, 2022

NICOLE CARTWRIGHT, Deputy Court Clerk

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.

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Filed: APRIL 27, 2022

ATTORNEY FOR BRETT ROYAL

Published in the San Bernardino County Sentinel on May 20, 27 and June 3 & 10, 2022.

FBN20220004468

The following person is doing business as: DSA FREIGHT INC 6142 GLEN ABBEY WAY FONTANA, CA 92336; DSA FREIGHT INC 6142 GLEN ABBEY WAY FONTANA, CA 92336

Mailing Address: POST OFFICE BOX 4607 RANCHO CUCAMONGA, CA 91729

The business is conducted by:

A CORPORATION.

The registrant commenced to transact business under the fictitious business name or names listed above on: JANUARY 14, 2012

By signing, I declare that all information in this statement is true and correct. A registrant who declares as true information which he or she knows to be false is guilty of a crime (B&P Code 17913). I am also aware that all information on this statement becomes Public Record upon filing.

s/ DARLENE S ARITA

Statement filed with the County Clerk of San Bernardino on:

05/09/2022

I hereby certify that this copy is a correct copy of the original statement on file in my office San Bernardino County Clerk By/Deputy J2282

Notice-This fictitious name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14400 et seq., Business and Professions Code).

Published in the San Bernardino County Sentinel on May 20, 27 and June 3, 2022.

**San Bernardino County Sentinel****Public Notices**

Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.





## Johnson Is In The Catbird Seat Since His Available Opponents Are Cetina, Who Is Out Of Sorts With Local GOP Kingmakers, And Guglielmo, Whose Real Estate Connections Are Commercial Rather Than Residential *from page 5*

are Republicans, and the Republicans hold a majority of the positions on 17 of the county's 24 city/town councils.

In Rancho Cucamonga, despite registered Democrats outnumbering registered Republicans 40,491 or 38.3 percent to 35,672 or 33.7 percent overall, in District 1, where Spagnolo was councilman, Republicans outnumbered Democrats 11,970 or 42 percent to 9,250 or 32.4.

In this way, the Republican establishment holds tremendous sway over who will be chosen to replace Spagnolo. Johnson is a member of the GOP establishment, having been elected to the San Bernardino County Republican Central Committee in 2008.

Johnson is not the only resident of Rancho Cucamonga's District 1 interested in filling Spagnolo's void.

Willing to replace Spagnolo as well are two others with governmental/agency/political credentials equal to or greater than Johnson's, both of whom qualify for the position as residents of District 1: Luis Cetina and Tony Guglielmo.

Cetina has been since 2012 and is still a board member of the Cucamonga Valley Water District. He is currently competing for Second District county supervisor against four others in the June 7 primary election. The incumbent Second District supervisor, Janice Rutherford, is being termed out of office as she is approaching the end of her third term and 12<sup>th</sup> year in office.

Tony Guglielmo was from 2017 until 2021 a member of the Rancho Cucamonga Planning Commission, which included a stint as that panel's chairman.

The city council and city staff are said to be leaning toward appointing Johnson for a number of reasons, not the least of which is that he is favored by the Republican

political establishment, including several current members of the Republican Central Committee. Among the four candidates Cetina is running against in the supervisor's race is former Fontana City Councilman Jesse Armendariz, the darling of the GOP establishment in no small measure because he owns a successful real estate company and has shown a willingness to utilize his own personal capital not only to fuel his own campaign but those of other Republican office seekers. As such, Armendariz has garnered the support of the Republican Central Committee in the Second District supervisorial race, despite Cetina's Republican Party affiliation. Cetina's competition with an anointed Republican has put him out of favor with those at the top of the county GOP hierarchy. They are not inclined to lend any support to giving Cetina the enhanced title of Rancho Cucamonga Councilman because that would strengthen him if, as anticipated, he ends up in a run-off against Armendariz in the November race after the June 7 primary in which it is unlikely any one of the five candidates will capture a majority of the vote. Armendariz is the best-financed of the five in the race, and though Cetina has more money to spend than the other three candidates – Nadia Renner, DeJonaé Shaw and Eric Coker – he does not have the same support network that Armendariz has established.

It appears that there will be a shoot-out between Armendariz and Cetina in November.

The prospect that Cetina could qualify for a run-off in the Second District supervisorial race and then be elected supervisor in November is one argument against appointing him to the council, some have said. Still, others have made

the argument that by the city council conferring the appointment of Spagnolo's position on Johnson, he will be given an unfair advantage in the November race. To be completely evenhanded, some have said, the council should appoint a caretaker to temporarily replace Spagnolo until December, someone who will not run in November so that those who are in that race are competing upon a level playing field.

