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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012
RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

NOTICE OF HEARING

13-0160-5100

DATE: July 18, 2013

CASE #: 484183

Regarding the property known as:
6552 N WOODMAN AVE

CD 2

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 **\$9,491.59**. 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, September 10, 2013 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

6552 N WOODMAN AVE - 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.

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

Geno Diruis for :

Frank Lara
Principal Inspector

6552 N WOODMAN AVE - NOTICE OF HEARING

Interested Parties List:

6552 WOODMAN LLC
2018 N CATALINA ST
LOS ANGELES CA 90027

6552 WOODMAN LLC
c/o DAVIT GHUMASYAN
7931 VARNA AVE
VAN NUYS CA 91402

BAC HOME LOANS SERVICING
LP FKA COUNTRYWIDE
c/o RECONTRUST COMPANY
1800 TAPO CANYON RD CA6-914-01-94
SIMI VALLEY CA 93063

COUNTRYWIDE HOME LOANS INC
MS SV-79 DOCUMENT PROCESSING
PO BOX 10423
VAN NUYS CA 91410-0423

CORELOGIC
MAILSTOP: ASGN
1 CORELOGIC DRIVE
WESTLAKE TX 76262-9823

REPORT OF ABATE OF A PUBLIC NUISANCE

On November 20, 2012 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 fence the lot on the parcel located at 6552 N WOODMAN AVE , 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>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
FENCE	F3630	March 15, 2013	\$4,788.78
FENCE	F3639	March 15, 2013	\$3,348.80

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	566306-6	\$356.16	\$949.85	\$1,306.01

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T9446	\$48.00

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 \$6,216.72 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the fee for investigating the violation(s) of \$1,306.01, plus the Cost of Title Search(es) on the subject lot was \$48.00. for a total of \$9,491.59, 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 \$8,137.58, to deposit to Fund 48R the amount of \$1,306.01, and to deposit to Fund 100 the amount of \$48.00.

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: June 12, 2013

Raymond S. Chan, C.E., S.E.
Superintendent Of Building
Interim General Manager

Gene Diorio for:

Report and lien confirmed by
City Council on:

Frank Lara, Principal Inspector
Vacant Building Abatement

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

Work Order No. T9560

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 07-11-2013

Dated as of: 07-03-2013

Fee: \$48.00

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

For Assessors Parcel Number: 2329-002-010

Situs Address: 6552 N Woodman Ave.

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on:

As Document Number: 06-0423924

Documentary Transfer Tax: \$None

In Favor of: 6552 Woodman LLC, a California Limited Liability Company

Mailing Address: 6552 Woodman LLC

2018 N. Catalina St.

Los Angeles, CA 90027

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

The North 50 feet of the South 200 feet of that portion of Lot 19 of Tract No. 1000, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 19, Page(s) 1 to 34 Inclusive of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the Westerly line of said Lot, distant Northerly 969.1 feet from the Southwest corner of said Lot; thence Easterly parallel with the South line of said Lot, 275 feet; thence Northerly parallel with the Westerly line of said Lot, 330 feet, more or less, to the Northerly line of said Lot; thence Westerly along said Northerly line, 275 feet, more or less, to the Northwest corner of said Lot; thence Southerly along the Westerly line of said Lot 330 feet, more or less, to the point of beginning.

Except the East 110 feet of said land.

Also except that portion of said land included within the lines of Woodman Avenue and Ventura Canyon Avenue, as described in deeds in the City of Los Angeles, Recorded in Book 6751 Page 45 Official Records, and Re-recorded in Book 6681 Page 379, in Book 6707 Page 261 and in Book 4783 Page 290, in Book 6764 Page 76 and in Book 6697 Page 384 Official Records respectively.

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: T9560

-Schedule B Continued-

1. A Deed of Trust Recorded on 04-05-2005
as Document Number 05-0782329
Amount: \$480,000.00
Trustor: Davit Ghumashyan, a Single Man
Trustee: ReconTrust Company, N.A.
Beneficiary: Countrywide Home Loans, Inc., a Corporation

Mailing Address: Countrywide Home Loans, Inc., a Corporation
MS SV-79 Document Processing
P.O. Box 10423
Van Nuys, CA 91410-0423

An Assignment of Beneficial interest Recorded on 01-28-2013
as Document Number 13-0139425
Interest assigned to: U.S. Bank National Association as Trustee for BAFC 2008-1 Mortgage Pass-Through
Certificates Series 2008-1 whose address is 135 S. LaSalle 1511, Chicago, IL 60603

Mailing Address: CoreLogic
Mail Stop: ASGN
1 CoreLogic Drive
Westlake, TX 76262-9823

A Notice of Default Recorded on: 09-03-2010
Document Number: 10-1245754

A Notice of Trustee Sale Recorded: 09-13-2012
Document No.: 12-1368674
Trustees Name: ReconTrust Company, N.A.

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

2. A Deed of Trust Recorded on 04-05-2005
as Document Number 05-0782330
Amount: \$60,000.00
Trustor: Davit Ghumashyan, a Single Man
Trustee: ReconTrust Company, N.A.
Beneficiary: Countrywide Home Loans, Inc.

Mailing Address: Countrywide Home Loans, Inc., a Corporation
MS SV-79 Document Processing
P.O. Box 10423
Van Nuys, CA 91410-0423

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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-Schedule B Continued-

*Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)
P.O. Box 2026
Flint, MI 48501-2026*

*3. A Notice of Building(s), Structure(s), or Premises Placed into the Rent Escrow Account Program
(REAP) Recorded on 10-02-2008
as Document Number 08-1771320
Filed by: Los Angeles Housing Department
(see attached document for details)*

*4. A Notice of Pending Lien Recorded 03-01-2013
as Document Number 13-0321198
Filed by the City of Los Angeles Dept. of Building and Safety*

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