

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

January 15, 2015

Council District: # 7

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

JOB ADDRESS: **13787 WEST JUDD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2618-014-007**

On February 10, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **13787 West Judd Street, 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 February 10, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department is 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)	621.48
Title Report fee	42.00
Grand Total	\$ 1,910.04

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 **\$1,910.04** 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 **\$1,910.04** 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
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10472
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2618-014-007

Property Address: 13787 W JUDD ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: MARIA D. MARTINEZ, A SINGLE WOMAN

Grantee: MARIA I. MARTINEZ, A SINGLE WOMAN

Instrument: 02/2612969

Book/Page: N/A

Dated: 10/26/2002

Recorded: 11/01/2002

MAILING ADDRESS: MARIA I. MARTINEZ,
13787 JUDD STREET, PACOIMA, CA 91331

SCHEDULE B

LEGAL DESCRIPTION

LOT 145 TRACT NO. 6690, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED BOOK 77 PAGE 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: MARIA I. MARTINEZ, A SINGLE WOMAN

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS AS NOMINEE FOR ENCORE CREDIT CORP.

Trustee: FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION

Instrument: 60/0211456

Book/Page: N/A

Amount: \$250,000.00

Open Ended: NO

Dated: 01/12/2006

Recorded: 01/30/2006

Maturity Date: 02/01/2036

SCHEDULE B (Continued)

MAILING ADDRESS: CUSTOM TITLE SOLUTIONS,
2550 N. REDHILL AVE, SANTA ANA, CA 92705.

ADDITIONAL MAILING ADDRESS: ENCORE CREDIT CORP,
1833 ALTON PARKWAY, IRVINE, CALIFORNIA 92606

ADDITIONAL MAILING ADDRESS: FIDELITY NATIONAL TITLE INSURANCE
COMPANY, A CALIFORNIA CORPORATION, 17911 VON KAMAN AVENUE, #300,
IRVINE, CALIFORNIA 90614

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

SAID DEED OF TRUST IS SUBJECT TO A SUBSTITUTION OF TRUSTEE, DATED
02/28/2008 RECORDED 03/05/2008 AS INSTRUMENT NO. 20080381637

MAILING ADDRESS: CAL-WESTERN RECONVEYANCE CORPORATION,
525 EAST MAIN STREET, P.O. BOX 22004, EL CAJON CA 92022-9004.

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR
ENCORF CREDIT CORP (ASSIGNOR) TO US BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR CREDIT SUISSE FIRST BOSTON CSFB 2006-4 (ASSIGNEE), DATED
01/24/2008, RECORDED 03/05/2008 AS INSTRUMENT NO. 20080381638

MAILING ADDRESS: AMERICAS SERVICING COMPANY (ASC) MAIL CODE ,
3476 STAFFVIEW BLVD, FORT MILL SC 29715

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM
US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CSFB HEA 2006-4 (ASSIGNOR)
TO US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CREDIT SUISSE FIRST
BOSTON CSFB 2006-4 (ASSIGNEE), DATED 05/01/2009, RECORDED 06/09/2008 AS
INSTRUMENT NO. 20090854794.

MAILING ADDRESS: AMERICA'S SERVICING COMPANY (ASC) MAIL CODE X7801-02T
3476 STATEVIEW BLVD, FORT MILL SC 29715.

NOTICE OF TRUSTEE'S SALE DATED 06/10/2009 RECORDED 06/12/2009 AS
INSTURMENT NO. 20090887330

MAILING ADDRESS: CAL-WESTERN RECONVEYANCE CORPORATION,
525 EAST MAIN STREET, P.O. BOX 22004, EL CAJON CA 92022 -9004

NOTICE OF TRUSTEE'S SALE DATED 07/14/2009 RECORDED 07/22/2009 AS
INSTURMENT NO. 20091106350

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. T10472

SCHEDULE B (Continued)

