

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

September 17, 2014

Council District: # 6

Honorable Council of the
City of Los Angeles
Room 395, City Hall

JOB ADDRESS: **14243 WEST VICTORY BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2237-020-021**

On December 10, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **14243 West Victory Blvd., Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	327.19
Title Report fee	42.00
Grand Total	\$ 2,294.19

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,294.19** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,294.19** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

for 
Steve Ongele
Chief, Resource Management Bureau

SEP 22 10 51 13

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10741
Dated as of: 08/15/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2237-020-021

Property Address: 14243 W VICTORY BLVD **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument CORPORATION GRANT DEED

Grantor: HOME SAVINGS OF AMERICA, F.S.B.

Grantee: BLANCA PORTILLO ESTRADA, AN UNMARRIED WOMAN

Instrument: 93/953737

Book/Page: N/A

Dated: 04/29/1993

Recorded: 05/19/1993

MAILING ADDRESS: BLANCA PORTILLO ESTRADA,
14243 VICTORY BLVD, VAN NUYS, CALIFORNIA 91401

SCHEDULE B

LEGAL DESCRIPTION

LOT 21 IN BLOCK D OF TRACT 1700, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE(S) 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: BLANCA PORTILLO ESTRADA, UNMARRIED WOMAN

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FREMONT INVESTMENT & LOAN

Trustee: FREMONT GENERAL CREDIT CORPORATION, A CALIFORNIA CORPORATION

Instrument: 06/2539526

Book/Page: N/A

Amount: \$299,000.00

Open Ended: NO

Dated: 11/07/2006

Recorded: 11/16/2006

Maturity Date: 12/01/2036

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10741

SCHEDULE B (Continued)

MAILING ADDRESS: FREMONT INVESTMENT & LOAN,
P.O. BOX 34078, FULLERTON, CA 92834-34078

MAILING ADDRESS: BLANCA PORTILLO ESTRADA, UNMARRIED WOMAN, 12301 **OWNER**
SATICOY STREET, NORTH HOLLYWOOD, CA 91605

MAILING ADDRESS: FREMONT INVESTMENT & LOAN, 2727 EAST IMPERIAL
HIGHWAY, BREA, CA 92821

MAILING ADDRESS: ("MERS") MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., P O BOX 2026, FLINT, MI 48501-2026

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF MORTGAGE/DEED OF TRUST, FROM "MERS" IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREMONT INVESTMENT & LOAN (ASSIGNOR) TO HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE ELLINGTON TRUST SERIES 2007-2 (ASSIGNEE), DATED 08/07/2008, RECORDED 09/05/2008 AS INSTRUMENT NO. 20081603360.

MAILING ADDRESS: WILSHIRE CREDIT CORPORATION, P.O. BOX 8517, PORTLAND,
OR 97207

MAILING ADDRESS: HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR
THE ELLINGTON TRUST SERIES 2007-2, 452 FIFTH AVENUE, NEW YORK, NY 10018

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,
DATED 07/25/2008, RECORDED 09/08/2018 AS INSTRUMENT NO. 20081611636.

MAILING ADDRESS: QUALITY LOAN SERVICE CORP., 2141 5TH AVENUE, SAN
DIEGO, CA 92101

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE,
DATED 06/04/2009, RECORDED 06/12/2009, AS INSTRUMENT NO. 20090883274

MAILING ADDRESS: QUALITY LOAN SERVICE CORP., 2141 5TH AVENUE, SAN
DIEGO, CA 92101

SAID DEED OF TRUST IS FURTHER SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM BANK OF AMERICA, N.A. (ASSIGNOR) TO NATIONSTAR MORTGAGE, LLC (ASSIGNEE), DATED 08/09/2013, RECORDED 09/18/2013, AS INSTRUMENT NO. 20131359609

MAILING ADDRESS: BANK OF AMERICA, N.A., PREPARED BY HAMBEIK SEPANI,
101 S. MARENGO AVE, PASADENA, CA 91101

MAILING ADDRESS: CORELOGIC, MAIL STOP: ASGN 1 CORELOGIC DRIVE,

INTUITIVE REAL ESTATE SOLUTIONS

5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10741

SCHEDULE B (Continued)

WESTLAKE, TX 76262-9823

MAILING ADDRESS: BANK OF AMERICA, N.A., 1800 TAPO CANYON ROAD, SIMI VALLEY, CA 93063

MAILING ADDRESS: NATIONSTAR MORTGAGE, LLC, 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE, DATED 04/04/2014, RECORDED 05/30/2014, AS INSTRUMENT NO. 20140558472

MAILING ADDRESS: THE WOLF FIRM, 2955 MAIN STREET, 2ND FLOOR, IRVINE, CALIFORNIA 92614

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, DATED 04/21/2014, RECORDED 05/30/2014, AS INSTRUMENT NO. 20140558473

MAILING ADDRESS: THE WOLF FIRM, 2955 MAIN STREET, 2ND FLOOR, IRVINE, CALIFORNIA 92614

MAILING ADDRESS: HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF THE ELLINGTON LOAN ACQUISITION TRUST 2007-2 MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2007-2 C/O THE WOLF FIRM, A LAW CORPORATION, 2955 MAIN STREET, 2ND FLOOR, IRVINE, CALIFORNIA 92614 ATTN: FORECLOSURE DEPARTMENT

Type of Instrument MISCELLANEOUS

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS, DATED 09/05/2008, RECORDED 09/05/2008, AS INSTRUMENT NO. 20081599308

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY, CODE ENFORCEMENT BUREAU, 3550 WILSHIRE BLVD., SUITE 1800, LOS ANGELES, CA 90010

MAILING ADDRESS: WARREN WULF, 14410 SYLVAN STREET SUITE 105 VAN NUYS, CA 91401

MAILING ADDRESS: ESTRADA, BLANCA P, 1423 VICTORY BLVD., VAN NUYS, CA 91401

NOTICE OF PENDING LIEN, DATED 06/25/2010, RECORDED 07/02/2010, AS INSTRUMENT NO. 20100910559

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL

INTUITIVE REAL ESTATE SOLUTIONS

5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10741

SCHEDULE B (Continued)

SERVICES DIVISION, 201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

MAILING ADDRESS: ESTRADA, BLANCA P, 14243 VICTORY BLVD., VAN NUYS, CA 91401

NOTICE OF PENDING LIEN, DATED 06/25/2013, RECORDED 06/28/2013, AS
INSTRUMENT NO. 20130964856

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL
SERVICES DIVISION, 201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

MAILING ADDRESS: ESTRADA, BLANCA P, 12301 SATICOY ST., LOS ANGELES, CA 91605

NOTICE OF LIEN, DATED 01/31/2014, RECORDED 02/21/2014, AS INSTRUMENT NO.
20140186591

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL
SERVICES DIVISION, 201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

MAILING ADDRESS: BLANCA PORTILLO ESTRADA, 14243 W. VICTORY BLVD., VAN
NUYS, CA 91401-1943

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

93 953737

Name Blanca Portillo Estrada
Street Address 14243 Victory Blvd, Van Nuys, California 91401
City State Zip

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. PAST 4 P.M. MAY 19 1993

FEE \$5

Title Order No 9304134-7 Encrow No 24042-C

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATION GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$

CO - 143.00

CITY - 585.00

50
49

- Computed on full value of property conveyed, or
Computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HOME SAVINGS OF AMERICA, F.S.B.

a corporation organized under the laws of the state hereby GRANT(S) to

BLANCA PORTILLO ESTRADA, an unmarried woman

the following described real property in the City of Los Angeles County of Los Angeles, State of California:

Lot 21 in Block D of Tract 1700, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 19, Page(s) 35 of Maps, in the Office of the County Recorder of said County.

Except therefrom the Southerly 20 feet thereof included within the lines of Victory Boulevard

2237-020-021

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized.

