

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

October 14, 2014

Council District: # 3

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

JOB ADDRESS: **6437 NORTH GEYSER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2127-002-007**

On July 27, 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: **6437 North Geysler 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.

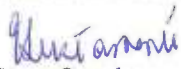
Pursuant to Section 98.0421, the property owner was issued an order on July 27, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge Late fee	50.40
Late Charge/Collection fee (250%)	292.46
Accumulated Interest (1%/month)	250.64
Title Report fee	42.00
Grand Total	\$ 991.66

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 **\$991.66** 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 **\$991.66** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

for 
Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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. T10743
Dated as of: 08/15/2014

Prepared for: City of Los Angeles

SCHEDULE A *(Reported Property Information)*

APN #: 2127-002-007

Property Address: 6437 N GEYSER AVE **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: EDUARDO ASTURIAS, A SINGLE MAN,

Grantee: JOSE CARLOS MONGE A SINGLE MAN & ROSA A. ESPINOZA A SINGLE WOMAN

Instrument: 20110150423

Book/Page: N/A

Dated: 08/02/2010

Recorded: 01/27/2011

MAILING ADDRESS: CARLOS MONGE & ROSA A. ESPINOZA
6437 GEYSER AVE, RESEDA, CA 91335

SCHEDULE B

LEGAL DESCRIPTION

LOT 7, TRACK 18792 IN THE CITY OF RESEDA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 508, PAGES 45 AND 46 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: JOSE MONGE, A SINGLE MAN

Lender/Beneficiary: ARGENT MORTGAGE COMPANY, LLC

Trustee: TOWN AND COUNTY TITLE SERVICES, INC.

Instrument: 05/0333437

Book/Page: N/A

Amount: \$392,000.00

Open Ended: NO

Dated: 02/04/2005

Recorded: 02/14/2005

Maturity Date: 03/01/2035

MAILING ADDRESS: ARGENT MORTGAGE COMPANY, P.O. BOX 5047 ROLLING, MEADOWS, IL 60008

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. T10743

SCHEDULE B (Continued)

MAILING ADDRESS: ARGENT MORTGAGE DOLLY SLEIMAN, ONE CITY BOULEVARD WEST ORANGE, CA 92868

MAILING ADDRESS: ARGENT MORTGAGE COMPANY, LLC, ONE CITY BOULEVARD WEST ORANGE, CA 92868

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE, DATED 05/15/2008, RECORDED 08/25/2008, AS INSTRUMENT NO. 20081529466.

MAILING ADDRESS: RECONTRUST COMPANY, 1757 TAPO CANYON ROAD, SVW-88 SIMI VALLEY, CA 93063.

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM ARGENT MORTGAGE COMPANY, LLC, BY COUNTRYWIDE HOME LOANS, INC., AS A.I.F. (ASSIGNOR) TO WELL FARGO BANK, N.A. AS TRUSTEE ON BEHALF OF THE CERTIFICATE HOLDERS PARK PLACE SECURITIES, INC. ASSET-BACKED PASSTHROUGH CERTIFICATES SERIES 2005-WCW1(ASSIGNEE) DATED 05/15/2008 RECORDED 08/25/2008 AS INSTRUMENT NO. 20081529466.

MAILING ADDRESS: RECONTRUST COMPANY, 1757 TAPO CANYON ROAD, SVW-88 SIMI VALLEY, CA 93063.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE, DATED 08/20/2008 RECORDED 08/25/2008 AS INSTRUMENT NO. 20081529467

MAILING ADDRESS: RECONTRUST COMPANY, 1757 TAPO CANYON ROAD, SVW-88 SIMI VALLEY, CA 93063.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE, DATED 06/07/2010 RECORDED 06/10/2010, AS INSTRUMENT NO. 20100792602

MAILING ADDRESS: RECONTRUST COMPANY, 1757 TAPO CANYON ROAD, SVW-88 SIMI VALLEY, CA 93063.

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM ARGENT MORTGAGE COMPANY, LLC, BY COUNTRYWIDE HOME LOANS, INC., AS A.I.F. (ASSIGNOR) TO WELLS FARGO BANK, N.A. AS TRUSTEE ON BEHALF OF THE CERTIFICATE HOLDERS PARK PLACE SECURITIES, INC. ASSET-BACKED PASSTHROUGH CERTIFICATES SERIES 2005-WCW1 (ASSIGNEE) DATED 06/07/2010 RECORDED 06/10/2010 AS INSTRUMENT NO. 20100792602

MAILING ADDRESS: RECONTRUST COMPANY, 1757 TAPO CANYON ROAD, SVW-88 SIMI VALLEY, CA 93063.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE, DATED 05/03/2010 RECORDED 06/10/2010 AS INSTRUMENT NO. 20100792603

MAILING ADDRESS: RECONTRUST COMPANY, 1757 TAPO CANYON ROAD, SVW-88 SIMI VALLEY, CA 93063.

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. T10743

SCHEDULE B (Continued)

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM ARGENT MORTGAGE COMPANY, LLC (ASSIGNOR) TO WELLS FARGO BANK, N.A. AS TRUSTEE ON BEHALF OF THE CERTIFICATE HOLDERS PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WCW1 (ASSIGNEE) DATED 10/21/2011 RECORDED 11/16/2011 AS INSTRUMENT NO. 20111549670

MAILING ADDRESS: BANK OF AMERICA, N.A. 400 NATIONAL WAY, SIMI VALLEY, CA 93065

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, DATED 01/29/2014 RECORDED 06/10/2014 AS INSTRUMENT NO. 20140595692

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

MAILING ADDRESS: WELLS FARGO BANK, N.A., AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF PARK PLACE SECURITIES, INC., ASSET-BACKED PASSTHROUGH CERTIFICATES, SERIES 2005-WCW1C/O THE WOLF FIRM, A CALIFORNIA CORPORATION, 2955 MAIN STREET, 2ND FLOOR IRVINE, CALIFORNIA 92614 ATTN: FORECLOSURE DEPARTMENT

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE, DATED 02/22/2014 RECORDED 06/10/2014, AS INSTRUMENT NO. 20140595691

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

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ROSA ESPINOZA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND JOSE C. MONGE, A SINGLE MAN AS JOINT TENANTS

Lender/Beneficiary: STEPHEN D. SUTTON AND LISA J. RIEGER, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 50.000% INTEREST, LARRY H. UYEDA TRUSTEE, OF THE LARRY H. UYEDA LIVING TRUST, AS TO AN UNDIVIDED 50.000% INTEREST

Trustee: NEW HAVEN FINANCIAL

Instrument: 06/1335909

Book/Page: N/A

Amount: \$90,000.00

Open Ended: NO

Dated: 05/31/2006

Recorded: 06/19/2006

Maturity Date: 05/31/2036

MAILING ADDRESS: NEW HAVEN FINANCIAL, INC.
24025 PARK SORRENTO, SUITE 150 CALABASAS, CA 91302.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A IMPORTANT NOTICE NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, DATED 06/13/2007 RECORDED 06/13/2007, AS INSTRUMENT NO. 20071433606

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. T10743

SCHEDULE B (Continued)

MAILING ADDRESS: RELIABLE TRUST DEED SERVICES, 19510 VENTURA BLVD., SUITE 214 TARZANA, CA 91356.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A IMPORTANT NOTICE NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST, DATED 05/02/2008 RECORDED 05/05/2008, AS INSTRUMENT NO. 20080788151

MAILING ADDRESS: RELIABLE TRUST DEED SERVICES, 19510 VENTURA BLVD., SUITE 214 TARZANA, CA 91356.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE, DATED 09/02/2008 RECORDED 09/05/2008 AS INSTRUMENT NO. 20081604099.

MAILING ADDRESS: RELIABLE TRUST DEED SERVICES, 19510 VENTURA BLVD., SUITE 214 TARZANA, CA 91356.

Type of Instrument SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS
Trustor/Mortgagor: ROSA A. ESPINOZA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY
Lender/Beneficiary: MILDRED ARELLANO
Trustee: NORTH AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION
Instrument: 20072641513 *Book/Page:* N/A
Amount: \$25,000.00 *Open Ended:* NO
Dated: 08/01/2007 *Recorded:* 12/03/2007
Maturity Date: 08/01/2037

MAILING ADDRESS: MILDRED ARELLANO, 2215 EAST MARILYN STREET, SIMI VALLEY, CA 93065

MAILING ADDRESS: ROSA A. ESPINOZA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, 6437 GEYSER AVENUE RESEDA, CA 91335

Type of Instrument MISCELLANEOUS
NOTICE OF PENDING LIEN, DATED 05/02/2011 RECORDED 05/20/2011 AS INSTRUMENT NO. 20110713487

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

MAILING ADDRESS: ASTURIAS EDUARDO, 19425 HAYNES ST. NO 31 RESEDA CA, 91335

2



RECORDING REQUESTED BY
JOSE CARLOS MONGE
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME JOSE C MONGE
ADDRESS 6437 GEYSER AVE
CITY RESEDA, CA 91335
STATE & ZIP

Above Space for Recorder's Use Only

GRANT DEED

TITLE ORDER NO. ESCROW NO. APN NO. 2127002007

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ 0 GIFT CITY TAX \$
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 Unincorporated area City of _____ and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
EDUARDO ASTURIAS, A SINGLE MAN

hereby GRANT(s) to
JOSE CARLOS MONGE A SINGLE MAN & ROSA A. ESPINOZA A SINGLE WOMAN

the following described real property in the County of LOS ANGELES State of California.