MAILING ADDRESS: CAL-WESTERN RECONVEYANCE CORPORATION,
525 EAST MAIN STREET, P.O. BOX 22004, EL CAJON CA 92022 -9004

LOAN MODIFICATION AGREEMENT DATED 11/05/2009 RECORDED 09/02/2010 AS
INSTRUMENT NO. 20101238599

MAILING ADDRESS: WELLS FARGO BANK, N.A. D/B/A AMERICA'S SERVICING COMPANY,
3476 STATEVIEW BLVD, MAC# X7801-O3K

ADDITIONAL MAILING ADDRESS: FIRST AMERICAN TITLE, LOSS MITIGATION
TITLE SERVICES 1079-1 P.O. BOX 27670, SANTA ANA, CA 92799, RE MARTINEZ –
PROPERTY REPORT

SAID DEED OF TRUST IS SUBJECT TO A CORPORATION ASSIGNMENT OF DEED OF
TRUST, FROM US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT FIRST
BOSTON 2006-4 (ASSIGNOR) TO US BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP. HOME EQUITY
ASSET TRUST 2006-4, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006-4
(ASSIGNEE) DATED 01/25/2012, RECORDED 01/31/2012 AS INSTRUMENT NO.
20120169432

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

ADDITIONAL MAILING ADDRESS: US BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP.
HOME EQUITY ASSET TRUST 2006-4, HOME EQUITY PASS-THROUGH
CERTIFICATES, SERIES 2006-4, 4801 FREDERICA STREET, OWENSBORO, KY 42301.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE
DATED 02/26/2012 RECORDED 04/27/2012 AS INSTRUMENT NO. 20120626477

MAILING ADDRESS: NORTHWEST TRUSTEE SERVICES, INC.,
1241 E. DYER ROAD, SUITE 250, SANTA ANA, CA 92705.

NOTICE OF TRUSTEE'S SALE DATED 04/26/2012 RECORDED 04/27/2012 AS
INSTRUMENT NO. 20120626478

MAILING ADDRESS: NORTHWEST TRUSTEE SERVICES, INC.,
1241 E. DYER ROAD, SUITE 250, SANTA ANA, CA 92705

WHEN RECORDED MAIL TO:

2

SOUTH COAST TITLE

02 2612969

MARIA I. MARTINEZ
13787 JUDD STREET
PACOIMA, CA 91331

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

GRANT DEED

DOCUMENTARY TRANSFER TAX COUNTY \$ 0 CITY: \$ 0

COMPUTED ON THE CONSIDERATION OR VALUE OF THE PROPERTY CONVEYED; OR
 COMPUTED ON THE CONSIDERATION OR VALUE LESS LIENS OR ENCUMBRANCES REMAINING AT THE TIME OF SALE.
PARCEL NO. 2618-014-007

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARIA D. MARTINEZ, A SINGLE WOMAN.

hereby GRANT(S) to

MARIA I. MARTINEZ, A SINGLE WOMAN

The real property in the, City of Los Angeles, County of Los Angeles, State of California, described as follows:

LOT 145 TRACT NO. 6690, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED BOOK 77 PAGE 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORDS.

"This is a bonafide gift and the grantor received nothing in return, R & T 11911"

Maria D. Martinez
MARIA D. MARTINEZ

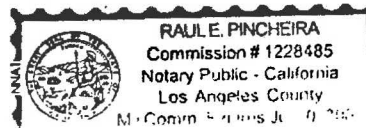
State of CALIFORNIA }
County of LOS ANGELES } s.



On October 26, 2002, before me, RAUL E. PINCHEIRA, a Notary Public, personally appeared MARIA D. MARTINEZ () personally known to me or (X) proved to me on the basis of satisfactory evidence to be the person whose name is 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.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]*



1/30/06

Recording Requested By:
ENCORE CREDIT CORP.

06 0211456

2

When recorded return to: (FT)
Custom Title Solutions
2550 N. Redhill Ave. 19990601
Santa Ana, CA 92705
(800)756-3524 ext. 5996 77711

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100180100003167234

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 JANUARY 12, 2006, together with all Riders to this document.
- (B) "Borrower" is MARIA I. MARTINEZ, A SINGLE WOMAN

Borrower is the trustor under this Security Instrument.
(C) "Lender" is ENCORE CREDIT CORP.

