

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

November 4, 2014

Council District: # 9

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

JOB ADDRESS: 1415 EAST VERNON AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5116-007-035

On March 13, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1415 East Vernon 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 March 13, 2012, 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%)	840.00
Accumulated Interest (1%/month)	363.67
Title Report fee	42.00
Grand Total	\$ 1,652.23

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 **\$1,652.23** 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 **\$1,652.23** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve Ongele
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10454
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5116-007-035

Property Address: 1415 E VERNON AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: RMZ GROUP INC, A CALIFORNIA CORPORATION

Grantee: OSCAR CANAS, A SINGLE MAN

Instrument: 04/2965496

Book/Page: N/A

Dated: 11/08/2004

Recorded: 11/16/2004

MAILING ADDRESS: MR. OSCAR CANAS,
1415 E VERNON AVE. LOS ANGELES, CA. 90011

SCHEDULE B

LEGAL DESCRIPTION

LOT A OF TRACT 3030, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE OF CALIFORNIA,
RECORDER IN BOOK 30, PAGE 97 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: OSCAR CANAS, A SINGLE MAN

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS
NOMINEE FOR AMERICA'S WHOLESALER LENDER

Trustee: CTC REAL ESTATE SERVICES

Instrument: 06/1185709

Book/Page: N/A

Amount: \$440,000.00

Open Ended: NO

Dated: 05/22/2006

Recorded: 05/31/2006

Maturity Date: 06/01/2036

INTUITIVE REAL ESTATE SOLUTIONS

5711 W. SLAUSON AVE., SUITE 170

CULVER CITY, CA 90230

Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10454

SCHEDULE B (Continued)

MAILING ADDRESS: COUNTRYWIDE HOME LOANS, INC. MS SV-79 DOCUMENT PROCESSING,
P.O. BOX 10423, VAN NUYS, CA 91410-0423

MAILING ADDRESS: AMERICA'S WHOLESALE LENDER,
4500 PARK GRANADA MSN# SVB -314, CALABASAS, CA 91302-1613

MAILING ADDRESS: CTC REAL ESTATE SERVICES,
400 COUNTRYWIDE WAY, MSN SV-88, SIMI VALLEY, CA 93065.

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

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,
DATED 10/15/2009 RECORDED 10/20/2009 AS INSTRUMENT NO. 20091584086

MAILING ADDRESS: RECONTRUST COMPANY,
1800 TAPO CANYON RD., CA6-914-01-94 SIMI VALLEY, CA 93063.

NOTICE OF TRUSTEE'S SALE DATED 08/31/2009 RECORDED 10/20/2009 AS
INSTRUMENT NO. 20091584087

MAILING ADDRESS: RECONTRUST COMPNAY,
1800 TAPO CANYON RD., CA6-914-01-94 SIMI VALLEY, CA 93063

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF
TRUST, FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
(ASSIGNOR) TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,
AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE
LOAN TRUST 2006-OA10 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-
OA10 (ASSIGNEE), DATED, 06/02/2011 RECORDED 06/07/2011 AS INSTRUMENT NO.
20110776622

MAILING ADDRESS: RECONTRUST COMPANY,
1800 TAPO CANYON RD., CA6-914-01-94 SIMI VALLEY, CA 93063.

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF
TRUST, FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
(ASSIGNOR) TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,
AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE
LOAN TRUST 2006-OA10 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-
OA10 (ASSIGNEE), DATED, 08/03/2011 RECORDED 08/04/2011 AS INSTRUMENT NO.
20111050319.

MAILING ADDRESS: CORELOGIC, ATTN : RELEASE DEPT.
450 E. BOUNDARY ST. CAPTIN, SC 29036

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. T10454

SCHEDULE B (Continued)

**MAILING ADDRESS: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
3300 S.W. 34TH AVENUE, SUITE 101 OCALA, FL 34474.**

**MAILING ADDRESS: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW
YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC.,
ALTERNATIVE LOAN TRUST 2006-OA10 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-OA10, 101 BARCLAY ST – 4W, NEW YORK, NY 10286.
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST DATED
03/09/2012 RECORDED 03/12/2012 AS INSTRUMENT NO. 20120380386**

**MAILING ADDRESS: RECONTRUST COMPANY,
1800 TAPO CANYON RD., CA6-914-01-94, SIMI VALLEY, CA 93063.**

**MAILING ADDRESS: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW
YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC.,
ALTERNATIVE LOAN TRUST 2006-OA10 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-OA10, C/O BANK OF AMERICA, N.A., 400 NATIONAL
WAY, SIMI VALLEY, CA 93065**