It is widely suspected that Johnson himself has designs on the Second District supervisors slot. If he were to accede to the Rancho Cucamonga City Council District 1 post by appointment and then use the name recognition and power of incumbency to gain election this coming November to the post for a short term through 2024 and gain reelection at that time, he would be perfectly vantaged to run for supervisor in 2026, at which point he would have ultimately succeeded his mentor Biane for the job.

In 2006, Johnson was working for Biane and instrumental in helping him pass Measure P, which called for raising the salaries of members of the board of supervisors from what was then \$99,000 per year to what became \$151,000 per year. Johnson, loyal to Biane, advocated on behalf of Measure P. In doing so, Johnson sought to sell the public on the initiative by completely ignoring it would raise the supervisors' pay by more than half of what they were already making. Instead, he like Biane, the measure's author and first beneficiary, touted Measure P's other provision, which was the imposition of term limits on the members of the board of supervisors by prohibiting them from vying for the same position on the board after they were elected to a third four-year term.

Selling points that Johnson possesses is that he is the chief operating officer of Quality Management Group, which manufactures and sells high density housing and that he was for-

merly the executive director for the California Apartment Association. As such, elements of the government in Rancho Cucamonga who do not want to fight mandates from the California Legislature and the California Department of Housing that California cities give up their land use authority and accommodate state standards calling for high density housing by embracing massive apartment complexes and single-family residential subdivisions entailing twelve-to-sixteen homes to an acre want Johnson on the city council because they believe he will be able to stand down any residential or citizen resistance to the intensification of housing construction

in Rancho Cucamonga. Whereas a generation and a generation-and-a-half ago, Rancho Cucamonga's city fathers predicated their planning on a presumption that the city would reach build-out, i.e., a maximum population, of around 200,000, at present city officials, politicians and members of the building industry are looking to Rancho Cucamonga achieving a population by 2060 of 300,000 or beyond. Johnson is considered to be a bulwark against the no growers, slow-growthers and controlled-growthers who will seek to prevent that from occurring.

The widespread presumption that Johnson will be sitting on the council dais by July 1 is

overblown conjecture, Rancho Cucamonga Councilwoman Lynne Kennedy said this week.

"There has been no decision about Sam's seat," Kennedy told the *Sentinel* on Tuesday, May 17. "The council delayed any discussion about options in respect for Sam's dedicated service to this community and respect for his family. His memorial service is scheduled for Thursday, May 19 and we are giving ourselves time to mourn and process this tremendous loss. As you know, in the absence of information, people will attempt to fill in the gaps with speculation and rumors, which is what is happening in this instance."

*-Mark Gutglueck*

## Ament Hid \$200,000 Of His Ill-Gotten Proceeds In The Purchase Of His Big Bear Home, FBI Says *from page 5*

to establish operations in Anaheim by misleading them into thinking the city would license their proposed operations.

"The investigation has revealed that in 2019 and 2020, Ament and Political Consultant 1 [Flint] solicited funds from the cannabis client and Confidential Witness 1's associate's client in exchange for influence over a proposed cannabis ordinance in the City of Anaheim," the affidavit states. "However, they were not given influence over drafting a proposed cannabis ordinance as promised."

The two cannabis-related commercial applicants cooperated with Adkins in arranging to bribe two as-yet unidentified Irvine City Council members in return for passing municipal marijuana-related business ordinances favoring them, according to Adkins.

Ament and Flint also diverted money from the Anaheim Chamber of Commerce, according to Adkins. "Ament and Political Consultant 1 concealed the fact that a substantial amount appeared to be embezzled

out of the chamber and into an entity controlled by Ament personally," the affidavit states.

According to Adkins, Ament and his wife Lea purchased a five bedroom, seven bathroom, 5,500-square foot home on a 1.82-acre lot on Heritage Trail in Big Bear that was appraised at a value of roughly \$1.65 million in December 2020. Ament under-represented to his lender the actual purchase price, thereby qualifying for a loan he might not otherwise have gotten, according to Adkins, while simultaneously reducing the assessment on the property and the future taxes he would be obliged to pay. Adkins said Ament did this by using \$200,000 which was directed to him by Flint as a hidden down payment to the home's owner. The money used by Ament was due to the Anaheim Chamber of Commerce as rent money on FSB Public Affairs' office in the chamber of commerce's building.

According to Agent Adkins, Ament actually paid \$1.65 million for the home, but succeeded in making it appear that he had paid \$1.45 million for it by making an unrecorded \$200,000 out-of-escrow payment to the seller.

Of the \$1,450,000 the

Aments officially paid for the house, \$1,159,000 was financed through JP Morgan Chase.

