

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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VICTOR H. CUEVAS
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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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

December 30, 2013 ✓

Council District: # 15

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

JOB ADDRESS: 1762 EAST 111TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6069-018-013

On August 25, 2010, 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: **1762 East 111th Place, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

<u>Description</u>	<u>Amount</u>
Non Compliance Code Enforcement Fee	\$ 550.00
Accumulated Interest (1%/month)	351.20
Title Report fee	<u>48.00</u>
Grand Total	\$ <u>949.20</u>

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 **\$949.20** 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 **\$949.20** 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

[Signature]

for: Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B

Monterey Park, Ca. 91755

Phone 626-548-2479 818-337-0474 fax

Work Order No. T9456

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 06-04-2013

Dated as of: 05-29-2013

Fee: \$48.00

-SCHEDULE A-

(Reported Property Information)

For Assessors Parcel Number: 6069-018-013

Situs Address: 1762 E 111th Pl

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 02-20-2009

As Document Number: 09-0238843

Documentary Transfer Tax: \$None

In Favor of: Vilam Milagro Escobar and Jesus Francisco Escobar as Joint Tenants ✓

Mailing Address: Vilma Escobar

1762 E. 111th Place

Los Angeles, CA 90059

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

The West 10 feet of Lot 98 and all of Lot 99 of the Hunter Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 8, Page(s) 125 of Maps, in the office of the County Recorder of said County.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T9456

-Schedule B Continued-

1. A Deed of Trust Recorded on 11-29-2004
as Document Number 04-3069491
Amount: \$132,000.00
Trustor: Vilma Milagro Escobar, a Single Woman
Trustee: CTC Real Estate Services
Beneficiary: America's Wholesale Lender, a Corporation

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

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

2. A Deed of Trust Recorded on 11-29-2004
as Document Number 04-3069492
Amount: \$33,000.00
Trustor: Vilma Milagro Escobar, a Single Woman
Trustee: Real Estate Services
Beneficiary: America's Wholesale Lender, a Corporation

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

An Assignment of Beneficial interest Recorded on 07-06-2006
as Document Number 06-1493345
Interest assigned to: Household Finance Corporation of California 577 Lamont Rd. Elmhurst, IL 60126

Mailing Address: HSBC ✓
577 Lamont Road
Elmhurst, IL 60126

3. A Notice of Sub Standard Property Recorded on: 08-08-08
as Document Number: 08-1430640
Filed by the City of Los Angeles, Code Enforcement Department

4. A Notice of Pending Lien Recorded 01-14-2011
as Document Number 11-0086609
Filed by the City of Los Angeles Dept. of Building and Safety

A Statement of information may be required to provide further information on the owners listed below:
No Statement of information is required.

End of Report

APN: 0009-010-013
 Described As: LOT 99 OF HUNTER TRACT W 10 FT OF LOT 98 AND ALL
 Address: 1762 E 111TH PL LOS ANGELES CA 90059
 City: LOS ANGELES CITY-44
 Billing Address: 1762 E 111TH PL LOS ANGELES CA 90059
 Assessed Owner(s): ESCOBAR,VILMA M AND; ESCOBAR,JESUS F

Tax Rate Area:	0000460	Value	Conveyance Date:	05/15/1991
Use Code:	0100	Land: 89,600.00	Conveying Instrument:	706892
Single residence		Improvements: 22,400.00	Date Transfer Acquired:	
Region Code:	14	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1924
Zoning Code:	LAR1	Inventory:	Year Last Modified:	1927
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	490
Issue Date:	10/15/2012	Personal Property:	Tax Defaulted:	
		Religious:		
		All Other:		
		Net Taxable Value:	Total Tax:	1,715.92
		112,000.00		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	857.97	85.79	12/10/2012	PAID	11/27/2012	0.00
2nd	857.95	95.80	04/10/2013	PAID	03/19/2013	0.00
Total Balance:						0.00

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	22.56
36.92	LA CO PARK DISTRICTS	18.48
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	20.77
62.01	CO SANITATION DIST NO. 1	156.00
61.81	SOUTHEAST MOSQ ABATE	7.74
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	17.24
188.51	LOS ANGELES LIGHT MAINT	37.15
188.71	L.A. POLICE/911 BOND TAX	0.58
188.69	L.A. STORMWATER POLL ABATE	17.99

Open Orders with same APN			
Company	Department	Title Unit	Order #
FID		06	39214223

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT
 WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS
 REPORT

*** END OF REPORT ***

2

Recording Requested By

And when recorded mail to:

Name **VILMA ESCOBAR**
Street Address **1762 E. 111TH PLACE**
City State Zip **LOS ANGELES, CA 90059**

02/20/2009



20090238843

Space above this line for recorder's use

WOLCOTT'S FORMS, INC.