6437 GEYSER AVE RESEDA CALIFORNIA 91335
LOT 7, TRACK 18792 IN THE CITY OF RESEDA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS
PER MAP RECORDED IN BOOK 508, PAGES 45 AND 46 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

Dated 8/2/2010

EDUARDO ASTURIAS

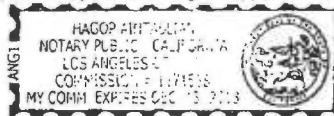
STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

On 8-2-10 before me, Hagop Amballian, Notary Public (here
insert name and title of the officer), personally appeared
Eduardo Asturias

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



(The seal for official record use)

MAIL TAX STATEMENTS TO ADDRESS AS SHOWN ABOVE

FORM GRANT DEED

3

State of California }
County of Los Angeles }

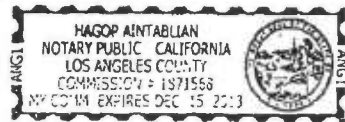
On 8-2-10 before me, Hagop Aintablian, Notary Public,
personally appeared Eduardo Asturias

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 [Handwritten Signature]



(seal)

2/14/05

DIVERSIFIED TITLE & ESCROW SERVICES COMPANY
Recording Requested By:
Argent Mortgage Company,

05 0333437

Return To:

Argent Mortgage Company,
P.O. Box 5047 Rolling
Meadows, IL 60008

Prepared By: Argent Mortgage
Dolly Sleiman
One City Boulevard West
Orange, CA 92868

E3404300-22
2127-602007

(Space Above This Line For Recording Data)
DEED OF TRUST

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 February 4, 2005 together with all Riders to this document.
- (B) "Borrower" is JOSE MONGE, A Single Man

Borrower is the trustor under this Security Instrument.
(C) "Lender" is Argent Mortgage Company, LLC

Lender is a Limited Liability Company organized and existing under the laws of Delaware

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

Form 3005 1/01

VMP-6(CA) (0005)

Page 1 of 15

Initials: JM

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VMP MORTGAGE FORMS - (800)521-7291

2/14/05

Lender's address is One City Boulevard West Drange, CA 92868

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is Town and Country Title Services, Inc.

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(E) "Note" means the promissory note signed by Borrower and dated February 4, 2005. The Note states that Borrower owes Lender three hundred ninety-two thousand and 00/100 Dollars (U.S. \$392,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than March 1, 2035.

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

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

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

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

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

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

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

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

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

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

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

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard

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Initials: JVG

6(CA) (0005)

Page 2 of 15

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2/14/05

to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

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TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of LOS ANGELES

[Type of Recording Jurisdiction] of [Name of Recording Jurisdiction]

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

SEE ATTACHED EXHIBIT A

Parcel ID Number: 2127-002-007
6437 GEYSER AVENUE
LOS ANGELES
("Property Address"):

which currently has the address of
[Street]
[City], California 91335 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.

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Page 3 of 15 02/04/2005 3:12:48 PM Form 3005 1/01

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2/14/05

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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:

JOSE MONGE (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

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6[CA] (0005)

Page 14 of 15 02/04/2005 3:12:48 PM Form 3005 1/01

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2/14/05

16

State of California

County of Los Angeles } ss:

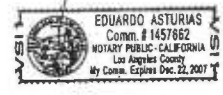
On 2/14/05 before me, EDUARDO ASTURIAS
Day/Month/Year Notary Public

personally appeared JOSE MONGE

personally known to me (or proven 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.

Notary Public (Seal) [Signature]



0071149231

400-15CA (4/02)

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0071149231 - 9501

02/04/2005 3:12:48 PM

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2

LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY
AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:
RECONTRUST COMPANY
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063

08/25/08



20081529466

ATTN: Charlie Perez
TS No. 08-49724
INVESTOR/INSURER No. 71149231

08-8-188212

SUBSTITUTION OF TRUSTEE AND ASSIGNMENT OF DEED OF TRUST

The undersigned ARGENT MORTGAGE COMPANY, LLC, (hereinafter referred to as Beneficiary) is the Beneficiary of that certain Deed of Trust dated 02/04/2005, executed by JOSE MONGE, A SINGLE MAN, Trustor, to TOWN AND COUNTRY TITLE SERVICES, INC., as Trustee, and recorded as Instrument No. 05 0333437 on 02/14/2005, of Official Records in the County Recorder's Office of LOS ANGELES County, California. NOW THEREFORE, Beneficiary hereby substitutes RECONTRUST COMPANY, WHOSE ADDRESS IS: 1757 TAPO CANYON ROAD, SVW-88, SIMI VALLEY, CA 93063, as Trustee under said Deed of Trust herein referred to, in the place and stead of and with all rights, title, powers, and interest of the former trustee described above.

FOR VALUE RECEIVED, the undersigned hereby grants, assigns, conveys and transfers to WELLS FARGO BANK, N.A. AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WCW1 all beneficial interest under that certain Deed of Trust described above. Said described land: "As more fully described in the above referenced Deed of Trust." Together with the note or notes therein described or referred to, the money due and to become due thereon with the interest, and all rights accrued or to accrue under said Deed of Trust.

DATED: May 15, 2008

ARGENT MORTGAGE COMPANY, LLC, by
COUNTRYWIDE HOME LOANS, INC., AS A.I.F.

State of: California
County of: Ventura

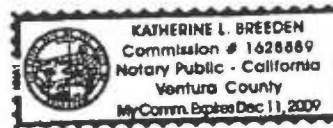
) BY: [Signature]
Elisabet Meza, Assistant Secretary

On MAY 28 2008 before me, Katherine L. Breeden, notary public, personally appeared Elisabet Meza, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Signature] (Seal)
Notary Public's Signature



Form subasgnmnt (08/03)

2

LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063

WHEN RECORDED MAIL TO:
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063

TS No. 08-49724

Title Order No. 08-8-188212



APN No. 2127-002-007

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/04/2005. 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.

Notice is hereby given that RECONTRUST COMPANY, as duly appointed trustee pursuant to the Deed of Trust executed by JOSE MONGE, A SINGLE MAN, dated 02/04/2005 and recorded 02/14/2005, as Instrument No. 05 0333437, in Book , Page of Official Records in the office of the County Recorder of LOS ANGELES County, State of California, will sell on 09/10/2008 at 10:30 AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA.

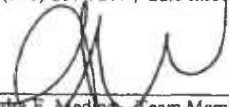
at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 6437 GEYSER AVENUE, LOS ANGELES, CA 91335. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$430,784.84. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

In addition to cash, the Trustee will accept cashier's checks 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.

Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

DATED: August 20, 2008
RECONTRUST COMPANY
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063
Phone: (800) 281-8219 , Sale Information (626) 927-4399

By: 
Sandra E. Medina, Team Member

RECONTRUST COMPANY is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.

Form nos (07/01)

LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY
AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:
RECONTRUST COMPANY
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063



2

ATTN: Joselyn Casillas
TS No. 08-0049724

TSN #08-8-100212

SUBSTITUTION OF TRUSTEE AND ASSIGNMENT OF DEED OF TRUST

The undersigned ARGENT MORTGAGE COMPANY, LLC, (hereinafter referred to as Beneficiary) is the Beneficiary of that certain Deed of Trust dated 02/04/2005, executed by JOSE MONGE, A SINGLE MAN, Trustor, to TOWN AND COUNTRY TITLE SERVICES, INC., as Trustee, and recorded as Instrument No. 05 0333437 on 02/14/2005, of Official Records in the County Recorder's Office of LOS ANGELES County, California. NOW THEREFORE, Beneficiary hereby substitutes RECONTRUST COMPANY, N.A., WHOSE ADDRESS IS: 1757 TAPO CANYON ROAD, SVW-88, SIMI VALLEY, CA 93063, as Trustee under said Deed of Trust herein referred to, in the place and stead of and with all rights, title, powers, and interest of the former trustee described above.

FOR VALUE RECEIVED, the undersigned hereby grants, assigns, conveys and transfers to WELLS FARGO BANK, N.A. AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WCW1 all beneficial interest under that certain Deed of Trust described above. Said described land: "As more fully described in the above referenced Deed of Trust." Together with the note or notes therein described or referred to, the money due and to become due thereon with the interest, and all rights accrued or to accrue under said Deed of Trust.

DATED: June 07, 2010

ARGENT MORTGAGE COMPANY, LLC, by
COUNTRYWIDE HOME LOANS, INC., AS A.I.F.

State of: CALIFORNIA) BY: KEVIN RUDOLPH ASSISTANT SECRETARY
County of: VENTURA)

On JUN 07 2010 before me, MICHELLE I. MILLER, notary public, personally appeared KEVIN RUDOLPH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to 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 *Michelle I. Miller* (Seal)
Notary Public's Signature MICHELLE I. MILLER



Form subasgnmnt (01/09)

LC

LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063



2

WHEN RECORDED MAIL TO:
RECONTRUST COMPANY
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063
TS No. 08-0049724
Title Order No. 08-8-188212

APN No. 2127-002-007

NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/04/2005.
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.**

Notice is hereby given that RECONTRUST COMPANY, as duly appointed trustee pursuant to the Deed of Trust executed by JOSE MONGE, A SINGLE MAN, dated 02/04/2005 and recorded 02/14/2005, as Instrument No. 05 0333437, in Book . Page of Official Records in the office of the County Recorder of LOS ANGELES County, State of California, will sell on 07/02/2010 at 10:30 AM, At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650

at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, 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 and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 6437 GEYSER AVENUE, LOS ANGELES, CA 91335. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$498,790.31. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

In addition to cash, the Trustee will accept cashier's checks 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.

Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. If required by the provisions of Section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's office.

RECONTRUST COMPANY
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063
Phone/Sale Information: (800) 281-8219

By: Nallely Ochoa
Nallely Ochoa, Team Member

RECONTRUST COMPANY is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.

