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CALIFORNIA



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MAYOR

NOTICE OF HEARING

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

CF 11-1281  
CD9

DATE: September 29, 2011

CASE #: 415751

Regarding the property known as:  
**1537 E 53RD 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 **\$5,626.40**. 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 Tuesday, November 22, 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.

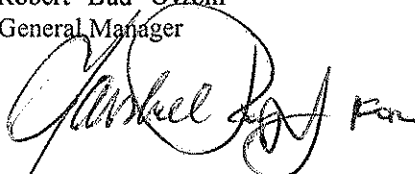
**1537 E 53RD ST - NOTICE OF HEARING**

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 black ink, appearing to read "Frank Lara", is written over the printed name of Frank Lara.

FRANK LARA  
Principal Inspector

**1537 E 53RD ST - NOTICE OF HEARING**

**Interested Parties List:**

TINA M EPPS & BERRY LAMONT GIPSON JR  
1537 53RD ST  
LOS ANGELES CA 90011

ABN AMRO MORTGAGE GROUP INC  
2600 W BIG BEAVER ROAD  
TROY MI 48084

BIGFISH BAIL BONDS  
PO BOX 5519  
INGLEWOOD CA 90310

NATIONS FIRST LENDING INC  
20 CORPORATE PARK SUITE 200  
IRVINE CA 92606

LEXINGTON NATIONAL INSURANCE CORP  
214 EAST LEXINGTON STREET  
BALTIMORE MD 21202

WASHINGTON MUTUAL BANK  
2273 NORTH GREEN VALLEY PARKWAY SUITE 14  
HENDERSON NV 89014

## REPORT OF ABATE OF A PUBLIC NUISANCE

On 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, and fence the lot on the parcel located at 1537 E 53RD 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>
BARRICADE	May 31, 2011	\$1,700.24
FENCE	June 13, 2011	\$3,926.16

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 \$4,018.86 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, for a total of \$5,626.40, 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 \$5,626.40.

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: July 20, 2011

Robert R. 'Bud' Ostrom  
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



## **& Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

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<i>Work Order No. T8207</i>	<i>Prepared for: City of Los Angeles</i>	
<i>Type of Report: GAP Report</i>		
<i>Order Date: 09-01-2011</i>	<i>Dated as of: 09-08-2011</i>	<i>Fee: \$48.00</i>

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

*For Assessors Parcel Number: 5105-002-025*

*Situs Address: 1537 E. 53<sup>rd</sup> Street      City: Los Angeles      County: Los Angeles*

### **-VESTING INFORMATION (Ownership)**

*The last Recorded Document Transferring Fee Title Recorded on: 04-11-2011*

*As Document Number: 11-0524469*

*Documentary Transfer Tax: \$None*

*In Favor of: Tina Mae Epps, a Single Woman, and Berry Lamont Gipson, Jr., a Single Man, as Joint Tenants*

*Mailing Address: Tina Mae Epps*

*Berry Lamont Gipson, Jr.*

*1537 E. 53<sup>rd</sup> Street*

*Los Angeles, CA 90011*

### **-SCHEDULE B-**

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

*Lot 103 of the Rufus J. Stukey Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 7, Page(s) 13 of Maps, in the office of the County Recorder of said County.*

**Westcoast Title & Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

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Order Number: T8207

**-Schedule B Continued-**

1. A Deed of Trust Recorded on 12-29-2005  
as Document Number 05-3211777

Amount: \$140,000.00

Trustor: Tina Mae Epps, a Single Woman and Berry Lamont Gipson Jr., a Single Man

Trustee: North American Title Company

Beneficiary: ABN AMRO Mortgage Group, Inc.

Mailing Address: ABN AMRO Mortgage Group, Inc.  
2600 W. Big Beaver Road  
Troy, Michigan 48084

Mailing Address: ABN AMRO Mortgage Group, Inc.  
1201 East Lincoln  
Madison Heights, Michigan 48071-4171

2. A Deed of Trust Securing Bail Bond Number: Not Shown  
Recorded: 04-28-2006

Document Number: 06-0942851

Amount: \$13,000.00

Trustor: Tina Mae Epps and Berry Lamont Gipson, Jr.

Trustee: Bigfish Bail Bonds

Beneficiary: Bigfish Bail Bonds

Address: Bigfish Bail Bonds  
P.O. Box 5519  
Inglewood, CA 90310

3. A Deed of Trust Recorded on 05-15-2006  
as Document Number 06-1062539

Amount: \$50,000.00

Trustor: Tina Mae Epps, a Single Woman

Trustee: LandAmerica Gateway Title

Beneficiary: Nations First Lending, Inc., a California Corporation

Mailing Address: Nations First Lending, Inc.  
20 Corporate Park, Suite 200  
Irvine, CA 92606

4. A Deed of Trust Securing Bail Bond Number: Not Shown  
Recorded: 05-23-2006

Document Number: 06-1132942

Amount: \$130,000.00

Trustor: Tina Mae Epps and Berry Lamont Gipson, Jr.

Trustee: Brian J. Frank and Ronald A. Frank

Beneficiary: Lexington National Insurance Corporation, a Maryland Corporation

Page 2 of 3 Continued....

## Westcoast Title & Abstract Company, Inc.

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Order Number: T8207

### **-Schedule B Continued-**

Address: Lexington National Insurance Corporation, a Maryland Corporation  
214 East Lexington Street  
Baltimore, Maryland 21202

5. A Deed of Trust Recorded on 08-31-2006  
as Document Number 06-1943089  
Amount: \$53,200.00  
Trustor: Tina Mae Epps  
Trustee: Ticor Title NLS, a California Corporation  
Beneficiary: Washington Mutual Bank, a Federal Association

Mailing Address: Washington Mutual Bank, a Federal Association  
2273 N. Green Valley Parkway, Suite #14  
Henderson, NV 89014

6. A Notice of Pending Lien Recorded 05-06-2011.  
as Document Number 11-0652745  
Filed by the City of Los Angeles Dept. of Building and Safety

7. A Judgment After Default Against Defendant Tina Mae Epps aka Trina Tresevant; Order to Record  
[executed on 1.26.11 by the Hon. Teresa Sanchez-Gordon] Recorded on 08-12-2011  
as Document Number 11-1089979  
Filed by: The People of the State of California  
(see attached document for details)

8. An Abstract of Judgment Recorded on: 08-31-2011  
as Document number: 11-1181219  
Case Number: BC 444406 [Dept 74]  
Plaintiff/Creditor: The People of the State of California  
Debtor(s) Name: Tina Mae Epps aka Trina Tresevant, etc.  
Amount: \$38,492.58  
Creditors Mailing Address: Carmen A. Trutanich, City Atty.  
Jonathan Cristall, Assistant Superv. Deputy City Atty.  
Liora Forman-Echols, Deputy City Atty.  
200 N. Main Street, Rm. 966  
Los Angeles, CA 90012

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