Lender is a CALIFORNIA CORPORATION organized
and existing under the laws of CALIFORNIA
Lender's address is 1833 ALTON PARKWAY, IRVINE, CALIFORNIA 92606

(D) "Trustee" is FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
17911 VAN KAMEN AVENUE, #300, IRVINE, CALIFORNIA 92614

(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 JANUARY 12, 2006
The Note states that Borrower owes Lender TWO HUNDRED FIFTY THOUSAND AND 00/100
Dollars (U.S. \$ 250,000.00) plus interest.



CAL-WESTERN RECONVEYANCE CORPORATION

4

T.S NO. 1133501-15
LOAN NO. XXXXX6719

AFFIDAVIT OF MAILING SUBSTITUTION OF TRUSTEE
PURSUANT TO CALIFORNIA CIVIL CODE §2934a

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

THE UNDERSIGNED BEING SWORN, SAY(S):

A COPY OF THE SUBSTITUTION OF TRUSTEE HAS BEEN MAILED, PRIOR TO OR CONCURRENTLY WITH THE RECORDING THEREOF, IN THE MANNER PROVIDED IN SECTION 2934a OF THE CIVIL CODE OF CALIFORNIA, TO ALL PERSONS TO WHOM A COPY OF THE NOTICE OF DEFAULT WOULD BE REQUIRED TO BE MAILED BY THE PROVISIONS OF SUCH SECTION.

Dated: February 28, 2008

Sarah Arnold

Sarah Arnold

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 28 day of February 2008
by Sarah Arnold, proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Nicole M Genet



08 0381637

ASUB DOC

Rev 01/01/08

Cal-Western Reconveyance Corporation
525 East Main Street, El Cajon, California 92020 • P.O. Box 22004, El Cajon, California 92022-9004
TEL: (619) 590-9200 • FAX: (619) 590-9299 • Website: www.cwrc.com

Recording Requested By
Service Link

2

Recording Requested By
And When Recorded Mail To

AMERICA'S SERVICING COMPANY (ASC)
MAIL CODE X7801-02T
3476 STAFFVIEW BLVD
FORT MILL SC 29715



602097823

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LS NO 1133501-15

LOAN NO XXXXXX6719

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to
US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSFB HEAT 2006-4
C/O MAIL CODE X7801-02T
3476 STAFFVIEW BLVD
FORT MILL SC 29715

all beneficial interest under that certain deed of trust dated January 12, 2006, executed by
MARIA I MARTINEZ, A SINGLE WOMAN, trustee,
to FIDELITY NATIONAL TITLE INSURANCE COMPANY, trustee,
and recorded as Instrument No 06 0211456 on January 30, 2006 in book XX page XX, of Official Records in the
County Recorder's office of LOS ANGELES County, CALIFORNIA describing land therein as
COMPLETELY 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

Dated 01/24/08

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
AS NOMINEE FOR ENCORF CREDIT CORP

Margaret A. Padilla
Margaret A. Padilla, Asst. Sec.

State of CA)
County of San Diego

NOTARY PUBLIC

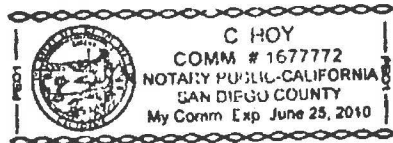
On 01/24/08 before me, C. Hoy

a Notary Public in and for said State personally appeared
Margaret A. Padilla

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

(Seal)

Signature *C. Hoy*
C. Hoy



2

Recording Requested By
And When Recorded Mail To. **ServiceLink**

AMERICA'S SERVICING COMPANY (ASC)
MAIL CODE X7801-02T
3476 STATEVIEW BLVD
FORT MILL SC 29715



400018552

1197401-15 *asgntdxr*

SPACE ABOVE THIS LINE FOR RECORDER'S USE _____

T.S. NO. 1197401-15
LOAN NO. XXXXXX6719

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to
US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON CSFB 2006-4
C/O MAIL CODE X7801-02T
3476 STATEVIEW BLVD
FORT MILL SC 29715

all beneficial interest under that certain deed of trust dated January 12, 2006, executed by
MARIA I. MARTINEZ, A SINGLE WOMAN, trustor,
to FIDELITY NATIONAL TITLE INSURANCE COMPANY, trustee,
and recorded as Instrument No 06 0211456 on January 30, 2006 in book XX page XX, of Official Records in the
County Recorder's office of LOS ANGELES County, CALIFORNIA describing land therein as
COMPLETELY 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.