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Form nos (07/01)



FWBS-163
6401 North Beach Street
Fort Worth, Texas 76137

08-49724

3

Notice Date: January 5, 2009

Account No.: [REDACTED]

Jose Monge
6437 Geyser Ave
Reseda, CA 91335

Property Address:
6437 Geyser Avenue
Los Angeles, CA 91335

CALIFORNIA DECLARATION

I, Anaee Hernandez of Countrywide's Home Retention Division declare on behalf of Countrywide, under penalty of perjury, and under the laws of the State of California, that Countrywide's business records maintained in the ordinary course of business reflect the following is true and correct:

- 1. On , contact was made with the borrower to assess their financial situation and to explore options for the borrower to avoid foreclosure.
- 2. The following efforts were made to contact the borrower to assess their financial situation and to explore options for the borrower to avoid foreclosure:
 - 2 attempts to reach the homeowner by phone.
 - attempts to reach the homeowner by mail.
- 3. Countrywide verified that the borrower has surrendered the property.
- 4. Countrywide has evidence and reasonably believes that the borrower has contracted with an organization, person, or entity whose primary business is advising people who have decided to leave their homes on how to extend the foreclosure process and to avoid their contractual obligations to beneficiaries.
- 5. Countrywide has confirmed that the borrower(s) filed for bankruptcy and the proceedings have not been finalized to wit, there is no order on the court's docket closing or dismissing the bankruptcy case.
- 6. The provisions of California Civil Code Section 2923.5 do not apply because

1/10/09 Ft Worth TX
Date and Place
A. Hernandez
Name of Signor

Los Altos Renew Specialist
Title and/or Position

4

08-49724

Jose Monge
8033 Quartz Ave
Winnetka, CA 91306

Property Address:
6437 Geyser Avenue
Los Angeles, CA 91335

CALIFORNIA DECLARATION

I, Tam Doan, of BAC Home Loans Servicing, LP, declare under penalty of perjury, under the laws of the State of California, that the following is true and correct:

BAC Home Loans Servicing, LP, has obtained from the Commissioner of Corporations a final order of exemption pursuant to California Civil Code Section 2923.53 that is current and valid on the date the accompanying Notice of Sale is filed.

AND

The timeframe for giving Notice of Sale specified in subdivision (a) of Civil Code Section 2923.52 does not apply pursuant to Section 2923.52 (b).

05/03/2010 Simi Valley, CA
Date and Place

Tam Doan
Name of Signor

MLO Servicing Team Manager
Title and/or Position


Signature

This communication is from BAC Home Loans Servicing, LP, a subsidiary of Bank of America, N.A.

CA Dec AB No 7 11214 07/28/2009

2

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY
RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Bank of America, N.A.
400 National Way
Simi Valley, CA 93065



6216711

File No. 7021.49332

IMPORTANT NOTICE

Note: After having been recorded, this Assignment should be kept with the Note and Deed of Trust hereby assigned

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns, and transfers to WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WCW1 all beneficial interest under that certain Deed of Trust dated February 4, 2005, executed by JOSE MONGE, A Single Man to Town and Country Title Services, Inc., as Trustee; and recorded February 14, 2005, as Document No. 05 0333437, in the Official Records of the County Recorder of Los Angeles County, CA.

TOGETHER with the rights accrued or to accrue under said Deed of Trust including the right to have reconveyed, in whole or in part the real property described therein.

Dated: **OCT 21 2011**

Argent Mortgage Company, LLC

Paul H. Webb
Assistant Vice President

ACKNOWLEDGMENT
State of California
County of Ventura
OCT 21 2011

On _____ before me, Milvia L. Lopez, Notary Public
(Insert name and title of the officer)

Personally appeared Paul H. Webb 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 Milvia L Lopez (Seal)



2

PACIFIC COAST TITLE

RECORDING REQUESTED BY:
PACIFIC COAST TITLE

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



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Trustee Sale No. 14-0341-11

Title Order No.,95507605

SPACE ABOVE THIS LINE FOR RECORDER'S USE
APN: 2127-002-007

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

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

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

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

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

IMPORTANT NOTICE

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

This amount is \$259,538.71 as of 6/5/2014, and will increase until your account becomes current.

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

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PACIFIC COAST TITLE

RECORDING REQUESTED BY:

PACIFIC COAST TITLE

AND WHEN RECORDED MAIL TO:
The Wolf Firm
2955 Main Street, 2nd Floor
Irvine, California 92614
(949) 720-9200



TS No.: 14-0341-11

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

WHEREAS, JOSE MONGE, A SINGLE MAN was the original Trustor, TOWN AND COUNTRY TITLE SERVICES, INC. was the original Trustee, and ARGENT MORTGAGE COMPANY, LLC, A LIMITED LIABILITY COMPANY was the original Beneficiary under that certain Deed of Trust dated 2/4/2005 and recorded on 2/14/2005 as Instrument No. 05 0333437 of Official Records of Los Angeles County, California; and

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

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

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

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

Dated: 2/22/14

Select Portfolio Servicing, Inc., as servicing agent and attorney in fact for Wells Fargo Bank, N.A., as Trustee, in trust for the registered holders of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WCW1

Carlie Perkins 2/22/14

Carlie Perkins Document Control Officer

State of Utah) ss
County of Salt Lake)

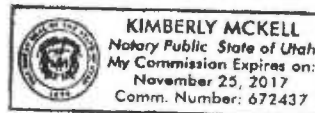
On Feb 22, 2014 before me, Kimberly McKell personally appeared *Carlie Perkins* who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), 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 Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Kimberly McKell* (Seal)
Notary Public

Doc. Control Officer



13f

06/19/06

Recording Requested By
New Haven Financial, Inc

When Recorded Mail To
New Haven Financial, Inc.
24025 Park Sorrento, Suite 150
Calabasas, CA 91302

06 1335909

Title Order No. 21-293610

Space above this line for recorder's use

2127-002-007

DEED OF TRUST

RECORDER. INDEX FOR SPECIAL NOTICE

Loan No 5941

This Deed of Trust, made this 31st day of May, 2006, among the Trustor, Rosa Espinoza, A Married Woman as Her Sole and Separate Property and Jose C. Monge, A Single Man as Joint Tenants (herein "Borrower"), New Haven Financial (herein "Trustee"), and the Beneficiary, Stephen D. Sutton and Lisa J. Rieger, husband and wife as joint tenants as to an undivided 50.000% interest, Larry H. Uyeda Trustee, of the Larry H. Uyeda Living Trust, as to an undivided 50.000% interest, (herein "Lender")

The beneficiaries (or assignees) of this deed of trust have agreed in writing to be governed by the desires of the holders of more than 50% of the record beneficial interest therein with respect to actions to be taken on behalf of all holders in the event of default or foreclosure or for matters that require direction or approval of the holders, including designation of the broker, servicing agent, or other person acting on their behalf, and the sale, encumbrance or lease of real property owned by the holders resulting from foreclosure or receipt of a deed in lieu of foreclosure

GRANT IN TRUST

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants, transfers, conveys and assigns to Trustee, in trust, with power of sale, the following described property located in the county of Los Angeles, State of California: Lot 7, of Tract No. 18792, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 508, Page(s) 45 and 46 of Maps, in the Office of the County Recorder of said County. APN#: 2127-002-007, which has the address of 6437 Geysler Avenue Reseda CA 91335 (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, and water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property",

THIS DEED OF TRUST IS MADE TO SECURE TO LENDER:

(a) the repayment of the indebtedness evidenced by Borrower's note (herein "Note") dated May 31, 2006, in the principal sum of U S \$90,000.00, with payment of interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust, the performance of the covenants and agreements of Borrower herein contained, and (b) repayment of any future advances, with interest thereon, made to the Borrower by Lender pursuant to paragraph 19 hereof (herein "Future Advances"); and in addition (c) this Deed of Trust shall provide the same security on behalf of the Lender, to cover extensions, modifications or renewals, including without limitation, extensions, modifications or renewals of the Note at a different rate of interest; and the performance of the covenants and agreements of Borrower herein contained.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered except for encumbrances of record, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to encumbrances of record

UNIFORM COVENANTS BORROWER AND LENDER COVENANT AND AGREE AS FOLLOWS

1. **Payments of Principal and/or Interest.** Borrower shall promptly pay, when due, the principal of and/or interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and/or interest on any Future Advances secured by the Deed of Trust.

Applied Business Software, Inc (800) 833-3343

(5941/Espinoza)
Deed of Trust Page 1 of 5

06/19/06

require prompt payment when due of all other sums so secured or to declare default for failure to make any such prompt payment or to perform any such act. No exercise of any right or remedy of the Lender or Trustee under this Deed of Trust shall constitute a waiver of any other right or remedy contained in this Deed of Trust or provided by law

REQUEST FOR SPECIAL NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Deed of Trust to give Notice to Lender care of Lender's Servicing Agent, at it's address set forth on page one of this Deed of Trust, of any default under the superior encumbrances and of any sale or other foreclosure action

IN WITNESS WHEREOF, BORROWER HAS EXECUTED THIS DEED OF TRUST

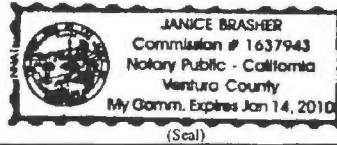
Rosa Espinoza 5/31/06 Jose C. Monge 5/31/06
Borrower Date Borrower Date

State of California
County of LOS Angeles
On May 31, 2006

before me, Janice Brasher, a notary public, personally appeared Rosa Espinoza and Jose C. Monge 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 they executed the same in their authorized capacity(ies), and that by 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.

Janice Brasher
Signature



REQUEST FOR FULL RECONVEYANCE

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Signature of Beneficiary (the "LENDER") _____ Date _____ Signature of Beneficiary (the "LENDER") _____ Date _____

When recorded, mail to

Att: _____

06 1335909

RECORDING REQUESTED BY

2

AND WHEN RECORDED MAIL TO

RELIABLE TRUST DEED SERVICES
19510 VENTURA BLVD., SUITE 214
TARZANA, CA 91356

06/13/07



20071433606

Space above this line for recorder's use only

Trustee Sale No. 07-22875 Loan No. 5941 Title Order No.

**IMPORTANT NOTICE
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

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

This amount is **\$4,347.91** as of **06/13/2007** 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 to 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 the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

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Trustee Sale No. 07-22875 Loan No. 5941 Title Order No.