**NOTICE OF TRUSTEE'S SALE DATED 09/23/2013 RECORDED 09/30/2013 AS
INSTRUMENT NO. 20131412758**

**MAILING ADDRESS: RECONTRUST COMPANY, N.A.
1800 TAPO CANYON RD., CA6-914-01-94, SIMI VALLEY, CA 93063**

Type of Instrument DEED OF TRUST AND REQUEST FOR NOTICE OF DEFAULT

Trustor/Mortgagor: OSCAR CANAS, A SINGLE MAN

**Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, AS NOMINEE FOR
AMERICA'S WHOLESALE LENDER A CORPORATION**

Trustee: CTC REAL ESTATE SERVICES

Instrument: 06/1185710

Book/Page: N/A

Amount: \$55,000.00

Open Ended: NO

Dated: 05/22/2006

Recorded: 05/31/2006

Maturity Date: 06/01/2021

**MAILING ADDRESS: COUNTRYWIDE HOME LOANS, INC. MS SV-79 DOCUMENT PROCESSING,
P.O BOX 10423, VAN NUYS, CA 91410-0423.**

**MAILING ADDRESS: AMERICA'S WHOLESALE LENDER A CORPORATION,
4500 PARK GRANADA, CALABASAS, CA 91302-1613**

**MAILING ADDRESS: CTC REAL ESTATE SERVICES,
400 COUNTRYWIDE WAY, MSN SV-88, SIMI VALLEY, CA 93065**

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

11/16/04

RECORDING REQUESTED BY:

Escrow No
Title Order No

04 2965496

2

When Recorded Mail Document
and Tax Statement To:
Mr. Oscar Canas
1415 e. vernon ave.
LOS ANGELES CA, 90011

APN: 5116-007-035

GRANT DEED SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) **** TAXES PAID THRU DOC NO. 03-3788149 ON 12-16-03**
Documentary transfer tax is \$ 0.0 AMOUNT \$ **

-] 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 Los Angeles

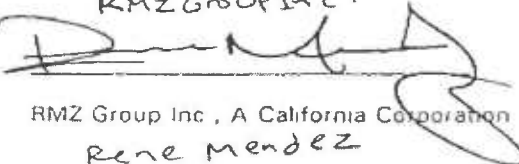
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RMZ Group Inc., A California Corporation

hereby GRANT(S) to **Oscar Canas, A Single Man**

the following described real property in the City of Los Angeles
County of Los Angeles, State of California
Lot A of Tract 3030, in the City of Los Angeles, County of Los Angeles State of California, recorded in Book 30, Page 97 of Maps in the office of the County Recorder of said County

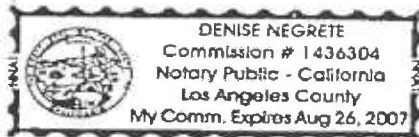
** THIS DEED IS BEING RECORDED TO CORRECT THAT CERTAIN DEED WHICH RECORDED 12-16-03 AS DATED November 8, 2004 INSTRUMENT NO. 03-3788149, WHICH HAD THE WRONG TRACT NUMBER **

STATE OF CALIFORNIA
COUNTY OF Los Angeles
ON November 8, 2004 before me,
Denise Negrete personally appeared

RMZ Group Inc.

RMZ Group Inc, A California Corporation
Rene Mendez

Rene Mendez
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 Denise Negrete



MAIL TAX STATEMENTS AS DIRECTED ABOVE

05/31/06

LANDSAFE TITLE

06 1185709

Recording Requested By:
T. DUFFY

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.

MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423

Prepared By:
CANDICE LOPEZ

03370909-20
S116-007-035

[Space Above This Line For Recording Data]

5026865
(Escrow/Closing #)

00013707586905006
(Doc ID #)

DEED OF TRUST

MIN1000157-0006849871-2

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 MAY 22, 2006, together with all Riders to this document.

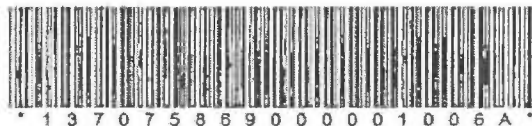
(B) "Borrower" is
OSCAR CANAS, A SINGLE MAN

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

Page 1 of 16

VMP -6A(CA) (0207) CHL (08/05)(d) VMP Mortgage Solutions, Inc. (800)521-7291
CONV/VA

Form 3005 1/01



05/31/06

05/31/06

DOC ID #: 00013707586905006

Borrower's address is
1415-1417 EAST VERNON AVENUE, LOS ANGELES, CA 90011
Borrower is the trustor under this Security Instrument.

(C) "Lender" is
AMERICA'S WHOLESALE LENDER
Lender is a CORPORATION
organized and existing under the laws of NEW YORK

Lender's address is
4500 Park Granada MSN# SVB-314, Calabasas, CA 91302-1613

(D) "Trustee" is
CTC REAL ESTATE SERVICES
400 COUNTRYWIDE WAY, MSN SV-88, SIMI VALLEY, CA 93065 , ,

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

(F) "Note" means the promissory note signed by Borrower and dated MAY 22, 2006 . The Note states that Borrower owes Lender FOUR HUNDRED FORTY THOUSAND and 00/100

Dollars (U.S. \$ 440,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JUNE 01, 2036

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

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

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

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input checked="" type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

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

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

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

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

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii)

05/31/06

06 1185709

05/31/06

DOC ID #: 00013707586905006

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.

OSCAR CANAS (Seal)
OSCAR CANAS -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

05/31/06

VMP -6A(CA) (0207)

CHL (08/05)

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Form 3005 1/01

06 1185709

05/31/06

DOC ID #: 00013707586905006

State of California
County of LOS ANGELES.

} ss.

