

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
GEORGE HOVAGUIMIAN

April 30, 2014

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

Council District # 4

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

JOB ADDRESS: 742 NORTH LAS PALMAS AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5524-009-024

On September 16, 2011, 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: **742 North Las Palmas Avenue, 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order on September 6, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	866.61
Title Report fee	42.00
Grand Total	\$ 4,080.17

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 **\$4,080.17** 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 **\$4,080.17** 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

Steve Ongele
for Steve Ongele
Chief, Resource Management Bureau

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. T10039
Dated as of: 04/01/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

Property Address: 742 N LAS PALMAS AVENUE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument Grant Deed

Grantor: Rockwell L. Scharer, III, a single man

Grantee: Rockwell L. Scharer, III and his successors, as trustee of the Rockwell L. Scharer, III
Revocable Trust, dated June 15, 2007

Instrument: 20110872961

Book/Page: N/A

Dated: November 12, 2010

Recorded: June 28, 2011

Mailing Address: Rockwell L. Scharer
742 N. Las Palmas Ave., Los Angeles, CA 90038

SCHEDULE B

LEGAL DESCRIPTION

LOT 123 OF TRACT NO. 4427 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 48 PAGE(S) 65 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

TAX ID NO: 5524-009-024

ADDRESS: 742 N LAS PALMAS AVENUE, LOS ANGELES, CA 90038

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. T10039

SCHEDULE B (Continued)

MORTGAGES/LIENS

Type of Instrument Deed of Trust

Trustor/Mortgagor: Rockwell L. Scharer III, a single man

Lender/Beneficiary: Wells Fargo Bank, N.A.

Trustee: Fidelity National Title Insurance Company

Instrument: 05 2272191 **Book/Page:** N/A

Amount: \$720,000.00 **Open Ended:** No

Dated: September 12, 2005 **Recorded:** September 21, 2005

Maturity Date: Oct 01, 2035

Mailing Address: Fidelity National Title Insurance Company
P.O. Box 5137, Des Moines, IA 50306-5137

Said mortgage is subject to an Appointment of Substitute Trustee dated October 20, 2009 and filed on October 26, 2009 in (instrument) 20091612598, of the official property records of Los Angeles County, California provides that First American Loanstar Trustee Services was substituted as trustee under the deed of trust.

Mailing Address: P.O. Box 961253, FT. Worth, TX 76161-0253

Said mortgage is subject to an assignment of lien from Citigroup Global Markets Realty Corp.(assignor) to Rockwell L Scharer III(assignee) dated November 3, 2009 and filed on November 9, 2009 in (instrument) 20091682200, of the official property records of Los Angeles County, California.

Mailing Address: N/A

Said mortgage is subject to a modification agreement dated December 2, 2010 and filed on September 19, 2011 in (instrument) 20111270856, of the official property records of Los Angeles County, California.

Said mortgage is subject to an assignment of lien from Wells Fargo Bank, National Association(assignor) to US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2006-AR6(assignee) dated January 5, 2012 and filed on January 23, 2012 in (instrument) 20120117628, of the official property records of Los Angeles County, California.

Mailing Address: 4801 Frederica Street, Owensboro, KY 42301

Said mortgage is subject to an assignment of lien from Citigroup Global Markets Realty Group(assignor) to U.S. Bank National Association, as trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2006-AR6(assignee) dated August 30, 2013 and filed on September 13, 2013 in (instrument) 20131341876, of the official property records of Los Angeles County, California.

Mailing Address: 60 Livingston Ave., St. Paul, MN 55107

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. T10039

SCHEDULE B (Continued)

MORTGAGES/LIENS(Cont)

Said mortgage is subject to an Appointment of Substitute Trustee dated September 27, 2013 and filed on November 1, 2013 in (instrument) 20131562372, of the official property records of Los Angeles County, California provides that Clear Recon Corp. was substituted as trustee under the deed of trust.

Mailing Address: 4375 Jutland Drive Suite 200, San Diego, California 92117

Said mortgage is subject to a notice of default dated October 29, 2013 and filed on November 1, 2013 in (instrument) 20131562373, of the official property records of Los Angeles County, California .

Mailing Address: 4375 Jutland Drive Suite 200, San Diego, California 92117

Said mortgage is subject to a notice of trustee's sale recorded dated February 3, 2014 and filed on February 7, 2014 in (instrument) 20140134433, of the official property records of Los Angeles County, California .

Mailing Address: 4375 Jutland Drive Suite 200, San Diego, California 92117

Type of Instrument Deed of Trust

Trustor/Mortgagor: Rockwell L. Scharer III

Lender/Beneficiary: Washington Mutual Bank, a federal association

Trustee: Ticor Title NLS

Instrument: 06 1410668

Book/Page: No

Amount: \$250,000.00

Open Ended: No

Dated: June 8, 2006

Recorded: June 27, 2006

Maturity Date: June 08, 2036

Mailing Address: 2273 N Green Valley Parkway, Suite #14, Henderson NV 89014

Said Deed of Trust is subject to a Modification Agreement dated 04/26/2007, recorded 07/11/2007, in instrument number 20071647508.

Type of Instrument JUDGMENT

Comments: A lien filed by Kerber Bros. Pool Plastering, Inc. dated September 9, 2009 and filed on September 9, 2009 in (instrument) 20091376085, of the official property records of Los Angeles County, California, Case No. N/A against Property located at 742 N. Las Palmas Los Angeles CA 90038 in the amount of \$3,864.60 and in favor of Kerber Bros. Pool Plastering, Inc..

Mailing Address: 14006 Gracebee Avenue, Norwalk CA 90650

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. T10039

SCHEDULE B (Continued)

MORTGAGES/LIENS(Cont)

A lien filed by Mr. Carlos and Associates dated October 8, 2009 and filed on November 4, 2009 in (instrument) 20091662759, of the official property records of Los Angeles County, California, Case No. N/A against Rocky Scharer in the amount of \$3,075.00 and in favor of Mr. Carlos and Associates.

Mailing Address: 336 E. Front St., Covina CA 91723

A lien filed by City of Los Angeles dated March 8, 2012 and filed on March 16, 2012 in (instrument) 20120417236, of the official property records of Los Angeles County, California, Case No. N/A against Rockwell L. Scharer III and in favor of City of Los Angeles.

Mailing Address: 201 N. Figueroa St., 9th Floor, Los Angeles, CA 90012

2

RECORDING REQUESTED BY:

Accommodation

AND WHEN RECORDED MAIL TO:

Rockwell L. Scharer, III
742 N. Las Palmas Ave.
Los Angeles, CA 90038

Order No.
Escrow No.
Parcel No. 5524-0090024



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES THAT DOCUMENTARY TRANSFER TAX IS \$ NONE and CITY \$ NONE

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale
- unincorporated area: **X Los Angeles, and**

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

Rockwell L. Scharer, III, a single man

hereby GRANTS to

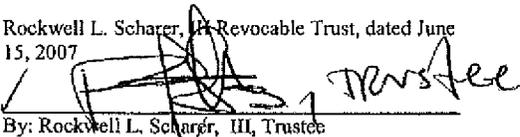
Rockwell L. Scharer, III and his successors, as trustee of the Rockwell L. Scharer, III Revocable Trust, dated June 15, 2007

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

Lot 123 of Tract No. 4427 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 48 Page(s) 65 of Maps in the Office of the County Recorder of Los Angeles County, .
"This conveyance transfers the grantor's interest into or out of his revocable living trust, R&T 11911"

Date: November 12, 2010

Rockwell L. Scharer, III Revocable Trust, dated June 15, 2007


By: Rockwell L. Scharer, III, Trustee

ACKNOWLEDGEMENT ON NEXT PAGE

Mail Tax Statement to SAME AS ABOVE or Address Noted Below

250

TRUST 3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On 11/12/10 before me, MAGGIE DEFINA, NOTARY PUBLIC,

personally appeared ROCKWELL L. SCHARERTT

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 Maggie Defina

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: GRANT DEED

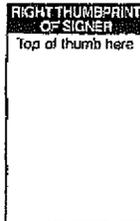
Document Date: 11/12/10 Number of Pages: 1 + NOTARY

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

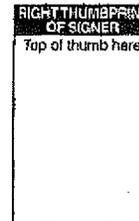
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing: _____

ALLIANCE TITLE COMPANY

15099848

09/21/05

Recording Requested By.