Following the expiration of the time period referred to in this paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: NEW HAVEN FINANCIAL C/O RELIABLE TRUST DEED, 19510 VENTURA BLVD, SUITE, 214, TARZANA, CA. 91356 (818)708-7272

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION. NOTICE IS HEREBY GIVEN THAT: NEW HAVEN FINANCIAL is the duly appointed Trustee under a Deed of Trust dated 05/31/2006, executed by ROSA ESPINOZA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND JOSE C. MONGE, A SINGLE MAN AS JOINT TENANTS, as trustor, to secure obligations in favor of STEPHEN D. SUTTON AND LISA J. RIEGER, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 50.000% INTEREST, LARRY H. UYEDA TRUSTEE, OF THE LARRY H. UYEDA LIVING TRUST, AS TO AN UNDIVIDED 50.000% INTEREST, as Beneficiary Recorded on 06/19/06 AS INSTRUMENT NUMBER 06-1335909 of official records in the Office of the Recorder of Los Angeles County, California, as more fully described on said Deed of Trust. Including the note(s) for the sum of \$90,000.00 that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of: THE MONTHLY INSTALLMENT WHICH BECAME DUE 05/01/2007 AND ALL SUBSEQUENT INSTALLMENTS, TOGETHER WITH LATE CHARGES.

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the 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.

DATE: 6/13/07

RELIABLE TRUST DEED SERVICES, AS AGENT FOR TRUSTEE



Lynn Wolcott, President

2

RECORDING-REQUESTED BY

9

AND WHEN RECORDED MAIL TO

RELIABLE TRUST DEED SERVICES
19510 VENTURA BLVD., SUITE 214
TARZANA, CA 91356



Space above this line for recorder's use only

Trustee Sale No. 08-23882 Loan No. 5941 Title Order No. 20800821

**IMPORTANT NOTICE
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

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

This amount is \$2,021.78 as of 05/02/2008 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 to 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 the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Trustee Sale No. 08-23882 Loan No. 5941 Title Order No.

Following the expiration of the time period referred to in this paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: NEW HAVEN FINANCIAL C/O RELIABLE TRUST DEED, 19510 VENTURA BLVD, SUITE, 214, TARZANA, CA. 91356 (818)708-7272

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

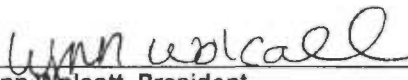
REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION. NOTICE IS HEREBY GIVEN THAT: NEW HAVEN FINANCIAL is the duly appointed Trustee under a Deed of Trust dated 05/31/2006, executed by ROSA ESPINOZA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND JOSE C. MONGE, A SINGLE MAN AS JOINT TENANTS, as trustor, to secure obligations in favor of STEPHEN D. SUTTON AND LISA J. RIEGER, HUSBAND AND WIFE AS JOINT TENENTS AS TO AN UNDIVIDED 50.000% INTEREST, LARRY H. UYEDA TRUSTEE, OF THE LARRY H. UYEDA LIVING TRUST, AS TO AN UNDIVIDED 50.000% INTEREST, as Beneficiary Recorded on 06/19/06 AS INSTRUMENT NUMBER 06-1335909 of official records in the Office of the Recorder of Los Angeles County, California, as more fully described on said Deed of Trust. Including the note(s) for the sum of \$90,000.00 that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of: FAILURE TO MAKE PAYMENTS TO PRIOR LIEN HOLDERS AS REPORTED DELINQUENT.

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the 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.

DATE: 5/2/08

RELIABLE TRUST DEED SERVICES, AS AGENT FOR TRUSTEE

08 0788151


Lynn Wolcott, President

UNITED TITLE COMPANY
RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

RELIABLE TRUST DEED SERVICES
19510 VENTURA BLVD., SUITE 214
TARZANA, CA 91356



Space above this line for recorder's use only

Trustee Sale No. 08-23882 Loan No. 5941 Title Order No. 20800821-30
APN 2127-002-007 TRA No.

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/31/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 09/26/2008 at 11:00AM, NEW HAVEN FINANCIAL as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 06/19/06 AS INSTRUMENT NUMBER 06-1335909 of official records in the Office of the Recorder of Los Angeles County, California, executed by: ROSA ESPINOZA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND JOSE C. MONGE, A SINGLE MAN AS JOINT TENANTS, as Trustor, STEPHEN D. SUTTON AND LISA J. RIEGER, HUSBAND AND WIFE AS JOINT TENENTS AS TO AN UNDIVIDED 50.000% INTEREST, LARRY H. UYEDA TRUSTEE, OF THE LARRY H. UYEDA LIVING TRUST, AS TO AN UNDIVIDED 50.000% INTEREST, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by 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). At: IN THE MAIN LOBBY AT 19510 VENTURA BLVD, TARZANA, CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein:
AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST.

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 6437 GEYSER AVENUE, RESEDA, CA 91335.

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$96,178.75 (Estimated)

Trustee Sale No. 06-23882
Loan No. 5941
Title Order No. 20800821-30
APN 2127-002-007

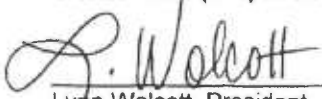
3

Accrued interest and additional advances, if any, will increase this figure prior to sale.

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 and more than three months have elapsed since such recordation.

DATE: 9/2/08

NEW HAVEN FIANCIAL, AS TRUSTEE
RELIABLE TRUST DEED SERVICES, AS AGENT
19510 VENTURA BLVD., SUITE 214
TARZANA, CA 91356
(818) 708-7272
SALES LINE (818) 961-0040



Lynn Wolcott, President

08 1604099

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

MILDRED ARELLANO
2215 EAST MARILYN STREET
SIMI VALLEY, CA 93065

Order No.
Escrow No.
Parcel No. 2127-002-007



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 01, August 2007, between

TRUSTOR: Rosa A. Espinoza, a Married Woman as her sole and separate property

whose address is 6437 Geyser Avenue Reseda, CA 91335, and

TRUSTEE: North American Title Company, a California Corporation, and

BENEFICIARY: MILDRED ARELLANO

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the City of RESEDA, LOS ANGELES County, State of California, described as:

Lot 7 of Tract No. 18792 in the City of Reseda, County of Los Angeles, State of California, as per map recorded in Book 508 Page(s) 45 And 46 of Maps in the Office of the County Recorder of Los Angeles County.

This Deed of Trust is given and accepted upon the express provision that should the property hereinbefore described, or any part hereof, be conveyed or alienated by Trustor, either voluntarily or by operation of law, without Beneficiary's written consent, then all sums secured hereby shall, at Beneficiary's option, become immediately due and payable.

TOGETHER WITH the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph 10 of the provisions incorporated by reference to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$25,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County on October 18, 1961, and in all other counties on October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below and opposite the name of such county, viz:

This instrument filed for record by North American Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

Parcel No. 2127-002-007

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Imperial	1091	501	Merced	1547	538	San Benito	271	383	Siskiyou	468	181
Alpine	1	250	Inyo	147	598	Modoc	184	851	San Bernardino	5567	61	Solano	1105	182
Amador	104	348	Kern	3427	60	Mono	52	429	San Francisco	A332	905	Sonoma	1851	689
Butte	1145	1	Kings	792	833	Monterey	2194	538	San Joaquin	2470	311	Stanislaus	1715	456
Calaveras	145	152	Lake	362	39	Napa	639	86	San Luis Obispo	1151	32	Sutter	572	297
Colusa	296	617	Lassen	171	471	Nevada	305	320	San Mateo	4078	420	Tehama	401	289
Contra Costa	3978	47	Los Angeles	T2035	899	Orange	5889	611	Santa Barbara	1878	860	Trinity	93	366
Del Norte	78	414	Madern	810	170	Placer	895	301	Santa Clara	5336	01	Tulare	2294	275
El Dorado	568	456	Marin	1508	339	Plumas	151	5	Santa Cruz	1431	494	Tuolumne	135	47
Fresno	4626	574	Mariposa	77	292	Riverside	3005	523	Shasta	684	528	Ventura	2062	386
Glenn	422	184	Mendocino	579	530	Sacramento	4331	62	Sierra	29	335	Yolo	653	245
Humbolt	657	527				San Diego Series 2 Book 1961, Page 183887						Yuba	334	486

3

(which provisions, identical in all counties, are printed on page 3 of this document) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions, and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale be mailed to Trustor at Trustor's address hereinbefore set forth, or if none shown, to Trustor at the property address.

NOTICE: A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE WILL BE SENT ONLY TO THE ADDRESS CONTAINED IN THIS RECORDED REQUEST. IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.

Signature of Trustor

Rosa A. Espinoza

Document Date: June 28, 2007

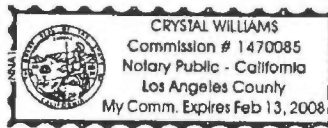
STATE OF CALIFORNIA)
COUNTY OF Los Angeles) S.S.

On 6/28/07 before me, Crystal Williams
a notary public, personally appeared Rosa A. Espinoza

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 Crystal Williams (Seal)



07 2641513

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

2



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. 5023514)

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 18792 7 M B 508-45/46

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 2127-002-007
AKA 6437 N GEYSER AVE
LOS ANGELES

Owner:

ASTURIAS EDUARDO
19425 HAYNES ST NO 31
RESEDA CA,91335

DATED: This 02nd Day of May, 2011

CITY OF LOS ANGELES

By 

Karen Penner, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **October 14, 2014**

JOB ADDRESS: **6437 NORTH GEYSER AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2127-002-007**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOSE CARLOS MONGE AND ROSA A ESPINOZA
6437 GEYSER AVENUE
RESEDA, CA. 91335-6011
CAPACITY: OWNERS

- 2). ARGENT MORTGAGE
DOLLY SLEIMAN
ONE CITY BOULEVARD WEST
ORANGE, CA. 92868
CAPACITY: INTERESTED PARTIES

- 3). RECONTRUST COMPANY
1757 TAPO CANYON ROAD SVW-88
SIMI VALLEY, CA. 93063
CAPACITY: INTERESTED PARTIES

- 4). BANK OF AMERICA, NA
400 NATIONAL WAY
SIMI VALLEY, CA. 93065
CAPACITY: INTERESTED PARTIES

- 5). THE WOLF FIRM
2955 MAIN STREET, 2ND FLOOR
IRVINE, CA. 92614
CAPACITY: INTERESTED PARTIES

- 6). NEW HAVEN FINANCIAL, INC.
24025 PARK SORRENTO, SUITE 150
CALABASAS, CA. 91302
CAPACITY: INTERESTED PARTIES

7). RELIABLE TRUST DEED SERVICES
19510 VENTURA BLVD., SUITE 214
TARZANA, CA. 91356

CAPACITY: INTERESTED PARTIES

8). MILDRED ARELLANO
2215 EAST MARILYN STREET
SIMI VALLEY, CA. 93065

CAPACITY: INTERESTED PARTIES

9). ASTURIAS EDUARDO
19425 HAYNES STREET, #31
RESEDA, CA. 91335

CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
6437 GEYSER AVE, RESEDA, CA 91335-6011