On May 22, 2006 before me, Rosalva Gonzalez, Notary Public.
personally appeared

OSCAR CANAS

_____, 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.

Rosalva Gonzalez (Seal)



05/31/06

VMP 6A(CA) (0207)

CHL (08/05)

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Form 3005 1/01

06 1185709

05/31/06

ADJUSTABLE RATE RIDER
(PayOption MTA Twelve Month Average Index - Payment Caps)

5026865 00013707586905006
[Escrow/Closing #] [Doc ID #]

THIS ADJUSTABLE RATE RIDER is made this TWENTY-SECOND day of MAY, 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to AMERICA'S WHOLESALE LENDER

("Lender") of the same date and covering the property described in the Security Instrument and located at:

1415-1417 EAST VERNON AVENUE
LOS ANGELES, CA 90011
[Property Address]

THE NOTE CONTAINS PROVISIONS THAT WILL CHANGE THE INTEREST RATE AND THE MONTHLY PAYMENT. THERE MAY BE A LIMIT ON THE AMOUNT THAT THE MONTHLY PAYMENT CAN INCREASE OR DECREASE. THE PRINCIPAL AMOUNT TO REPAY COULD BE GREATER THAN THE AMOUNT ORIGINALLY BORROWED, BUT NOT MORE THAN THE MAXIMUM LIMIT STATED IN THE NOTE.

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

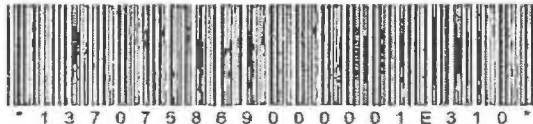
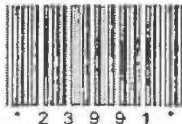
A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for changes in the interest rate and the monthly payments, as follows:

• PayOption MTA ARM Rider
1E310-XX (09/05)(d)

Page 1 of 6

05/31/06



06 1185709

05/31/06

DOC ID #: 00013707586905006

this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

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

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

OSCAR CANAS
OSCAR CANAS -Borrower

-Borrower

-Borrower

-Borrower

• PayOption MTA ARM Rider
1E310-XX (09/05)

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05/31/06

06 1185709

05/31/06

1-4 FAMILY RIDER (Assignment of Rents)

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.
MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423

Prepared By:
CANDICE LOPEZ

5026865 00013707586905006
[Escrow/Closing #] [Doc ID #]

MULTISTATE 1 - 4 FAMILY RIDER - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

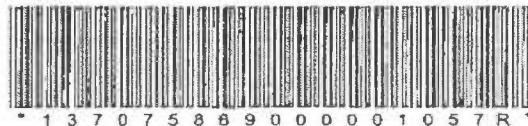
Page 1 of 5

 -57R (0411)

CHL (11/04)(d)
VMP Mortgage Solutions, Inc. (800)521-7291

Initials: *DL*
Form 3170 1/01

05/31/06



06 1185709

05/31/06

DOC ID #: 00013707586905006

THIS 1-4 FAMILY RIDER is made this TWENTY-SECOND day of MAY, 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to AMERICA'S WHOLESALE LENDER

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

1415-1417 EAST VERNON AVENUE, LOS ANGELES, CA 90011

[Property Address]

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property described in the Security Instrument, the following items now or hereafter attached to the Property to the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

B. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

C. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

D. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Section 5.

05/31/06

 -57R (0411)

CHL (11/04)

Page 2 of 5

Initials: *RC*
Form 3170 1/01

06 1185709

05/31/06

DOC ID #: 00013707586905006

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this 1-4 Family Rider.

OSCAR CANAS (Seal)
OSCAR CANAS - Borrower

____ (Seal)
- Borrower

____ (Seal)
- Borrower

____ (Seal)
- Borrower

06 1185709

05/31/06

LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063



WHEN RECORDED MAIL TO:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
TS No. 09-0099810
Title Order No. 09-8-281856

APN No. 5116-007-035

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/22/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by OSCAR CANAS, A SINGLE MAN, dated 05/22/2006 and recorded 05/31/2006, as Instrument No. 06 1185709, in Book , Page of Official Records in the office of the County Recorder of LOS ANGELES County, State of California, will sell on 11/06/2009 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: 1415-1417 EAST VERNON AVENUE, LOS ANGELES, CA 90011. 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 \$516,294.14. 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
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
Phone/Sale Information: (800) 281-8219

By: 
Manjra Ghataura, Team Member

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

09-0099810 3

Oscar Canas
1415 E Vernon Ave 1417
Los Angeles, CA 90011

Property Address:
1415-1417 East Vernon Avenue
Los Angeles, CA 90011

CALIFORNIA DECLARATION

I, David Corralejo, 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).

8/31/09 Simi Valley, CA
Date and Place

David Corralejo
Name of Signor

Team Manager
Title and/or Position

Signature

Landsafe Default Inc.
RECORDING REQUESTED BY:
RECONTRUST COMPANY
AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063



2

TS No. 09-0099810

09-8-281856

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATION ASSIGNMENT OF DEED OF TRUST/MORTGAGE

FOR VALUE RECEIVED, THE UNDERSIGNED HEREBY GRANTS, ASSIGNS AND TRANSFER TO:

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-0A10 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2006-0A10**

ALL BENEFICIAL INTEREST UNDER THAT CERTAIN DEED OF TRUST DATED 05/22/2006, EXECUTED BY:
OSCAR CANAS, A SINGLE MAN, TRUSTOR; TO CTC REAL ESTATE SERVICES, TRUSTEE AND RECORDED AS
INSTRUMENT NO. 06 1185709 ON 05/31/2006, OF OFFICIAL RECORDS IN THE COUNTY RECORDER'S OFFICE
OF LOS ANGELES COUNTY, IN THE STATE OF CALIFORNIA.