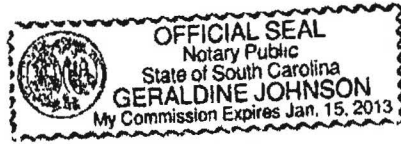
Dated. May 1, 2009


US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
CSFB/HEAT 2006-4
Yolanda T. Williams, VP Loan Documentation

State of South Carolina
County of York

On May 20, 2009 before me, Geraldine Johnson,
a Notary Public in and for said State, personally appeared
Yolanda T. Williams, VP Loan Documentation,
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 said
State that the foregoing paragraph is true and correct.
WITNESS my hand and official seal (Seal)

Signature Geraldine Johnson



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2



PREPARED BY:
 MICHELLE BAKER
 WELLS FARGO BANK, N.A., D/B/A AMERICA'S SERVICING COMPANY
 3476 STATEVIEW BLVD, MAC# X7801-03K
 When recorded mail to: #:5514489
 First American Title
 Loss Mitigation Title Services 1079 1
 PO Box 27670
 Santa Ana, CA 92799
 RE MARTINEZ - PROPERTY REPORT
 Parcel No. 2618-014-007

_____[Space Above This Line for Recording Data]_____
 Original Recorded Date: JANUARY 30, 2006 Fannie Mae Loan No. 406984532
 Original Principal Amount: \$ 250,000.00 Loan No. *120501019*

LOAN MODIFICATION AGREEMENT
 (Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 5TH day of NOVEMBER, 2009 ,
 between MARIA I. MARTINEZ, A SINGLE WOMAN

("Borrower") and WELLS FARGO BANK, N.A., D/B/A AMERICA'S SERVICING COMPANY
 ("Lender"),

amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), and
 Timely Payment Rewards Rider, if any, dated JANUARY 12, 2006 and recorded in
 Instrument No. 06 0211456 , of the Official Records of

LOS ANGELES COUNTY, CALIFORNIA , and (2) the Note bearing the same date as, and
 (County and State, or other jurisdiction)

secured by, the Security Instrument, which covers the real and personal property described in the Security
 instrument and defined therein as the "Property", located at

13787 JUDD STREET, PACOIMA, CALIFORNIA 91331
 (Property Address)

3

12/21/14

the real property described being set forth as follows:

LOT 145 TRACT NO. 6690, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED BOOK 77 PAGE 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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

1. As of **DECEMBER 1, 2009**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$ **285,895.16**, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized
2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender interest will be charged on the Unpaid Principal Balance at the yearly rate of **5.000** %, from **DECEMBER 1, 2009**. Borrower promises to make monthly payments of principal and interest of U.S \$ **1,634.07**, beginning on the **1ST** day of **JANUARY, 2010**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of **5.000** % will remain in effect until principal and interest are paid in full. If on **FEBRUARY 01, 2036** (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date
3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument

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

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument, however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No 1 above.

LOAN MODIFICATION AGREEMENT - Single Family - Fannie Mae Uniform Instrument
First American Loan Production Services
First American Real Estate Solutions LLC
FALPS# CAFM3179-2 Rev 06-17-09

Form 3179 1/01 (rev 01/09) (page 2 of 3)
CALIFORNIA

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

When Recorded Return To:

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



20120169432

7777.17570

120003309



CORPORATE ASSIGNMENT OF DEED OF TRUST

Los Angeles, California
"MARTINEZ"
SELLER'S LENDER ID#: 386/P4

For Value Received, US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON 2006-4 hereby grants, assigns and transfers to US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2006-4, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006-4 at 4801 FREDERICA STREET, OWENSBORO, KY 42301 all beneficial interest under that certain Deed of Trust dated 01/12/2006, in the amount of \$250,000.00, executed by MARIA I. MARTINEZ, A SINGLE WOMAN, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ENCORE CREDIT CORP., ITS SUCCESSORS AND ASSIGNS and Recorded: 01/30/2006 as Instrument No : 06 0211456 in the County of Los Angeles, State of California.