WELLS FARGO BANK, N.A.
18801 VENTURA BLVD 301
TARZANA, CA 91356-

05 2272191

Return To:
WELLS FARGO BANK, N.A.
FINAL DOCUMENTS X4701-022
1000 BLUE GENTIAN ROAD
EAGAN, MN 55121-1663

Prepared By:
PROCESSING WHOLESALE
WELLS FARGO BANK, N.A.
18801 VENTURA BLVD 301
TARZANA, CA 91356-

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DEED OF TRUST

0147263768

5224-0084-024

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 **SEPTEMBER 12, 2005**, together with all Riders to this document.

(B) "Borrower" is **ROCKWELL J. SCHARER III, A SINGLE MAN**

Borrower is the trustor under this Security Instrument.
(C) "Lender" is **WELLS FARGO BANK, N.A.**

Lender is a **National Association** organized and existing under the laws of **THE UNITED STATES OF AMERICA**

CALIFORNIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

FORM 3005 1/01

Page 1 of 18

Initials *JK*

SCA01 Rev 11/09/00

09/21/05

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.

Witnesses


 (Seal)
 Borrower
 ROCKWELL A. SCHARER III

05 2272191

09/21/05

State of California,

ss:

County of *LOS ANGELES*

On *9-15-05* before me, *MAGGIE DEFINA, NOTARY PUBLIC*
personally appeared
ROCKWELL L. SCHARER III, A SINGLE MAN

, 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.

Maggie De Finis (Seal)



05 2272191

09/21/05

ADJUSTABLE RATE RIDER

0147263768

(1-Year Treasury Index-Rate Caps)
(Assumable after Initial Period)

This Adjustable Rate Rider is made this 12th day of SEPTEMBER, 2005, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure the Borrower's Adjustable Rate Note (the "Note") to WELLS FARGO BANK, N.A. (the "Lender") of the same date and covering the property described in the Security Instrument and located at 742 NORTH LAS PALMAS AVENUE, LOS ANGELES, CA, 90038 (Property Address)

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows.

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an Initial Interest Rate of .5.500 % The Note provides for changes in the interest rate and the monthly payments as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The Interest Rate I will pay may change on the first day of OCTOBER, 2015, and may change on that day every 12 th month thereafter Each date on which my interest rate could change is called an "Interest Change Date".

(B) The Index

Beginning with the first Interest Change Date, my interest rate will be based on an Index. The "Index" is the weekly average yield on United States Treasury securities adjusted to a constant maturity of one year, as made available by the Federal Reserve Board. The most recent Index figure available as of the date 45 days before each Interest Change Date is called the "Current Index "

If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice

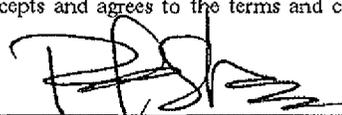
ADJUSTABLE RATE RIDER-1-Year Treasury Index (Assumable after Initial Period)

05 2272191

09/21/05

0147263768

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.


L. AS

ROCKWELL A. SCHAREH III

(Seal)
-Borrower

page 4

10035G Rev 03/30/05



05 2272191

09/21/05

Escrow No.. 01-001580-MD
Date September 15, 2005

"EXHIBIT A"
LEGAL DESCRIPTION

Lot 123 of Tract No 4427, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 48, Page 65 of Maps, in the Office of the County Recorder of said County.

05 2272191

2

Requested and Prepared by:



When Recorded Mail To:
FIRST AMERICAN LOANSTAR TRUSTEE SERVICES
P.O. BOX 961253
FT. WORTH, TX 76161-0253

CALSA

Space above this line for Recorder's use only

TS No. : 20099070819560
 TSG No. : 4260551
 Loan No.: *****3768/SCHARER III

California

SUBSTITUTION OF TRUSTEE

WHEREAS,

ROCKWELL L SCHARER III

was the original Trustor, **FIDELITY NATIONAL TITLE INSURANCE COMPANY** was the original Trustee, and **WELLS FARGO BANK, N.A.** was the original Beneficiary under that certain Deed of Trust Dated **9/12/2005** and recorded on **09/21/2005** as Instrument No. **05 2272191**, in Parcel No. **5524-009-024** 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 substitute, **FIRST AMERICAN LOANSTAR TRUSTEE SERVICES** WHOSE ADDRESS IS: **P.O. BOX 961253, FT. WORTH, TX 76161-0253** 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.

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SUBSTITUTION OF TRUSTEE - PAGE 2

3

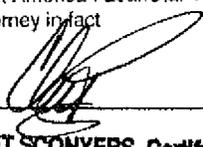
TS No. : 20099070819560
TSG No. : 4260551
Loan No.: *****3768/SCHARER III

California

WELLS FARGO BANK, N.A.

by First America LoanStar Trustee Services, LLC
as attorney in fact

Date: 10/20/2009


CHET SCONYERS, Certifying Officer

State of TEXAS)

) §

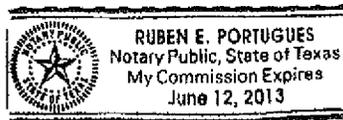
County of TARRANT)

Before me **RUBEN E. PORTUGUES** on this day personally appeared **CHET SCONYERS, CERTIFYING OFFICER**
known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that this person executed the
same for the purposes and consideration therein expressed.

Given under my hand and seal of office this **OCT 20 2009** day of **OCT 20 2009**, A.D.

WITNESS my hand and official seal.

Signature  (Seal)
RUBEN E. PORTUGUES



2

Recording Requested By:
FIRST AMERICAN LOANSTAR TRUSTEE
SERVICES LLC

When Recorded Mail To:
FIRST AMERICAN LOANSTAR TRUSTEE
SERVICES LLC
P.O. BOX 961253
FT WORTH, TX 76161-0253



APN: 5524-009-024
TS No.: 20099070819560

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Title Order No.: 4260551

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned corporation hereby grants, assigns, and transfers to:
CITIGROUP GLOBAL MARKETS REALTY CORP.

all beneficial interest under that certain Deed of Trust dated: 9/12/2005 executed by
ROCKWELL L SCHARER III

Trustor(s), to **FIDELITY NATIONAL TITLE INSURANCE COMPANY**, as Trustee, and recorded on 9/21/2005 as Instrument No. 05 2272191, in Book, Page in the office of the County Recorder of **LOS ANGELES** County, **CALIFORNIA** together with the Promissory Note secured by said Deed of Trust and also all rights accrued or to accrue under said Deed of Trust.

Dated: NOV 03 2009

WELLS FARGO BANK, N.A. BY FIRST AMERICAN LOANSTAR TRUSTEE SERVICES, LLC, ITS ATTORNEY IN FACT, AS BENEFICIARY

By: Chet Sconyers, Certifying Officer

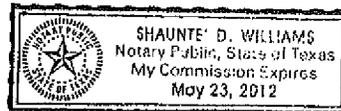
State of **TEXAS**

County of **TARRANT**

Before me Shaunte D. Williams, on this day personally appeared, Chet Sconyers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that this person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this NOV 03 2009 day of _____, A.D. _____.

(Notary Seal)



This Document Prepared By:
PHILIP CARGIOLI
WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD, MAC# X7801-03K
FORT MILL, SOUTH CAROLINA 29715

When Recorded Mail To:
FIRST AMERICAN TITLE
P.O. BOX 27670
SANTA ANA, CA 92799-7670
ATTN: LMTS

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Original Recorded Date: SEPTEMBER 21, 2005
Original Principal Amount: \$ 720,000.00

Fannie Mae Loan No. 30068573

LOAN MODIFICATION AGREEMENT
(Providing for Step Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 2ND day of DECEMBER, 2010 ,
between ROCKWELL L. SCHARER III, A SINGLE MAN

("Borrower") and WELLS FARGO BANK, N.A.