DESCRIBING THE LAND THEREIN: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST

TOGETHER WITH THE NOTE OR NOTES THEREIN DESCRIBED OR REFERRED TO, THE MONEY DUE AND
TO BECOME DUE THEREON WITH INTEREST, AND ALL RIGHTS ACCRUED OR TO ACCRUE UNDER SAID
DEED OF TRUST/MORTGAGE.

DATED: ~~July 13, 2009~~
JUN 0 2 2011

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

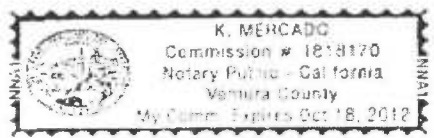
State of: California)
County of: Ventura)
JUN 0 2 2011

BY: Kevin Rudolph, Assistant Secretary JUN 0 2 2011
K. Mercado

On Kevin Rudolph before me, _____, notary public, personally appeared
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 KM (Seal)
K. Mercado



Form usgnmnt (01/09) 2

Recording Requested By:
Bank of America
Prepared By: Debbie Nieblas
450 E. Boundary St.
Chapin, SC 29036
888-603-9011
When recorded mail to:
CoreLogie
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036



DocID# 45313707586920385

Property Address:

1415-1417 E Vernon Ave
Los Angeles, CA 90011-3828

CAR-ADT 1429150 #27911

This space for Recorder's use

MIN #: 1000157-0006849871-2

MERS Phone #: 888-679-6377

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 3300 S.W. 34th Avenue, Suite 101 Ocala, FL 34474 does hereby grant, sell, assign, transfer and convey unto THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA10 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA10 whose address is 101 BARCLAY ST - 4W, NEW YORK, NY 10286 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: AMERICA'S WHOLESALE LENDER
Original Borrower(s): OSCAR CANAS, A SINGLE MAN
Original Trustee: CTC REAL ESTATE SERVICES
Date of Deed of Trust: 5/22/2006
Original Loan Amount: \$440,000.00

Recorded in Los Angeles County, CA on: 5/31/2006, book N/A, page N/A and instrument number 06 1185709

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

08.03.11

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

By: 
Kathy Oriard, Assistant Secretary

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

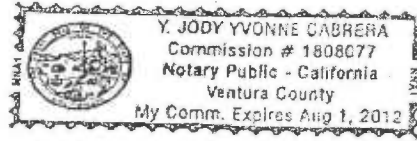
State of California
County of Ventura

On 8/3/11 before me, Y. Jody Yvonne Cabrera, Notary Public, personally appeared Kathy Oriard, who proved to me on the basis of satisfactory evidence to be the person whose name are subscribed to the within instrument and acknowledged to me that he /she /they executed the same in his /her /their authorized capacity , and that by his /her /their signature on the instrument the person , or the entity upon behalf of which the person 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.

YJC
Notary Public: _____ (Seal)
My Commission Expires: X 8/1/12



Attachment : Assignment of Deed of Trust
Borrower / A : Oscar Canas

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

LANDSAFE TITLE

RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063



Attn: Jazmine Guillen
TS No. 12-0019015
Title Order No. 12-0032325

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

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 \$82,262.79, as of 03/09/2012 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 three months after this Notice of Default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

TS No. 12-0019015

Following the expiration of the time period referred to in the first 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 your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC.,
ALTERNATIVE LOAN TRUST 2006-OA10 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-OA10
C/O Bank of America, N.A.
400 National Way
SIMI VALLEY, CA 93065
FORECLOSURE DEPARTMENT (800) 669-6650**

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: RECONTRUST COMPANY, N.A., is acting as an agent for the Beneficiary under a Deed of Trust dated 05/22/2006, executed by OSCAR CANAS, A SINGLE MAN as Trustor, to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as beneficiary recorded 05/31/2006, as Instrument No. 06 1185709 (or Book , Page) of Official Records in the Office of the County Recorder of Los Angeles County, California.

Said obligation including ONE NOTE FOR THE ORIGINAL sum of \$ 440,000.00.

That a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of : FAILURE TO PAY THE INSTALLMENT OF PRINCIPAL, INTEREST AND IMPOUNDS WHICH BECAME DUE ON 09/01/2009 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST AND IMPOUNDS, TOGETHER WITH ALL LATE CHARGES, PLUS ADVANCES MADE AND COSTS INCURRED BY THE BENEFICIARY, INCLUDING FORECLOSURE FEES AND COSTS AND/OR ATTORNEYS FEES. IN ADDITION, THE ENTIRE PRINCIPAL AMOUNT WILL BECOME DUE ON 06/01/2036 AS A RESULT OF THE MATURITY OF THE OBLIGATION ON THAT DATE.

TS No. 12-0019015

That by reason thereof, the present beneficiary under such deed of trust has executed and delivered to RECONTRUST COMPANY, N.A. such deed of trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

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 Default duly recorded with the appropriate County Recorder's office.