Owner Information

Owner Name: **MONGE JOSE C/ESPINOZA ROSA A**
 Mailing Address: **6437 GEYSER AVE, RESEDA CA 91335-6011 C038**
 Vesting Codes: **SM / /**

Location Information

Legal Description: **TRACT # 18792 LOT 7**
 County: **LOS ANGELES, CA** APN: **2127-002-007**
 Census Tract / Block: **1331.00 / 1** Alternate APN:
 Township-Range-Sect: **508-45** Subdivision: **18792**
 Legal Book/Page: **7** Map Reference: **14-B5 / 530-H7**
 Legal Lot: **7** Tract #: **18792**
 Legal Block: **RES** School District: **LOS ANGELES**
 Market Area: **RES** School District Name:
 Neighbor Code: **RES** Munic/Township:

Owner Transfer Information

Recording/Sale Date: **01/27/2011 / 08/02/2010** Deed Type: **GRANT DEED**
 Sale Price: **150423** 1st Mtg Document #:
 Document #: **150423**

Last Market Sale Information

Recording/Sale Date: **04/14/1995 /** 1st Mtg Amount/Type: **\$126,100 / CONV**
 Sale Price: **\$130,000** 1st Mtg Int. Rate/Type: **7.12 / FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **527641**
 Document #: **527640** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **GRANT DEED** Price Per SqFt: **\$55.27**
 New Construction:
 Title Company:
 Lender:
 Seller Name: **FEDERAL NATIONAL MTG CORP**
FEDERAL NATL MTG ASSN (FN)

Prior Sale Information

Prior Rec/Sale Date: **11/22/1994 /** Prior Lender:
 Prior Sale Price: **\$179,943** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **2100063** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **TRUSTEE DEED**

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,352	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	5	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	4 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1954 / 1977	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	GOOD
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID
Lot Area:	6,124	Lot Width/Depth:	60 x 102	State Use:	(0101)
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$506,884	Assessed Year:	2014	Property Tax:	\$6,369.95
Land Value:	\$313,537	Improved %:	38%	Tax Area:	8852
Improvement Value:	\$193,347	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$506,884				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

6437 GEYSER AVE, RESEDA, CA 91335-6011**30 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: 30**

	Subject Property	Low	High	Average
Sale Price	\$130,000	\$180,000	\$1,870,000	\$783,100
Bldg/Living Area	2,352	2,182	2,540	2,382
Price/Sqft	\$55.27	\$81.08	\$781.81	\$327.94
Year Built	1954	1904	2010	1966
Lot Area	6,124	2,394	16,816	8,806
Bedrooms	5	2	5	4
Bathrooms/Restrooms	4	2	4	3
Stories	1.00	1.00	2.00	1.41
Total Value	\$506,884	\$125,348	\$1,620,465	\$580,275
Distance From Subject	0.00	5.96	46.85	28.69

* = user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
<input type="checkbox"/>			6437 GEYSER AVE	\$130,000	1954	5	4	04/14/1995	2,352	6,124	0.0
Comparables											
<input checked="" type="checkbox"/>	1		3825 W AVENUE J13	\$272,500	1986	4	2	09/17/2014	2,230	8,286	39.05
<input checked="" type="checkbox"/>	2		42954 VICTORVILLE PL	\$180,000	1969	4	3	09/23/2014	2,220	10,237	39.34
<input checked="" type="checkbox"/>	3		13001 TELFAIR AVE	\$520,000	1963	4	2	09/23/2014	2,532	16,027	9
<input checked="" type="checkbox"/>	4		612 W 37TH ST	\$545,000	1944	5	3	09/23/2014	2,483	5,654	32.02
<input checked="" type="checkbox"/>	5		1375 DOREMUS RD	\$1,089,000	1958	4	2	09/23/2014	2,509	16,816	21.22
<input checked="" type="checkbox"/>	6		5594 LOS ROBLES	\$720,000	1988	4	3	09/23/2014	2,481	7,721	44.13
<input checked="" type="checkbox"/>	7		1117 GOODMAN AVE	\$999,000	1985	3	3	09/26/2014	2,265	5,192	24.2
<input checked="" type="checkbox"/>	8		44857 DUSTY RD	\$280,000	2010	4	3	09/26/2014	2,496	7,029	40.6
<input checked="" type="checkbox"/>	9		38126 FLORAC ST E	\$243,000	2005	3	3	09/26/2014	2,443	7,934	40.51
<input checked="" type="checkbox"/>	10		19703 E CIENEGA AVE	\$540,000	1954	4	3	09/29/2014	2,187	12,728	39
<input checked="" type="checkbox"/>	11		41226 CHESTNUT ST	\$340,000	1989	4	3	05/08/2014	2,402	10,901	35.49
<input checked="" type="checkbox"/>	12		10333 TELFAIR AVE	\$475,000	1948	5	4	09/17/2014	2,284	7,088	8.5
<input checked="" type="checkbox"/>	13		903 BERKEBILE CT	\$668,000	1978	4	3	09/23/2014	2,233	6,662	26.52
<input checked="" type="checkbox"/>	14		2141 N VILLA MARIA RD	\$645,000	1968	4	2	09/16/2014	2,182	10,793	46.85
<input checked="" type="checkbox"/>	15		5843 W AVENUE K9	\$265,000	2006	3	3	09/17/2014	2,438	8,183	37.39
<input checked="" type="checkbox"/>	16		10040 GIERSON AVE	\$640,000	1964	3	3	09/25/2014	2,540	11,839	5.96
<input checked="" type="checkbox"/>	17		145 S ARDEN BLVD	\$1,818,500	1922	3	2	10/01/2014	2,326	7,402	14.73
<input checked="" type="checkbox"/>	18		17124 STEVEN ST	\$465,000	1969	4	3	09/30/2014	2,342	5,241	25.78
<input checked="" type="checkbox"/>	19		6221 MARYLAND DR	\$1,200,000	1929	4	2	09/30/2014	2,363	6,099	13.21

<input checked="" type="checkbox"/>	20	12604 MANOR DR	\$630,000	1953	3	2	05/07/2014	2,321	11,179	21.51
<input checked="" type="checkbox"/>	21	28821 ELM CT	\$540,000	1988	4	3	09/25/2014	2,214	5,430	19.62
<input checked="" type="checkbox"/>	22	38 W NEAPOLITAN LN	\$1,320,000	1926	5	3	09/26/2014	2,372	2,394	38.38
<input checked="" type="checkbox"/>	23	6048 E APPIAN WAY	\$1,287,500	1946	3	3	09/26/2014	2,512	3,264	38.73
<input checked="" type="checkbox"/>	24	5002 GOLDEN ARROW DR	\$1,160,000	1967	5	3	03/07/2014	2,494	11,740	30.5
<input checked="" type="checkbox"/>	25	4429 PALMERO DR	\$799,000	2004	4	3	09/30/2014	2,209	5,712	19.14
<input checked="" type="checkbox"/>	26	9630 ARBY DR	\$1,700,000	1963	2	2	09/30/2014	2,321	14,152	8.18
<input checked="" type="checkbox"/>	27	1231 MONTEREY RD	\$1,300,000	1904	5	4	06/26/2014	2,493	7,511	22.77
<input checked="" type="checkbox"/>	28	4823 ALLYSON CT	\$420,000	2002	4	3	07/28/2014	2,520	15,963	35.62
<input checked="" type="checkbox"/>	29	10 RIDGE CREST CIR	\$561,500	1982	4	3	01/17/2014	2,508	8,049	45.45
<input checked="" type="checkbox"/>	30	5041 E VISTA ST	\$1,870,000	1938	4	3	04/24/2014	2,536	6,967	37.35

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

6437 GEYSER AVE, RESEDA, CA 91335-6011**30 Comparable(s) Selected.**

Report Date: 10/09/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$130,000	\$180,000	\$1,870,000	\$783,100
Bldg/Living Area	2,352	2,182	2,540	2,382
Price/Sqft	\$55.27	\$81.08	\$781.81	\$327.94
Year Built	1954	1904	2010	1966
Lot Area	6,124	2,394	16,816	8,806
Bedrooms	5	2	5	4
Bathrooms/Restrooms	4	2	4	3
Stories	1.00	1.00	2.00	1.41
Total Value	\$506,884	\$125,348	\$1,620,465	\$580,275
Distance From Subject	0.00	5.96	46.85	28.69