("Lender"),

amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), and
Timely Payment Rewards Rider, if any, dated SEPTEMBER 12, 2005 and recorded in
Instrument No. 05 2272191

of the Official Records of LOS ANGELES COUNTY, CALIFORNIA , and (2)

(Name of Records) (County and State, or other jurisdiction)

the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal
property described in the Security Instrument and defined therein as the "Property", located at
742 NORTH LAS PALMAS AVENUE, LOS ANGELES, CALIFORNIA 90038

(Property Address)

LOAN MODIFICATION AGREEMENT - Single Family - Fannie Mae Uniform Instrument
CoreLogic Document Services
CoreLogic, Inc.
CLDS# FM3162 Rev. 10-14-10

Form 3162 6/06 (rev. 01/09)
(page 1 of 5)



the real property described being set forth as follows:

LOT 123 OF TRACT NO. 4427, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 48, PAGE(S) 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of **JANUARY 1, 2011**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ **782,111.34** consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance for the first three years at the yearly rate of **2.500 %** from **JANUARY 1, 2011**, and Borrower promises to pay monthly payments of principal and interest in the amount of \$ **3,534.21** beginning on the **1ST** day of **FEBRUARY, 2011**. During the fourth year, interest will be charged at the yearly rate of **3.500 %** from **JANUARY 1, 2014**, and Borrower shall pay monthly payments of principal and interest in the amount of \$ **3,894.98** beginning on the **1ST** day of **FEBRUARY, 2014**. During the fifth year, interest will be charged at the yearly rate of **3.500 %** from **JANUARY 1, 2015**, and Borrower shall pay monthly payments of principal and interest in the amount of \$ **3,894.98** beginning on the **1ST** day of **FEBRUARY, 2015**. During the sixth year and continuing thereafter until the Maturity Date (as hereinafter defined), interest will be charged at the yearly rate of **4.500 %**, from **JANUARY 1, 2016**, and Borrower shall pay monthly payments of principal and interest in the amount of \$ **4,244.92** beginning on the **1ST** day of **FEBRUARY, 2016** and shall continue the monthly payments thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **OCTOBER 01, 2035**, (the "Maturity Date"), Borrower still owes amounts under the Note and Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.
3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

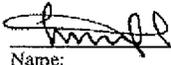
If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

LOAN MODIFICATION AGREEMENT - Single Family - Fannie Mae Uniform Instrument
CoreLogic Document Services
CoreLogic, Inc.
CLDS# FM33162-2.4 Rev. 04-05-10

Form 3162 6/06 (rev. 01/09)
(page 2 of 3)



WELLS FARGO BANK, N.A.


 Haben M. Taffese 12/9/10 (Seal)
 Name: vice president loan documentation - Lender
 Its:


 ROCKWELL L. SCHARER, II (Seal)
 - Borrower

_____ (Seal)
 - Borrower

_____ (Seal)
 - Borrower

_____ (Seal)
 - Borrower

LOAN MODIFICATION AGREEMENT - Single Family - Fannie Mae Uniform Instrument
 CoreLogic Document Services
 CoreLogic, Inc.
 CLDS# FM3162-4 Rev. 10-14-10

Form 3162 6/06 (rev. 01/09)
 (page 4 of 5)



7080147263768

[Space Below This Line for Acknowledgments]

BORROWER ACKNOWLEDGMENT

State of CALIFORNIA

County of Los Angeles

On 8th Dec 2010 before me, JULIE AUYEUNG LEV TOW, Notary Public
personally appeared

ROCKWELL L. SCHARER III

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 Julie Auyeung Lev Tow (Seal)
Notary Public



LENDER ACKNOWLEDGMENT

State of Minnesota

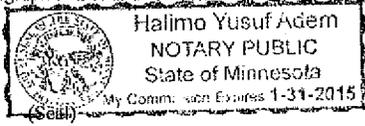
County of Hennepin

On 12/09/10 before me, Halimo Yusuf Adem
personally appeared Haben M. Taffese

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]



LOAN MODIFICATION AGREEMENT - Single Family - Fannie Mae Uniform Instrument
Modified by CoreLogic Document Services
CoreLogic, Inc.
CLDS# CAFM3162-5 Rev. 10-14-10

Form 3162 6/06 (rev. 01/09)
(page 5 of 5)
CALIFORNIA

2

Recording Requested By:
WELLS FARGO BANK, N.A.

When Recorded Return To:

DEFAULT ASSIGNMENT
WELLS FARGO BANK, N.A.
MAC: X9999-018
PO BOX 1629
MINNEAPOLIS, MN 55440-9790



CORPORATE ASSIGNMENT OF DEED OF TRUST

Los Angeles, California
"SCHARER"
SELLER'S LENDER ID#: 452

For Value Received, WELLS FARGO BANK, NATIONAL ASSOCIATION hereby grants, assigns and transfers to US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR8 at 4801 FREDERICA STREET, OWENSBORO, KY 42301 all beneficial interest under that certain Deed of Trust dated 09/12/2005, in the amount of \$720,000.00, executed by ROCKWELL L. SCHARER III, A SINGLE MAN to WELLS FARGO BANK, N.A. and Recorded: 09/21/2005 as Instrument No.: 05 2272191 in the County of Los Angeles, State of California.

Therein described or referred to, in said Deed of Trust, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

In witness whereof this instrument is executed.

WELLS FARGO BANK, NATIONAL ASSOCIATION
On 1/5/12

Kate Johnson
Vice-President Loan Documentation

STATE OF Minnesota
COUNTY OF Dakota

On 1/5/12 before me, Julie Ann Prieto a Notary Public in Dakota County in the State of Minnesota, personally appeared Kate Johnson Vice President Loan Documentation, 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, and that by his/her/their signature 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,

Julie Ann Prieto
Notary Expires: 1/31/2014



(This area for notarial seal)

*TPH*TPHWFEM*01/03/2012 08 36 10 PM* WFFEM01WFFEM000000000000000000292575* CALOS A* CASTATE_TRUST_ASSIGN_ASSN *TPHWFEM*

Prepared By: Chuck Webb
Meridian Asset Services, Inc.
780 94th Avenue N., Suite 102
St. Petersburg, FL 33702

When Recorded Mail To:
Chuck Webb
C/O Meridian Asset Services, Inc.
780 94th Avenue N., Ste. 102
St. Petersburg, FL 33702

Space above for Recorder's use

Loan#: 2184175
Servicer#: 147263768

ASSIGNMENT OF DEED OF TRUST

For good and valuable consideration, the sufficiency of which is hereby acknowledged, CITIGROUP GLOBAL MARKETS REALTY CORP., 390 GREENWICH STREET, NEW YORK, NY 10013, (ASSIGNOR), For VALUE RECEIVED, The undersigned hereby grants, assigns, and transfers to U.S. Bank National Association, as trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificatees, Series 2006-AR6, 60 LIVINGSTON AVE., ST. PAUL, MN 55107, (ASSIGNEE), all beneficial interest under that certain deed of trust, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Date of Deed of Trust: 9/12/2005
Original Loan Amount: \$720,000.00
Executed by (Mortgagor(s)): ROCWELL L. SCHARER III, A SINGLE MAN
Original Trustee: FIDELITY NATIONAL TITLE INSURANCE COMPANY
Original Beneficiary: WELLS FARGO BANK, N.A.
Filed of Record: In Book N/A, Page N/A,
Document/Instrument No: 05 2272191 in the Office of County Recorder of LOS ANGELES County, CALIFORNIA, Recorded on 9/21/2005.

Legal Description: SEE EXHIBIT "A" ATTACHED

Property more commonly described as: 742 NORTH LAS PALMAS AVENUE, LOS ANGELES, CALIFORNIA 90038

IN WITNESS WHEREOF, the undersigned by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this assignment.

Date: 8/30/13

CITIGROUP GLOBAL MARKETS REALTY CORP.

By: 

Gerard Bellesheim
Vice President
Citigroup Global Markets Realty Corp.


Witness Name: Michael Wood

Prepared By: Chuck Webb
Meridian Asset Services, Inc.
780 94th Avenue N., Suite 102
St. Petersburg, FL 33702

When Recorded Mail To:
Chuck Webb
C/O Meridian Asset Services, Inc.
780 94th Avenue N., Ste. 102
St. Petersburg, FL 33702

Space above for Recorder's use

Loan#: 2184175
Servicer#: 147263768

ASSIGNMENT OF DEED OF TRUST

State of New York }
County of New York } ss.