Dated: March 09, 2012

RECONTRUST COMPANY, N.A., as agent for the Beneficiary

ADH

MAR 09 2012

Araya Dhanasopon, Asst Vice President

5 AS

Bank of America



Oscar Canas
1415 E Vernon Ave 1417
Los Angeles, CA 90011

Notice Date: March 5, 2012

12-0019015

Property Address:
1415-1417 East Vernon Avenue
Los Angeles, CA 90011

CALIFORNIA DECLARATION

I, Travis L. Howard, Mortgage Servicing Specialist I Foreclosure Referral Review of Bank of America, N.A., declare under penalty of perjury, under the laws of the State of California, that the following is true and correct:

Bank of America Home Loan

- has contacted the borrower to assess the borrower's financial situation and explore options for the borrower to avoid foreclosure,
- tried with due diligence to contact the borrower in accordance with California Civil Code Section 2923.5, or
- verified that the borrower has surrendered the property.
- 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.
- 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.
- The provisions of California Civil Code §2923.5 do not apply because State Reason.

March 5, 2012 Jacksonville, Florida
Date and Place

Travis L. Howard
Name of Signor

LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY, N.A.
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063



WHEN RECORDED MAIL TO:
RECONTRUST COMPANY, N.A.
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
TS No. 12-0019015
Title Order No. 12-0032325

APN No. 5116-007-035

NOTICE OF TRUSTEE'S SALE

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED, IF REQUIRED BY THE PROVISIONS OF SECTION 2923.3 OF THE CALIFORNIA CIVIL CODE.

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

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/22/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by OSCAR CANAS, A SINGLE MAN, dated 05/22/2006 and recorded 05/31/2006, as Instrument No. 06-1185709, in Book N/A, Page N/A of Official Records in the office of the County Recorder of LOS ANGELES County, State of California, will sell on 10/21/2013 at 09:00 AM, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, Vineyard Ballroom 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: 1415-1417 EAST VERNON AVENUE, LOS ANGELES, CA 90011. 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 \$590,045.33. 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.

3

TS No. 12-0019015
APN No. 5116-007-035

NOTICE TO POTENTIAL BIDDERS

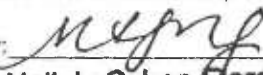
If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on a property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership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

NOTICE TO PROPERTY OWNER

The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-281-8219 or visit this Internet Web site www.recontrustco.com, using the file number assigned to this case 12-0019015. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

RECONTRUST COMPANY, N.A.
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
Phone/Sale Information: (800) 281-8219

SEP 26 2013

By: 
Nallely Ochoa Flores, Asst Vice President

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

05/31/06

LANDSAFE TITLE

Recording Requested By:
T. DUFFY

06 1185710

Return To:
COUNTRYWIDE HOME LOANS, INC.

MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423

Prepared By:

CANDICE LOPEZ
03370909-20
SIL6-007-035

5026865
[Escrow/Closing #]

00013707587705006
[Doc ID #]

DEED OF TRUST AND REQUEST FOR NOTICE OF
DEFAULT

MIN 1000157-0006849873-8

THIS DEED OF TRUST is made this TWENTY-SECOND day of MAY, 2006 , among the
Trustor,
OSCAR CANAS, A SINGLE MAN

This Deed of Trust is second
and subject to a Deed of Trust
recording concurrently herewith.

whose address is
1415-1417 EAST VERNON AVENUE, LOS ANGELES, CA 90011
(herein "Borrower").

CTC REAL ESTATE SERVICES
400 COUNTRYWIDE WAY, MSN SV-88, SIMI VALLEY, CA 93065 , ,
(herein "Trustee"), and the Beneficiary, Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as
nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing
under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel.
(888) 679-MERS.

AMERICA'S WHOLESALE LENDER
A CORPORATION ("Lender") is
organized and existing under the laws of NEW YORK , and has an address of
4500 Park Granada, Calabasas, CA 91302-1613

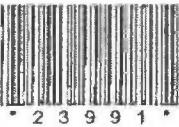
CALIFORNIA - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT WITH MERS

VMP -76N(CA) (0406) CHL (08/05)(d)

Page 1 of 9
VMP Mortgage Solutions, Inc. (800)521-7291

Form 3805
Amended 9/99

05/31/06



05/31/06

DOC ID #: 00013707587705006

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of LOS ANGELES, State of California: LOT(S) "A" OF TRACT NO. 3030, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE(S) 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number: 1415-1417 EAST VERNON AVENUE LOS ANGELES Address"); which has the address of (Street) (City), California 90011 (ZIP Code) (herein "Property

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), all of which 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 hereinafter referred to as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Deed of Trust; but, if necessary to comply with law or custom, MERS, (as nominee for Lender and Lender's successors and assigns), has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Deed of Trust.

TO SECURE to Lender the repayment of the indebtedness evidenced by Borrower's note dated MAY 22, 2006 and extensions and renewals thereof (herein "Note"), in the principal sum of U.S. \$ 55,000.00, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JUNE 01, 2021; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained.

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 covenants that Borrower warrants and will 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. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Deed of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially

05/31/06

06 1185710

05/31/06

DCC ID #: 00013707587705006

**REQUEST FOR 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, at Lender's address set forth on page one of this Deed of Trust, of any default under the superior encumbrance and of any sale or other foreclosure action.