Dated April 29, 1993 HOME SAVINGS OF AMERICA, F.S.B.
By Eric Love, Assistant Vice President
On April 29, 1993 before me, Eric Love, Secretary

personally appeared Eric Love

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature [Signature]



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

(ATCCLA 74 (B)(1))

COMMONWEALTH LAND TITLE CO.

5007300-0
Commonwealth
Recording Requested By

11/16/06
20062539526

2

Return To

Fremont Investment & Loan
P.O. BOX 34078
FULLERTON, CA 92834-34078

Prepared By
Barbara Licon

30000000724389

2237-020-021 [Space Above This Line For Recording Data]
DEED OF TRUST

NIN 1001944-3000724389-5

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated November 07, 2006 together with all Riders to this document.
- (B) "Borrower" is BLANCA PORTILLO ESTRADA, unmarried woman.

Borrower's address is 12301 SATICOY STREET North Hollywood, CA 91605
Borrower is the trustor under this Security Instrument

(C) "Lender" is Fremont Investment & Loan

Lender is a CORPORATION
organized and existing under the laws of CALIFORNIA

CALIFORNIA - Single Family - Fannie Mae / Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3005 1/01

VMP - 6 A (CA) (0207)
Page 1 of 15

BE
Initials



VMP MORTGAGE FORMS - (800)521-7291

Lender's address is 2727 East Imperial Highway, Brea, CA 92821

(D) "Trustee" is Fremont General Credit Corporation, A California Corporation

3

(E) "MERS" is Mortgage Electronic Registration Systems, Inc MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P O Box 2026, Flint, MI 48501-2026, tel (888) 679-MERS

(F) "Note" means the promissory note signed by Borrower and dated November 07, 2006 The Note states that Borrower owes Lender Two Hundred Ninety-Nine Thousand and 0/100ths Dollars

(U S \$299,000.00) plus interest Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than December 01, 2036

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property "

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower The following Riders are to be executed by Borrower [check box as applicable]

- Adjustable Rate Rider
- Balloon Rider
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- 1-4 Family Rider
- Other(s) [specify]

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers

(M) "Escrow Items" means those items that are described in Section 3

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for (i) damage to, or destruction of, the Property, (ii) condemnation or other taking of all or any part of the Property, (iii) conveyance in lieu of condemnation, or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument

06 2539526

BE

4.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U S C Section 2601 et seq) and its implementing regulation, Regulation X (24 C F R Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS This Security Instrument secures to Lender (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note, and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

County of Los Angeles
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF

Parcel ID Number 2237-020-021 which currently has the address of
14243 VICTORY BLVD [Street]
Van Nuys [City], California 91401 [Zip Code]
("Property Address")

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property All replacements and additions shall also be covered by this Security Instrument All of the foregoing is referred to in this Security Instrument as the "Property " Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property, and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances

BE

06 2539526

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it

15

Witnesses

Blanca Estrada (Seal)
BLANCA PORTILLO ESTRADA -Borrower

_____ (Seal)
-Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

06 2539526



State of California
County of Los Angeles

On November 7, 2006 before me, Cynthia Ruiz (Notary Public) personally appeared

} ss.

14

Portillo
Blanca Estrada

(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

[Handwritten Signature]
(Seal)



06 2539526

UZMP - 8A (CA) (0207)

Page 15 of 15

BE
Initials

Form 3005 1/01

2

INSTRUMENT PREPARED BY AND
WHEN RECORDED MAIL TO:
Wilshire Credit Corporation
P.O. Box 8517
Portland, OR 97207



20081603360

Loan: 4889558 *G852341*
Min #. 100194430007243895
APN / Tax ID. 2237-020-021

Corporate Assignment of Mortgage/Deed of Trust

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to

HSBC Bank USA, National Association as Trustee for the Ellington Trust Series 2007-2

with an address of **452 Fifth Avenue, New York, NY 10018**

All beneficial interest under that certain Mortgage/Deed of Trust dated 11/7/2006 and executed by **BLANCA PORTILLO ESTRADA**, the lender being **FREMONT INVESTMENT & LOAN**, in the original amount of \$299,000.00 and the Trustee being **FREMONT GENERAL CREDIT CORPORATION**

Recorded on 11/16/2006 in book ___ at page ___ as Instrument No. 06 2539526 of Official Records in the County Recorder's office of **Los Angeles, State of California**.

Property Address: 14243 VICTORY BLVD, VAN NUYS, CA 914011943

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under this Mortgage/Deed of Trust.

"MERS" is Mortgage Electronic Registration Systems, Inc. as Nominee for FREMONT INVESTMENT & LOAN

Name: Charlene Busselaar
Title: Assistant Secretary

3

STATE OF OR

COUNTY OF Washington

On 8/7/2008 before me, Melissa Tomlin, Notary Public

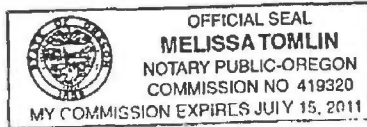
Personally appeared Charlene Busselaar, who is the Assistant Secretary of said corporation

Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California, that the foregoing paragraph is true and correct.

WITNESS my hand and Official Seal

Melissa Tomlin
Melissa Tomlin, Notary Public



08 1603360

✓

Recording requested by:

When recorded mail to:

Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101
619-645-7711



Space above this line for recorders use

TS # CA-08-185038-BL

Order # G852341

Loan # 4889558

Substitution of Trustee

WHEREAS, BLANCA PORTILLO ESTRADA, UNMARRIED WOMAN was the original Trustor, FREMONT GENERAL CREDIT CORPORATION, A CALIFORNIA CORPORATION was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREMONT INVESTMENT & LOAN was the original Beneficiary under that certain Deed of Trust dated 11/7/2006 and recorded on 11/16/2006 as Instrument No. 2006-2539526, in book xxx, page xxx of Official Records of LOS ANGELES County, CA; and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee, or Successor Trustee, thereunder, in the manner provided for in said Deed of Trust,

NOW, THEREFORE, the undersigned hereby substitutes QUALITY LOAN SERVICE CORPORATION,as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

3

Substitution of Trustee - CA
TS # CA-08-185038-BL
Page 2

Dated: 7/25/2008

HSBC Bank USA, National Association as Trustee for the
Ellington Trust Series 2007-2 by Wilshire Credit
Corporation its Attorney in Fact

By Chuck Hennrich Authorized Agent

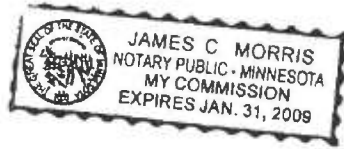
State of MN)
County of Dakota)

On 7/31/08 Date before me, James C Morris a notary public, personally
appeared Chuck Hennrich who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



08 1611636

4

**Affidavit of Mailing
for Substitution of Trustee By Code**

TS No.: **CA-08-185038-BL**

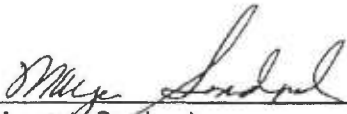
Trustor: **BLANCA PORTILLO ESTRADA, UNMARRIED WOMAN**

I, Margarita Sandoval, declare: That I am an employee of **Quality Loan Service Corp.**, an agent for beneficiary, whose business address is:

2141 5th Avenue
San Diego, CA 92101

I am over the age of eighteen years and in accordance with California Civil Code Section 2934, I caused a copy of the attached Substitution of Trustee to be mailed, in the manner provided in Section 2924(b) of the Civil Code of the State of California, to the trustee of record under the Deed of Trust described in said Substitution and to all persons to whom a copy of the Notice of Default would be required to be mailed by the provisions of said section.

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct Executed at San Diego, CA on 8/5/2008.



Margarita Sandoval

08 1611636

Recording requested by:
Quality Loan Service Corp.