On August 30th 2013 before me, Timothy Mercurio, a Notary Public, personally appeared Georg Belshem Inc President of/for CITIGROUP GLOBAL MARKETS REALTY CORP., 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 New York that the foregoing paragraph is true and correct.

Witness my hand and official seal.


(Notary Name): Timothy Mercurio
My commission expires: 9/17/16

TIMOTHY MERCURIO
Notary Public, State of New York
No. D1ME626895
Qualified in Kings County
Commission Expires Sept. 17, 2016



2

RECORDING REQUESTED BY:

Clear Recon Corp.

WHEN RECORDED MAIL TO:

Clear Recon Corp.
4375 Jutland Drive Suite 200
San Diego, California 92117

832681

Space above this line for Recorder's use only

TS No.: 004146-CA
APN: 5524-009-024

SUBSTITUTION OF TRUSTEE

WHEREAS, ROCKWELL L. SCHARER III was the original Trustor, FIDELITY NATIONAL TITLE INSURANCE COMPANY was the original Trustee, and WELLS FARGO BANK, N.A. was the original Beneficiary, under that certain Deed of Trust dated 9/12/2005 and recorded on 9/21/2005, as Instrument No. 05 2272191, 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 the said Deed of Trust in place and stead of said present Trustee.

NOW, THEREFORE, the undersigned hereby substitutes, CLEAR RECON CORP., whose address is: 4375 Jutland Drive Suite 200, San Diego, California 92117, 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.

U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2006-AR6
By Wells Fargo Bank, N.A., as Servicing Agent

Eugenia Ijames

Name: Eugenia Ijames
Title: Vice President Loan Documentation
Company: Wells Fargo Bank, N.A.
Date: 09/27/2013

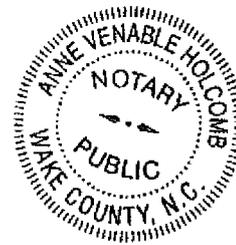
North Carolina
Wake County

I, Anne Venable Holcomb, a Notary Public of Wake County and State of North Carolina, do hereby certify that Eugenia Ijames personally came before me this day and acknowledged that she is the Vice President Loan Documentation, of Wells Fargo Bank, N.A., as Servicing Agent for U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2006-AR6 and that she, as Vice President Loan Documentation being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this 27th day of September, 2013.

Anne Venable Holcomb (Signature)

Anne Venable Holcomb, Notary Public
My commission expires: 07/10/2015



003-CA-V2

10C

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Clear Recon Corp.
4375 Jutland Drive Suite 200
San Diego, California 92117



2

8326281

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trustee Sale No.: 004146-CA

Title Order No.: 8326281

Property Address: 742 NORTH LAS PALMAS AVENUE, LOS ANGELES, CALIFORNIA 90038

NOTICE OF DEFAULT

PURSUANT TO CIVIL CODE §2923.3

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

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 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 \$114,328.82 as of 10/29/2013, 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 mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of

11C

Trustee Sale No.: 004146-CA Title Order No.: 8326281

4

That by reason thereof the present beneficiary under such Deed of Trust has deposited with said trustee such Deed of Trust and all documents evidencing obligations secured thereby and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Dated: 10/29/2013

CLEAR RECON CORP.

BY: K. W. Deede
Kenneth W. Deede, Authorized Signatory for Trustee

CLEAR RECON CORP.
4375 Jutland Drive Suite 200
San Diego, California 92117

5

DECLARATION OF COMPLIANCE

(California Civil Code Section 2923.55(c))

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Borrower(s): ROCKWELL L SCHARER III

Property Address: 742 NORTH LAS PALMAS AVENUE
LOS ANGELES CA 90038

The undersigned, as an authorized agent or employee of the mortgage servicer named below, declares that:

- 1. The mortgage servicer has contacted the borrower pursuant to California Civil Code §2923.55(b)(2) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since the initial contact was made.
- 2. The mortgage servicer has exercised due diligence to contact the borrower pursuant to California Civil Code §2923.55(f) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since these due diligence efforts were satisfied.
- 3. No contact was required by the mortgage servicer because the individual(s) identified above did not meet the definition of "borrower" pursuant to subdivision (c) of California Civil Code §2920.5.
- 4. The requirements of California Civil Code §2923.55 do not apply because the loan is not secured by a first lien mortgage or deed of trust on "owner-occupied" residential real property as defined by California Civil Code §2924.15(a).

I certify that this declaration is accurate, complete and supported by competent and reliable evidence which the mortgage servicer has reviewed to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

Wells Fargo Bank, N.A

By: Tammy Anderson
 Name: Tammy Anderson
 Title: VP of Loan Documentation
 Date: 06/18/2013

053_CA_V3

RECORDING REQUESTED BY
And When Recorded Mail To:

CLEAR RECON CORP.
4375 Jutland Drive Suite 200
San Diego, California 92117
Phone: 858-750-7600

APN: 5524-009-024
T.S. No. 004146-CA

Space Above This Line For Recorder's Use

932 6781

NOTICE OF TRUSTEE'S SALE

Pursuant to CA Civil Code 2923.3

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

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/12/2005. 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

On 3/4/2014 at 11:00 AM, CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust recorded 9/21/2005, as Instrument No. 05 2272191, in Book XX, Page XX, The subject Deed of Trust was modified by Loan Modification recorded as Instrument 20111270856 and recorded on 9/19/2011. of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by:

ROCKWELL L. SCHARER III, A SINGLE MAN

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766

all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as:

AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST

The street address and other common designation, if any, of the real property described above is purported to be:

**742 NORTH LAS PALMAS A
LOS ANGELES, CA 90038**

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

T.S. No. 004146-CA

NOTICE OF TRUSTEE'S SALE

Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is:
\$844,055.74

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 or visit this Internet Web site WWW.LPSASAP.COM, using the file number assigned to this case 004146-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

FOR SALES INFORMATION: (714) 730-2727

Date: 2/3/2014

Date Executed: 2/3/14

CLEAR RECON CORP.


C. Hoy, Authorized SignatureCLEAR RECON CORP.
4375 Jutland Drive Suite 200
San Diego, California 92117

06 1410668

✓

Recording requested by and
when recorded return to:
Washington Mutual Bank
250 Commerce
2nd Floor
Irvine, CA 92602
Attn: Ticor Title NLS



**WaMu Equity Plus™
DEED OF TRUST**

Loan Number: 0683735989

THIS DEED OF TRUST is between:
ROCKWELL L. SCHARER III

whose address is:

742 N LAS PALMAS AVE LOS ANGELES, CA 90038-3514

("Trustor"); Ticor Title NLS, a CALIFORNIA
corporation, the address of which is:

250 Commerce 2nd Floor Irvine, CA 92602

and its successors in trust and assigns ("Trustee"); and

Washington Mutual Bank, a federal association, which is organized and existing under the laws of
the United States of America and whose address is 2273 N Green Valley Parkway, Suite #14,
Henderson, NV 89014 ("Beneficiary") and its successors or assigns.

1. **Granting Clause.** Trustor hereby grants, bargains, sells and conveys to Trustee in
trust, with power of sale, the real property in LOS ANGELES County, California,
described below and all interest in it Trustor ever gets:

LT: 123 SD: TRACT 4427 BK: 48 PG: 65, COUNTY OF LOS ANGELES, CA

ACCOMODATION ONLY THIS INSTRUMENT FILED
FOR RECORD BY TICOR TITLE COMPANY IS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION, OR AS TO ITS
EFFECTS UPON TITLE
560016190

06/27/06

Tax Parcel Number: 5524-009-024 together with all
insurance and condemnation proceeds related to it; all plumbing, lighting, air conditioning and
heating apparatus and equipment; and all fencing, blinds, drapes, floor coverings, built-in

4360 (03/24/06) w7.2

BANK

Page 1 of 7

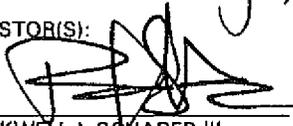
1

0683735989

By signing below Trustor accepts and agrees to the provisions of this Deed of Trust and of any rider(s) executed by Trustor concurrently therewith.