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 under the deed of trust (or mortgage) recorded

of LOS ANGELES, in Book _____, Page _____, records
County, or filed for record with recorder's serial number _____
County, California, executed by
OSCAR CANAS, A SINGLE MAN

as trustor (or mortgagor) in which

OCWEN

is named as beneficiary (or mortgagee) and

as trustee be mailed to

AMERICA'S WHOLESALE LENDER

at PO Box 10329, SV-225, Van Nuys, CA 91405

05/31/06

 -76N(CA) (0405)

CHL (08/05)

Page 7 of 9

Form 3805

06 1185710

05/31/06

DOC ID #: 00013707587705006

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.

State of California

County of

On _____, before me _____, personally appeared

_____, 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.

IN WITNESS WHEREOF, Borrower has executed this Deed of Trust.

x OSCAR CANAS (Seal)
OSCAR CANAS -Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

[Sign Original Only]

05/31/06

06 1185710

05/31/06

DOC ID #: 00013707587705006

State of California

County of LOS ANGELES

On May 22, 2006

, before me Rosalva Gonzalez, Notary Public

, personally appeared

OSCAR CANAS

, 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.

Rosalva Gonzalez



05/31/06

06 1185710

05/31/06

1-4 FAMILY RIDER
(Assignment of Rcnts)

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.
MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423

Prepared By:
GABRIEL MERO

5026865 00013707587705006
[Escrow/Closing #] [Doc ID #]

MULTISTATE 1 - 4 FAMILY RIDER - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

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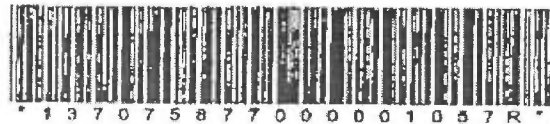
 -57R (0411)

CHL (11/04)(d)

VMP Mortgage Solutions, Inc. (800)521-7291

Initials: *OC*

Form 3170 1/01



06 1185710

05/31/06

05/31/06

DOC ID #: 00013707587705006

THIS 1-4 FAMILY RIDER is made this TWENTY-SECOND day of MAY, 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to AMERICA'S WHOLESALE LENDER

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at:
1415-1417 EAST VERNON AVENUE, LOS ANGELES, CA 90011

[Property Address]

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property described in the Security Instrument, the following items now or hereafter attached to the Property to the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

B. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

C. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

D. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Section 5.

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Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

I. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

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 -57R (0411) CHL (11/04)

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E. "BORROWER'S RIGHT TO REINSTATE" DELETED. Section 19 is deleted.

F. BORROWER'S OCCUPANCY. Unless Lender and Borrower otherwise agree in writing, Section 6 concerning Borrower's occupancy of the Property is deleted.

G. ASSIGNMENT OF LEASES. Upon Lender's request after default, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION. Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until: (i) Lender has given Borrower notice of default pursuant to Section 22 of the Security Instrument, and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of default to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Section 9.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not performed, and will not perform, any act that would prevent Lender from exercising its rights under this paragraph.

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this 1-4 Family Rider.

OSCAR CANAS (Seal)
OSCAR CANAS - Borrower

_____ (Seal)
- Borrower

_____ (Seal)
- Borrower

_____ (Seal)
- Borrower

05/31/06

06 1185710

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN KLARIN**
JOB ADDRESS: **1415 EAST VERNON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5116-007-035**

Date: **November 4, 2014**

Last Full Title: **07/16/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). OSCAR CANAS
1415 EAST VERNON AVENUE
LOS ANGELES, CA. 90011-3828
CAPACITY: OWNER

- 2). COUNTRYWIDE HOME LOANS, INC MS SV-79
DOCUMENT PROCESSING
PO BOX 10423
VAN NUYS, CA. 91410-0423
CAPACITY: INTERESTED PARTIES

- 3). AMERICA'S WHOLESALE LENDER
4500 PARK GRANADA, MSN#SVB-314
CALABASAS, CA. 91302-1613
CAPACITY: INTERESTED PARTIES

- 4). CTC REAL ESTATE SERVICES
400 COUNTRYWIDE WAY, MSN SV-88
SIMI VALLEY, CA. 93065
CAPACITY: INTERESTED PARTIES

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

- 6). RECONTRUST COMPANY
1800 TAPO CANYON ROAD, CA6-914-01-94
SIMI VALLEY, CA. 93063
CAPACITY: INTERESTED PARTIES

- 7). CORELOGIC
ATTN: RELEASE DEPARTMENT
450 EAST BOUNDARY STREET
CAPTIN, SC. 29036
CAPACITY: INTERESTED PARTIES
- 8). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
3300 S.W. 34TH AVENUE, SUITE 101
OCALA, FL. 34474
CAPACITY: INTERESTED PARTIES
- 9). THE BANK OF NEW YORK MELLON, FKA
THE BANK OF NEW YORK
AS TRUSTEES FOR THE CERTIFICATE HOLDERS OF THE CWALT, INC.
C/O BANK OF AMERICA, NA
400 NATIONAL WAY
SIMI VALLEY, CA. 93065
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1415 E VERNON AVE, LOS ANGELES, CA 90011-3828



