

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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

May 26, 2015

Council District: # 5

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

JOB ADDRESS: **10730 WEST AYRES AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4255-027-007**

On March 13, 2014 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: **10730 West Ayres Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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


In addition, pursuant to Section 98.0421, the property owner was issued an order February 26, 2014 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	289.92
Title Report fee	42.00
Grand Total	\$ 3,503.48

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 **\$3,503.48** 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 **\$3,503.48** 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 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. T11311
Dated as of: 05/02/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #:

Property Address: 10730 W AYRES AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Sandra J. Scher as to A 65 Percent and Tres Vista Land trust as To 35 Percent, as tenants in common

Grantor : Sandra J. Scher

Deed Date : 12/9/2009

Recorded : 7/7/2010

Instr No. : 20100924295

MAILING ADDRESS: Sandra J. Scher, C/O *Tres Vista Land Trust*
7405 S Broadway, Los Angeles, CA 90003

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 28 of Tract No. 13037, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 261 Page(s) 17-21 inclusive of Maps in the office of the County recorder of said County.

Assessor's Parcel No: 4255-027-007

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$728,000.00

Dated : 2/1/2007

Trustor : Sandra Scher

Trustee : ReconTrust Company, N.A.

Beneficiary : MERS, Inc., as nominee for Countrywide Home Loans, Inc.

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. T11311

SCHEDULE B (Continued)

Loan No. : MIN 1000157-0007138646-6

Recorded : 2/5/2007

Instr No. : 20070248127

Maturity Date is: 3/1/2037

MAILING ADDRESS: Countrywide Home Loans, Inc., P.O. Box 10423, Van Nuys, CA 91410-0423

MAILING ADDRESS: ReconTrust Company, N.A.,
225 West Hillcrest Dr., MSN To-02, Thousand Oaks, CA 91360

MAILING ADDRESS: MERS, P.O. Box 2026, Flint, MI 48501-2026.

Assignment of the above referenced security instrument is as follows:

Assignee : The Bank of New York Mellon FKA The Bank of New York, as trustee for the
Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-5

Recorded : 2/20/2013

Instr No. : 20130257754

MAILING ADDRESS: The Bank of New York Mellon, c/o M/E. Wileman,
2860 Exchange Blvd No. 100, Southlake, TX 76092.

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : The Mortgage Law Firm, PLC

Recorded : 6/10/2014

Instr No. : 20140597273

MAILING ADDRESS: The Mortgage Law Firm, PLC,
43180 Business Park Drive, Suite 202, Temecula, CA 92590

A Notice of Default under the terms of said Deed of Trust

Executed by : The Mortgage Law Firm, PLC

Recorded : 6/10/2014

Instr No. : 20140597274

MAILING ADDRESS: The Mortgage Law Firm, PLC,
43180 Business Park Drive, Suite 202, Temecula, CA 92590

A Notice of Trustee's Sale under said Deed of Trust

Executed by : The Mortgage Law Firm, Plc

Time of Sale : 11:00 AM

Place of Sale : 05/05/2015, By the Fountain located at 400 Civic Center Plaza, Pomona, CA 91766.

Recorded : 4/15/2015

Instr No. : 20150416593

MAILING ADDRESS: The Mortgage Law Firm, PLC,
41689 Enterprise Circle North, STE. 228, Temacula, CA 92590

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other
obligations secured thereby

Amount : \$285,000.00

Dated : 12/10/2014

Trustor : Sandra Scher

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. T11311

SCHEDULE B (Continued)

Trustee : Orange Coast Title Company, a California Corporation
Beneficiary : Nana Baidoobonso-Iam and Otto Noguera
Recorded : 12/16/2014 **Instr No. :** 20141367405

MAILING ADDRESS: Nana Baidoobonso-Iam,
9461 Charlieville Blvd Suite 303, Beverly Hills, CA 9212

MAILING ADDRESS: Otto Noguera – None Shown

MAILING ADDRESS: Orange Coast Title Company – None Shown

Type of Document: A claim of lien for the amount shown and any other amounts due.
Claimant : Department of Building and Safety Financial Services Division
Recorded : 1/13/2012 **Instr No. :** 20120065172

Type of Document: A claim of lien for the amount shown and any other amounts due.
Claimant : Department of Building and Safety Financial Services Division
Recorded : 10/3/2014 **Instr No. :** 20141051969

MAILING ADDRESS: Sandra J. Scher and Tres Vista Land Trust, C/o Sandra J. Scher
7405 South Broadway Los Angeles, CA 90003 **OWNER**

MAILING ADDRESS: Department of Building and Safety Financial Services Division,
201 N. Figueroa St., 9th Floor Los Angeles, CA 90012

RECORDING REQUESTED BY.