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

In witness whereof this instrument is executed.

WELLS FARGO BANK, N.A., AS ATTORNEY-IN-FACT FOR

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON 2006-4

On 1/25/2012


Chan Harris, Vice
President Loan Documentation

*GLG*GLGWFE*01/25/2012 08 53 22 AM* WFEM01WFEMA0000000000000284546* CALOS A* CASTATE_TRUST_ASSIGN_ASSN **GLGWFE*

04/27/2012



20120626477

Recording requested by:

When recorded mail to:
Northwest Trustee Services, Inc.
1241 E. Dyer Road, Suite 250
Santa Ana, CA 92705

File No. 7777.17570

Title Order No. 120003369

SUBSTITUTION OF TRUSTEE

WHEREAS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION was the original Trustee under that certain Deed of Trust dated 01/12/2006, executed by Maria I. Martinez, a single woman to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ENCORE CREDIT CORP, as Beneficiary, recorded 01/30/2006, as Instrument No.06-0211456 and modified under agreement recorded 9/2/2010 as instrument No. 20101238599, of Official Records in the Office of the Recorder of Los Angeles County, California and

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

NOW THEREFORE, the undersigned hereby substitutes Northwest Trustee Services, Inc., whose address is: 1241 E. Dyer Road, Suite 250, Santa Ana, CA 92705, as Trustee under said Deed of Trust.

US Bank National Association, as Trustee for Credit Suisse
First Boston Mortgage Securities Corp., Home Equity Asset
Trust 2006-4, Home Equity Pass-Through Certificates, Series
2006-4 by Wells Fargo Bank, NA as servicing agent

BY: LaBria Stewart
LaBria Stewart
Vice President of Loan Documentation

156

442

**AFFIDAVIT OF MAILING
FOR SUBSTITUTION OF TRUSTEE BY CODE**

File No. 7777.17570

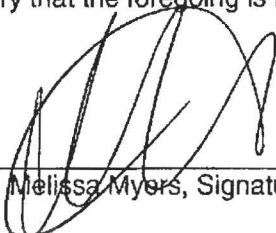
I, Melissa Myers, declare: That I am an employee of Northwest Trustee Services, Inc., whose business address is:

1241 E. Dyer Road, Suite 250
Santa Ana, CA 92705

I am over the age of eighteen years and a copy of the attached Substitution of Trustee was mailed, prior to the recording thereof and in the manner provided in §2924b of the Civil Code of the State of California, to all persons to whom a copy of the Notice of Default was required to be mailed by the provisions of said section.

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

Dated: April 26, 2012



Melissa Myers, Signature of Affiant

04/27/2012



20120626478

Recording requested by:

When recorded mail to:
NORTHWEST TRUSTEE SERVICES, INC.
1241 E. Dyer Road, Suite 250
Santa Ana, CA 92705

Space above this line for recorder's use only

File No. 7777.17570
APN 2618-014-007

Title Order No. 120003369

MIN No. 100180100003167234

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/12/06. 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.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in §5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein.

Trustor(s): **Maria I. Martinez, a single woman**

Recorded: 01/30/06, as Instrument No. 06-0211456 and modified under agreement recorded 9/2/2010 as instrument No. 20101238599, of Official Records of Los Angeles County, California.

Date of Sale: 05/21/12 at 1:00 PM

Place of Sale: **At the Pomona Valley Masonic Temple Building, located at 395 South Thomas Street,, Pomona, CA**

The purported property address is: **13787 JUDD STREET, PACOIMA, CA 91331**

Assessors Parcel No. **2618-014-007**

The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is **\$289,584.93.**

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid, plus interest. The purchaser shall have no further recourse against the beneficiary, the Trustor or the trustee.