When recorded mail to:
Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101



2

6852341

TS # CA-08-185038-BL

Loan # 4889558

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/7/2006. 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 drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, 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.

BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.

Trustor(s): **BLANCA PORTILLO ESTRADA, UNMARRIED WOMAN**
Recorded: **11/16/2006** as Instrument No. **2006-2539526** in book xxx, page xxx of Official Records in the office of the Recorder of **LOS ANGELES** County, California;

Date of Sale: **7/1/2009 at 10:30 AM**
Place of Sale: **At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650**
Amount of unpaid balance and other charges: **\$333,416.61**
The purported property address is: **14243 VICTORY BLVD
VAN NUYS, CA 91401**
Assessors Parcel No. **2237-020-021**

The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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.

Pursuant to California Civil Code §2923.5 (c), the beneficiary or authorized agent declares as follows:

See the attached Declaration marked as Exhibit A, attached hereto and made a part hereof by this reference.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

9

3

Date: 6/4/2009

Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101
619-645-7711 For NON SALE information only
Sale Line: 714-730-2727 or Login to: www.fidelityasap.com
Reinstatement Line: (888) 841-8803

Quality Loan Service Corp. by: Tim Bargaquast, as Authorized Agent.

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only.

THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE.

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

EXHIBIT A

4

**Notice of Sale / Notice of Default Declaration
Borrower Contact and Due Diligence
Pursuant to CC §2923.5 and Instructions to Trustee**

**ESTRADA, BLANCA PORTILLO
14243 VICTORY BLVD, VAN NUYS CA 914011943
HSBC Bank USA, National Association as Trustee for the Ellington Trust Series 2007-2
Loan No: 4889558 Trustee No:**

The undersigned beneficiary or their authorized agent hereby represents and declares as follows:

- 1. On _____ contact was made with the borrower to assess their financial situation and to explore options for the borrower to avoid foreclosure, or
- 2. No contact was made with the borrower despite the due diligence of beneficiary or their authorized agent's pursuant to California Civil Code §2923.5(g), including (a) Mailing a first-class letter to the borrower(s) which included a toll free number to contact a HUD-certified housing counseling agency; (b) Attempting to contact the borrower(s) by telephone at the primary telephone number on file at least three times at different hours and on different days or determined that the primary and secondary phone numbers on file were disconnected; and (c) Having received no response from the borrower(s) for 14 days after the telephone contact efforts were complete, an additional letter was sent to the borrower(s) via certified mail, with return receipt requested. The follow efforts were made to contact the borrower to assess their financial situation and to explore options for the borrower to avoid foreclosure:
 - On 12/24/2008 call attempted in the Morning
 - On 9/11/2008 call attempted in the Afternoon
 - On 8/27/2008 call attempted in the Evening
- 3. The borrower has surrendered the secured property as evidenced by a letter confirming the surrender or by delivery of the keys to the secured property to the beneficiary, their authorized agent or the trustee.
- 4. The Beneficiary or their authorized agent has evidence and reasonably believes that the borrower has contracted with an organization, person, or entity whose primary business is advising people who have decided to leave their homes on how to extend the foreclosure process and to avoid their contractual obligations to beneficiaries.
- 5. The beneficiary or their authorized agent has confirmed that the borrower(s) filed for bankruptcy and the proceedings have not been finalized to wit, there is no order on the court's docket closing or dismissing the bankruptcy case.
- 6. The provisions of California Civil Code §2923.5 do not apply - _____.

The undersigned makes the above representations with the intent that the trustee proceed with recordation of the Notice of Default/Notice of Sale in compliance with California Civil Code §2923.5 (c).

By: *Tiffany Wilson*

Dated: 5/29/2009

TIFFANY WILSON

Name: _____

Recording Requested By:
Bank of America, N.A.
Prepared By: Hambeik Sepani
101 S. Marengo Ave.
Pasadena, CA 91101
800-444-4302



When recorded mail to:
CoreLogic
Mail Stop: ASGN
1 CoreLogic Drive
Westlake, TX 76262-9823



DocID# 3972313855574672

Property Address:

14243 Victory Blvd
Van Nuys, CA 91401-1943

CA0-ADT 26176711 8/6/2013 NS0630D

This space for Recorder's use

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 1800 TAPO CANYON ROAD, SIMI VALLEY, CA 93063 does hereby grant, sell, assign, transfer and convey unto NATIONSTAR MORTGAGE, LLC whose address is 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT INVESTMENT & LOAN
Original Borrower(s): BLANCA PORTILLO ESTRADA, UNMARRIED WOMAN
Original Trustee: FREMONT GENERAL CREDIT CORPORATION, A CALIFORNIA CORPORATION
Date of Deed of Trust: 11/7/2006
Original Loan Amount: \$299,000.00

Recorded in Los Angeles County, CA on: 11/16/2006, book N/A, page N/A and instrument number 06 2539526

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on AUG 09 2013

Bank of America, N.A.

By: BRANDY BLACKMAN
Brandy Blackman
Assistant Vice President

3

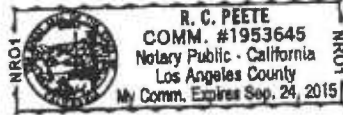
State of California
County of Los Angeles

On AUG 09 2013 before me, R. C. Peete, Notary Public, personally appeared Brandy Blackman, who proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R. C. Peete



Notary Public: R. C. Peete (Seal)
My Commission Expires: Sept 24, 2015

DocID# 3972313855574672

RECORDING REQUESTED BY:

First American Title Insurance Company

AND WHEN RECORDED MAIL TO:

The Wolf Firm
2955 Main Street, 2nd Floor
Irvine, California 92614
(949) 720-9200

TS No.: 14-0845-11

8662457

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

WHEREAS, BLANCA PORTILLO ESTRADA, AN UNMARRIED WOMAN was the original Trustor, FREMONT GENERAL CREDIT CORPORATION, A CALIFORNIA CORPORATION was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), ACTING SOLELY AS NOMINEE FOR FREMONT INVESTMENT & LOAN, A CORPORATION was the original Beneficiary under that certain Deed of Trust dated 11/7/2006 and recorded on 11/16/2006 as Instrument No. 20062539526 of Official Records of Los Angeles County, California; and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes The Wolf Firm, A Law Corporation, 2955 Main Street, 2nd Floor, Irvine, California 92614 as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated: APRIL 4, 2014

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF THE ELLINGTON LOAN ACQUISITION TRUST 2007-2, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2007-2, BY NATIONSTAR MORTGAGE LLC AS ITS ATTORNEY IN FACT

Suzanne Cason 4/4/14

SUZANNE CASON
ASSISTANT SECRETARY

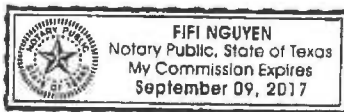
State of TEXAS } SS
County of DENTON }

On APRIL 4, 2014 before me, Fifi Nguyen personally appeared SUZANNE CASON who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of TEXAS that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Fifi Nguyen* (Seal)
Notary Public



RECORDING REQUESTED BY:
First American Title Insurance Company

WHEN RECORDED MAIL TO:
The Wolf Firm
 2955 Main Street, 2nd Floor
 Irvine, California 92614
 (949) 720-9200
 (949) 608-0130 (Foreclosure Fax No.)

Trustee Sale No. 14-0845-11

Title Order No.