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AND WHEN RECORDED MAIL TO:

Sandra Scher
8942 W. Pico Blvd
Los Angeles, CA 90035

02/05/07



20070248126

Title Order No 19491575
Escrow No 62313
APN 4255-027-007

Space above this line for Recorder's use

GRANT DEED

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2-4

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

City Transfer Tax is \$4,095.00
County Transfer Tax is \$1,001.00

- Computed on the full consideration or value of property conveyed
- OR
- Computed on the full consideration or value less liens or encumbrances remaining at time of sale
- City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Matthew Schwartz and Gabriella Schwartz, husband and wife as community property with right of survivorship

hereby GRANT(S) to Sandra Scher , a single woman.

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

Lot 28 of Tract No. 13037, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 261, Pages 17 to 21 inclusive of Maps, in the Office of the County Recorder of said County

See exhibit "A" attached hereto and made a part hereof

Property also known as 10730 Ayres Ave Los Angeles CA 90064

Dated: December 4, 2006

SELLER(S):

Matthew Schwartz
Matthew Schwartz

Gabriella Schwartz
Gabriella Schwartz

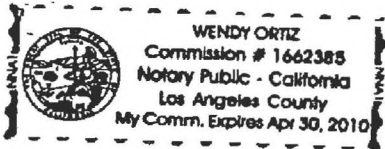
State of California)
County of Los Angeles) ss

On 12/4/06 before me, Wendy Ortiz the undersigned, a Notary Public in and for said State, personally appeared Matthew Schwartz and Gabriella Schwartz

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names(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 *Wendy Ortiz*



RECORDING REQUESTED BY
Sandra J. Scher

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

Sandra J. Scher
C/O 7405 S BROADWAY
LOS ANGELES, CA 90003



20100924295

Title Order No.
Escrow No.

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$ 0.00 CITY TAX is \$ 0.00 *C-16*

- computed on the full value of the property conveyed, or
- computed on full value less value of liens or encumbrances remaining at the time of sale,
- Unincorporated area City of Los Angeles, and

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

SANDRA J. SCHER,

hereby GRANT(S) to

**SANDRA J. SCHER AS TO A 65% INTEREST AND TRES VISTA LAND TRUST AS TO 35%, AS TENANTS
IN COMMON**

the following described real property in the city of LOS ANGELES, County of LOS ANGELES, State of California:

LOT 28 OF TRACT No. 13037, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 261 PAGE(S) 17-21 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS: 10730 AYRES AVENUE, LOS ANGELES, CA 90064

A.P.N. 4255-027-007

Dated: December 9, 2009

[Handwritten Signature]

SANDRA J. SCHER

State of California)

County of)ss:

On before me, (notary name), personally appeared , 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.

Notary Stamp or Seal



Signature _____ (Seal)

Mail Tax Statements as Directed Above
Form provided by CALIFORNIA TITLE COMPANY

Jan 2008

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State of California
County of Los Angeles

On 07/06/2010 before me, Mehran Khorramian, Notary Public,
personally appeared Sandra J. Scher

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 for whom on which the persons(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Handwritten Signature]



FIDELITY-VAN NUYS

Recording Requested By:
J. WILLIAMSON

02/05/07



20070248127

After Recording Return To
COUNTRYWIDE HOME LOANS, INC.

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

Prepared By
MARK MAYHEW

19491575-S1
4255-27-7

[Space Above This Line For Recording Data]

1234
[Escrow/Closing #]

00015783605702007
[Doc ID #]

22

DEED OF TRUST

MIN 1000157-0007138646-6

DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated FEBRUARY 01, 2007, together with all Riders to this document

(B) "Borrower" is
SANDRA SCHER, A SINGLE WOMAN

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
CONVVA

Form 3005 1/01

* 2 3 9 9 1 *

* 1 5 7 8 3 6 0 5 7 0 0 0 0 0 1 0 0 6 A *

3

Borrower's address is
10730 AYRES AVENUE, LOS ANGELES, CA 90064-3214

Borrower is the trustor under this Security Instrument.

(C) "Lender" is
COUNTRYWIDE HOME LOANS, INC.