NOTICE TO POTENTIAL BIDDERS

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

NOTICE TO PROPERTY OWNER

The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to

Handwritten initials

EXHIBIT B

ASSIGNED INSPECTOR: **JAMES ABREU**
JOB ADDRESS: **13787 WEST JUDD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2618-014-007**

Date: **January 15, 2015**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARIA I. MARTINEZ
13787 JUDD STREET
PACOIMA, CA. 91331-3631
CAPACITY: OWNER
- 2). CUSTON TITLE SOLUTIONS
2550 NORTH REDHILL AVENUE
SANTA ANA, CA. 92705
CAPACITY: INTERESTED PARTIES
- 3). ENCORE CREDIT CORPORATION
1833 ALTON PARKWAY
IRVINE, CA. 92606
CAPACITY: INTERESTED PARTIES
- 4). FIDELITY NATIONAL TITLE INSURANCE COMPANY
17911 VON KAMAN AVENUE, #300
IRVINE, CA. 90614
CAPACITY: INTERESTED PARTIES
- 5). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES
- 6). CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON, CA. 92022-9004
CAPACITY: INTERESTED PARTIES
- 7). AMERICAS SERVICING COMPANY
MAIL CODE (ASC)
3476 STAFFVIEW BLVD.
FORT MILL, SC. 29715
CAPACITY: INTERESTED PARTIES

- 8). WELLS FARGO BANK, NA
D/B/A AMERICA'S SERVICING COMPANY
3476 STATEVIEW BLVD, MAC# X7801-O3K
FORT MILL, SC. 29715
CAPACITY: INTERESTED PARTIES

- 9). FIRST AMERICAN TITLE
LOSS MITIGATION TITLE SERVICES 1079-1
RE MARTINEZ-PROPERTY REPORT
P.O. BOX 27670
SANTA ANA, CA. 92799
CAPACITY: INTERESTED PARTIES

- 10). WELLS FARGO BANK, NA
P.O. BOX 1629, MAC: X9999-018
MINNEAPOLIS, MN. 55440-9790
CAPACITY: INTERESTED PARTIES

- 11). NORTHWEST TRUSTEE SERVICES, INC.
1241 EAST DYER ROAD, SUITE 250
SANTA ANA, CA. 92705
CAPACITY: INTERESTED PARITES

Property Detail Report

For Property Located At :
13787 JUDD ST, PACOIMA, CA 91331-3631



Owner Information

Owner Name: **MARTINEZ MARIA I**
 Mailing Address: **13787 JUDD ST, PACOIMA CA 91331-3631 C008**
 Vesting Codes: **SW //**

Location Information

Legal Description:	TRACT NO 6690 LOT 145	APN:	2618-014-007
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1044.04 / 2	Subdivision:	669
Township-Range-Sect:		Map Reference:	8-F2 / 502-B3
Legal Book/Page:	15-166	Tract #:	669
Legal Lot:	145	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PAC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/01/2002 / 10/26/2002	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	2612970
Document #:	2612969		

Last Market Sale Information

Recording/Sale Date:	03/01/2001 / 11/29/2000	1st Mtg Amount/Type:	\$157,526 / FHA
Sale Price:	\$160,000	1st Mtg Int. Rate/Type:	8.38 /
Sale Type:	UNKNOWN	1st Mtg Document #:	337100
Document #:	337099	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$211.64
New Construction:		Multi/Split Sale:	

Title Company: **COMMONWEALTH LAND TITLE CO.**
 Lender: **SCME MTG BANKERS INC**
 Seller Name: **CHAVEZ ALFREDO & LIDIA P**

Prior Sale Information

Prior Rec/Sale Date:	02/28/1992 / 01/1992	Prior Lender:	DIRECTORS MTG CO
Prior Sale Price:	\$153,000	Prior 1st Mtg Amt/Type:	\$137,700 / CONV
Prior Doc Number:	336154	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	756	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1948 / 1948	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
Other Improvements:	FENCE		SHINGLE		