* = user supplied for search only

Comp #:1 Distance From Subject:39.05 (miles)
 Address: 3825 W AVENUE J13, LANCASTER, CA 93536-6316
 Owner Name: ZAMRZLA ROBERT J & JAMI L
 Seller Name: BAXTER YUEH Y TRUST
 APN: 3153-038-010 Map Reference: 159-E6 / 4105-A1 Living Area: 2,230
 County: LOS ANGELES, CA Census Tract: 9010.04 Total Rooms: 5
 Subdivision: 44009 Zoning: LRA 10000* Bedrooms: 4
 Rec Date: 09/17/2014 Prior Rec Date: 05/10/1999 Bath(F/H): 2 /
 Sale Date: 08/22/2014 Prior Sale Date: 03/09/1999 Yr Built/Eff: 1986 / 1986
 Sale Price: \$272,500 Prior Sale Price: \$220,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: /
 Document #: 980107 Acres: 0.19 Fireplace: /
 1st Mtg Amt: Lot Area: 8,286 Pool: POOL
 Total Value: \$255,000 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:39.34 (miles)
 Address: 42954 VICTORVILLE PL, LANCASTER, CA 93534-6265
 Owner Name: FRYE FAMILY TRUST
 Seller Name: MOSBACK MICHAEL G
 APN: 3125-013-025 Map Reference: 159-H8 / 4105-E3 Living Area: 2,220
 County: LOS ANGELES, CA Census Tract: 9007.05 Total Rooms: 7
 Subdivision: 29588 Zoning: LRR110000* Bedrooms: 4
 Rec Date: 09/23/2014 Prior Rec Date: 04/25/1989 Bath(F/H): 3 /
 Sale Date: 09/15/2014 Prior Sale Date: 04/1989 Yr Built/Eff: 1969 / 1969
 Sale Price: \$180,000 Prior Sale Price: \$167,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1000988 Acres: 0.23 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 10,237 Pool:
 Total Value: \$243,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:3 Distance From Subject:9 (miles)
 Address: 13001 TELFAIR AVE, SYLMAR, CA 91342-3548
 Owner Name: JIMENEZ JAVIER
 Seller Name: BITARYAN SARKIS
 APN: 2604-008-029 Map Reference: 2-B3 / 481-F4 Living Area: 2,532
 County: LOS ANGELES, CA Census Tract: 1066.04 Total Rooms: 6
 Subdivision: SYLMAR ACRES Zoning: LARA Bedrooms: 4
 Rec Date: 09/23/2014 Prior Rec Date: 05/04/2011 Bath(F/H): 2 /
 Sale Date: 08/28/2014 Prior Sale Date: 02/04/2011 Yr Built/Eff: 1963 / 1967
 Sale Price: \$520,000 Prior Sale Price: \$314,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1004100 Acres: 0.37 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 16,027 Pool:
 Total Value: \$436,860 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:4 Distance From Subject:32.02 (miles)
 Address: 612 W 37TH ST, LONG BEACH, CA 90806-1117
 Owner Name: THORNE ADAM & PHYLLIS
 Seller Name: RAINWATER K & G 2012 TRUST
 APN: 7204-003-023 Map Reference: 70-B5 / 765-C7 Living Area: 2,483
 County: LOS ANGELES, CA Census Tract: 5721.00 Total Rooms: 6
 Subdivision: 11854 Zoning: LBR1N Bedrooms: 5
 Rec Date: 09/23/2014 Prior Rec Date: Bath(F/H): 3 /
 Sale Date: 08/18/2014 Prior Sale Date: Yr Built/Eff: 1944 / 1973
 Sale Price: \$545,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1004105 Acres: 0.13 Fireplace: /
 1st Mtg Amt: Lot Area: 5,654 Pool:
 Total Value: \$280,388 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE PARKING AVAIL

Comp #:**5** Distance From Subject:**21.22 (miles)**
 Address: **1375 DOREMUS RD, PASADENA, CA 91105-2740**
 Owner Name: **FARHA JAMES/HANNA TANIA**
 Seller Name: **BUSAILAH OMAR**
 APN: **5483-003-003** Map Reference: **26-D6 / 565-E7** Living Area: **2,509**
 County: **LOS ANGELES, CA** Census Tract: **4638.00** Total Rooms: **7**
 Subdivision: **22639** Zoning: **PSR6** Bedrooms: **4**
 Rec Date: **09/23/2014** Prior Rec Date: **07/26/2004** Bath(F/H): **2 /**
 Sale Date: **09/04/2014** Prior Sale Date: **06/15/2004** Yr Built/Eff: **1958 / 1958**
 Sale Price: **\$1,089,000** Prior Sale Price: **\$835,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONTEMPORARY**
 Document #: **1003386** Acres: **0.39** Fireplace: **Y / 1**
 1st Mtg Amt: **\$789,000** Lot Area: **16,816** Pool:
 Total Value: **\$949,463** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**6** Distance From Subject:**44.13 (miles)**
 Address: **5594 LOS ROBLES, LA VERNE, CA 91750-1649**
 Owner Name: **LIU PENGCHENG/CHEN MING**
 Seller Name: **YOU LICHING C**
 APN: **8664-047-050** Map Reference: **95A-D6 / 570-F6** Living Area: **2,481**
 County: **LOS ANGELES, CA** Census Tract: **4002.04** Total Rooms:
 Subdivision: **38764** Zoning: **LVPR2D*** Bedrooms: **4**
 Rec Date: **09/23/2014** Prior Rec Date: **02/15/2011** Bath(F/H): **3 /**
 Sale Date: **08/19/2014** Prior Sale Date: **01/11/2011** Yr Built/Eff: **1988 / 1988**
 Sale Price: **\$720,000** Prior Sale Price: **\$562,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1005428** Acres: **0.18** Fireplace: **/**
 1st Mtg Amt: **\$432,000** Lot Area: **7,721** Pool: **POOL**
 Total Value: **\$587,357** # of Stories: **2.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **GARAGE**

Comp #:**7** Distance From Subject:**24.2 (miles)**
 Address: **1117 GOODMAN AVE, REDONDO BEACH, CA 90278-4026**
 Owner Name: **SMITH CURTIS A & BROOKE F**
 Seller Name: **BUFF S P & D M 2008 TRUST**
 APN: **4161-020-021** Map Reference: **62-D6 / 762-J2** Living Area: **2,265**
 County: **LOS ANGELES, CA** Census Tract: **6207.02** Total Rooms: **4**
 Subdivision: **4** Zoning: **RBR-1** Bedrooms: **3**
 Rec Date: **09/26/2014** Prior Rec Date: **02/14/1986** Bath(F/H): **3 /**
 Sale Date: **08/27/2014** Prior Sale Date: **02/1986** Yr Built/Eff: **1985 / 1985**
 Sale Price: **\$999,000** Prior Sale Price: **\$235,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1019495** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$799,200** Lot Area: **5,192** Pool: **SPA**
 Total Value: **\$392,735** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**8** Distance From Subject:**40.6 (miles)**
 Address: **44857 DUSTY RD, LANCASTER, CA 93536-7447**
 Owner Name: **CUSICK RYAN T**
 Seller Name: **ORDONO RUTH M & GAUDENCIO B JR**
 APN: **3153-099-040** Map Reference: **/ 4015-B6** Living Area: **2,496**
 County: **LOS ANGELES, CA** Census Tract: **9010.04** Total Rooms:
 Subdivision: Zoning: **LRD22*** Bedrooms: **4**
 Rec Date: **09/26/2014** Prior Rec Date: Bath(F/H): **3 /**
 Sale Date: **08/18/2014** Prior Sale Date: Yr Built/Eff: **2010 / 2010**
 Sale Price: **\$280,000** Prior Sale Price: Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **1019608** Acres: **0.16** Fireplace: **/**
 1st Mtg Amt: **\$223,999** Lot Area: **7,029** Pool:
 Total Value: **\$254,486** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:9 Distance From Subject:40.51 (miles)
 Address: 38126 FLORAC ST E, PALMDALE, CA 93552-3422
 Owner Name: COTEREL BRANDON T/COTEREL DANNY L
 Seller Name: PAXIN JOHN C JR & PATRICA D
 APN: 3024-044-001 Map Reference: / 4287-E1 Living Area: 2,443
 County: LOS ANGELES, CA Census Tract: 9107.05 Total Rooms:
 Subdivision: Zoning: PDR1 Bedrooms: 3
 Rec Date: 09/26/2014 Prior Rec Date: 03/10/2006 Bath(F/H): 3 /
 Sale Date: 08/23/2014 Prior Sale Date: 01/30/2006 Yr Built/Eff: 2005 / 2005
 Sale Price: \$243,000 Prior Sale Price: \$410,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1023672 Acres: 0.18 Fireplace: /
 1st Mtg Amt: \$238,598 Lot Area: 7,934 Pool:
 Total Value: \$184,145 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:10 Distance From Subject:39 (miles)
 Address: 19703 E CIENEGA AVE, COVINA, CA 91724-1031
 Owner Name: GORGI JOSEPH T T
 Seller Name: SWAIM FAMILY TRUST
 APN: 8404-003-029 Map Reference: 89-A3 / 599-E3 Living Area: 2,187
 County: LOS ANGELES, CA Census Tract: 4038.01 Total Rooms: 7
 Subdivision: SUB OF THE RANCHO ADD Zoning: LCA175 Bedrooms: 4
 Rec Date: 09/29/2014 Prior Rec Date: 08/26/1992 Bath(F/H): 3 /
 Sale Date: 08/07/2014 Prior Sale Date: Yr Built/Eff: 1954 / 1959
 Sale Price: \$540,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1024917 Acres: 0.29 Fireplace: Y / 1
 1st Mtg Amt: \$486,000 Lot Area: 12,728 Pool:
 Total Value: \$273,322 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:11 Distance From Subject:35.49 (miles)
 Address: 41226 CHESTNUT ST, PALMDALE, CA 93551-2863
 Owner Name: ANDERSON ROBIN & CHARAE A
 Seller Name: TORRES JOE & RAELENE
 APN: 3101-042-046 Map Reference: 171-C2 / 4194-G1 Living Area: 2,402
 County: LOS ANGELES, CA Census Tract: 9103.01 Total Rooms:
 Subdivision: 45221 Zoning: Bedrooms: 4
 Rec Date: 05/08/2014 Prior Rec Date: 03/26/2002 Bath(F/H): 3 /
 Sale Date: 04/04/2014 Prior Sale Date: 01/31/2002 Yr Built/Eff: 1989 / 1989
 Sale Price: \$340,000 Prior Sale Price: \$210,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 478437 Acres: 0.25 Fireplace: /
 1st Mtg Amt: \$340,000 Lot Area: 10,901 Pool:
 Total Value: \$253,062 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:12 Distance From Subject:8.5 (miles)
 Address: 10333 TELFAIR AVE, PACOIMA, CA 91331-3154
 Owner Name: LOPEZ VILMA
 Seller Name: RAMOS JOSE R
 APN: 2620-023-007 Map Reference: 9-A3 / 502-D4 Living Area: 2,284
 County: LOS ANGELES, CA Census Tract: 1046.20 Total Rooms: 4
 Subdivision: 14373 Zoning: LAR1 Bedrooms: 5
 Rec Date: 09/17/2014 Prior Rec Date: 08/28/1992 Bath(F/H): 4 /
 Sale Date: 08/19/2014 Prior Sale Date: Yr Built/Eff: 1948 / 1984
 Sale Price: \$475,000 Prior Sale Price: \$140,000 Air Cond: WALL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 982037 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$273,000 Lot Area: 7,088 Pool: POOL
 Total Value: \$471,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE ATTACHED GARAGE