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
ReconTrust Company, N.A
225 West Hillcrest Dr., MSN TO-02, Thousand Oaks, CA 91360

(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 FEBRUARY 01, 2007 The Note states that Borrower owes Lender SEVEN HUNDRED TWENTY EIGHT THOUSAND and 00/100

Dollars (US \$ 728,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than MARCH 01, 2037

(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)

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DOC ID #: 00015783605702007

conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property

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

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

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

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

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID Number: 4255027007 which currently has the address of
10730 AYRES AVENUE, LOS ANGELES

[Street/City]

California 90064-3214 ("Property Address")

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, 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,

VMP 6A(CA) (0207)

CHL (08/05)

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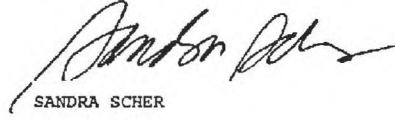
Form 3005 1/01

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DOC ID #: 00015783605702007

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.


SANDRA SCHER

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

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 -6A(CA) (0207)

CHL (08/05)

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Form 3005 1/01

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DOC ID #: 00015783605702007

State of California
County of **LOS ANGELES**

On **February 1st, 2007**
SANDRA SCHER

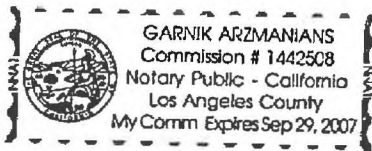
} ss.

before me, **GARNIK ARZMANIANS, Notary Public**
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

Garnik Arzmani (Seal)



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VMP 6A(CA) (0207)

CHL (08/05)

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Form 3005 1/01

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Recording Requested by: M. E. Wileman



PLEASE FORWARD RECORDED DOCUMENT TO:
THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS, INC.,
ASSET-BACKED CERTIFICATES, SERIES 2007-5
c/o M. E. Wileman
2860 Exchange Blvd. # 100
Southlake, TX 76092

(CORRECTIVE)

Assignment of Deed of Trust

Send Any Notices To Assignee.

For Valuable Consideration, the undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")** P.O. Box 2026, Flint, MI 48501-2026 (Assignor) by these presents does assign and set over, without recourse, to **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5** c/o Specialized Loan Servicing LLC, 8742 Lucent Blvd., Suite 300, Highlands Ranch, CO 80129 (Assignee) the described deed of trust with all interest, all liens, any rights due or to become due thereon, executed by **SANDRA SCHER, A SINGLE WOMAN** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")** AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. IT'S SUCCESSORS AND ASSIGNS. Trustee: RECONTRUST COMPANY, N.A Said deed of trust Dated: 2/1/2007 is recorded in the State of CA, County of Los Angeles on 2/5/2007, Document 20070248127 AMOUNT: \$ 728,000.00 **THIS ASSIGNMENT IS BEING RECORDED TO CORRECT THE ASSIGNEE ON ASSIGNMENT RECORDED 12/09/2010 INSTRUMENT # 20101823318** Property Address: 10730 AYRES AVENUE, LOS ANGELES, CA 90064

IN WITNESS WHEREOF, the undersigned corporation/trust has caused this instrument to be executed as a sealed instrument by its proper officer. Executed on: January 29, 2013
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")

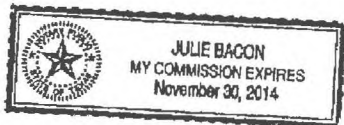
By:

Robin Mathews, Assistant Secretary



State of Texas, County of Tarrant

Before me, Julie Bacon, Notary Public, personally appeared, Robin Mathews, Assistant Secretary known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office on 01/29/2013.



Notary public, Julie Bacon
My commission expires: November 30, 2014

888-679-6377

1005675648 MIN 100015700071386466 MERS Phone

CA Los Angeles

SLS/ASMT/BONY#5024

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

THE MORTGAGE LAW FIRM, PLC
43180 BUSINESS PARK DRIVE, SUITE 202
TEMECULA, CA 92590

Space Above This Line For Recorder's Use

TS No. 117451 Title No. 130240946
APN No. 4255-027-007

SUBSTITUTION OF TRUSTEE

WHEREAS,

Sandra Scher, A Single Woman

was the original Trustor,

ReconTrust Company, N.A.

was the original Trustee, and

Mortgage Electronic Registration Systems, Inc.

was the original Beneficiary under that certain Deed of Trust dated **02/01/2007**, and recorded on **02/05/2007** as instrument no. **20070248127**, in Book **xx**, page **xx** of Official Records of **Los Angeles** County, California, and

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

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

NOW, THEREFORE, the undersigned hereby substitutes **The Mortgage Law Firm, PLC**, as a Trustee under said Deed of Trust.