8442457

SPACE ABOVE THIS LINE FOR RECORDER'S USE
 APN: 2237-020-021

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
 TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
 LƯU Ý: KÉM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

PLEASE NOTE THAT PURSUANT TO CIVIL CODE § 2923.3(c)(1) THE ABOVE STATEMENT IS REQUIRED TO APPEAR ON THIS DOCUMENT BUT PURSUANT TO CIVIL CODE § 2923.3(a) THE SUMMARY OF INFORMATION IS NOT REQUIRED TO BE RECORDED OR PUBLISHED AND THE SUMMARY OF INFORMATION NEED ONLY BE MAILED TO THE MORTGAGOR OR TRUSTOR

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$20,073.56 as of 4/21/2014, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or

RECORDING REQUEST BY
City of Los Angeles
 WHEN RECORDED MAIL TO
 Department of Building and Safety
 Code Enforcement Bureau
 3550 Wilshire Blvd., Suite 1800
 Los Angeles, CA
 90010



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
 HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

WARREN WULF
 (818)374-9845
 (888)524-2845
 14410 SYLVAN STREET SUITE 105
 VAN NUYS, CA 91401-
 Case No.: 233528

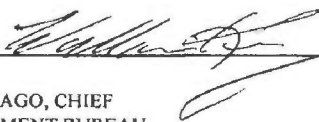
Assessor's Map Book: **2237** Page: **020** Parcel: **021**

Identified by Los Angeles County Tax Assessors records as:

**14243 W VICTORY BLVD
 LOS ANGELES, CA 91401**

DATED: This 5th day of September, 2008

Owner:
 ESTRADA, BLANCA P,
 14243 VICTORY BLVD
 VAN NUYS, CA 91401


 _____ September 05, 2008
 For
 HECTOR BUITRAGO, CHIEF
 CODE ENFORCEMENT BUREAU
 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

2

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4867340)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 1200 D 21 MB 19-35

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2237-020-021
AKA 14243 W VICTORY BLVD
LOS ANGELES

Owner:
ESTRADA BLANCA P
14243 VICTORY BLVD
VAN NUYS CA,91401

DATED: This 25th Day of June, 2010

CITY OF LOS ANGELES

By *G. Dacumos*
Giovani Dacumos, Acting Assistant Bureau Chief
Resource Management Bureau

2

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5764280)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 1200 D 21 M B 19-35

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2237-020-021
AKA 14243 W VICTORY BLVD
LOS ANGELES

Owner:

ESTRADA BLANCA P.
12301 SATICOY ST
LOS ANGELES CA,91605

DATED: This 25th Day of June, 2013

CITY OF LOS ANGELES

Steve Ongele, Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:
Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF LIEN

APN:# 2237-020-021
AKA: 14243 WEST VICTORY BLVD., LOS ANGELES, CA

Pursuant to the authority vested by the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code and Section 7.35.1 et seq. of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, and pursuant to the confirmation of the City Council on January 15, 2014, the City of Los Angeles hereby claims a lien in the sum \$4,236.81 against the property described below to recover inspection costs, plus appropriate fees and fines, incurred in relation to the property located at:

AKA: 14243 WEST VICTORY BLVD., LOS ANGELES, CA

The property subject to this Notice of Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Lot 21 in Block D of Tract 1200, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 19, Page(s) 35 of Maps, in the office of the County Recorder of said County. (Full legal description is on file in the Department of Building and Safety, Financial Services Division, 201 N. Figueroa St., 9th Floor, Los Angeles, 90012).

THIS LIEN WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT RELEASE OF LIEN.

OWNER(S):

Blanca Portillo Estrada
14243 W. Victory Blvd.
Van Nuys, CA 91401-1943

CITY OF LOS ANGELES
Department of Building and Safety

By *Steve Ongele*
Steve Ongele, Chief
Resource Management Bureau

DATED: This 31st Day of January, 2014

EXHIBIT B

ASSIGNED INSPECTOR: **JASON SUMMERS**

Date: September 17, 2014

JOB ADDRESS: **14243 WEST VICTORY BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2237-020-021**

Last Full Title: **08/15/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). BLANCA PORTILLO ESTRADA
14243 VICTORY BLVD.
VAN NUYS, CA. 91401-1943 CAPACITY: OWNER

- 2). BLANCA PORTILLO ESTRADA
12301 SATICOY STREET
NORTH HOLLYWOOD, CA. 91605 CAPACITY: OWNER

- 3). FREMONT INVESTMENT AND LOAN
PO BOX 34078
FULLERTON, CA. 92834-34078 CAPACITY: INTERESTED PARTIES

- 4). FREMONT INVESTMENT AND LOAN
2727 EAST IMPERIAL HIGHWAY
BREA, CA. 92821 CAPACITY: INTERESTED PARTIES

- 5). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
PO BOX 2026
FLINT, MI. 48501-2026 CAPACITY: INTERESTED PARTIES

- 6). WILSHIRE CREDIT CORPORATION
PO BOX 8517
PORTLAND, OR. 97207 CAPACITY: INTERESTED PARTIES

15). WARREN WULF
14410 SYLVAN STREET, SUITE 105
VAN NUYS, CA. 91401

CAPACITY: INTERESTED PARTIES

Foreclosure Activity Report

For Property Located At



CoreLogic

RealQuest Professional

14243 VICTORY BLVD, VAN NUYS, CA 91401-1943**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: NOTICE OF DEFAULT
 Recording Date: 05/30/2014
 Foreclosure Doc #: 558473

Foreclosure Stage: PRE-FORECLOSURE
 Filing Date: 04/21/2014
 Recording Book/Page: /

Borrower 1: ESTRADA BLANCA P
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: WOLF FIRM
 Trustee Address: 2955 MAIN ST #2ND
 City: IRVINE
 State: CA
 Zip: 92614

Trustee Phone #:
 Trustee Sale Order #: 14-0845
 Trustee Sale Order Ext: 11

Default Mortgage Information:

Mtg Amt/Type: \$299,000 / CONV
 Mtg Recording Date: 11/16/2006
 Mtg Doc #: 2539526
 Mtg Book/Page:

Default Amt: \$20,074
 Default Date: 04/21/2014

Lender: HSBC BANK SERIES 2007-2
 (CE)
 Lender Address: 2955 MAINS T 2ND FL
 City: IRVINE
 State: CA
 Zip: 92614

1st Missed Pymt Date:

Lender Phone #: (949) 720-9200
 Vesting Codes: UW / /
 Title Company: FIRST AMERICAN
 TITLE INSURANCE

Location Information:

Legal Description: TRACT # 1200 EX OF ST LOT 21
 County: LOS ANGELES, CA
 Subdivision: 1200
 Legal Lot: 21
 Legal Block: D

APN: 2237-020-021
 Map Reference: 15-E5 / 532-A6
 Township-Range-Sect:
 Munic/Township:

Last Market Sale Information:

Sale Date:
 Recording Date: 05/19/1993
 Sale Price: \$130,000
 Sale Type: FULL
 Deed Type: GRANT DEED
 Deed Doc #: 953737

1st Mtg Amount/Type: \$97,500 / CONV
 1st Mtg Int. Rate/Type: / ADJ
 2nd Mtg Amount/Type: /
 2nd Mtg Int. Rate/Type: /
 Seller: HOME SVGS OF
 AMERICA

Owner Information:

Owner Name: ESTRADA BLANCA P
 Mailing Address: 14243 VICTORY BLVD
 City: VAN NUYS
 State: CA
 Zip: 91401-1943

Carrier Route: C021

Owner Transfer Information:

Sale Date:
 Recording Date:
 Sale Price:

Deed Type:
 Deed Doc #:
 Vesting Codes: UW / /

Property Characteristics:

Living Area: 875

Parking Type: PARKING AVAIL

Total Rooms: **4**
Bedrooms **2**
Bath (F/H): **1 /**
Year Built / Eff: **1923 / 1928**
Fireplace:
of Stories: **1.00**
Quality: **AVERAGE**

Garage Area:
Garage Capacity: **2**
Parking Spaces: **2**
Pool:
Pool Area:
Style: **CONVENTIONAL**

Site Information:

Land Use: **SFR**
Zoning: **LARD1.5**
Site Influence:

Acres: **0.15**
Lot Area: **6,498**
Res/Comm Units: **/**

Tax Information:

Assessed Value: **\$183,007**
Land Value: **\$102,064**
Improvement Value: **\$80,943**
Total Taxable Value: **\$183,007**

Property Tax: **\$2,373.93**
Tax Area: **13**
Tax Exemption:
Improvement %: **44%**

Notice of Default

		<u>Invoice #</u>		<u>Total</u> <u>Outstanding</u>
6437 Geyser Ave	Non-Comp	502351-4	2,819.61	\$ 3,761.22
	CVIF	543774-0	941.61	
16661 Lemarsh St	CVIF	509251-8	1,791.31	\$ 7,784.84
	Non-Comp	515082-7	2,633.80	
	CVIF	584882-1	1,384.73	
	Non-Comp	607409-2	1,975.00	
14243 Victory Blvd	Non-Comp	576428-0	2,212.32	\$ 2,212.32
10326 Debra Ave	CVIF	573276-0	413.33	\$ 2,304.42
	CVIF	590937-3	387.32	
	Non-Comp	598829-3	583.18	
	CVIF	608572-2	364.24	
	Non-Comp	610974-5	556.35	

REFERENCE ONLY: 20140558473

RECORDING REQUESTED BY:
First American Title Insurance Company

WHEN RECORDED MAIL TO:
The Wolf Firm
2955 Main Street, 2nd Floor
Irvine, California 92614
(949) 720-9200
(949) 608-0130 (Foreclosure Fax No.)

Trustee Sale No. 14-0845-11

Title Order No. 8442457

SPACE ABOVE THIS LINE FOR RECORDER'S USE
APN: 2237-020-021

14243 VICTORY BND
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

PLEASE NOTE THAT PURSUANT TO CIVIL CODE § 2923.3(c)(1) THE ABOVE STATEMENT IS REQUIRED TO APPEAR ON THIS DOCUMENT BUT PURSUANT TO CIVIL CODE § 2923.3(a) THE SUMMARY OF INFORMATION IS NOT REQUIRED TO BE RECORDED OR PUBLISHED AND THE SUMMARY OF INFORMATION NEED ONLY BE MAILED TO THE MORTGAGOR OR TRUSTOR

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$20,073.56 as of 4/21/2014, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or

Property Detail Report

For Property Located At :
14243 VICTORY BLVD, VAN NUYS, CA 91401-1943



Owner Information

Owner Name: **ESTRADA BLANCA P**
 Mailing Address: **14243 VICTORY BLVD, VAN NUYS CA 91401-1943 C021**
 Vesting Codes: **UW / /**

Location Information

Legal Description:	TRACT # 1200 EX OF ST LOT 21	APN:	2237-020-021
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1281.02 / 2	Subdivision:	1200
Township-Range-Sect:		Map Reference:	15-E5 / 532-A6
Legal Book/Page:	19-35	Tract #:	1200
Legal Lot:	21	School District:	LOS ANGELES
Legal Block:	D	School District Name:	
Market Area:	VN	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	05/19/1993 /	1st Mtg Amount/Type:	\$97,500 / CONV
Sale Price:	\$130,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	
Document #:	953737	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$148.57
New Construction:		Multi/Split Sale:	

Title Company: **FIRST AMERICAN TITLE INS CO/NY**
 Lender: **FINANCIAL RSRCS CTR**
 Seller Name: **HOME SVGS OF AMERICA**

Prior Sale Information

Prior Rec/Sale Date:	09/24/1992 /	Prior Lender:	
Prior Sale Price:	\$179,642	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1777016	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	TRUSTEE DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	875	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	WINDOW
Year Built / Eff:	1923 / 1928	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements: **FENCE;ADDITION;PLAY/RMPS ROOM;FENCED YARD**

Site Information

Zoning:	LARD1.5	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,498	Lot Width/Depth:	50 x 130	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$183,007	Assessed Year:	2013	Property Tax:	\$2,373.93
Land Value:	\$102,064	Improved %:	44%	Tax Area:	13
Improvement Value:	\$80,943	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$183,007				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

14243 VICTORY BLVD, VAN NUYS, CA 91401-1943
20 Comparable(s) found. (Click on the address to view more property information)

[View Report](#)
[Configure Display Fields](#)
[Modify Comparable Search Criteria](#)

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$130,000	\$65,000	\$1,485,000	\$375,850
Bldg/Living Area	875	781	1,006	887
Price/Sqft	\$148.57	\$70.81	\$1,810.98	\$434.37
Year Built	1923	1922	1983	1942
Lot Area	6,498	2,550	9,223	5,938
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$183,007	\$29,807	\$387,622	\$162,936
Distance From Subject	0.00	0.66	38.97	18.61

* = user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bid/Liv	Lot Area	Dist
Subject Property											
<input checked="" type="checkbox"/>			14243 VICTORY BLVD	\$130,000	1923	2	1	05/19/1993	875	6,498	0.0
Comparables											
<input checked="" type="checkbox"/>	1		5418 CITRONELL AVE	\$310,000	1950	2	1	04/17/2014	800	6,397	24.51
<input checked="" type="checkbox"/>	2		5423 PASSONS BLVD	\$315,000	1950	2	1	01/06/2014	910	5,615	24.64
<input checked="" type="checkbox"/>	3		2304 N NAOMI ST	\$475,000	1939	2	1	06/25/2014	844	7,923	5.91
<input checked="" type="checkbox"/>	4		14322 EMELITA ST	\$495,000	1940	2	1	12/11/2013	886	6,750	0.72
<input checked="" type="checkbox"/>	5		14348 CALIFA ST	\$376,000	1941	1	1	01/14/2014	781	6,747	0.66
<input checked="" type="checkbox"/>	6		251 E SCOTT ST	\$315,000	1940	2	1	07/17/2014	942	3,863	26.05
<input checked="" type="checkbox"/>	7		1222 ATWOOD ST	\$320,000	1950	2	1	01/23/2014	840	6,094	17.06
<input checked="" type="checkbox"/>	8		3063 CAZADOR ST	\$385,000	1928	2	1	04/10/2014	995	8,059	13.21
<input checked="" type="checkbox"/>	9		2528 ARTHUR ST	\$434,000	1947	2	1	12/09/2013	903	5,199	13
<input checked="" type="checkbox"/>	10		2317 CARLYLE PL	\$382,000	1929	2	1	08/26/2014	792	6,626	13.12
<input checked="" type="checkbox"/>	11		5912 ANNAN WAY	\$400,000	1924	2	1	05/01/2014	884	4,839	14.97
<input checked="" type="checkbox"/>	12		312 W 118TH ST	\$230,000	1922	2	1	02/04/2014	936	5,200	20.3
<input checked="" type="checkbox"/>	13		345 W 118TH PL	\$225,000	1928	2	1	08/08/2014	840	3,338	20.31
<input checked="" type="checkbox"/>	14		44260 GLENRAVEN RD	\$90,000	1953	3	1	04/10/2014	918	6,165	38.94
<input checked="" type="checkbox"/>	15		44293 GLENRAVEN RD	\$65,000	1953	3	1	08/01/2014	918	7,029	38.97
<input checked="" type="checkbox"/>	16		29026 LOMITA DR	\$200,000	1983	2	2	07/02/2014	960	5,254	21.53
<input checked="" type="checkbox"/>	17		1437 CABRILLO AVE	\$1,485,000	1924	2	1	06/10/2014	820	2,550	13.66
<input checked="" type="checkbox"/>	18		1439 EASTLEIGH AVE	\$225,000	1955	3	1	01/27/2014	1,006	9,223	30.6
<input checked="" type="checkbox"/>	19		15129 BECHARD AVE	\$365,000	1954	3	1	03/06/2014	953	5,466	29.72
<input checked="" type="checkbox"/>	20		10904 HAMLIN ST	\$425,000	1948	2	1	06/10/2014	810	6,416	4.27

