

10-1818

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS  
MARSHA L. BROWN  
PRESIDENT  
VAN AMBATIELOS  
VICE-PRESIDENT  
VICTOR H. CUEVAS  
HELENA JUBANY  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012  
ROBERT R. "Bud" OVRUM  
GENERAL MANAGER  
RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

NOTICE OF HEARING

DATE: December 22, 2010  
CASE #: 186869

Regarding the property known as:  
**2280 W 23RD ST**

Under the Authority of the Provisions of  
Chapter IX, Article 1, of the Los Angeles Municipal Code  
and

Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has filed a Notice of Nuisance with the County Recorders Office on the property located at the above address, being more particularly described as follows:

*See Attached Title Report for Legal Description*

and the work performed to correct the nuisance is listed on the attached **REPORT OF ABATE OF A PUBLIC NUISANCE.**

The Department did inform the Council of the City of Los Angeles of the work performed and that the cost of the work, plus a forty percent (40 %) administrative fee, amounted to **\$7,750.61**. The Department recommends that a lien in the above stated amount be recorded against said property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The owner and interested parties listed below are hereby given notice that the City Council of the City of Los Angeles will consider and pass upon a report by the Department of the cost of the work performed **at a hearing to be held on Wednesday, February 16, 2011 at 10:00 am in the Council Chamber of City Hall of the City of Los Angeles at 200 North Spring Street, Room 340, Los Angeles, California.** The owner and/or interested parties shall have 45 days from the date of this notice to pay the above referenced fee before this lien is recorded.

*See attached list of Interested Parties*

The owner and interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this direct assessment on the Secured Tax Roll for the County of Los Angeles without further notice.

**2280 W 23RD ST - NOTICE OF HEARING**

If you are planning to file a written protest, please provide 15 copies to the Office of the City Clerk, 200 N. Spring Street, Room 395, Los Angeles, CA 90012, Attention: Clerk of the Council and provide them a minimum of ten (10) days in advance of the hearing date.

For additional information, contact **Frank Lara** at telephone number **(213) 252-3931**.

This Notice of Hearing is being served pursuant to Division 7, Chapter 1, Article 4.6, section 7.35.3 (f) of the Los Angeles Administrative Code.

Robert "Bud" Ovrom  
General Manager

A handwritten signature in cursive script, appearing to read "Frank Lara".

FRANK LARA  
Principal Inspector

**2280 W 23RD ST - NOTICE OF HEARING**

**Interested Parties List:**

JEREMIOUS HENDERSON, ROBERT STALLWORTH  
DION ANDERSON  
5123 W 12TH STREET  
LOS ANGELES CA 90019

U S BANK NATIONAL ASSOCIATION  
c/o RECONTRUST COMPANY  
1800 TAPO CANYON RD., CA6-914-01-94  
SIMI VALLEY CA 93063

## REPORT OF ABATE OF A PUBLIC NUISANCE

On December 27, 2006 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, and fence the lot on the parcel located at 2280 W 23RD ST , within the limits of the City of Los Angeles, State of California, being more particularly described as follows:

*See Attached Title Report for Legal Description*

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Job Description</u>	<u>Date Completed</u>	<u>Cost</u>
CLEAN	February 11, 2009	\$308.50
CLEAN	July 31, 2010	\$308.50
FENCE	May 29, 2007	\$5,439.16
FENCE	February 09, 2009	\$1,694.45

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$5,512.44 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, for a total of **\$7,750.61**, be recorded against said property.

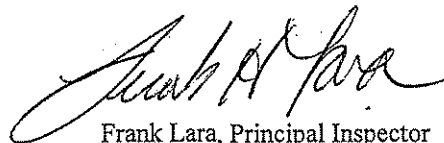
It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$7,750.61.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: November 08, 2010

Robert R. 'Bud' Ovrom  
General Manager



Frank Lara, Principal Inspector  
Vacant Building Abatement

Report and lien confirmed by  
City Council on:

ATTEST: JUNE LAGMAY  
CITY CLERK

BY

DEPUTY

# WestCoast Title Company



400 S. Alhambra Ave.  
Irwindale, Ca. 91706  
{626} 307-1145 {626} 307-1784 fax

---

<i>Work Order No. T7461</i>	<i>Prepared for: City of Los Angeles</i>
<i>Type of Report: GAP Report</i>	
<i>Order Date: 12-09-2010</i>	<i>Dated as of: 12-06-2010</i>
	<i>Fee: \$48.00</i>

---

**-SCHEDULE A-**  
*(Reported Property Information)*

*For Assessors Parcel Number: 5058-007-007*

*Situs Address: 2280 W. 23<sup>rd</sup> Street*      *City: Los Angeles*      *County: Los Angeles*

**-VESTING INFORMATION (Ownership)**

*The last Recorded Document Transferring Fee Title Recorded on: 11-12-2010*

*As Document Number: 10-1629402*

*Documentary Transfer Tax: None*

*In Favor of: Jeremious Henderson 80% ownership, Robert Stallworth 5% ownership and Dion Anderson 15% ownership all as tenants in common*

①  
+  
*Mailing Address: Dion Anderson*  
*5123 W. 12<sup>th</sup> Street*  
*Los Angeles, CA 90019*

**-SCHEDULE B-**

*-The Property Reported Herein is Described as follows:*

*Lot 7 Block 6 abbreviated description Kinney Heights Tract Lot 7 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 78, Page(s) 550 of Maps, in the office of the County Recorder of said County.*

# WestCoast Title Company

15480 Arrow Hwy. Suite 216  
Irwindale, Ca. 91706  
(626) 307-1145 (626) 307-1784 fax

Page 2  
Order Number: T7461

## -Schedule B Continued-

1. A Deed of Trust Recorded on 11-21-2005  
as Document Number 05-2820136  
Amount: \$611,000.00  
Trustor: Jeremious Henderson, a Single Man  
Trustee: CTC Real Estate Services  
Beneficiary: America's Wholesale Lender

An Assignment of Beneficial interest Recorded on 02-01-2010  
as Document Number 10-0139821  
Interest assigned to: U.S. Bank National Association, as Trustee for the LXS 2006-2N Trust Fund

Mailing Address: ReconTrust Company  
1800 Tapo Canyon Road, CA6-914-01-94  
Simi Valley, CA 93063

A Notice of Default Recorded on: 01-06-2010  
Document Number: 10-0027391

A Notice of Trustee Sale Recorded: 04-14-2010  
Document No.: 10-0503321  
Trustees Name: ReconTrust Company, N.A.

Address: ReconTrust Company, N.A.  
1800 Tapo Canyon Road, CA6-914-01-94  
Simi Valley, CA 93063

2. A Notice of Sub Standard Property Recorded on: 12-22-2006  
as Document Number: 06-2856803  
Filed by the City of Los Angeles, Code Enforcement Department

3. A Notice of Pending Lien Recorded 05-11-2007  
as Document Number 07-1153342  
Filed by the City of Los Angeles Dept. of Building and Safety

4. A Mechanics Lien Recorded: 01-26-2010  
Document No.: 10-0112127  
Amount: \$32,500.00  
Owner: Alvin Daniels  
Claimant: Daniels A & B Construction and Development, LLC

3  
c/o  
Address: Alvin Daniels  
6824 La Tijera Blvd., #124  
Los Angeles, CA 90045

A Statement of information may be required to provide further information on the owners listed below:  
No Statement of information is required.

End of Report