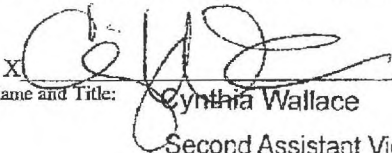
PAGE 1 OF 2

Trustee Sale No. 117451
Title Order No. 130240946

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

Dated NOV 27 2013

Specialized Loan Servicing LLC as Attorney-in-Fact for: The Bank of New York Mellon
FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-
BACKED CERTIFICATES, SERIES 2007-5

X 
Printed Name and Title: Cynthia Wallace
Second Assistant Vice President

ACKNOWLEDGMENT

State of Colorado

County of Douglas

On 11-27-13 before me, Lisa Sherman Perkins personally
appeared Cynthia Wallace, 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 Colorado that
the foregoing paragraph is true and correct.

LISA SHERMAN PERKINS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134038540
MY COMMISSION EXPIRES 06/19/2017

WITNESS my hand and official seal.

Signature _____

(Seal)

PAGE 2 OF 2

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:
THE MORTGAGE LAW FIRM, PLC
43180 BUSINESS PARK DRIVE, SUITE 202
TEMECULA, CA 92590
APN 4255-027-007

Trustee Sale No. 117451 Title No. 130240946 Space above for Recorder's use only

IMPORTANT NOTICE

NOTICE OF NOTICE OF DEFAULT AND ELECTION TO SELL

ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY
NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY
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 **\$490,301.04** as of **6/6/2014** and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your Note and Deed of Trust or Mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the Note and Deed of Trust or Mortgage, the Beneficiary or Mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the Beneficiary or Mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your Beneficiary or Mortgagee may mutually agree in writing prior to the time the Notice of Sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

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.

PAGE 1 OF 2

TS No. 117451

Title No. 130240946

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

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 CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-5
c/o The Mortgage Law Firm, PLC
43180 Business Park Drive, Suite 202
Temecula, CA 92590
619-465-8200

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 The Mortgage Law Firm, PLC is either the original Trustee, the duly appointed Substituted Trustee, or acting as Agent for the Trustee or Beneficiary under Deed of Trust dated 02/01/2007, executed by Sandra Scher, A Single Woman, as Trustor, to secure certain obligations in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, recorded 02/05/2007, as Instrument No. 20070248127, in Book xx, Page xx, of Official Records in the Office of the Recorder of Los Angeles County, California describing land therein as more fully described in said Deed of Trust.

Including the Note(s) for the sum of \$728,000.00, that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the Beneficiary; that a breach of and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of:

THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE 08/01/2008; TOGETHER WITH ALL LATE CHARGES, ADVANCES, INTEREST, INSURANCE, TAXES AND ASSESSMENTS, IF APPLICABLE.

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby. The undersigned Mortgagee Beneficiary or Authorized Agent for the Mortgagee or Beneficiary pursuant to California Civil Code Section 2923.55(c) declares that the mortgagee, beneficiary or the mortgagee's or beneficiary's authorized agent has either contacted the borrower or tried with due diligence to contact the borrower, or that no contact was required because the individual did not meet the definition of a "borrower" as required by California Civil Code Section 2920.5.

THE MORTGAGE LAW FIRM, PLC



Ryan Remington/Authorized Signature

Dated: 6/6/2014

PAGE 2 OF 2

CALIFORNIA DECLARATION OF COMPLIANCE
(Civil Code § 2923.55(c))

Borrower(s): SANDRA SCHER
Mortgage Servicer: Specialized Loan Servicing LLC
Property Address: 10730 AYRES AVE
LOS ANGELES CA 90064
T.S No:

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

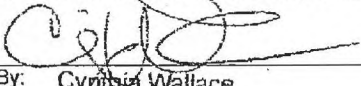
1. The mortgage servicer has contacted the Borrower pursuant to California Civil Code § 2923.55(b)(2) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since the initial contact was made.
2. The mortgage servicer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

I certify and represent that this mortgage servicer's declaration is accurate, complete and based upon competent and reliable evidence, which the mortgage servicer has reviewed including my review of the mortgage servicer's business records, to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

Date:

NOV 27 2013

Specialized Loan Servicing LLC, as servicer for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-5

By: 
Cynthia Wallace

Second Assistant Vice President

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

The Mortgage Law Firm, PLC
43180 BUSINESS PARK DRIVE, SUITE 202
TEMECULA, CA 92590

Trustee Sale No. 117451 Title No. 130240946 Space above for Recorder's use only
NOTICE OF TRUSTEE'S SALE

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

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
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LƯU Ý: KÈM THEO ĐẦY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/01/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 11/10/2014 at 11:00 AM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 02/05/2007, as Instrument No. 20070248127, in book xx, page xx, of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by Sandra Scher, A Single Woman,

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 4255-027-007

The street address and other common designation, if any, of the real property described above is purported to be: 10730 Ayres Avenue, Los Angeles, CA 90064

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$1,143,304.15

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

Dated: 10/10/2014 THE MORTGAGE LAW FIRM, PLC


Adriana Rivas/Authorized Signature

The Mortgage Law Firm, PLC.
is attempting to collect a debt.
Any information obtained may
be used for that purpose.

FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 714-730-2727

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

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 for information regarding the trustee's sale or visit this Internet Web site - www.servicelinkASAP.com - for information regarding the sale of this property, using the file number assigned to this case: 117451. 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.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

The Mortgage Law Firm, PLC
41689 ENTERPRISE CIRCLE NORTH, STE. 228
TEMECULA, CA 92590
(619) 465-8200

Trustee Sale No. 117451 Title No. 130240946 Space above for Recorder's use only

NOTICE OF TRUSTEE'S SALE

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

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

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

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED **02/01/2007**. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On **05/05/2015** at **11:00 AM**, **The Mortgage Law Firm, PLC**, as duly appointed Trustee under and pursuant to Deed of Trust recorded **02/05/2007**, as Instrument No. **20070248127**, in book **xx**, page **xx**, of Official Records in the office of the County Recorder of **Los Angeles County**, State of California, executed by **Sandra Scher, A Single Woman**,

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), **By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766**. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: **FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 4255-027-007**

The street address and other common designation, if any, of the real property described above is purported to be: **10730 Ayres Avenue, Los Angeles, CA 90064**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$1,172,426.87**

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

Dated: 4/8/2015 THE MORTGAGE LAW FIRM, PLC

A. Rivas

Adriana Rivas/Authorized Signature

41689 ENTERPRISE CIRCLE NORTH, STE. 228, TEMECULA, CA 92590 (619) 465-8200
FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 714-730-2727

The Mortgage Law Firm, PLC.
is attempting to collect a debt.
Any information obtained may
be used for that purpose.

RECORDING REQUESTED BY
Nana Baidoobonso-lam

WHEN RECORDED MAIL TO

Nana Baidoobonso-lam
9461 Charleville Blvd
Suite 303
Beverly Hills, CA 9212

Title Order No.
Escrow No.

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 10th day of December, 2014, between Sandra Scher, herein called TRUSTOR, whose address is 10730 Ayres Ave., Los Angeles, CA 90064, ORANGE COAST TITLE COMPANY, a California Corporation, herein called TRUSTEE, and Nana Baidoobonso-lam and Otto Noguera as Tenants in Common, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Los Angeles County, California, described on "Exhibit A" attached hereto

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

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$285,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, which evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Imperial	1091	501	Modoc	184	851	San Diego		
Alpine	1	250	Inyo	147	598	Mono	52	429	Series 2	1961	183887
Amador	104	348	Kern	3427	60	Monterey	2194	538	San Francisco	A332	905
Butte	1145	1	Kings	792	833	Napa	639	86	San Joaquin	2470	311
Calaveras	145	152	Lake	362	39	Nevada	305	320	San Luis Obispo	1151	12
Colusa	296	617	Lassen	171	471	Orange	5889	611	San Mateo	4078	420
Contra Costa	3978	47	Los Angeles	T2055	899	Placer	895	301	Santa Barbara	1878	860
Del Norte	78	414	Madera	810	170	Plumas	151	5	Santa Clara	5336	341
El Dorado	568	456	Marin	1508	339	Riverside	3005	523	Santa Cruz	1431	494
Fresno	4626	572	Mariposa	77	292	Sacramento	4331	62	Shasta	684	528
Glenn	422	184	Mendocino	579	530	San Benito	271	383	Sierra	29	335
Humboldt	657	527	Merced	1547	538	San Bernardino	5567	61	Siskiyou	468	181
									Solano	1105	182
									Sonoma	1851	689
									Stanislaus	1715	456
									Sutter	572	297
									Tehama	401	289
									Trinity	93	366
									Tulare	2294	225
									Tuolumne	135	47
									Ventura	2062	386
									Yolo	653	245
									Yuba	334	486

(which provisions identical in all counties, are printed on the attached page to this form) hereby are adopted and incorporated herein and made a part

hereof as fully as though set forth herein at length; that said Trustor will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust. The Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth

State of California)

County of (See Acknowledgement attached) ss.