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14243 VICTORY BLVD, VAN NUYS, CA 91401-1943**20 Comparable(s) Selected.**

Report Date: 09/09/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$130,000	\$65,000	\$1,485,000	\$375,850
Bldg/Living Area	875	781	1,006	887
Price/Sqft	\$148.57	\$70.81	\$1,810.98	\$434.37
Year Built	1923	1922	1983	1942
Lot Area	6,498	2,550	9,223	5,938
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$183,007	\$29,807	\$387,622	\$162,936
Distance From Subject	0.00	0.66	38.97	18.61

* = user supplied for search only


Comp #:1		Distance From Subject:24.51 (miles)	
Address: 5418 CITRONELL AVE, PICO RIVERA, CA 90660-2708			
Owner Name: NUNEZ MARIA E			
Seller Name: REDHOLTZ FAMILY TRUST			
APN: 6377-016-008	Map Reference: 55-A3 / 676-G4	Living Area: 800	
County: LOS ANGELES, CA	Census Tract: 5009.00	Total Rooms: 4	
Subdivision: 14292	Zoning: PRSF*	Bedrooms: 2	
Rec Date: 04/17/2014	Prior Rec Date:	Bath(F/H): 1 /	
Sale Date: 04/07/2014	Prior Sale Date:	Yr Built/Eff: 1950 / 1950	
Sale Price: \$310,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 389421	Acres: 0.15	Fireplace: /	
1st Mtg Amt:	Lot Area: 6,397	Pool:	
Total Value: \$42,959	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL	

Comp #:2		Distance From Subject:24.64 (miles)	
Address: 5423 PASSONS BLVD, PICO RIVERA, CA 90660-2934			
Owner Name: QUEZADA JOSE			
Seller Name: SANTANA JOSE			
APN: 6377-020-011	Map Reference: 55-A3 / 676-G4	Living Area: 910	
County: LOS ANGELES, CA	Census Tract: 5009.00	Total Rooms: 4	
Subdivision: 14292	Zoning: PRSF*	Bedrooms: 2	
Rec Date: 01/06/2014	Prior Rec Date: 08/13/2012	Bath(F/H): 1 /	
Sale Date: 12/04/2013	Prior Sale Date: 06/01/2012	Yr Built/Eff: 1950 / 1950	
Sale Price: \$315,000	Prior Sale Price: \$220,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 13175	Acres: 0.13	Fireplace: /	
1st Mtg Amt: \$309,294	Lot Area: 5,615	Pool:	
Total Value: \$220,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL	

Comp #:3		Distance From Subject:5.91 (miles)	
Address: 2304 N NAOMI ST, BURBANK, CA 91504-3228			
Owner Name: MIRZOYAN SAMVEL/GEVORGYAN ANNA			
Seller Name: ARANGO MARIA C			
APN: 2464-009-048	Map Reference: / 533-D5	Living Area: 844	
County: LOS ANGELES, CA	Census Tract: 3105.01	Total Rooms:	
Subdivision: 9685	Zoning: BUR1YY	Bedrooms: 2	
Rec Date: 06/25/2014	Prior Rec Date: 04/03/2000	Bath(F/H): 1 /	
Sale Date: 05/19/2014	Prior Sale Date: 01/21/2000	Yr Built/Eff: 1939 / 1939	
Sale Price: \$475,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style:	
Document #: 653724	Acres: 0.18	Fireplace: /	
1st Mtg Amt: \$380,000	Lot Area: 7,923	Pool:	
Total Value: \$182,107	# of Stories:	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #:4		Distance From Subject:0.72 (miles)	
Address: 14322 EMELITA ST, SHERMAN OAKS, CA 91401-4210			
Owner Name: AVETISYAN CHRISTIAN P			
Seller Name: KAGAN JEFFREY F			
APN: 2245-014-005	Map Reference: 15-E6 / 562-A1	Living Area: 886	
County: LOS ANGELES, CA	Census Tract: 1286.01	Total Rooms: 4	
Subdivision: 7909	Zoning: LAR1	Bedrooms: 2	
Rec Date: 12/11/2013	Prior Rec Date: 01/16/2008	Bath(F/H): 1 /	
Sale Date: 10/31/2013	Prior Sale Date: 12/21/2007	Yr Built/Eff: 1940 / 1940	
Sale Price: \$495,000	Prior Sale Price: \$363,500	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1744784	Acres: 0.15	Fireplace: /	
1st Mtg Amt: \$478,479	Lot Area: 6,750	Pool:	
Total Value: \$387,622	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:5 Distance From Subject:0.66 (miles)
 Address: 14348 CALIFA ST, VAN NUYS, CA 91401-3614
 Owner Name: GARRISON JUDITH FAMILY TRUST
 Seller Name: GARRISON M L LIVING TRUST
 APN: 2245-015-003 Map Reference: 15-E6 / 562-A1 Living Area: 781
 County: LOS ANGELES, CA Census Tract: 1286.01 Total Rooms: 3
 Subdivision: 7909 Zoning: LAR1 Bedrooms: 1
 Rec Date: 01/14/2014 Prior Rec Date: 07/07/1992 Bath(F/H): 1 /
 Sale Date: 11/14/2013 Prior Sale Date: Yr Built/Eff: 1941 / 1941
 Sale Price: \$376,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 39359 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$425,000 Lot Area: 6,747 Pool:
 Total Value: \$140,263 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 ATTACHED
 GARAGE

Comp #:6  For Sale Distance From Subject:26.05 (miles)
 Address: 251 E SCOTT ST, LONG BEACH, CA 90805-2257
 Owner Name: ARROYO BEATRIZ/ARROYO JOSE A JR
 Seller Name: DELGADO JUAN B S
 APN: 7305-018-029 Map Reference: 65-C6 / 765-C1 Living Area: 942
 County: LOS ANGELES, CA Census Tract: 5704.02 Total Rooms: 4
 Subdivision: 9119 Zoning: LBR1N Bedrooms: 2
 Rec Date: 07/17/2014 Prior Rec Date: 03/05/2010 Bath(F/H): 1 /
 Sale Date: 06/24/2014 Prior Sale Date: 01/11/2010 Yr Built/Eff: 1940 / 1940
 Sale Price: \$315,000 Prior Sale Price: \$225,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 739323 Acres: 0.09 Fireplace: /
 1st Mtg Amt: \$309,294 Lot Area: 3,863 Pool:
 Total Value: \$221,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:7 Distance From Subject:17.06 (miles)
 Address: 1222 ATWOOD ST, LOS ANGELES, CA 90063-2604
 Owner Name: STEINER AMY L
 Seller Name: REME HOLDINGS LLC
 APN: 5229-009-009 Map Reference: 45-C3 / 635-C3 Living Area: 840
 County: LOS ANGELES, CA Census Tract: 2032.00 Total Rooms: 4
 Subdivision: 8453 Zoning: LAR1 Bedrooms: 2
 Rec Date: 01/23/2014 Prior Rec Date: 10/21/2013 Bath(F/H): 1 /
 Sale Date: 11/15/2013 Prior Sale Date: 10/08/2013 Yr Built/Eff: 1950 / 1950
 Sale Price: \$320,000 Prior Sale Price: \$208,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 72647 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$256,000 Lot Area: 6,094 Pool:
 Total Value: \$181,000 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:8 Distance From Subject:13.21 (miles)
 Address: 3063 CAZADOR ST, LOS ANGELES, CA 90065-2007
 Owner Name: MURAWSKI JOHN & MYRNA
 Seller Name: QUINTERO ANA
 APN: 5456-013-001 Map Reference: 35-E3 / 594-H3 Living Area: 995
 County: LOS ANGELES, CA Census Tract: 1864.04 Total Rooms: 5
 Subdivision: 3579 Zoning: LARD2 Bedrooms: 2
 Rec Date: 04/10/2014 Prior Rec Date: 07/07/2006 Bath(F/H): 1 /
 Sale Date: 03/20/2014 Prior Sale Date: 07/04/2006 Yr Built/Eff: 1928 / 1928
 Sale Price: \$385,000 Prior Sale Price: \$499,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 365435 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 8,059 Pool:
 Total Value: \$342,000 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 PARKING AVAIL