Site Information

Zoning:	LAR1	Acres:	0.21	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	9,331	Lot Width/Depth:	50 x 187	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$210,565	Assessed Year:	2014	Property Tax:	\$2,790.86
Land Value:	\$125,825	Improved %:	40%	Tax Area:	13
Improvement Value:	\$84,740	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$210,565				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

13787 JUDD ST, PACOIMA, CA 91331-3631**7 Comparable(s) Selected.**

Report Date: 01/08/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$160,000	\$65,000	\$462,000	\$270,286
Bldg/Living Area	756	702	814	759
Price/Sqft	\$211.64	\$82.07	\$641.67	\$357.93
Year Built	1948	1939	1952	1947
Lot Area	9,331	2,064	7,499	6,200
Bedrooms	2	1	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$210,565	\$31,751	\$255,152	\$118,433
Distance From Subject	0.00	0.14	0.49	0.32

* = user supplied for search only

Comp #:1		Distance From Subject:0.14 (miles)	
Address:	13716 PINNEY ST, PACOIMA, CA 91331-3608		
Owner Name:	BROAD BEACH ROAD MALIBU LLC		
Seller Name:	PONCE MARCOS G & DOLORES		
APN:	2618-024-011	Map Reference:	8-F3 / 502-C3
County:	LOS ANGELES, CA	Census Tract:	1044.04
Subdivision:	669	Zoning:	LAR1
Rec Date:	06/13/2014	Prior Rec Date:	06/24/1971
Sale Date:	05/31/2014	Prior Sale Date:	
Sale Price:	\$65,000	Prior Sale Price:	\$13,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	614878	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,751
Total Value:	\$31,751	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	792
		Total Rooms:	4
		Bedrooms:	1
		Bath(F/H):	1 /
		Yr Built/Eff:	1939 / 1939
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.17 (miles)	
Address:	13920 LOUVRE ST, PACOIMA, CA 91331-3541		
Owner Name:	GONZALEZ LLESENIA		
Seller Name:	VALDOVINOS ARMANDO		
APN:	2618-012-015	Map Reference:	8-E2 / 502-B3
County:	LOS ANGELES, CA	Census Tract:	1044.03
Subdivision:	MACLAY	Zoning:	LAR1
Rec Date:	06/03/2014	Prior Rec Date:	06/14/2011
Sale Date:	05/28/2014	Prior Sale Date:	04/20/2011
Sale Price:	\$145,000	Prior Sale Price:	\$135,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	570394	Acres:	0.17
1st Mtg Amt:	\$142,373	Lot Area:	7,496
Total Value:	\$229,403	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	702
		Total Rooms:	4
		Bedrooms:	1
		Bath(F/H):	1 /
		Yr Built/Eff:	1948 / 1948
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:3		Distance From Subject:0.22 (miles)	
Address:	13934 JUDD ST, PACOIMA, CA 91331-3640		
Owner Name:	HERNANDEZ BENITO & CECILIA		
Seller Name:	CABUCO ELISA		
APN:	2618-018-020	Map Reference:	8-E3 / 502-B3
County:	LOS ANGELES, CA	Census Tract:	1044.03
Subdivision:	MACLAY	Zoning:	LAR1
Rec Date:	08/15/2014	Prior Rec Date:	
Sale Date:	07/08/2014	Prior Sale Date:	
Sale Price:	\$310,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
		Living Area:	814
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1947 / 1947
		Air Cond:	
		Style:	CONVENTIONAL

Document #:	859528	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$294,500	Lot Area:	7,499	Pool:	
Total Value:	\$44,812	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject:			0.35 (miles)
Address:	13645 FILMORE ST, PACOIMA, CA 91331-2908				
Owner Name:	LUCERO MARIBEL N				
Seller Name:	MORALES MOISES A & LISSY I				
APN:	2619-011-015	Map Reference:	8-F2 / 502-C3	Living Area:	780
County:	LOS ANGELES, CA	Census Tract:	1044.01	Total Rooms:	4
Subdivision:	14372	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/12/2014	Prior Rec Date:	02/05/2013	Bath(F/H):	1 /
Sale Date:	11/12/2014	Prior Sale Date:	12/06/2012	Yr Built/Eff:	1949 / 1949
Sale Price:	\$330,000	Prior Sale Price:	\$254,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1354314	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$324,022	Lot Area:	7,499	Pool:	
Total Value:	\$255,152	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	ATTACHED GARAGE