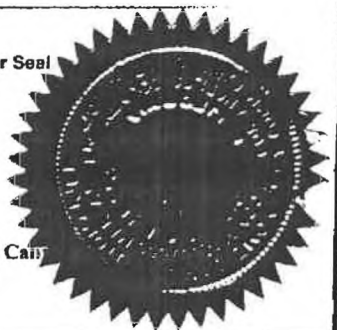
On before me, , (notary public) personally appeared (here insert name and title of officer), who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

Sandra Scher
Sandra Scher

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 *N. Baidoobonso-lam*



Form provided by Orange Coast Title Company and Orange Coast Title Company of Southern California

Rev:2008

ACKNOWLEDGMENT

State of CALIFORNIA }

County of Los Angeles }

On 12/10/2014 before me, Notary Samuel Utomakili, Notary Public, personally
appeared SANDRA SCHEER

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 on
which the persons(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 *Samuel Utomakili* (Seal)



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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF LIEN

APN # 4255-027-007

AKA: 10730 WEST AYRES AVENUE, LOS ANGELES, CA

Pursuant to the authority vested by the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code and Section 7.35.1 et seq. of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, and pursuant to the confirmation of the City Council on November 1, 2011, the City of Los Angeles hereby claims a lien in the sum \$ 946.43, against the property described below to recover inspection costs, plus appropriate fees and fines, incurred in relation to the property, located at:

AKA: 10730 WEST AYRES AVENUE, LOS ANGELES, CA

The property subject to this Notice of Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Lot 28 of Tract No. 13037, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 261, Page(s) 17 - 21 Inclusive of Maps, in the office of the County Recorder of said County. (Full legal description on file in the Department of Building and Safety, Financial Services Division, 201 N. Figueroa St., 9th Floor, Los Angeles, 90012)

**THIS LIEN WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE
CITY OF LOS ANGELES RECORDS A SUBSEQUENT RELEASE OF LIEN.**

OWNER(S):

SANDRA J. SCHER AND
TRES VISTA LAND TRUST
c/o SANDRA J. SCHER
7405 SOUTH BROADWAY
LOS ANGELES, CA 90003

DATED: This 13th Day of December, 2011

CITY OF LOS ANGELES
Department of Building and Safety



By _____
Steve Ongele, Chief
Resource Management Bureau

g

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 6141370)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 13037 28 M B 261-17/21

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 4255-027-007
AKA 10730 W AYRES AVE
LOS ANGELES

Owner:

TRES VISTA LAND TRUST SANDRA J. SCHER
7405 S BROADWAY
LOS ANGELES CA,90003

DATED: This 24th Day of September, 2014

CITY OF LOS ANGELES

By 

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN MATTILLO**
JOB ADDRESS: **10730 WEST AYRES AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4255-027-007**

Date: **May 26, 2015**

Last Full Title: **05/02/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). SANDRA J. SCHER
7405 SOUTH BROADWAY
LOS ANGELES, CA. 90003-2033
CAPACITY: OWNERS

- 2). TRES VISTA LAND TRUST
7405 SOUTH BROADWAY
LOS ANGELES, CA. 90003-2033
CAPACITY: OWNERS

- 3). COUNTRYWIDE HOME LOANS, INC
P.O. BOX 10423
VAN NUYS, CA. 91410-0423
CAPACITY: INTERESTED PARTIES

- 4). THE BANK OF NEW YORK MELLON
C/O M/E. WILEMAN
2860 EXCHANGE BLVD. # 100
SOUTHLAKE, TX. 76092
CAPACITY: INTERESTED PARTIES

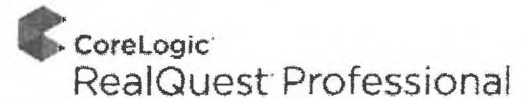
- 5). THE MORTGAGE LAW FIRM, PLC
43180 BUSINESS PARK DR., SUITE 202
TEMECULA, CA. 92590
CAPACITY: INTERESTED PARTIES

- 6). THE MORTGAGE LAW FIRM, PLC
41689 ENTERPRISE CIRCLE NORTH, SUITE 228
TEMECULA, CA. 92590
CAPACITY: INTERESTED PARTIES

- 7). NANA BAIDOOBONSO-IAM
9461 CHARLIEVELLE BLVD., SUITE 303
BEVERLY HILLS, CA. 90212
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
10730 AYRES AVE, LOS ANGELES, CA 90064-3214

**Owner Information**

Owner Name: **SCHER SANDRA J/TRES VISTA LAND TRUST**
 Mailing Address: **7405 S BROADWAY, LOS ANGELES CA 90003-2033 C024**
 Vesting Codes: **//TR**

Location Information

Legal Description:	TRACT # 13037 LOT 28	APN:	4255-027-007
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2678.00 / 1	Subdivision:	13037
Township-Range-Sect:		Map Reference:	42-A4 /
Legal Book/Page:	261-17	Tract #:	13037
Legal Lot:	28	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C08	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/07/2010 / 12/09/2009	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	924295		