DATED at N. Las Vegas, NV this 8th day of June, 2006

TRUSTOR(S):



ROCKWELL L SCHARER III

06/27/06

4360 (03/24/06) w7.2

BANK

Page 6 of 7

06 1410668

8

0683735989

STATE OF ~~CALIFORNIA~~ Nevada
COUNTY OF Clark

On 4/8/06 before me, Kristen Watson, Notary Public,
(here insert name)

personally appeared
ROCKWELL L SCHARER III

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: Kristen Watson
My Commission expires: 9/18/07
My Commission number: 03845371

(Seal or Stamp)



REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when Trustor's indebtedness has been repaid and Credit Agreement cancelled.

TO: TRUSTEE _____

The undersigned is Trustee of the within Deed of Trust, and the legal owner and holder of the WaMu Equity Plus(TM) Agreement secured thereby. Said Deed of Trust is hereby surrendered to you for reconveyance and you are requested, upon payment of all sums owing to you, to reconvey, without warranty, to the person(s) entitled thereto, the right, title and interest now held by you thereunder.

DATE: _____

Washington Mutual Bank

By _____
Its _____

4360 (03/24/06) w7.2

BANK

Page 7 of 7

06 1410668

06/27/06

After recording return to:
WASHINGTON MUTUAL BANK
444 OXFORD VALLEY ROAD
SUITE 300
LANGHORNE, PA 19047
ATTN: GROUP 9, INC.

2

07/11/07



20071647508



MODIFICATION AGREEMENT



Grantor/Mortgagor:
ROCKWELL L. SCHARER III

Loan Number: 0683735989

Borrower(s):
ROCKWELL L. SCHARER III

This Modification of the WaMu Equity Plus(TM) Agreement and Security Instrument ("Modification") is made and entered into on April 26, 2007 by and between WASHINGTON MUTUAL BANK ("we," "us," "our," or "Bank") and the other person(s) signing below ("Borrower" or "Grantor/Mortgagor," as applicable).

Borrower and Bank are parties to a WaMu Equity Plus Agreement including any riders or previous amendments (the "Agreement") that establishes an account with a loan number identified above (the "Account") from which Borrower may obtain credit advances on a revolving basis from Bank. The Agreement is secured by a deed of trust ("Security Instrument") executed by Grantor/Mortgagor and recorded on 06/27/2006 as Instrument No. 2006-1410668, in Book or Liber _____, Page(s) _____, in the Official Records of LOS ANGELES County, California. The Security Instrument secures performance of Borrower's obligations under the Agreement and encumbers the property described in the Security Instrument and located at the address below (the "Property"), more particularly described in Exhibit "A" attached to and incorporated herein as part of this Modification.

Borrower, Grantor/Mortgagor, and Bank agree as follows:

1. **Effect of this Modification.** This Modification modifies, amends and supplements the Agreement and Security Instrument. To the extent of any inconsistency between the provisions of this Modification and the provisions of the Agreement or Security Instrument, the provisions of this Modification shall prevail over and supersede the inconsistent provisions of the Agreement or Security Instrument. Except as modified, amended or supplemented by this Modification, the Agreement and Security Instrument shall remain in full force and effect. This Modification will be

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legally binding and effective upon the parties only when it is signed by each Borrower, Grantor/Mortgagor, and the Bank.

2. Modified Terms and Conditions. The terms and conditions of the Agreement and Security Instrument that are modified, amended, and supplemented by this Modification are set forth on the attached Exhibit "B" attached to and incorporated herein as a part of this Modification. The terms used in Exhibit "B" shall have the same meanings as the same or substantially equivalent terms used in the Agreement and the Security Instrument, whether or not the terms used in Exhibit "B," or the Agreement or Security Instrument, are capitalized.

Borrower requests that a copy of any Notice of Default and of any Notice of Sale under the Security Instrument be mailed to the first Borrower named below at the Property address below.

Property Address: 742 N LAS PALMAS AVE LOS ANGELES, CA 90038-3514

WASHINGTON MUTUAL BANK
By: [Signature]
(Printed Bank Officer Name)
RANDINE HAMILTON
(Printed Bank Officer Name)
Its: OFFICER
(Bank Officer Title)

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On 4/27/07 before me, Jessica A Rain, Notary Public,
personally appeared Randine Hamilton, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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.

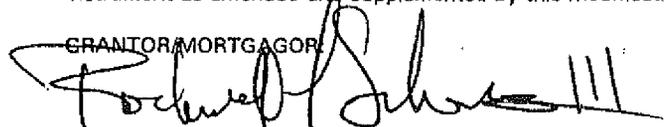
WITNESS my hand and official seal.
Signature: [Signature]
My Commission expires: 1/31/2011
My Commission number: 3192011



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By signing below, each Grantor/Mortgagor accepts and agrees to the terms of the Security Instrument as amended and supplemented by this Modification.

GRANTOR/MORTGAGOR

ROCKWELL L SCHARER III

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 4/27/07 before me, Jessica A Rain, Notary Public,
(here insert name)

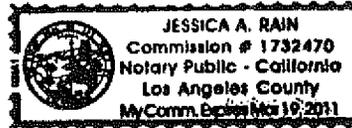
personally appeared
ROCKWELL L SCHARER III

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]
My Commission expires: 3/19/2011
My Commission number: 1732470

(Seal or Stamp)



RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME KERBER BROS

MAILING 14006 GRACEBEE

CITY, STATE NORWALK CA

ZIP CODE 90650



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SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

Recording requested by and when)
recorded mail to:

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Kerber Brothers Pool Plastering Inc.
14006 Gracebee Avenue
Norwalk CA 90650

MECHANIC'S LIEN

The undersigned, **KERBER BROS. POOL PLASTERING, INC., Claimant**, claims a mechanic's lien upon the following real property located in the **CITY OF LOS ANGELES**, known as **742 N. LAS PALMAS LOS ANGELES CA 90038**.

The sum of **\$3864.60** together with interest thereon at the rate of **10% per annum** from **August 12, 2009** is due claimant for the following work and materials furnished by claimant: **Labor, equipment and materials to plaster swimming pool and add miscellaneous fittings.**

Claimant furnished the work, labor and materials at the request of, or under contract, with: **Mr. Carlos and Associates 336 E. Front Street Covina CA 91723**. The owners and reputed owners of the property are **Rocky Scharer 742 N. Las Palmas Los Angeles CA 90038**.

KERBER BROS. POOL PLASTERING, INC.

By: 
LEISA FAUGHT, President

VERIFICATION

I, the undersigned, say that I am an officer of claimant of the foregoing mechanic's lien; I have read said claim of mechanic's lien and know the contents thereof; the same is true of my own knowledge. I declare under the penalty of perjury that the foregoing is true and correct. Executed on September 9, 2009 at Norwalk, CA.


LEISA FAUGHT

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME Mr Carlos + Assoc
STREET ADDRESS 336 E. Front St.
CITY STATE ZIP Covina CA 91723



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SPACE ABOVE THIS LINE FOR RECORDER'S USE

WOLCOTT'S FORMS, INC.