SINCE 1893

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 0

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

SELF
Autograph of Declarant or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I/We, VILMA MILAGRO ESCOBAR

(Name of grantor(s))

grant to VILMA MILAGRO ESCOBAR AND JESUS FRANCISCO ESCOBAR AS JOINT TENANTS.

(Name of grantee(s))

all that real property in the City of LOS ANGELES, County of LOS ANGELES, State of CALIFORNIA described as follows:

THE WEST 10 FEET OF LOT 98 AND ALL OF LOT 99 OF THE HUNTER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 125 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

"THIS IS A BONIFIDE GIFT AND GRANTOR RECEIVED NOTHING IN RETURN, R&T11911."

Assessor's parcel No. 6069-018-013

Executed on FEBRUARY 18, 2009, in the City of LOS ANGELES, State of CALIFORNIA

Vilma Milagro Escobar
VILMA MILAGRO ESCOBAR

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On FEBRUARY 19, 2009 before me, M.L. FIELD NOTARY PUBLIC

Notary Public, personally appeared VILMA MILAGRO ESCOBAR

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.

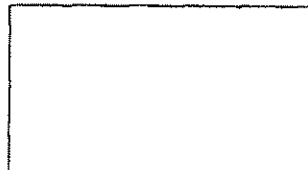
M.L. Field
Signature (Seal)



CAPACITY CLAIMED BY SIGNER(S)

- ☒ Individual(s)
☐ Corporate Officer(s)
☐ Partner(s) ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian/Conservator

RIGHT THUMBPRINT (Optional)



MAIL tax stmt to: SAME AS ABOVE

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#778 39778

REV. 11-07

11/29/04

SOUTHLAND TITLE

Recording Requested By
P. WEBBER-JAMES

04 3069491

2

After Recording Return To
COUNTRYWIDE HOME LOANS, INC.

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

[Space Above This Line For Recording Data]

26710-MF
[Escrow/Closing #]

0008654817911004
[Doc ID #]

DEED OF TRUST

MIN 1000157-0004411868-1

DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated NOVEMBER 11, 2004, together with all Riders to this document.

(B) "Borrower" is

VILMA MILAGRO ESCOBAR, A SINGLE WOMAN

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

Page 1 of 16

VMP -6A(CA) (0207) CHL (09/02)(d) VMP MORTGAGE FORMS - (800)521 7291
CONVVA

Initials *VME*
Form 3005 1/01



* 2 3 9 9 1 *



* 0 8 6 5 4 8 1 7 9 0 0 0 0 1 0 0 8 A *

14094918

11/29/04

3

DOC ID # 0008654817911004

Borrower's address is

1776 111TH PLACE, LOS ANGELES, CA 90059

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

P.O. Box 10219, Van Nuys, CA 91410-0219

(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 NOVEMBER 11, 2004. The Note states that Borrower owes Lender ONE HUNDRED THIRTY TWO THOUSAND and 00/100

Dollars (U.S. \$ 132,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than DECEMBER 01, 2034

(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 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)

04 3069491

11/29/04

DOC ID #: 0008654817911004

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

Vilma Milagro Escobar

(Seal)

VILMA MILAGRO ESCOBAR

-Borrower

(Seal)

-Borrower

(Seal)

-Borrower

(Seal)

-Borrower

04 3069491

11/29/04

SOUTHLAND TITLE

Recording Requested By
P. WEBBER-JAMES

04 3069492

After Recording Return To
COUNTRYWIDE HOME LOANS, INC.