Last Market Sale Information

Recording/Sale Date:	02/05/2007 / 12/04/2006	1st Mtg Amount/Type:	\$728,000 / CONV
Sale Price:	\$910,000	1st Mtg Int. Rate/Type:	7.88 / ADJ
Sale Type:	FULL	1st Mtg Document #:	248127
Document #:	248126	2nd Mtg Amount/Type:	\$182,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$906.37
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY TITLE		
Lender:	COUNTRYWIDE HM LNS INC		
Seller Name:	SCHWARTZ MATTHEW & GABRIELLA		

Prior Sale Information

Prior Rec/Sale Date:	06/24/2005 / 06/06/2005	Prior Lender:	WELLS FARGO BK NA
Prior Sale Price:	\$855,000	Prior 1st Mtg Amt/Type:	\$684,000 / CONV
Prior Doc Number:	1492019	Prior 1st Mtg Rate/Type:	5.38 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,004	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1944 / 1946	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;PLAY/RMPS ROOM				

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,105	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$854,000	Assessed Year:	2014	Property Tax:	\$10,596.11
Land Value:	\$644,000	Improved %:	25%	Tax Area:	67
Improvement Value:	\$210,000	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$854,000				

Comparable Sales Report

For Property Located At

10730 AYRES AVE, LOS ANGELES, CA 90064-3214

10 Comparable(s) Selected.

Report Date: 05/19/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$910,000	\$704,000	\$1,560,000	\$988,800
Bldg/Living Area	1,004	920	1,116	1,008
Price/Sqft	\$906.37	\$710.39	\$1,543.03	\$978.86
Year Built	1944	1924	1945	1941
Lot Area	6,105	5,402	8,010	6,124
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	3	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$854,000	\$74,358	\$847,508	\$422,626
Distance From Subject	0.00	0.06	0.49	0.22

*= user supplied for search only

Comp #:1		Distance From Subject:0.06 (miles)	
Address: 10760 CUSHDON AVE, LOS ANGELES, CA 90064-3219			
Owner Name: SHAH SAMIR/BHASIN MEENAKSHI			
Seller Name: FEIFER RICHARD			
APN: 4255-025-007	Map Reference: 41-F4 /	Living Area: 1,011	
County: LOS ANGELES, CA	Census Tract: 2678.00	Total Rooms: 5	
Subdivision: 13037	Zoning: LAR1	Bedrooms: 3	
Rec Date: 02/05/2015	Prior Rec Date: 06/22/2011	Bath(F/H): 3 /	
Sale Date: 01/30/2015	Prior Sale Date: 06/10/2011	Yr Built/Eff: 1944 / 1972	
Sale Price: \$1,560,000	Prior Sale Price: \$700,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 129748	Acres: 0.13	Fireplace: Y / 1	
1st Mtg Amt: \$1,170,000	Lot Area: 5,750	Pool:	
Total Value: \$847,508	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE	