According to Adkins' affidavit, "I further believe Ament and the seller entered into this agreement in an effort to accomplish the following: (1) assist Ament in obtaining approval for the loan by increasing his capital reserves, which, based on my training and experience, I know to be a critical consideration for any financial institution when funding a home loan; (2) lower Ament's tax base on the Big Bear House, resulting in lower annual property taxes and thereby defrauding the people of San Bernardino County where the Big Bear House is located; (3) possibly lower the capital gains tax owed by the seller, dependent upon the cost basis, and; (4) lowering the closing costs to be paid by the seller (the real estate commission borne by the seller is typically 5-6% of the selling price of the property)."

In this way, according to Adkins, "Based on the above, I believe that there is probable cause to believe that Ament has committed the target offense," the target offense being making a false statement to a financial institution.

*-Mark Gutglueck*

**DA's Office Is Not Tracking Its Real Estate Fraud Prosecutorial Efforts**  
*from page 3*

to the board on or before September 1 of each year."



**Tom Bunton**

It thus appears the board of supervisors has lapsed on its mandated duty under Government Code § 27388, as well.

Pursuant to Government Code § 27388, the county treasurer is to disburse proceeds collected on the basis of the \$10 fee imposed on the recording of documents into the Real Estate Fraud Prosecution Trust Fund for use by eligible law enforcement agencies within the county pursuant to California Government

Code § 27388 subdivision (b) in a way "to be determined" by a Real Estate Fraud Prosecution Trust Fund Committee composed of the district attorney, county chief administrative officer, chief officer responsible for consumer protection in the county, and the chief law enforcement officer of one law enforcement agency receiving funding from the Real Estate Fraud Prosecution Trust Fund.

In San Bernardino County, there is no Real Estate Fraud Prosecution Trust Fund Committee. An agency or division of the county, such as the district attorney's office, cannot qualify to receive the funding if it does not first submit a written application to the committee setting forth in detail the agency's proposed use of funds. As no such committee has existed for at least five years, there was no legal grounds for the funds to have been released to any entities or agencies.

Moreover, under California Government Code § 27388 subdivision (d),

a county cannot expend funds held in that county's Real Estate Fraud Prosecution Trust Fund until the county's auditor-controller verifies that the county's district attorney has submitted an annual report for the county's most recent full fiscal year.

After the *Sentinel* requested that he do so, Mason looked into the county's performance with regard real estate fraud investigations and deterrence and Government Code § 27388 requirements.

Mason acknowledged



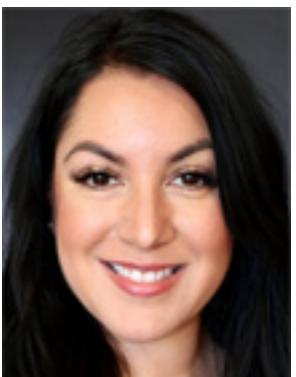
**David Wert**

that he has simply passed the money along to the district attorney's office and, he says, no report has come back, at least for the last five years.

Los Angeles County

submits an annual report with regard to its real estate fraud investigations, as does Riverside County.

The *Sentinel* made inquiries of Anderson; An-



**Jacquelyn Rodriguez**

derson's and the district attorney's office's public spokesperson, Jacquelyn Rodriguez; County Counsel Tom Bunton; and County Assistant Executive Officer/County Spokesman David Wert with regard San Bernardino County's lack of compliance with Government Code § 27388.

The *Sentinel* sought from Anderson, Rodriguez, Bunton and Wert an account of what was being done to correct the lack of compliance, whether the county intends to go back and complete reports for the last five years, when that

would occur and at what point the reports would be available. The *Sentinel* further sought to ascertain if the \$10 fees imposed on the recordations of property sales at the recorder's office were actually used for real estate fraud investigations and prosecutions or, if not, what the money brought into the county in that fashion was used for and what corrective action will occur if the money was used for some other purpose. The *Sentinel* asked if the district attorney's office failed to pursue cases of real estate fraud because of the oversight. The *Sentinel* sought a quantification of the money that came into the county over the last five years from the \$10 fee imposed on transactions at the recorder's office. The *Sentinel* inquired as to whether the money could be repurposed to make whole those San Bernardino County residents who were victimized by real estate fraud while the district attorney's office was neglectful of its real estate fraud investigative

and prosecutorial responsibility.

Neither Andrson, Rodriguez, Bunton nor Wert responded.

Real estate fraud and victimization of homeowners by predatory lenders and loan interlopers has manifested repeatedly in San Bernardino County, resulting in scores of San Bernardino County residents losing their homes.