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

26710-MF
[Escrow/Closing #]

0008654821911004
[Doc ID #]

DEED OF TRUST AND REQUEST FOR NOTICE OF
DEFAULT

THIS DEED OF TRUST is made this ELEVENTH day of NOVEMBER, 2004, among
the Trustor,
VILMA MILAGRO ESCOBAR, A SINGLE WOMAN

"This Deed of Trust is 2nd
and subject to a 1st Deed
of Trust recording concurrently
herewith."

whose address is
1776 111TH PLACE, LOS ANGELES, CA 90059
(herein "Borrower"),
CTC REAL ESTATE SERVICES
400 COUNTRYWIDE WAY, MSN SV-88 SIMI VALLEY, CA 93065-
(herein "Trustee"), and the Beneficiary,
AMERICA'S WHOLESALE LENDER
A CORPORATION
and existing under the laws of NEW YORK
4500 Park Granada, Calabasas, CA 91302
(herein "Lender").

organized

, whose address is

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

Page 1 of 9

VMP -78(CA) (0207) 01 CHL (12/02)(d)

VMP MORTGAGE FORMS (800)521-7291

Form 3805

Amended 9/99

Initial VME



* 2 3 9 9 1 *



* 0 8 6 5 4 8 2 1 9 0 0 0 0 1 0 7 6 *

14094918

11/28/04

3

DOC ID #: 0008654821911004

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 THE WEST 10 FEET OF LOT(S) 98 AND ALL OF LOT 99 OF THE HUNTER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE(S) 125 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number 6069-018-013

which has the address of 1762 EAST 111TH PLACE

[Street],

LOS ANGELES

[City], California 90059-1946 [ZIP Code]

(herein "Property Address").

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".

TO SECURE to Lender the repayment of the indebtedness evidenced by Borrower's note dated NOVEMBER 11, 2004 and extensions and renewals thereof (herein "Note"), in the principal sum of US \$ 33,000.00, 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 DECEMBER 01, 2019, 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 seized of the estate hereby conveyed and has the right to grant and convey the Property, and that the Property is unencumbered except for encumbrances 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 and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

Initials VME

04 3069492

11/29/04

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DOC ID # 0008654821911004

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.

Vilma Milagro Escobar (Seal)
VILMA MILAGRO ESCOBAR -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

(Sign Original Only)

04 3069492

This page is part of your document - DO NOT DISCARD

06 1493345

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

8:01 AM JUL 06 2006

TITLE(S) : _____



FEE

D.T.T.

FEE \$13	00
DAF \$2	
C-20	3

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

3

Recording requested by
COUNTRYWIDE HOME LOANS INC. A NEW YORK
CORPORATION DOING BUSINESS AS AMERICA'S
WHOLESALE LENDER.

WHEN RECORDED, MAIL AND RETURN TO:

HSBC
577 LAMONT ROAD
ELMHURST, IL 60126

CORPORATION ASSIGNMENT OF DEED OF TRUST

Doc. ID# 00865482192005N
Commitment# 8000043

For value received, the undersigned, COUNTRYWIDE HOME LOANS INC. A NEW YORK CORPORATION DOING BUSINESS AS AMERICA'S WHOLESALE LENDER, 1800 Tapo Canyon Road, Simi Valley, CA 93063, hereby grants, assigns and transfers to:

~~Household Finance Corporation of California~~
~~577 Lamont Rd., Elmhurst, IL 60126~~

All beneficial interest under that certain Deed of Trust dated 11/11/04, executed by: VILMA MILAGR ESCOBAR, Trustor as per TRUST DEED recorded as Instrument No. 04 3069492 on 11-29-2004 in Book Page of official records in the County Recorder's Office of LOS ANGELES County, CALIFORNIA.

Tax Parcel = 6069-018-013. LOS ANGELES COUNTY TAX COLLECTOR
Original Mortgage \$33,000.00
1762 EAST 111TH PLACE, LOS ANGELES, CA 90059 * A SINGLE WOMAN

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.

PREPARED BY:
KIMBERLEY VYFHUIS
577 LAMONT RD.
ELMHURST, IL 60126
630-817-7000

COUNTRYWIDE HOME LOANS INC. A NEW YORK CORPORATION DOING
BUSINESS AS AMERICA'S WHOLESALE LENDER.