Since 1893

MECHANIC'S LIEN (Claim of Lien)

The undersigned, Mr. Carlos + Assoc
FULL NAME OF PERSON OR FIRM CLAIMING LIEN CONTRACTORS USE NAME EXACTLY AS IT APPEARS ON CONTRACTOR'S LICENSE
whose address is, 336 E Front St. Covina CA 91723
referred to in this Claim of Lien as Claimant, claims a mechanic's lien for the labor, services, equipment and/or materials described below furnished for a work of improvement upon that certain real property located in the City of Los Angeles County of Los Angeles State of California and described as follows: 742 N. Las Palmas Los Angeles CA 90038

LEGAL DESCRIPTION OF PROPERTY AND STREET ADDRESS WHERE THE WORK AND/OR MATERIALS WERE FURNISHED

This lien is claimed, separately and severally, as to both the buildings and improvements thereon, and the said land. After deducting all just credits and offsets, the sum of Three thousand seventy-five Dollars (\$ 3075.00), together with interest thereon at the rate of 1 1/2 percent per annum from 8-14-09, is due Claimant for the following labor, services, equipment and/or materials furnished by Claimant: Mr Carlos + Assoc Swimming pool construction

DATE WHEN AMOUNT OF CLAIM BECAME DUE
GENERAL DESCRIPTION OF THE WORK AND/OR MATERIALS FURNISHED
The work was begun 6-10 2009 and was completed on, or, if not completed, the last day on which work was done on was 8-1 2009.
Preliminary notices of this claim (if required) were given to the owner(s) or reputed owner(s) on _____ via _____ to the general contractor, if any, on _____ via _____ and to the subcontractor, if any, on _____ via _____

The name of the person or company by whom Claimant was employed, or to whom Claimant furnished the labor, services, equipment and/or materials is Rocky Scharer 742 N. Las Palmas L.A. Calif. 90038
USUALLY NAME OF THE PERSON OR FIRM WHO ORDERED FROM, OR CONTRACTED WITH CLAIMANT FOR THE WORK AND/OR MATERIALS

* The name(s) and address(es) of the owner(s) or reputed owner(s) of the real property is/are: Rocky Scharer 742 N. Las Palmas L.A. Calif. 90038
THIS INFORMATION MAY BE OBTAINED FROM THE COUNTY RECORDER OR BY CHECKING THE BUILDING PERMIT APPLICATION AT THE BUILDING DEPARTMENT

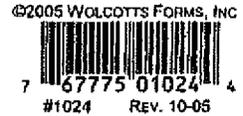
Assessor's parcel No. _____
Date _____
at _____
CITY AND STATE

[Signature]
NAME OF CLAIMANT

AUTOGRAPH OF CLAIMANT OR AUTHORIZED AGENT AND TITLE

If Verification or Notarization is required in your state, please complete the reverse side of this form as well.

Wolcott's Forms, our resellers and agents make no representations or warranty, express or implied, as to the fitness of this form for any specific use or purpose. If you have any question, it is always best to consult a qualified attorney before using this or any legal document.



B

VERIFICATION

I, the undersigned, declare: I am the MARCELO of MR CARLOS + ROSA
TITLE NAME OF CLAIMANT

the Claimant named in the foregoing claim of mechanic's lien; I am authorized to make this Verification for the Claimant;
 I have read the foregoing claim of mechanic's lien and know the contents thereof, and the same is true to my own knowledge.

I declare under penalty of perjury under the laws of the State of CA. that the foregoing is true and correct.

10-8-2009 DATE [Signature] AUTOGRAPH OF THE INDIVIDUAL WHO VERIFIES THAT THE CONTENTS OF THE CLAIM OF MECHANIC'S LIEN ARE TRUE

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

On 10/8/09, before me, RICHARD A. CHENEY
 Notary Public, personally appeared
GARY GUNPERSON

personally known to me (or proved to me on this 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  (Seal)

RICHARD A. CHENEY
 COMM. # 1838082
 NOTARY PUBLIC - CALIFORNIA
 LOS ANGELES COUNTY
 MY COMM. EXP. JAN. 12, 2010

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



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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. 5375426)

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 4427 123 M B 48-65

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 5524-009-024
AKA 742 N LAS PALMAS AVE
LOS ANGELES

Owner:

SCHARER ROCKWELL L III
742 N LAS PALMAS AVE
LOS ANGELES CA,90038

DATED: This 08th Day of March, 2012

CITY OF LOS ANGELES

By Steve Ongele
Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **DAVID MATSON**

Date: **April 30, 2014**

JOB ADDRESS: **742 NORTH LAS PALMAS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5524-009-024**

Last Full Title: **04/01/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1.) ROCKWELLER L SCHARER, III, TRUST
742 N LAS PALMAS AVENUE
LOS ANGELES, CA 90038
CAPACITY: OWNER

- 2.) FIDELITY NATIONAL TITLE
INSURANCE COMPANY
P.O. BOX 5137
DES MOINES, IA 50306-5137
CAPACITY: INTERESTED PARTIES

- 3.) FIRST AMERICAN LOANSTAR
TRUSTEE SERVICES
P.O. BOX 961253
FT WORTH, TX 76161-0253
CAPACITY: INTERESTED PARTIES

- 4.) US BANK NATIONAL ASSOCIATION
TRUSTEE CITIGROUP MORTGAGE LOAN
TRUST INC., MORTGAGE PASS THROUGH
CERTIFICATES
4801 FREDERICA STREET
OWENSBORO, KY 42301
CAPACITY: INTERESTED PARTIES

- 5.) US BANK NATIONAL ASSOCIATION
TRUSTEE CITIGROUP MORTGAGE LOAN
TRUST INC., MORTGAGE PASS THROUGH
CERTIFICATES
60 LIVINGSTON AVENUE
ST PAUL, MN 55107
CAPACITY: INTERESTED PARTIES

- 6.) CLEAR RECON CORP
4375 JUTLAND DRIVE, SUITE 200
SAN DIEGO, CA 92117
CAPACITY: INTERESTED PARTIES

- 7.) WASHINGTON MUTUAL BANK
2273 N GREEN VALLEY PARKWAY, SUITE 14
HENDERSON, NV 89014
CAPACITY: INTERESTED PARTIES

8.) KERBER BROS. POOL PLASTERING, INC.
14006 GRACEBEE AVENUE
NORWALK, CA 90650

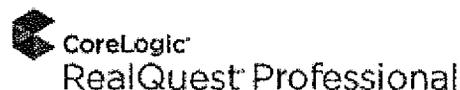
CAPACITY: INTERESTED PARTIES

9.) MR. CARLOS AND ASSOCIATES
336 E FRONT STREET
COVINA, CA 91723

CAPACITY: INTERETSSED PARTIES

Property Detail Report

For Property Located At :
742 N LAS PALMAS AVE, LOS ANGELES, CA 90038-3514



Owner Information

Owner Name: SCHARER ROCKWELL L III/ROCKWELL L SCHARER III
Mailing Address: 742 N LAS PALMAS AVE, LOS ANGELES CA 90038-3514 C054
Vesting Codes: // TR

Location Information

Legal Description: TRACT # 4427 LOT 123
County: LOS ANGELES, CA APN: 5524-009-024
Census Tract / Block: 1919.02 / 2 Alternate APN:
Township-Range-Sect: Subdivision: 4427
Legal Book/Page: 48-65 Map Reference: 34-B5 / 593-E6
Legal Lot: 123 Tract #: 4427
Legal Block: School District: LOS ANGELES
Market Area: C20 School District Name:
Neighbor Code: Munic/Township:

Owner Transfer information

Recording/Sale Date: 06/28/2011 / 11/12/2010 Deed Type: GRANT DEED
Sale Price: 1st Mtg Document #:
Document #: 872961

Last Market Sale information

Recording/Sale Date: 04/22/2003 / 03/19/2003 1st Mtg Amount/Type: \$408,000 / CONV
Sale Price: \$520,000 1st Mtg Int. Rate/Type: 4.75 / ADJ
Sale Type: 1st Mtg Document #: 1131298
Document #: 1131297 2nd Mtg Amount/Type: \$60,000 / CONV
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: 4.75 / ADJ
Transfer Document #: Price Per SqFt: \$311.75
New Construction: Multi/Split Sale:
Title Company: FIDELITY TITLE
Lender: LEHMAN BROTHERS BK FSB
Seller Name: NEILL JAMES B

Prior Sale Information

Prior Rec/Sale Date: 11/04/1997 / 10/25/1997 Prior Lender: FIRST CAP
Prior Sale Price: \$273,500 Prior 1st Mtg Amt/Type: \$218,800 / CONV
Prior Doc Number: 1756386 Prior 1st Mtg Rate/Type: / ADJ
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: Parking Type: ATTACHED GARAGE Construction:
Living Area: 1,668 Garage Area: Heat Type: HEATED
Tot Adj Area: Garage Capacity: 2 Exterior wall: STUCCO
Above Grade: Parking Spaces: 2 Porch Type:
Total Rooms: 5 Basement Area: Patio Type:
Bedrooms: 3 Finish Bsmnt Area: Pool:
Bath(F/H): 2 / Basement Type: Air Cond:
Year Built / Eff: 1923 / 1953 Roof Type: Style: SPANISH
Fireplace: Y / 1 Foundation: RAISED Quality: AVERAGE
of Stories: 1.00 Roof Material: ROLL COMPOSITION Condition: GOOD
Other Improvements: FENCE