Owner Information

Owner Name: **CANAS OSCAR**
 Mailing Address: **1415 E VERNON AVE, LOS ANGELES CA 90011-3828 C045**
 Vesting Codes: **SM / /**

Location Information

Legal Description:	TR=3030 LOT A	APN:	5116-007-035
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2282.20 / 2	Subdivision:	3030
Township-Range-Sect:		Map Reference:	/ 674-F3
Legal Book/Page:	30-97	Tract #:	3030
Legal Lot:	A	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C42	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/29/2005 / 06/21/2005	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1527632		

Last Market Sale Information

Recording/Sale Date:	11/17/2003 / 10/20/2003	1st Mtg Amount/Type:	\$255,200 / CONV
Sale Price:	\$319,000	1st Mtg Int. Rate/Type:	6.75 / ADJ
Sale Type:	UNKNOWN	1st Mtg Document #:	3447664
Document #:	3447663	2nd Mtg Amount/Type:	\$63,800 / CONV
Deed Type:	CORPORATION GRANT DEED	2nd Mtg Int. Rate/Type:	6.75 / FIXED
Transfer Document #:		Price Per SqFt:	\$123.84
New Construction:		Multi/Split Sale:	

Title Company: **UNITED TITLE**
 Lender: **GOLDEN EMPIRE MTG INC**
 Seller Name: **RMZ GROUP INC**

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	2,576	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	8	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	2003 / 2003	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR4	Acres:	0.17	County Use:	DUPLEX (0200)
Lot Area:	7,589	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$369,977	Assessed Year:	2014	Property Tax:	\$4,943.98
Land Value:	\$164,691	Improved %:	55%	Tax Area:	6659
Improvement Value:	\$205,286	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$369,977				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1415 E VERNON AVE, LOS ANGELES, CA 90011-3828

5 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: 5

	Subject Property	Low	High	Average
Sale Price	\$319,000	\$340,000	\$550,000	\$429,400
Bldg/Living Area	2,576	2,292	2,500	2,387
Price/Sqft	\$123.84	\$148.02	\$239.97	\$180.29
Year Built	2003	1906	2008	1967
Lot Area	7,589	3,749	7,294	5,295
Bedrooms	8	5	8	6
Bathrooms/Restrooms	4	3	4	3
Stories	0.00	2.00	2.00	2.00
Total Value	\$369,977	\$215,975	\$434,061	\$343,666
Distance From Subject	0.00	0.27	0.50	0.36

*= 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									
	1415 E VERNON AVE	\$319,000	2003	8	4	11/17/2003	2,576	7,589	0.0
Comparables									
<input checked="" type="checkbox"/> 1	1634 E VERNON AVE	\$402,000	2007	6	3	09/22/2014	2,379	3,749	0.27
<input checked="" type="checkbox"/> 2	1580 E 47TH ST	\$340,000	1906	5	3	09/02/2014	2,297	5,999	0.29
<input checked="" type="checkbox"/> 3	4850 COMPTON AVE	\$420,000	2006	8	4	05/30/2014	2,500	7,294	0.36
<input checked="" type="checkbox"/> 4	1585 E 48TH PL	\$435,000	2008	6	4	10/10/2014	2,465	4,295	0.37
<input checked="" type="checkbox"/> 5	1511 E MARTIN LUTHER KING JR BLVD	\$550,000	1908	5	3	06/13/2014	2,292	5,139	0.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1415 E VERNON AVE, LOS ANGELES, CA 90011-3828**5 Comparable(s) Selected.**

Report Date: 10/30/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$319,000	\$340,000	\$550,000	\$429,400
Bldg/Living Area	2,576	2,292	2,500	2,387
Price/Sqft	\$123.84	\$148.02	\$239.97	\$180.29
Year Built	2003	1906	2008	1967
Lot Area	7,589	3,749	7,294	5,295
Bedrooms	8	5	8	6
Bathrooms/Restrooms	4	3	4	3
Stories	0.00	2.00	2.00	2.00
Total Value	\$369,977	\$215,975	\$434,061	\$343,666
Distance From Subject	0.00	0.27	0.50	0.36