By 
CELIA RODRIGUEZ, C.P.O. TREASURY BANK N.A. AS, ATTORNEY
IN FACT FOR COUNTRYWIDE HOME LOANS INC. A NEW YORK
CORP. DBA AMERICA'S WHOLESALE LENDER.

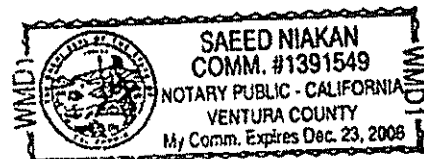
Dated: 12/03/2004
State of California
County of Ventura

On 12/03/2004 before me, SAEED NIAKAN, *Notary Public* personally appeared CELIA RODRIGUEZ, C.P.O. TREASURY BANK N.A. AS, 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 duly 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 persons acted, executed the instrument.
Witness my hand and official seal.

Signature: 
SAEED NIAKAN

Prepared by: MARIBEL LEDEZMA
1800 Tapo Canyon Rd. SV-20
Simi Valley, CA 93063
Phone#: (805) 577-4383 Ext: 4383

06 1493345



RECORDING REQUEST BY

City of Los Angeles

WHEN RECORDED MAIL TO

Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010

08/08/08



20081430640

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

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

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

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

MARIAN PODPORA

(310)732-4531

(888)524-2845

638 S. BEACON ST., ROOM 276

SAN PEDRO, CA 90731-3355

Case No.: 229224

Assessor's Map Book: 6069 Page: 018 Parcel: 013

Identified by Los Angeles County Tax Assessors records as:

1762 E 111TH PL

LOS ANGELES, CA 90059

DATED: This 8th day of August, 2008

Owner:

ESCOBAR, VILMA M,

1762 E 111TH PL

LOS ANGELES, CA 90059

For

HECTOR BUITRAGO, CHIEF
CODE ENFORCEMENT BUREAU

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

August 08, 2008

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



7

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. 4947673)

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:

HUNTER TRACT 98 1 M B 8-125

HUNTER TRACT 99 1 M B 8-125

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 6069-018-013
AKA 1762 E 111TH PL
LOS ANGELES

Owner:
ESCOBAR VILMA M
1762 E 111TH PL
LOS ANGELES CA, 90059

DATED: This 23rd Day of December, 2010

CITY OF LOS ANGELES

By *Karen Penner*
Karen Penner, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: MARIAN PODPORA
JOB ADDRESS: 1762 EAST 111TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6069-018-013

Date: December 30, 2013

Last Full Title: 5/29/2013

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1). VILMA MILAGRO ESCOBAR AND JESUS FRANCISCO ESCOBAR
1762 E. 111TH PLACE
LOS ANGELES, CA. 90059
CAPACITY: OWNERS
- 2). COUNTRYWIDE HOME LOANS, INC.
MS SV- 79 DOCUMENT PROCESSING
P.O. BOX 10423
VAN NUYS, CA. 91410-0423
CAPACITY: INTERESED PARTY
- 3). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)
P.O. BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESED PARTY
- 4). HSBC
577 LAMONT ROAD
ELMHURST, IL. 60126
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
1762 E 111TH PL, LOS ANGELES, CA 90059-1946



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: ESCOBAR VILMA M & JESUS F
 Mailing Address: 1762 E 111TH PL, LOS ANGELES CA 90059-1946 C032
 Vesting Codes: SW //

Location Information

Legal Description:	HUNTER TRACT W 10 FT OF LOT 98 AND ALL OF LOT 99		
County:	LOS ANGELES, CA	APN:	6069-018-013
Census Tract / Block:	2427.00 / 4	Alternate APN:	
Township-Range-Sect:		Subdivision:	HUNTER TR
Legal Book/Page:		Map Reference:	58-D4 / 704-G6
Legal Lot:	99	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C37	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	02/20/2009 / 02/18/2009	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	238843		