Site Information

Zoning: LAR1 Acres: 0.15 County Use: SINGLE FAMILY RESID (0108)
Lot Area: 6,352 Lot Width/Depth: 50 x 127 State Use:
Land Use: SFR Res/Comm Units: / Water Type:
Site Influence: Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$792,579 Assessed Year: 2013 Property Tax: \$9,858.49
Land Value: \$489,272 Improved %: 38% Tax Area: 67
Improvement Value: \$303,307 Tax Year: 2013 Tax Exemption: HOMEOWNER
Total Taxable Value: \$785,579

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

742 N LAS PALMAS AVE, LOS ANGELES, CA 90038-3514

8 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: 8

	Subject Property	Low	High	Average
Sale Price	\$520,000	\$900,000	\$1,212,000	\$1,101,562
Bldg/Living Area	1,668	1,514	1,894	1,710
Price/Sqft	\$311.75	\$475.18	\$757.03	\$648.92
Year Built	1923	1910	1935	1922
Lot Area	6,352	5,999	7,261	6,569
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	2.00	1.12
Total Value	\$792,579	\$93,729	\$733,762	\$367,131
Distance From Subject	0.00	0.12	0.47	0.29

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
<input type="checkbox"/>			742 N LAS PALMAS AVE	\$520,000	1923	3	2	04/22/2003	1,668	6,352	0.0
Comparables											
<input checked="" type="checkbox"/>	1		726 N JUNE ST	\$1,150,000	1923	4	2	04/16/2014	1,893	6,352	0.12
<input checked="" type="checkbox"/>	2		612 N MCCADDEN PL	\$1,212,000	1935	2	2	10/04/2013	1,601	7,261	0.16
<input checked="" type="checkbox"/>	3		729 N HUDSON AVE	\$900,000	1927	2	1	09/12/2013	1,636	6,804	0.22
<input checked="" type="checkbox"/>	4		743 N HUDSON AVE	\$900,000	1912	4	1	11/20/2013	1,894	6,803	0.22
<input checked="" type="checkbox"/>	5		608 N MANSFIELD AVE	\$1,169,000	1924	3	3	01/17/2014	1,730	5,999	0.29
<input checked="" type="checkbox"/>	6		739 COLE AVE	\$1,150,000	1910	3	1	10/23/2013	1,730	6,306	0.34
<input checked="" type="checkbox"/>	7		564 N CAHUENGA BLVD	\$1,141,500	1923	3	2	09/19/2013	1,514	6,500	0.46
<input checked="" type="checkbox"/>	8		651 LILLIAN WAY	\$1,190,000	1922	3	1	09/27/2013	1,683	6,528	0.47

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

742 N LAS PALMAS AVE, LOS ANGELES, CA 90038-3514**8 Comparable(s) Selected.**

Report Date: 04/24/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$520,000	\$900,000	\$1,212,000	\$1,101,562
Bldg/Living Area	1,668	1,514	1,894	1,710
Price/Sqft	\$311.75	\$475.18	\$757.03	\$648.92
Year Built	1923	1910	1935	1922
Lot Area	6,352	5,999	7,261	6,569
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	2.00	1.12
Total Value	\$792,579	\$93,729	\$733,762	\$367,131
Distance From Subject	0.00	0.12	0.47	0.29

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.12 (miles)
Address:	726 N JUNE ST, LOS ANGELES, CA 90038-3510		
Owner Name:	ELMI PAUL		
Seller Name:	SHIN DAVID		
APN:	5533-037-014	Map Reference:	34-C5 / 593-E6
County:	LOS ANGELES, CA	Census Tract:	1919.02
Subdivision:	4427	Zoning:	LAR1
Rec Date:	04/16/2014	Prior Rec Date:	08/05/2009
Sale Date:	04/07/2014	Prior Sale Date:	07/31/2009
Sale Price:	\$1,150,000	Prior Sale Price:	\$700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	385956	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,352
Total Value:	\$733,762	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 2
		Living Area:	1,893
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1923 / 1942
		Air Cond:	
		Style:	SPANISH
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.16 (miles)
Address:	612 N MCCADDEN PL, LOS ANGELES, CA 90004-1030		
Owner Name:	SIMON JOEL/MEYERS ERIK		
Seller Name:	SCHREINER TRUST		
APN:	5524-019-008	Map Reference:	34-B5 / 593-E7
County:	LOS ANGELES, CA	Census Tract:	1919.02
Subdivision:	6849	Zoning:	LAR1
Rec Date:	10/04/2013	Prior Rec Date:	05/25/1990
Sale Date:	09/20/2013	Prior Sale Date:	
Sale Price:	\$1,212,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1437009	Acres:	0.17
1st Mtg Amt:	\$800,000	Lot Area:	7,261
Total Value:	\$108,261	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 2
		Living Area:	1,601
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1935 / 1935
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	TILE
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.22 (miles)
Address:	729 N HUDSON AVE, LOS ANGELES, CA 90038-3607		
Owner Name:	HUDSON LOFTS LLC		
Seller Name:	SHAHIDI 2004 FAMILY TRUST		
APN:	5533-036-007	Map Reference:	34-C5 / 593-E6
County:	LOS ANGELES, CA	Census Tract:	1918.20
Subdivision:	STRONG & DICKINSONS SOUTH HOLLYWOOD	Zoning:	LAR3
Rec Date:	09/12/2013	Prior Rec Date:	11/05/1992
Sale Date:	09/05/2013	Prior Sale Date:	
Sale Price:	\$900,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1332531	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,804
Total Value:	\$153,870	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 2
		Living Area:	1,636
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1927 / 1927
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject:	0.22 (miles)
Address:	743 N HUDSON AVE, LOS ANGELES, CA 90038-3607		
Owner Name:	HUDSON LOFTS LLC		
Seller Name:	ABEDI M YOSUF		
APN:	5533-036-004	Map Reference:	34-C5 / 593-E6
County:	LOS ANGELES, CA	Census Tract:	1918.20
Subdivision:	STRONG & DICKINSONS SOUTH HOLLYWOOD	Zoning:	LAR3
Rec Date:	11/20/2013	Prior Rec Date:	05/04/1978
Sale Date:	09/06/2013	Prior Sale Date:	
Sale Price:	\$900,000	Prior Sale Price:	\$70,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1652938	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,803
Total Value:	\$204,422	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	1 1
		Living Area:	1,894
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	1 /
		Yr Built/Eff:	1912 / 1912
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.29 (miles)
Address:	608 N MANSFIELD AVE, LOS ANGELES, CA 90036-2010		
Owner Name:	ALTA COMMUNITY INV VI LLC		
Seller Name:	CHOYNAKE BRIAN		
APN:	5524-016-013	Map Reference:	34-B5 / 593-D7
County:	LOS ANGELES, CA	Census Tract:	1919.02
Subdivision:	6143	Zoning:	LAR1
Rec Date:	01/17/2014	Prior Rec Date:	06/30/2000
Sale Date:	12/19/2013	Prior Sale Date:	06/19/2000
Sale Price:	\$1,169,000	Prior Sale Price:	\$444,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	55216	Acres:	0.14
1st Mtg Amt:		Lot Area:	5,999
Total Value:	\$580,796	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 2
		Living Area:	1,730
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1924 / 1945
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.34 (miles)
Address:	739 COLE AVE, LOS ANGELES, CA 90038-3605		
Owner Name:	MELROSE COLE LLC		
Seller Name:	DIGMAN AGNES A		
APN:	5533-034-005	Map Reference:	34-C5 / 593-F6
County:	LOS ANGELES, CA	Census Tract:	1918.20
Subdivision:	STRONG & DICKINSONS SOUTH HOL	Zoning:	LAR3
Rec Date:	10/23/2013	Prior Rec Date:	02/23/1996
Sale Date:	09/11/2013	Prior Sale Date:	
Sale Price:	\$1,150,000	Prior Sale Price:	\$214,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1515066	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,306
Total Value:	\$494,705	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 2
		Living Area:	1,730
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1910 / 1919
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL

Comp #:	7	Distance From Subject:	0.46 (miles)
Address:	564 N CAHUENGA BLVD, LOS ANGELES, CA 90004-1102		
Owner Name:	LIDINSKY RICHARD/TUTTLE TIFFANY		
Seller Name:	WEINSTOCK FRANCES TRUST		
APN:	5523-008-023	Map Reference:	34-C5 / 593-F7
County:	LOS ANGELES, CA	Census Tract:	1923.00
Subdivision:	3345	Zoning:	LAR1
Rec Date:	09/19/2013	Prior Rec Date:	09/23/1968
Sale Date:	09/06/2013	Prior Sale Date:	
Sale Price:	\$1,141,500	Prior Sale Price:	\$35,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1364955	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,500
Total Value:	\$93,729	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 2
		Living Area:	1,514
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1923 / 1924
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:	8	Distance From Subject:	0.47 (miles)
Address:	651 LILLIAN WAY, LOS ANGELES, CA 90004-1107		
Owner Name:	GROSS DAVID M/BUDEWITZ MICHAEL R		
Seller Name:	KEMBEL BRAD B		
APN:	5523-006-003	Map Reference:	34-C5 / 593-F7
County:	LOS ANGELES, CA	Census Tract:	1923.00
Subdivision:	4058	Zoning:	LAR1
Rec Date:	09/27/2013	Prior Rec Date:	01/25/2002
Sale Date:	08/29/2013	Prior Sale Date:	01/08/2002
Sale Price:	\$1,190,000	Prior Sale Price:	\$460,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1408665	Acres:	0.15
1st Mtg Amt:	\$952,000	Lot Area:	6,528
Total Value:	\$567,506	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 2
		Living Area:	1,683
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1922 / 1930
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	ROLL COMPOSITION
		Parking:	ATTACHED GARAGE

Foreclosure Activity Report

For Property Located At



CoreLogic

RealQuest Professional

742 N LAS PALMAS AVE, LOS ANGELES, CA 90038-3514**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type:	NOTICE OF TRUSTEE'S SALE	Foreclosure Stage:	AUCTION
Recording Date:	02/07/2014	Filing Date:	02/03/2014
Foreclosure Doc #:	134433	Recording Book/Page:	/

Borrower 1: SCHARER ROCKWELL L III
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name:	CLEAR RECON CORP	Trustee Phone #:	(714) 730-2727
Trustee Address:	4375 JUTLAND DR #200	Trustee Sale Order #:	4146
City:	SAN DIEGO	Trustee Sale Order Ext:	CA
State:	CA		
Zip:	92117		

Auction Date:	03/04/2014	Judgement Amount:	\$844,056
Auction Time:	11:00		
Auction Address:	400 CIVIC CENTER PLZ		
City:	POMONA		

Default Mortgage Information:

Mtg Amt/Type:	\$720,000 / CONV	Default Amt:	
Mtg Recording Date:	09/21/2005	Default Date:	
Mtg Doc #:	2272191		
Mtg Book/Page:			
Lender:	NO LENDER ON DOCUMENT	1 st Missed Pymt Date:	
Lender Address:			
City:		Lender Phone #:	
State:		Vesting Codes:	SM / /
Zip:		Title Company:	

Location Information:

Legal Description:	TRACT # 4427 LOT 123		
County:	LOS ANGELES, CA	APN:	5524-009-024
Subdivision:	4427	Map Reference:	34-B5 / 593-E6
Legal Lot:	123	Township-Range-Sect:	
Legal Block:		Munic/Township:	

Last Market Sale Information:

Sale Date:	03/19/2003	1 st Mtg Amount/Type:	\$408,000 / CONV
Recording Date:	04/22/2003	1 st Mtg Int. Rate/Type:	4.75 / ADJ
Sale Price:	\$520,000	2 nd Mtg Amount/Type:	\$60,000 / CONV
Sale Type:		2 nd Mtg Int. Rate/Type:	4.75 / ADJ
Deed Type:	GRANT DEED	Seller:	NEILL JAMES B
Deed Doc #:	1131297		

Owner Information:

Owner Name:	SCHARER ROCKWELL L III/ROCKWELL L SCHARER III		
Mailing Address:	742 N LAS PALMAS AVE		
City:	LOS ANGELES		
State:	CA	Carrier Route:	C054
Zip:	90038-3514		

Owner Transfer Information:

Sale Date:	11/12/2010	Deed Type:	GRANT DEED
Recording Date:	06/28/2011	Deed Doc #:	872961
Sale Price:		Vesting Codes:	/ / TR

Property Characteristics:

Living Area:	1,668	Parking Type:	ATTACHED GARAGE
Total Rooms:	5	Garage Area:	
Bedrooms:	3	Garage Capacity:	2
Bath (F/H):	2 /	Parking Spaces:	2
Year Built / Eff:	1923 / 1953	Pool:	
Fireplace:	1	Pool Area:	
# of Stories:	1.00	Style:	SPANISH
Quality:	AVERAGE		

Site Information:

Land Use:	SFR	Acres:	0.15
Zoning:	LAR1	Lot Area:	6,352
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$792,579	Property Tax:	\$9,858.49
Land Value:	\$489,272	Tax Area:	67
Improvement Value:	\$303,307	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$785,579	Improvement %:	38%

EXHIBIT D

ASSIGNED INSPECTOR: **DAVID MATSON**

Date: **April 30, 2014**

JOB ADDRESS: **742 NORTH LAS PALMAS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5524-009-024**

CASE#: **427551**

ORDER NO: **A-2843730**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 6, 2011**

COMPLIANCE EXPECTED DATE: **September 16, 2011**

DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2843730

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

VAN AMBATELOS
VICTOR H. CUEVAS
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

SCHARER, ROCKWELL L III
742 N LAS PALMAS AVE
LOS ANGELES, CA 90038

SEP 02 2011

EG

CASE #: 427551
ORDER #: A-2843730
EFFECTIVE DATE: September 06, 2011
COMPLIANCE DATE: September 16, 2011

1010207201244253

OWNER OF
SITE ADDRESS: 742 N LAS PALMAS AVE
ASSESSORS PARCEL NO.: 5524-009-024
ZONE: R1; One-Family Zone

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 YOU SEPARATELY. 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:

VIOLATION(S):

1. Rental and advertising for guest house is a violation of your variance or Conditional Use Permit.

You are therefore ordered to: 1) Discontinue the advertising and rental of the guest house which violates a condition of the variance or conditional use permit, Case No. ZA 2004-432(ZV), dated September 30, 2004.

Code Section(s) in Violation: 12.29, 12.21A.1.(a) of the L.A.M.C.

Comments: Remove all cooking facilities form the guest house.

2. The pool enclosure is not constructed to code.

You are therefore ordered to: Construct the pool enclosure with all of the following characteristics:
1) Access gates through the enclosure are required to open away from the swimming pool and to be self-closing with a self-latching device placed no lower than 60 inches above the ground.
2) The minimum allowable height of the enclosure is 60 inches.
3) The maximum allowable vertical clearance from the ground to the bottom of the enclosure is 2 inches.



CODE ENFORCEMENT BUREAU
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www.ladbs.org

- 4) Gaps or voids shall not allow the passage of a sphere equal to or greater than 4 inches in diameter.
- 5) The outside surface of the enclosure shall be free of protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

Code Section(s) in Violation: 91.3109, 91.3109.4.4.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Or all gates leading to the rear yard must be self closing and self latching, all doors leading to the rear yard must have alarms when opened.

3. The approximate 9'-0"x30'-0" carport added to the south side of the house was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

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.



If you have any questions or require any additional information please feel free to contact me at (213)252-3033.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Joe Paradiso*

Date: September 01, 2011

JOE PARADISO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3033

[Signature]
REVIEWED BY

1010207201244253