* = user supplied for search only

Comp #:1 Distance From Subject:0.27 (miles)
 Address: 1634 E VERNON AVE, LOS ANGELES, CA 90011-3851
 Owner Name: HERNANDEZ ALEJANDRO
 Seller Name: HERNANDEZ HUMBERTO
 APN: 5106-003-023 Map Reference: / 674-G3 Living Area: 2,379
 County: LOS ANGELES, CA Census Tract: 2288.00 Total Rooms:
 Subdivision: DAW & NILES SUB Zoning: LARD1.5 Bedrooms: 6
 Rec Date: 09/22/2014 Prior Rec Date: 09/26/2012 Bath(F/H): 3 /
 Sale Date: 08/29/2014 Prior Sale Date: 08/23/2012 Yr Built/Eff: 2007 / 2007
 Sale Price: \$402,000 Prior Sale Price: \$359,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 999799 Acres: 0.09 Fireplace: /
 1st Mtg Amt: \$388,583 Lot Area: 3,749 Pool:
 Total Value: \$360,629 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:0.29 (miles)
 Address: 1580 E 47TH ST, LOS ANGELES, CA 90011-4322
 Owner Name: PALENCIA MIRIAM
 Seller Name: AYALA ANA
 APN: 5106-016-001 Map Reference: 52-D3 / 674-F4 Living Area: 2,297
 County: LOS ANGELES, CA Census Tract: 2288.00 Total Rooms:
 Subdivision: 2 Zoning: LAR2 Bedrooms: 5
 Rec Date: 09/02/2014 Prior Rec Date: 06/27/2013 Bath(F/H): 3 /
 Sale Date: 07/30/2014 Prior Sale Date: 05/18/2013 Yr Built/Eff: 1906 /
 Sale Price: \$340,000 Prior Sale Price: \$215,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 918945 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$333,841 Lot Area: 5,999 Pool:
 Total Value: \$215,975 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.36 (miles)
 Address: 4850 COMPTON AVE, LOS ANGELES, CA 90011-4438
 Owner Name: LEON-ANDRADA ALAN/LEON JESSICA E
 Seller Name: FEDERAL NATL MTG ASSN FNMA
 APN: 5106-019-001 Map Reference: 52-D3 / 674-F4 Living Area: 2,500
 County: LOS ANGELES, CA Census Tract: 2288.00 Total Rooms:
 Subdivision: 3665 Zoning: LAC2 Bedrooms: 8
 Rec Date: 05/30/2014 Prior Rec Date: 10/23/2006 Bath(F/H): 4 /
 Sale Date: 05/27/2014 Prior Sale Date: 08/17/2006 Yr Built/Eff: 2006 / 2006
 Sale Price: \$420,000 Prior Sale Price: \$659,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 557127 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$412,392 Lot Area: 7,294 Pool:
 Total Value: \$380,000 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:0.37 (miles)
 Address: 1585 E 48TH PL, LOS ANGELES, CA 90011-4419
 Owner Name: RINTHAPOL NIDA
 Seller Name: HOLMES LARRY JR
 APN: 5106-017-008 Map Reference: 52-D3 / 674-F4 Living Area: 2,465
 County: LOS ANGELES, CA Census Tract: 2288.00 Total Rooms:
 Subdivision: 2 Zoning: LAR2 Bedrooms: 6
 Rec Date: 10/10/2014 Prior Rec Date: 07/31/2014 Bath(F/H): 4 /
 Sale Date: 08/22/2014 Prior Sale Date: 07/29/2014 Yr Built/Eff: 2008 / 2008
 Sale Price: \$435,000 Prior Sale Price: \$355,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1074873 Acres: 0.10 Fireplace: /
 1st Mtg Amt: \$348,000 Lot Area: 4,295 Pool:
 Total Value: \$434,061 # of Stories: Roof Mat:
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:	5	Distance From Subject:0.5 (miles)	
Address:	1511 E MARTIN LUTHER KING JR BLVD, LOS ANGELES, CA 90011-2234		
Owner Name:	ECHEVARRIA ELISEO & MARLA		
Seller Name:	SICURO INC		
APN:	5117-008-016	Map Reference:	52-D1 / 674-F2
County:	LOS ANGELES, CA	Census Tract:	2281.00
Subdivision:	DEEBLE	Zoning:	LAR2
Rec Date:	06/13/2014	Prior Rec Date:	06/24/2013
Sale Date:	05/27/2014	Prior Sale Date:	05/02/2013
Sale Price:	\$550,000	Prior Sale Price:	\$90,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	616353	Acres:	0.12
1st Mtg Amt:	\$550,000	Lot Area:	5,139
Total Value:	\$327,666	# of Stories:	2.00
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	2,292
		Total Rooms:	
		Bedrooms:	5
		Bath(F/H):	3 /
		Yr Built/Eff:	1908 / 1929
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: JOHN KLARIN

Date: November 4, 2014

JOB ADDRESS: 1415 EAST VERNON AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5116-007-035

CASE#: 454431

ORDER NO: A-2966296

EFFECTIVE DATE OF ORDER TO COMPLY: March 13, 2012

COMPLIANCE EXPECTED DATE: April 12, 2012

DATE COMPLIANCE OBTAINED: May 1, 2012

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2966296

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

ORDER TO COMPLY AND NOTICE OF FEE

CANAS, OSCAR
1415 E VERNON AVE
LOS ANGELES, CA 90011

CASE #: 454431
ORDER #: A-2966296
EFFECTIVE DATE: March 13, 2012
COMPLIANCE DATE: April 12, 2012

OWNER OF

SITE ADDRESS: 1415 E VERNON AVE 1415-1417 E. VERNON AVE .

ASSESSORS PARCEL NO.: 5116-007-035

ZONE: R4; Multiple Dwelling Zone

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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER**. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

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

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

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

VIOLATION(S):

1. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.

You are therefore ordered to: Discontinue the open storage of appliances in a residential zone.(2)Remove the appliances and call the inspector when the violations have been corrected.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

Location: The front yard of the property.

Comments: They are storing appliances(stoves,refrigerators) in the front yard of this residential property.

5-1-12

NON-COMPLIANCE FEE WARNING :

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

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 error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

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

Inspector: _____

Date: March 06, 2012

ARMANDO PASTRAN
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044

Armando.Pastran@lacity.org

REVIEWED BY