Comp #:	5	Distance From Subject:			0.41 (miles)
Address:	10224 VENA AVE, ARLETA, CA 91331-4452				
Owner Name:	JALALA HAYAT				
Seller Name:	AMBER INVESTMENT GROUP INC				
APN:	2617-003-069	Map Reference:	8-E3 / 502-B4	Living Area:	720
County:	LOS ANGELES, CA	Census Tract:	1192.02	Total Rooms:	4
Subdivision:	7134	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/17/2014	Prior Rec Date:	03/29/2006	Bath(F/H):	1 /
Sale Date:	09/11/2014	Prior Sale Date:	10/24/2005	Yr Built/Eff:	1952 / 1954
Sale Price:	\$462,000	Prior Sale Price:	\$560,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	981267	Acres:	0.05	Fireplace:	/
1st Mtg Amt:	\$60,000	Lot Area:	2,064	Pool:	
Total Value:	\$185,607	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	6	Distance From Subject:			0.46 (miles)
Address:	10332 BARTEE AVE, ARLETA, CA 91331-4418				
Owner Name:	TORRES LUIS A				
Seller Name:	CASTRO BASILIO & ROSA				
APN:	2617-019-010	Map Reference:	8-E3 / 502-B4	Living Area:	750
County:	LOS ANGELES, CA	Census Tract:	1192.02	Total Rooms:	4
Subdivision:	16197	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/16/2014	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	04/03/2014	Prior Sale Date:		Yr Built/Eff:	1950 / 1950
Sale Price:	\$290,000	Prior Sale Price:		Air Cond:	WINDOW
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	510091	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$275,500	Lot Area:	6,002	Pool:	
Total Value:	\$42,352	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:	7	Distance From Subject:			0.49 (miles)
Address:	14159 WEIDNER ST, ARLETA, CA 91331-4459				
Owner Name:	BEHARY JUDITH R				
Seller Name:	BEHARY JUDITH R				
APN:	2617-020-014	Map Reference:	8-E3 / 502-A3	Living Area:	754
County:	LOS ANGELES, CA	Census Tract:	1192.02	Total Rooms:	4
Subdivision:	16197	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/20/2014	Prior Rec Date:	01/27/1987	Bath(F/H):	1 /
Sale Date:	04/17/2014	Prior Sale Date:	01/1987	Yr Built/Eff:	1950 / 1950
Sale Price:	\$290,000	Prior Sale Price:	\$18,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	522347	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$275,500	Lot Area:	6,091	Pool:	
Total Value:	\$39,953	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**
JOB ADDRESS: **13787 WEST JUDD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2618-014-007**

Date: **January 15, 2015**

CASE#: **405844**
ORDER NO: **A-2704053**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 10, 2011**
COMPLIANCE EXPECTED DATE: **March 12, 2011**
DATE COMPLIANCE OBTAINED: **March 30, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2704053

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

SUBSTANDARD ORDER AND NOTICE OF FEE

MARTINEZ, MARIA I
13787 JUDD ST
PACOIMA, CA 91331

Feb 10 2011
Date
undersigned mail (this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll).
Signature

CASE #: 405844
ORDER #: A-2704053
EFFECTIVE DATE: February 10, 2011
COMPLIANCE DATE: March 12, 2011

OWNER OF
SITE ADDRESS: 13787 W JUDD ST
ASSESSORS PARCEL NO.: 2618-014-007
ZONE: R1; One-Family Zone

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 336.00 WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

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

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

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

- 1. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: 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.

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

Location: Garage.

- 2. The garage has been converted to habitable space without the required permits and approvals.

3-30-11



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Garage.

3. The approximate 12 x20 construction of a addition to the side of garage 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: Addition attached to garage.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (818)374-9862.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

James Abreu

Date: February 09, 2011

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862

G. H.

REVIEWED BY