Last Market Sale Information

Recording/Sale Date:	11/29/2004 / 09/02/2004	1st Mtg Amount/Type:	\$132,000 / CONV
Sale Price:	\$165,000	1st Mtg Int. Rate/Type:	6.60 / ADJ
Sale Type:	FULL	1st Mtg Document #:	3069491
Document #:	3069490	2nd Mtg Amount/Type:	\$33,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$336.73
New Construction:		Multi/Split Sale:	
Title Company:	SOUTHLAND TITLE CO.		
Lender:	AMERICAS WHOLESALE LENDER		
Seller Name:	ZAVALA HERMENEGILDO		

Prior Sale Information

Prior Rec/Sale Date:	04/02/1985 /	Prior Lender:	
Prior Sale Price:	\$30,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	358148	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	NONE	Construction:	FRAME
Living Area:	490	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	3	Basement Area:		Patio Type:	
Bedrooms:	1	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1924 / 1927	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	GOOD
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,551	Lot Width/Depth:	40 x 130	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$85,000	Assessed Year:	2013	Property Tax:	\$1,715.92
Land Value:	\$68,000	Improved %:	20%	Tax Area:	460
Improvement Value:	\$17,000	Tax Year:	2012	Tax Exemption:	
Total Taxable Value:	\$85,000				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

1762 E 111TH PL, LOS ANGELES, CA 90059-1946**1 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: 1**

	Subject Property	Low	High	Average
Sale Price	\$165,000	\$140,000	\$140,000	\$140,000
Bldg/Living Area	490	551	551	551
Price/Sqft	\$336.73	\$254.08	\$254.08	\$254.08
Year Built	1924	1948	1948	1948
Lot Area	4,551	3,421	3,421	3,421
Bedrooms	1	1	1	1
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$85,000	\$94,339	\$94,339	\$94,339
Distance From Subject	0.00	0.17	0.17	0.17

* = 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										
		1762 E 111TH PL	\$165,000	1924	1	1	11/29/2004	490	4,551	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1660 E 113TH ST	\$140,000	1948	1	1	07/16/2013	551	3,421	0.17

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1762 E 111TH PL, LOS ANGELES, CA 90059-1946**1 Comparable(s) Selected.**

Report Date: 11/13/2013

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$165,000	\$140,000	\$140,000	\$140,000
Bldg/Living Area	490	551	551	551
Price/Sqft	\$336.73	\$254.08	\$254.08	\$254.08
Year Built	1924	1948	1948	1948
Lot Area	4,551	3,421	3,421	3,421
Bedrooms	1	1	1	1
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$85,000	\$94,339	\$94,339	\$94,339
Distance From Subject	0.00	0.17	0.17	0.17

* = user supplied for search only

Comp #:		1		Distance From Subject:0.17 (miles)	
Address:		1660 E 113TH ST, LOS ANGELES, CA 90059-1950			
Owner Name:		AMAYA JUANA J			
Seller Name:		BONILLA ANTONIO			
APN:	6069-023-015	Map Reference:	58-D5 / 704-G6	Living Area:	551
County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms:	
Subdivision:	HENRIQUE VILLA TR	Zoning:	LAR1	Bedrooms:	1
Rec Date:	07/16/2013	Prior Rec Date:	07/24/2009	Bath(F/H):	1 /
Sale Date:	05/15/2013	Prior Sale Date:	06/08/2009	Yr Built/Eff:	1948 / 1948
Sale Price:	\$140,000	Prior Sale Price:	\$90,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1038486	Acres:	0.08	Fireplace:	/
1st Mtg Amt:	\$137,464	Lot Area:	3,421	Pool:	
Total Value:	\$94,339	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	



APN: 6069018013

Owner Name:	ESCOBAR,VILMA M AND	Name Overflow:	
Special Name:		2nd Owner Name:	ESCOBAR,JESUS F
Situs Address:	01762 E 111TH PL LOS ANGELES CA 90059	Mailing Address:	01762 E 111TH PL LOS ANGELES CA 90059
Census Tract:	242700	Harzard City Key Code:	
Census Block:	4002	Harzard Info. No.:	0000000000
Council District:	15	Zone Code. No.:	LAR1
Tax Area:	00460	Land Use Code:	0100
Agency No.:	000000	Ownership Code:	3
Tax Status Key Code :	0	Doc. Reason Code:	W
Delq Year:	0	Parcel Area:	0.1193
Recording Date:	2009-02-20	Recorder's Doc. Key: 1	Recorder's Doc. Nbr: 0238843