Comp #:9 Distance From Subject:13 (miles)
 Address: 2528 ARTHUR ST, LOS ANGELES, CA 90065-2804
 Owner Name: KIETZER KENNETH & KATRINA
 Seller Name: KRAUSE MIKE
 APN: 5456-001-029 Map Reference: 35-E2 / 594-H2 Living Area: 903
 County: LOS ANGELES, CA Census Tract: 1863.02 Total Rooms: 4
 Subdivision: 3579 Zoning: LARD3 Bedrooms: 2
 Rec Date: 12/09/2013 Prior Rec Date: 01/22/2004 Bath(F/H): 1 /
 Sale Date: 11/26/2013 Prior Sale Date: 12/15/2003 Yr Built/Eff: 1947 / 1947
 Sale Price: \$434,000 Prior Sale Price: \$342,000 Air Cond:
 Sale Type: FULL Prior Sale Type: UNKNOWN Style: CONVENTIONAL
 Document #: 1731514 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$347,200 Lot Area: 5,199 Pool:
 Total Value: \$316,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:10 Distance From Subject:13.12 (miles)
 Address: 2317 CARLYLE PL, LOS ANGELES, CA 90065-2023
 Owner Name: ELMORO HOLDINGS LLC
 Seller Name: MALDONADO BENJAMIN M
 APN: 5456-009-021 Map Reference: 35-E2 / 594-G3 Living Area: 792
 County: LOS ANGELES, CA Census Tract: 1864.04 Total Rooms: 4
 Subdivision: 3579 Zoning: LAR2 Bedrooms: 2
 Rec Date: 08/26/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 07/24/2014 Prior Sale Date: Yr Built/Eff: 1929 / 1929
 Sale Price: \$382,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 898369 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 6,626 Pool:
 Total Value: \$39,569 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION
 PARKING AVAIL

Comp #:11 Distance From Subject:14.97 (miles)
 Address: 5912 ANNAN WAY, LOS ANGELES, CA 90042-1222
 Owner Name: BROW CHRISTOPHER N & CRISTINA M
 Seller Name: MOKAY MANUEL & ANA D
 APN: 5480-007-023 Map Reference: 26-C6 / 565-C7 Living Area: 884
 County: LOS ANGELES, CA Census Tract: 1832.21 Total Rooms: 5
 Subdivision: 248 Zoning: LAR1 Bedrooms: 2
 Rec Date: 05/01/2014 Prior Rec Date: 06/11/1997 Bath(F/H): 1 /
 Sale Date: 04/10/2014 Prior Sale Date: Yr Built/Eff: 1924 / 1924
 Sale Price: \$400,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 452858 Acres: 0.11 Fireplace: /
 1st Mtg Amt: \$360,000 Lot Area: 4,839 Pool:
 Total Value: \$152,083 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:12 Distance From Subject:20.3 (miles)
 Address: 312 W 118TH ST, LOS ANGELES, CA 90061-1831
 Owner Name: CHAVEZ CLAUDIA
 Seller Name: LEON ROSALIA
 APN: 6087-014-019 Map Reference: 58-A5 / 704-C7 Living Area: 936
 County: LOS ANGELES, CA Census Tract: 2414.00 Total Rooms: 2
 Subdivision: 3098 Zoning: LAR1 Bedrooms: 2
 Rec Date: 02/04/2014 Prior Rec Date: 01/26/2011 Bath(F/H): 1 /
 Sale Date: 11/04/2013 Prior Sale Date: 12/10/2010 Yr Built/Eff: 1922 / 1932
 Sale Price: \$230,000 Prior Sale Price: \$144,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 122238 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$144,000 Lot Area: 5,200 Pool:
 Total Value: \$149,817 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:13 Distance From Subject:20.31 (miles)
 Address: 345 W 118TH PL, LOS ANGELES, CA 90061-1331
 Owner Name: DURAN JOSE R
 Seller Name: SHARK INVESTMENTS LLC
 APN: 6087-014-034 Map Reference: 58-A5 / 704-C7 Living Area: 840
 County: LOS ANGELES, CA Census Tract: 2414.00 Total Rooms: 5
 Subdivision: 3098 Zoning: LAR1 Bedrooms: 2
 Rec Date: 08/08/2014 Prior Rec Date: 02/24/2014 Bath(F/H): 1 /
 Sale Date: 07/18/2014 Prior Sale Date: 02/06/2014 Yr Built/Eff: 1928 / 1928
 Sale Price: \$225,000 Prior Sale Price: \$145,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 825192 Acres: 0.07 Fireplace: /
 1st Mtg Amt: \$220,914 Lot Area: 3,338 Pool:
 Total Value: \$29,807 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking: DETACHED GARAGE

Comp #:14 Distance From Subject:38.94 (miles)
 Address: 44260 GLENRAVEN RD, LANCASTER, CA 93535-3637
 Owner Name: STARLIGHT MGMT VIII LP
 Seller Name: SD SEAPORT THREE LP
 APN: 3141-009-018 Map Reference: 160-B5 / 4015-J7 Living Area: 918
 County: LOS ANGELES, CA Census Tract: 9005.01 Total Rooms: 5
 Subdivision: 18147 Zoning: LRR6000* Bedrooms: 3
 Rec Date: 04/10/2014 Prior Rec Date: 08/24/2004 Bath(F/H): 1 /
 Sale Date: 04/02/2014 Prior Sale Date: 07/19/2004 Yr Built/Eff: 1953 / 1953
 Sale Price: \$90,000 Prior Sale Price: \$155,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 362646 Acres: 0.14 Fireplace: /
 1st Mtg Amt: Total Value: \$42,656 # of Stories: 1.00 Pool:
 Land Use: SFR Park Area/Cap#: / 3 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

Comp #:15 Distance From Subject:38.97 (miles)
 Address: 44293 GLENRAVEN RD, LANCASTER, CA 93535-3634
 Owner Name: BARRERA MARGARITA
 Seller Name: SILVERMAN DAVID E
 APN: 3141-007-030 Map Reference: 160-B5 / 4015-J7 Living Area: 918
 County: LOS ANGELES, CA Census Tract: 9005.01 Total Rooms: 5
 Subdivision: 18147 Zoning: LRR16500* Bedrooms: 3
 Rec Date: 08/01/2014 Prior Rec Date: 06/29/2010 Bath(F/H): 1 /
 Sale Date: 07/23/2014 Prior Sale Date: 04/13/2010 Yr Built/Eff: 1953 / 1953
 Sale Price: \$65,000 Prior Sale Price: \$65,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 802525 Acres: 0.16 Fireplace: /
 1st Mtg Amt: Total Value: \$68,131 # of Stories: 1.00 Pool:
 Land Use: SFR Park Area/Cap#: / 1 Roof Mat: COMPOSITION SHINGLE
 Parking: ATTACHED GARAGE