Mason said, "For my part, no further funds will be released without the required reporting. The rest is up to the DA.



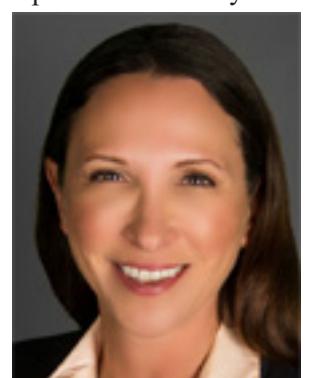
**Ensen Mason**

I cannot compel them to file reports for funds already released. There is no consequence in the law for failure to file the report. So, the best course of action may be to fix it going forward."

**Big Bear Residents Determined To Limit The Impacts Of Tourism**  
*from page 3*

vacation rentals in the city. In that same election, three positions on the Big Bear Lake City Council - those now held by Mayor Rick Herrick and councilmembers Randall Putz and Perri Melnick - are up for election. Previously it seemed that the members of the city council - or four of them - had calculated that the resident discomfiture with the behavior and imposition of tourists on the locals was not of a critical dimension. The ability of Big Bear Lake United to Limit Short Term Rentals to assemble enough residents to qualify the measure for the ballot was something of a wakeup call to the council. Only Councilman Alan Lee last year was in support of enhanced tourist regulation. The other four members felt they held the upper hand and were

in control of City Hall, which had the authority and leverage to prevent the local citizenry's appetite for clamping down on the lucrative tourism industry from getting to a point of what they con-



**Perri Melnick**

sidered to be out of hand. Now, however, at least two of the city council members who had lined up with tourist industry previously indicated on May 16 they are willing to compromise on the line they had taken against strict regulations on hotels and short-term rental operations and will join with Lee in seeking to insulate local residents and their neighborhoods from sometimes rowdy and rude outsiders.

On the May 16 agenda was an item by which the council was to accept that the initiative petition for the limitation of the number of short-term rentals has sufficient signatures to put the measure on the ballot. The council had the additional options of simply adopting the measure limiting the number of short-term rentals without alteration, submitting the measure to the voters at the next regular municipal election occurring at least 88 days later, that being the general gubernatorial election upcoming in November, or submitting the measure to the voters at a special municipal election occurring on a Tuesday between 88 and 103 days hence. Mayor Herrick recused himself without specifying why and did not participate in the discussion relating to vacation rentals. The council collectively acknowledged that the matter appears headed to a vote of the city's residents in November. A letter from San Bernardino County's interim

registrar of voters, Michael Jiminez, and his assistant, Stephanie Shea, stated that 762 signatures were affixed to the petitions, and 344 of them were subjected to an analysis, of which 295 were deemed valid, meaning the petitioners had met their burden of getting enough signatures. Big Bear Lake is San Bernardino County's second-smallest municipality population-wise at 5,338 residents, of which 2,886 are registered to vote. Given that a sizeable contingent of city residents - 762 - were energetic and committed enough to get the matter on the ballot, it would appear the measure is likely to pass. Thus, the council had an incentive to settle the matter by simply adopting the limitations as proposed in the measure, particularly Melnick, Putz and Herrick, who are also up for election. The council agreed to appoint Melnick and Putz to an ad hoc committee to see if they can formulate a half-way or three-

quarter-way compromise that will satisfy the sponsors of the ballot measure to avoid having the issue decided in the election. Also on the agenda this week was another issue relating to tourism in the city, that being a discuss-



**Randall Putz**

sion of a potential transient occupancy tax increase. The council heard a presentation from a representative of Columbia Capital Management, LLC regarding an analysis of the tax, also known as a bed tax or hotel tax, and possibly upping the rate. According to Columbia Capital Management, the city originally imposed a bed tax set at 6 percent in 1980, upped it to 8 percent in 1989, reduced it to 6 percent in 1994, put it

back to 8 percent in 2008 and layered on another 3 percent with the creation of a Big Bear Lake Tourism Business Improvement District in 2016, taking it to 11 percent. The city realized \$4,272,210 in revenue from the Big Bear Lake Tourism Business Improvement District in 2021. The Columbia Capital Management report concluded that it was "uncertain whether differences in tax rates make a significant impact on a vacationer's selection of a destination" and that an "incremental increase caused by a transitory occupancy tax... seems unlikely to be a noticeable deterrent to visit the city." Ultimately, the city council voted 3-2, with Herrick, Councilman Alan Lee and Councilwoman Melnick prevailing and Councilwoman Bynette Mote and Councilman Putz dissenting to consider a 2 percent bed tax increase for vacation rentals and 1 percent for traditional lodging facilities.

-Mark Gutglueck