Comp #:13 Distance From Subject:26.52 (miles)
 Address: 903 BERKEBILE CT, MONTEREY PARK, CA 91755-4214
 Owner Name: WU PAO-HUI/WU MEI-HSIANG
 Seller Name: WU PAO-HUI
 APN: 5260-025-032 Map Reference: 46-D3 / 636-D3 Living Area: 2,233
 County: LOS ANGELES, CA Census Tract: 4826.00 Total Rooms: 8
 Subdivision: 33626 Zoning: MPR1* Bedrooms: 4
 Rec Date: 09/23/2014 Prior Rec Date: 04/15/1980 Bath(F/H): 3 /
 Sale Date: 08/20/2014 Prior Sale Date: Yr Built/Eff: 1978 / 1978
 Sale Price: \$668,000 Prior Sale Price: \$121,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1003994 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$458,000 Lot Area: 6,662 Pool:
 Total Value: \$324,443 # of Stories: 2.00 Roof Mat: TILE
 Land Use: SFR Park Area/Cap#: / 3 Parking: PARKING AVAIL

Comp #:14 Distance From Subject:46.85 (miles)
 Address: 2141 N VILLA MARIA RD, CLAREMONT, CA 91711-1657
 Owner Name: DOLBACK JAMES D
 Seller Name: OBRIEN FAMILY TRUST
 APN: 8670-017-016 Map Reference: 91-B1 / 571-C7 Living Area: 2,182
 County: LOS ANGELES, CA Census Tract: 4002.06 Total Rooms: 8
 Subdivision: 23266 Zoning: CLRS13000* Bedrooms: 4
 Rec Date: 09/16/2014 Prior Rec Date: 08/14/1990 Bath(F/H): 2 /
 Sale Date: 08/13/2014 Prior Sale Date: 06/1990 Yr Built/Eff: 1968 / 1969
 Sale Price: \$645,000 Prior Sale Price: \$340,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 979431 Acres: 0.25 Fireplace: Y / 1
 1st Mtg Amt: \$633,317 Lot Area: 10,793 Pool: POOL
 Total Value: \$500,258 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 3 Parking: ATTACHED GARAGE

Comp #:15 Distance From Subject:37.39 (miles)
 Address: 5843 W AVENUE K9, LANCASTER, CA 93536-5633
 Owner Name: GARCIA JOSE L
 Seller Name: RUSSELL VANNESSA E
 APN: 3204-067-069 Map Reference: / 4104-F3 Living Area: 2,438
 County: LOS ANGELES, CA Census Tract: 9011.01 Total Rooms: 3
 Subdivision: 60524 Zoning: LRR7000* Bedrooms: 3
 Rec Date: 09/17/2014 Prior Rec Date: 07/29/2011 Bath(F/H): 3 /
 Sale Date: 08/20/2014 Prior Sale Date: 04/19/2011 Yr Built/Eff: 2006 / 2006
 Sale Price: \$265,000 Prior Sale Price: \$175,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 981493 Acres: 0.19 Fireplace: /
 1st Mtg Amt: \$251,750 Lot Area: 8,183 Pool:
 Total Value: \$179,309 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:16 Distance From Subject:5.96 (miles)
 Address: 10040 GIERSON AVE, CHATSWORTH, CA 91311-2752
 Owner Name: WILLIAMS GEORGE B JR/VALDEZ SUSAN L
 Seller Name: GOGGIN FAMILY TRUST
 APN: 2745-007-017 Map Reference: 6-B3 / 499-J5 Living Area: 2,540
 County: LOS ANGELES, CA Census Tract: 1132.13 Total Rooms: 7
 Subdivision: 28818 Zoning: LARE11 Bedrooms: 3
 Rec Date: 09/25/2014 Prior Rec Date: Bath(F/H): 3 /
 Sale Date: 08/13/2014 Prior Sale Date: Yr Built/Eff: 1964 / 1964
 Sale Price: \$640,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1014311 Acres: 0.27 Fireplace: Y / 1
 1st Mtg Amt: \$512,000 Lot Area: 11,839 Pool:
 Total Value: \$125,348 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:17 Distance From Subject:14.73 (miles)
 Address: 145 S ARDEN BLVD, LOS ANGELES, CA 90004-3716
 Owner Name: MARLBOROUGH SCHOOL
 Seller Name: KAUFER SCOTT & AINSLIE
 APN: 5515-012-012 Map Reference: 34-C6 / 633-F1 Living Area: 2,326
 County: LOS ANGELES, CA Census Tract: 2110.00 Total Rooms: 3
 Subdivision: LA BREA RHO Zoning: LAR1 Bedrooms: 3
 Rec Date: 10/01/2014 Prior Rec Date: 12/17/2004 Bath(F/H): 2 /
 Sale Date: 07/01/2014 Prior Sale Date: 12/09/2004 Yr Built/Eff: 1922 / 1955
 Sale Price: \$1,818,500 Prior Sale Price: \$1,425,500 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: /
 Document #: 1041989 Acres: 0.17 Fireplace: /
 1st Mtg Amt: Lot Area: 7,402 Pool:
 Total Value: \$1,620,465 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:18 Distance From Subject:25.78 (miles)
 Address: 17124 STEVEN ST, GARDENA, CA 90247-5747
 Owner Name: HWANG KWANG H/HWANG STEVE J
 Seller Name: KO JONG P
 APN: 6111-035-050 Map Reference: 63-F5 / 734-A7 Living Area: 2,342
 County: LOS ANGELES, CA Census Tract: 6031.02 Total Rooms: 4
 Subdivision: 29477 Zoning: GAR1 Bedrooms: 4
 Rec Date: 09/30/2014 Prior Rec Date: 06/27/2005 Bath(F/H): 3 /
 Sale Date: 08/20/2014 Prior Sale Date: 06/20/2005 Yr Built/Eff: 1969 / 1970
 Sale Price: \$465,000 Prior Sale Price: \$652,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1031879 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$279,000 Lot Area: 5,241 Pool:
 Total Value: \$560,000 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / 1 Parking:

Comp #:19 Distance From Subject:13.21 (miles)
 Address: 6221 MARYLAND DR, LOS ANGELES, CA 90048-4737
 Owner Name: SARAFZADEH SHADEN
 Seller Name: SARAFZADEH REZA
 APN: 5510-011-012 Map Reference: 42-F1 / 633-B2 Living Area: 2,363
 County: LOS ANGELES, CA Census Tract: 2147.00 Total Rooms: 7
 Subdivision: 7555 Zoning: LAR1 Bedrooms: 4
 Rec Date: 09/30/2014 Prior Rec Date: 04/20/2012 Bath(F/H): 2 /
 Sale Date: 05/21/2014 Prior Sale Date: 04/09/2012 Yr Built/Eff: 1929 / 1934
 Sale Price: \$1,200,000 Prior Sale Price: \$925,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1029684 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$647,000 Lot Area: 6,099 Pool:
 Total Value: \$1,424,113 # of Stories: 2.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:20 Distance From Subject:21.51 (miles)
 Address: 12604 MANOR DR, HAWTHORNE, CA 90250-4314
 Owner Name: BIRKMANN CURTIS & JILL
 Seller Name: FRANCO ROSA M
 APN: 4041-013-001 Map Reference: 57-A6 / 733-C1 Living Area: 2,321
 County: LOS ANGELES, CA Census Tract: 6021.06 Total Rooms: 7
 Subdivision: 12945 Zoning: HAR1YY Bedrooms: 3
 Rec Date: 05/07/2014 Prior Rec Date: 01/19/2011 Bath(F/H): 2 /
 Sale Date: 05/02/2014 Prior Sale Date: 10/07/2010 Yr Built/Eff: 1953 / 1953
 Sale Price: \$630,000 Prior Sale Price: \$519,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 474948 Acres: 0.26 Fireplace: Y / 2
 1st Mtg Amt: \$504,000 Lot Area: 11,179 Pool:
 Total Value: \$589,868 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:21 Distance From Subject:19.62 (miles)
 Address: 28821 ELM CT, SANTA CLARITA, CA 91390-4091
 Owner Name: NUNEZ STEVEN M/LEE LEANNE H S
 Seller Name: WADKINS JON & VIRGINIA
 APN: 3244-088-022 Map Reference: 124-D2 / 4460-J2 Living Area: 2,214
 County: LOS ANGELES, CA Census Tract: 9200.15 Total Rooms: 7
 Subdivision: 45137 Zoning: SCRL Bedrooms: 4
 Rec Date: 09/25/2014 Prior Rec Date: 08/05/2010 Bath(F/H): 3 /
 Sale Date: 08/25/2014 Prior Sale Date: 07/12/2010 Yr Built/Eff: 1988 / 1988
 Sale Price: \$540,000 Prior Sale Price: \$420,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: /
 Document #: 1017898 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$530,219 Lot Area: 5,430 Pool: POOL
 Total Value: \$438,950 # of Stories: 2.00 Roof Mat: SLATE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:22 Distance From Subject:38.38 (miles)
 Address: 38 W NEAPOLITAN LN, LONG BEACH, CA 90803-4026
 Owner Name: COMSTOCK BRYAN
 Seller Name: STYNES FRANCIS J
 APN: 7244-024-015 Map Reference: 80-C1 / 826-C3 Living Area: 2,372
 County: LOS ANGELES, CA Census Tract: 5775.01 Total Rooms: 5
 Subdivision: 5 Zoning: LBR1S Bedrooms: 5
 Rec Date: 09/26/2014 Prior Rec Date: 12/07/2009 Bath(F/H): 3 /
 Sale Date: 09/04/2014 Prior Sale Date: 10/29/2009 Yr Built/Eff: 1926 / 1985
 Sale Price: \$1,320,000 Prior Sale Price: \$1,032,500 Air Cond: /
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 1024384 Acres: 0.06 Fireplace: /
 1st Mtg Amt: \$1,051,000 Lot Area: 2,394 Pool: /
 Total Value: \$1,087,212 # of Stories: 1.00 Roof Mat: ROLL COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:23 Distance From Subject:38.73 (miles)
 Address: 6048 E APPIAN WAY, LONG BEACH, CA 90803-4114
 Owner Name: STYNES FRANCIS J
 Seller Name: STRONG JOHN Z & GINA
 APN: 7243-030-005 Map Reference: 80-D1 / 826-D3 Living Area: 2,512
 County: LOS ANGELES, CA Census Tract: 5775.01 Total Rooms: 6
 Subdivision: 7118 Zoning: LBR1S Bedrooms: 3
 Rec Date: 09/26/2014 Prior Rec Date: 05/08/2003 Bath(F/H): 3 /
 Sale Date: 09/04/2014 Prior Sale Date: 03/19/2003 Yr Built/Eff: 1946 / 1952
 Sale Price: \$1,287,500 Prior Sale Price: \$1,045,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY
 Document #: 1024388 Acres: 0.07 Fireplace: /
 1st Mtg Amt: \$687,500 Lot Area: 3,264 Pool: /
 Total Value: \$1,239,475 # of Stories: 2.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:24 Distance From Subject:30.5 (miles)
 Address: 5002 GOLDEN ARROW DR, RANCHO PALOS VERDES, CA 90275-3815
 Owner Name: GUTHRIE TRUST
 Seller Name: DHAMA H S & MCLAREN J D TRUST
 APN: 7586-026-034 Map Reference: 72-E5 / 793-B7 Living Area: 2,494
 County: LOS ANGELES, CA Census Tract: 6704.03 Total Rooms: 9
 Subdivision: 27337 Zoning: RPRS10000* Bedrooms: 5
 Rec Date: 03/07/2014 Prior Rec Date: 10/07/2003 Bath(F/H): 3 /
 Sale Date: 01/24/2014 Prior Sale Date: Yr Built/Eff: 1967 / 1967
 Sale Price: \$1,160,000 Prior Sale Price: \$910,000 Air Cond: /
 Sale Type: FULL Prior Sale Type: Style: CONTEMPORARY
 Document #: 234569 Acres: 0.27 Fireplace: Y / 1
 1st Mtg Amt: \$928,000 Lot Area: 11,740 Pool: POOL
 Total Value: \$1,055,440 # of Stories: 2.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:25 Distance From Subject:19.14 (miles)
 Address: 4429 PALMERO DR, LOS ANGELES, CA 90065-4248
 Owner Name: STEELE JOSEPH L JR & CARMINA M
 Seller Name: GEORGE CRISTIE L
 APN: 5475-006-032 Map Reference: 35-F2 / 594-J2 Living Area: 2,209
 County: LOS ANGELES, CA Census Tract: 1862.03 Total Rooms:
 Subdivision: 6340 Zoning: LAR1 Bedrooms: 4
 Rec Date: 09/30/2014 Prior Rec Date: 06/28/2005 Bath(F/H): 3 /
 Sale Date: 09/24/2014 Prior Sale Date: 05/26/2005 Yr Built/Eff: 2004 / 2004
 Sale Price: \$799,000 Prior Sale Price: \$792,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1031469 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$625,500 Lot Area: 5,712 Pool:
 Total Value: \$810,000 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:26 Distance From Subject:8.18 (miles)
 Address: 9630 ARBY DR, BEVERLY HILLS, CA 90210-1202
 Owner Name: CALIFORNIA HOME PROVIDERS TRUS
 Seller Name: BRICKELL BETH LIVING TRUST
 APN: 4385-015-029 Map Reference: 23-A6 / 592-D1 Living Area: 2,321
 County: LOS ANGELES, CA Census Tract: 2611.02 Total Rooms: 6
 Subdivision: 20593 Zoning: LARE15 Bedrooms: 2
 Rec Date: 09/30/2014 Prior Rec Date: 05/09/1969 Bath(F/H): 2 /
 Sale Date: 06/09/2014 Prior Sale Date: Yr Built/Eff: 1963 / 1964
 Sale Price: \$1,700,000 Prior Sale Price: \$63,600 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY
 Document #: 1031477 Acres: 0.32 Fireplace: Y / 1
 1st Mtg Amt: \$1,360,000 Lot Area: 14,152 Pool: POOL
 Total Value: \$171,752 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:27 Distance From Subject:22.77 (miles)
 Address: 1231 MONTEREY RD, SOUTH PASADENA, CA 91030-3244
 Owner Name: LINDOM PROPERTIES LLC
 Seller Name: KILBY FAMILY TRUST
 APN: 5319-028-017 Map Reference: 36-F2 / 595-H2 Living Area: 2,493
 County: LOS ANGELES, CA Census Tract: 4807.04 Total Rooms: 9
 Subdivision: 52121 Zoning: SPR2B10000* Bedrooms: 5
 Rec Date: 06/26/2014 Prior Rec Date: 05/07/2002 Bath(F/H): 4 /
 Sale Date: 06/20/2014 Prior Sale Date: 04/28/2002 Yr Built/Eff: 1904 / 1919
 Sale Price: \$1,300,000 Prior Sale Price: \$579,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 659253 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 7,511 Pool:
 Total Value: \$697,750 # of Stories: 2.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE PARKING AVAIL

Comp #:28 Distance From Subject:35.62 (miles)
 Address: 4823 ALLYSON CT, PALMDALE, CA 93551-1871
 Owner Name: MARTENS HERBERT & JANIS TRUST
 Seller Name: SULLIVAN MICHAEL R & MARGARET Q
 APN: 3001-128-033 Map Reference: / 4194-H1 Living Area: 2,520
 County: LOS ANGELES, CA Census Tract: 9103.02 Total Rooms:
 Subdivision: 51980 Zoning: PDR1-13000* Bedrooms: 4
 Rec Date: 07/28/2014 Prior Rec Date: 07/22/2002 Bath(F/H): 3 /
 Sale Date: 06/24/2014 Prior Sale Date: 05/28/2002 Yr Built/Eff: 2002 / 2002
 Sale Price: \$420,000 Prior Sale Price: \$342,500 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 776368 Acres: 0.37 Fireplace: /
 1st Mtg Amt: \$336,000 Lot Area: 15,963 Pool:
 Total Value: \$310,000 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:	29			Distance From Subject:	45.45 (miles)
Address:	10 RIDGE CREST CIR, POMONA, CA 91766-4913				
Owner Name:	SONG MIN J/LEE CHRISTINE S				
Seller Name:	CAMDEN OPPORTUNITY FUND WF LLC				
APN:	8704-012-049	Map Reference:	94-D5 / 640-G5	Living Area:	2,508
County:	LOS ANGELES, CA	Census Tract:	4033.18	Total Rooms:	8
Subdivision:	33914	Zoning:	POPRD*	Bedrooms:	4
Rec Date:	01/17/2014	Prior Rec Date:	10/16/2007	Bath(F/H):	3 /
Sale Date:	01/15/2014	Prior Sale Date:	09/25/2007	Yr Built/Eff:	1982 / 1982
Sale Price:	\$561,500	Prior Sale Price:	\$600,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	57636	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$541,847	Lot Area:	8,049	Pool:	
Total Value:	\$470,000	# of Stories:	2.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	30			Distance From Subject:	37.35 (miles)
Address:	5041 E VISTA ST, LONG BEACH, CA 90803-5525				
Owner Name:	QUACKENBUSH DAVID & JESSICA				
Seller Name:	LINDQUIST JOANNE L TRUST				
APN:	7250-028-025	Map Reference:	76-B6 / 826-B1	Living Area:	2,536
County:	LOS ANGELES, CA	Census Tract:	5776.03	Total Rooms:	7
Subdivision:	BELMONT HEIGHTS	Zoning:	LBR1N	Bedrooms:	4
Rec Date:	04/24/2014	Prior Rec Date:	08/18/2000	Bath(F/H):	3 /
Sale Date:	03/18/2014	Prior Sale Date:	08/07/2000	Yr Built/Eff:	1938 / 1944
Sale Price:	\$1,870,000	Prior Sale Price:	\$995,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	421064	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$1,309,000	Lot Area:	6,967	Pool:	POOL
Total Value:	\$1,223,060	# of Stories:	2.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **October 14, 2014**

JOB ADDRESS: **6437 NORTH GEYSER AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2127-002-007**

CASE#: **424378**

ORDER NO: **A-2814173**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 27, 2011**

COMPLIANCE EXPECTED DATE: **July 30, 2011**

DATE COMPLIANCE OBTAINED: **August 22, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2814173

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

- MARSHA L. BROWN
PRESIDENT
- VAN AMBATIELOS
VICE-PRESIDENT
- VICTOR H. CUEVAS
- HELENA JUBANY
- ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

ORDER TO COMPLY AND NOTICE OF FEE

JOSE C MONGE/ROSA A EZPINOZA
6437 GEYSER AVE
RESEDA, CA 91335

On JUL 20 2011 the
Date
undersigned mailed this notice by
regular mail, postage prepaid,
to the addressee as shown on the
equalized assessment roll.

CASE #: 424378
ORDER #: A-2814173
EFFECTIVE DATE: July 27, 2011
COMPLIANCE DATE: July 30, 2011

OWNER OF
SITE ADDRESS: 6437 N GEYSER AVE
ASSESSORS PARCEL NO.: 2127-002-007
ZONE: R1; One-Family Zone

Signature

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. The recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 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:

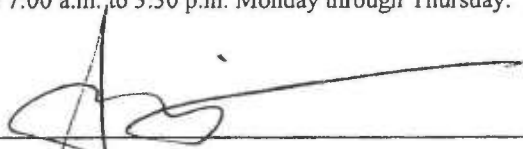
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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 err 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 (818)374-9863. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: July 20, 2011

ANGEL SINDAYEN
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9863


REVIEWED BY