Parcel Sales Information

SALES_SEQ_NBR	SALES_DT_CD_TXT	SALES_AMT
1	2004-11-29	\$9.00
2	1985-04-02	\$0.00
3	1983-03-21	\$0.00

Building Data

SEQ.	YR BLT	SUB PART	DSGN TYP	CLASS SHAPE	NO. UNIT	NO. BDR	NO. BATH	IMPROV SQFT	BLDG CHG YR	UNIT COST MAIN AMT	RCN MAIN AMT
1	1924	0101	0110	D45B	1	1	1	490	1972	\$0.00	\$0.00

Legal Description

HUNTER TRACT W 10 FT OF LOT 98 AND ALL OF LOT 99

2013 Roll Value

	VALUE	YR	EXEMPTION INFORMATION			
LAND	\$68,000.00	2013	HOMEOWNER	\$0.00	KEY	000
IMPROVEMENT	\$17,000.00	2013	REAL ESTATE	\$0.00		
INVENTORY	\$0.00		INVENTORY	\$0.00		
FIXTURE	\$0.00		FIXTURE	\$0.00		
PERS PROP	\$0.00		PERS PROP	\$0.00		
			EX CLAIM TYPE CD			

EXHIBIT D

ASSIGNED INSPECTOR: MARIAN PODPORA
JOB ADDRESS: 1762 EAST 111TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6069-018-013

Date: December 30, 2013

CASE#: 229224
ORDER NO: A-2582709

EFFECTIVE DATE OF ORDER TO COMPLY: August 11, 2010
COMPLIANCE EXPECTED DATE: August 25, 2010
DATE COMPLIANCE OBTAINED: No Compliance to Date

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2582709

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

ESCOBAR, VILMA M
1762 E 111TH PL
LOS ANGELES, CA 90059

CASE #: 229224
ORDER #: A-2582709
EFFECTIVE DATE: August 11, 2010
COMPLIANCE DATE: August 25, 2010

OWNER OF
SITE ADDRESS: 1762 E 111TH PL
ASSESSORS PARCEL NO.: 6069-018-013
ZONE: R1; One-Family Zone

[RECEIVED]
[F-2] 09/11/10

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

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. The approximate 40' x 8' construction of a 3 bedrooms to the Single Family Dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to:

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

OR

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

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

Location: East side of Single Family Dwelling.

2. The approximate 24' x 24' and 50'x15' construction of a addition to the Single Family Dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to:

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

OR

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

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

Location: Rear of Single Family Dwelling.

Comments: Unapproved two separate dwellings with kitchen, two bathrooms and two bathrooms, storage room and single car garage.

3. Triplex is not allowed in the R-1 zone.

You are therefore ordered to: 1) Discontinue the triplex use which is not allowed in the Single Family Dwelling R-1 zone.

Code Section(s) in Violation: 12.21A.1.(a) and 12.08A of the L.A.M.C.

4. Failure to comply with a valid department order.

You are therefore ordered to: Comply with Department Order #A-1862171 with an effective date of August 05, 2008.

Code Section(s) in Violation: 91.103.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

5. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Unapproved two separate dwellings and unapproved 3 bedrooms.

6. The building or premises is Substandard due to hazardous plumbing.

You are therefore ordered to: Remove or obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Unapproved two separate dwellings with kitchen and two bathrooms.

7. Open storage of inoperable vehicles.

You are therefore ordered to: 1) Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), 12.08A and 12.21A.8.(b) of the L.A.M.C.

8. The building or premises is Substandard due to illegal occupancy:

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

2) Demolish and remove all construction work performed without the required permit(s).

3) Restore the building(s) or portion(s) thereof to its originally approved condition.

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

Location: Unapproved Single Family Dwelling Addition.

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

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.

2) Maintain the premises in a clean and sanitary condition.

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

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 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (310)732-4531.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Ch. Podpora

Date: August 04, 2010

MARIAN PODPORA
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4531

[Signature]
REVIEWED BY