Comp #:16 Distance From Subject:21.53 (miles)
 Address: 29026 LOMITA DR, CASTAIC, CA 91384-2429
 Owner Name: VANDOLI SHERRI L
 Seller Name: CEZON MARK E 2006 TRUST
 APN: 3271-006-039 Map Reference: 123-B5 / 4459-D6 Living Area: 960
 County: LOS ANGELES, CA Census Tract: 9201.06 Total Rooms: 4
 Subdivision: 8673 Zoning: LCR1* Bedrooms: 2
 Rec Date: 07/02/2014 Prior Rec Date: 09/11/2009 Bath(F/H): 2 /
 Sale Date: 06/15/2013 Prior Sale Date: 08/18/2009 Yr Built/Eff: 1983 / 1983
 Sale Price: \$200,000 Prior Sale Price: \$95,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 681588 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$196,377 Lot Area: 5,254 Pool:
 Total Value: \$99,578 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:17 Distance From Subject:13.66 (miles)
 Address: **1437 CABRILLO AVE, VENICE, CA 90291-3707**
 Owner Name: **SILNA SAMANTHA R**
 Seller Name: **JONES CLEA D**
 APN: **4238-004-027** Map Reference: **49-C4 / 671-H6** Living Area: **820**
 County: **LOS ANGELES, CA** Census Tract: **2735.02** Total Rooms: **4**
 Subdivision: **VENICE OF AMERICA** Zoning: **LARD1.5** Bedrooms: **2**
 Rec Date: **06/10/2014** Prior Rec Date: **01/20/1987** Bath(F/H): **1 /**
 Sale Date: **05/29/2014** Prior Sale Date: **10/1986** Yr Built/Eff: **1924 / 1932**
 Sale Price: **\$1,485,000** Prior Sale Price: Air Cond: **CONVENTIONAL**
 Sale Type: **FULL** Prior Sale Type: Fireplace: **/**
 Document #: **598258** Acres: **0.06** Pool: **GRAVEL & ROCK**
 1st Mtg Amt: Lot Area: **2,550** Roof Mat: **Parking:**
 Total Value: **\$40,163** # of Stories: **1.00**
 Land Use: **SFR** Park Area/Cap#: **/**

Comp #:18 Distance From Subject:30.6 (miles)
 Address: **1439 EASTLEIGH AVE, HACIENDA HEIGHTS, CA 91745-2909**
 Owner Name: **CHIANG CHENG-MIN**
 Seller Name: **SHIH HSIAO I**
 APN: **8243-005-005** Map Reference: **85-F2 / 678-D3** Living Area: **1,006**
 County: **LOS ANGELES, CA** Census Tract: **4086.31** Total Rooms: **6**
 Subdivision: **17218** Zoning: **LCR106** Bedrooms: **3**
 Rec Date: **01/27/2014** Prior Rec Date: **09/30/2005** Bath(F/H): **1 /**
 Sale Date: **12/20/2013** Prior Sale Date: **09/20/2005** Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$225,000** Prior Sale Price: **\$435,000** Air Cond: **CONVENTIONAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Fireplace: **/**
 Document #: **88487** Acres: **0.21** Pool: **GRAVEL & ROCK**
 1st Mtg Amt: **\$240,128** Lot Area: **9,223** Roof Mat: **ATTACHED**
 Total Value: **\$295,000** # of Stories: **1.00** Parking: **GARAGE**
 Land Use: **SFR** Park Area/Cap#: **/ 2**

Comp #:19 Distance From Subject:29.72 (miles)
 Address: **15129 BECHARD AVE, NORWALK, CA 90650-6802**
 Owner Name: **DAMIANI DAVID & LISETT**
 Seller Name: **RINGER P D & C B TRUST**
 APN: **8082-010-024** Map Reference: **82-C3 / 737-A4** Living Area: **953**
 County: **LOS ANGELES, CA** Census Tract: **5526.02** Total Rooms: **5**
 Subdivision: **17286** Zoning: **NOR1YY** Bedrooms: **3**
 Rec Date: **03/06/2014** Prior Rec Date: Bath(F/H): **1 /**
 Sale Date: **02/12/2014** Prior Sale Date: Yr Built/Eff: **1954 / 1954**
 Sale Price: **\$365,000** Prior Sale Price: Air Cond: **CONVENTIONAL**
 Sale Type: Prior Sale Type: Fireplace: **/**
 Document #: **228466** Acres: **0.13** Pool: **COMPOSITION**
 1st Mtg Amt: **\$352,818** Lot Area: **5,466** Roof Mat: **SHINGLE**
 Total Value: **\$39,972** # of Stories: **1.00** Parking: **PARKING AVAIL**
 Land Use: **SFR** Park Area/Cap#: **/ 2**

Comp #:20 Distance From Subject:4.27 (miles)
 Address: **10904 HAMLIN ST, NORTH HOLLYWOOD, CA 91606-2711**
 Owner Name: **NEIDIGH JASON E/VASH CHARLES J**
 Seller Name: **MENDEZ HENRY X**
 APN: **2414-030-020** Map Reference: **16-E5 / 533-A6** Living Area: **810**
 County: **LOS ANGELES, CA** Census Tract: **1231.03** Total Rooms: **4**
 Subdivision: **8997** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **06/10/2014** Prior Rec Date: **07/25/2008** Bath(F/H): **1 /**
 Sale Date: **05/14/2014** Prior Sale Date: **07/01/2008** Yr Built/Eff: **1948 / 1948**
 Sale Price: **\$425,000** Prior Sale Price: **\$425,000** Air Cond: **CONVENTIONAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Fireplace: **/**
 Document #: **597019** Acres: **0.15** Pool: **WOOD SHAKE**
 1st Mtg Amt: **\$382,500** Lot Area: **6,416** Roof Mat: **PARKING AVAIL**
 Total Value: **\$269,000** # of Stories: **1.00**
 Land Use: **SFR** Park Area/Cap#: **/ 2**

EXHIBIT D

ASSIGNED INSPECTOR: **JASON SUMMERS**

Date: September 17, 2014

JOB ADDRESS: **14243 WEST VICTORY BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2237-020-021**

CASE#: **233528**

ORDER NO: **A-3161406**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 7, 2012**

COMPLIANCE EXPECTED DATE: **December 10, 2012**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3161406

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICTOR H. CUEVAS
SEPAND SAMZADEH

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

SUBSTANDARD ORDER-SUPPLEMENTAL AND NOTICE OF FEE

ESTRADA, BLANCA P.
12301 SATICOY ST
LOS ANGELES, CA 91605

On DEC 06 2012 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 233528
ORDER #: A-3161406
EFFECTIVE DATE: December 07, 2012
COMPLIANCE DATE: December 10, 2012

Signature

OWNER OF
SITE ADDRESS: 14243 W VICTORY BLVD
ASSESSORS PARCEL NO.: 2237-020-021
ZONE: RD1.5; Min. Per Unit 1,500

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO THE OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The recreation room and storage room attached to the garage have been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

INSPECTOR COPY

2. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

4. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

5. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain all plumbing fixtures, shower enclosures, wastewater drain lines, water supply lines, counters, drainboards and adjoining wall and floor areas provided to protect against water damage in good repair and in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.7, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

6. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain all electrical service, lines, switches, outlets, fixtures and fixture coverings and supports in good repair. Broken, loose, frayed, inoperative, defective or missing portions shall be repaired or replaced.

Code Section(s) in Violation: 91.8104.8, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: This includes the damaged service panel.

7. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain all plumbing and waste drain lines clear of blockages which would cause overflow at any fixture or which would cause any fixture to overflow under the condition of normal water supply to that fixture.

Code Section(s) in Violation: 91.8104.9, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Waste water is draining down the driveway into the street.

8. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.


APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

NOTICE:


Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency(LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (818)374-9845. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: December 03, 2012

JASON SUMMERS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9845


REVIEWED BY



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call
www.ladbs.org

For an additional fee, a Return Receipt may be requested to insure the contents of the article and add applicable postage and insurance. To receive a fee waived return receipt, please contact the Registered Mail Service at (818) 374-9845. For more information, please visit www.usps.com or call 1-800-ASK-USA. For an additional fee, a Return Receipt may be requested to insure the contents of the article and add applicable postage and insurance. To receive a fee waived return receipt, please contact the Registered Mail Service at (818) 374-9845. For more information, please visit www.usps.com or call 1-800-ASK-USA.