Comp #:2		Distance From Subject:0.11 (miles)	
Address: 10707 ESTHER AVE, LOS ANGELES, CA 90064-3222			
Owner Name: HAUSMAN FAMILY TRUST			
Seller Name: DUBINS ANNETTA R			
APN: 4255-024-019	Map Reference: 42-A4 /	Living Area: 1,014	
County: LOS ANGELES, CA	Census Tract: 2678.00	Total Rooms: 5	
Subdivision: 13037	Zoning: LAR1	Bedrooms: 3	
Rec Date: 12/03/2014	Prior Rec Date:	Bath(F/H): 1 /	
Sale Date: 11/20/2014	Prior Sale Date:	Yr Built/Eff: 1944 / 1945	
Sale Price: \$850,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 1301657	Acres: 0.16	Fireplace: Y / 1	
1st Mtg Amt: \$637,500	Lot Area: 6,896	Pool:	
Total Value: \$79,552	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #:3		Distance From Subject:0.15 (miles)	
Address: 10801 ASHBY AVE, LOS ANGELES, CA 90064-3212			
Owner Name: TIGER BASS PROPERTIES LLC			
Seller Name: BASKIN SIDNEY & RUTH TRUST			
APN: 4255-022-022	Map Reference: 41-F4 /	Living Area: 991	
County: LOS ANGELES, CA	Census Tract: 2678.00	Total Rooms: 5	
Subdivision: 13037	Zoning: LAR1	Bedrooms: 3	
Rec Date: 10/24/2014	Prior Rec Date:	Bath(F/H): 1 /	
Sale Date: 09/19/2014	Prior Sale Date:	Yr Built/Eff: 1944 / 1944	
Sale Price: \$800,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 1129411	Acres: 0.13	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 5,752	Pool:	
Total Value: \$74,749	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:4	Distance From Subject:0.17 (miles)
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Address:	10756 ASHBY AVE, LOS ANGELES, CA 90064-3211		
Owner Name:	TNC REAL ESTATE LLC		
Seller Name:	OCONNOR JAMES M		
APN:	4255-021-038	Map Reference:	42-A4 /
County:	LOS ANGELES, CA	Census Tract:	2678.00
Subdivision:	13037	Zoning:	LAR1
Rec Date:	01/09/2015	Prior Rec Date:	04/17/2008
Sale Date:	12/16/2014	Prior Sale Date:	02/28/2008
Sale Price:	\$850,000	Prior Sale Price:	\$695,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	25569	Acres:	0.14
1st Mtg Amt:		Lot Area:	5,996
Total Value:	\$685,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	984
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1945 / 1947
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.19 (miles)
Address:	2531 WESTWOOD BLVD, LOS ANGELES, CA 90064-3236		
Owner Name:	SHARMA ARTI		
Seller Name:	TRANSFORM LP		
APN:	4256-002-007	Map Reference:	41-F4 /
County:	LOS ANGELES, CA	Census Tract:	2678.00
Subdivision:	12376	Zoning:	LAR1
Rec Date:	04/06/2015	Prior Rec Date:	07/08/2014
Sale Date:	03/11/2015	Prior Sale Date:	06/24/2014
Sale Price:	\$1,300,000	Prior Sale Price:	\$810,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	372073	Acres:	0.13
1st Mtg Amt:	\$400,000	Lot Area:	5,804
Total Value:	\$763,640	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,100
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1945 / 1955
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.21 (miles)
Address:	2588 WESTWOOD BLVD, LOS ANGELES, CA 90064-3239		
Owner Name:	CA PROJECTS LLC		
Seller Name:	BICKNELL FAMILY TRUST		
APN:	4255-021-027	Map Reference:	41-F4 /
County:	LOS ANGELES, CA	Census Tract:	2678.00
Subdivision:	12376	Zoning:	LAR1
Rec Date:	09/19/2014	Prior Rec Date:	09/14/1964
Sale Date:	08/26/2014	Prior Sale Date:	
Sale Price:	\$704,000	Prior Sale Price:	\$25,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	994669	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,070
Total Value:	\$74,358	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	991
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1945 / 1945
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	7	Distance From Subject:	0.23 (miles)
Address:	2520 MIDVALE AVE, LOS ANGELES, CA 90064-3229		
Owner Name:	JIANG BOSCO X/MENG WENJING		
Seller Name:	KAPLAN S S LIVING TRUST		
APN:	4256-002-032	Map Reference:	41-F4 /
County:	LOS ANGELES, CA	Census Tract:	2678.00
Subdivision:	12376	Zoning:	LAR1
Rec Date:	11/04/2014	Prior Rec Date:	07/01/1981
Sale Date:	10/07/2014	Prior Sale Date:	
Sale Price:	\$1,010,000	Prior Sale Price:	\$164,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1167771	Acres:	0.13
1st Mtg Amt:	\$394,000	Lot Area:	5,497
Total Value:	\$302,743	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,116
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1944 / 1944
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

Comp #:	8	Distance From Subject:	0.26 (miles)
Address:	2507 MIDVALE AVE, LOS ANGELES, CA 90064-3228		
Owner Name:	ZHENG LI/JIANG CHANGAN		
Seller Name:	HERON BRETT & DENISE		
APN:	4256-003-002	Map Reference:	41-F4 /
County:	LOS ANGELES, CA	Census Tract:	2678.00
Subdivision:	12376	Zoning:	LAR1
Rec Date:	09/23/2014	Prior Rec Date:	02/19/2003
Sale Date:	08/21/2014	Prior Sale Date:	02/04/2003
Sale Price:	\$964,000	Prior Sale Price:	\$450,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	1003646	Acres:	0.18
1st Mtg Amt:	\$600,000	Lot Area:	8,010
Total Value:	\$531,659	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,011
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1944 / 1944
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:9		Distance From Subject:0.35 (miles)
Address:	10949 AYRES AVE, LOS ANGELES, CA 90064-3216	
Owner Name:	HITTER JOSLYN	
Seller Name:	LEEDS FREDERICK H TRUST	
APN:	4256-001-022	Map Reference: 41-F4 /
County:	LOS ANGELES, CA	Census Tract: 2678.00
Subdivision:	6939	Zoning: LAR1
Rec Date:	02/19/2015	Prior Rec Date: 08/14/2014
Sale Date:	02/02/2015	Prior Sale Date: 08/12/2014
Sale Price:	\$1,000,000	Prior Sale Price: \$859,500
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	180202	Acres: 0.14
1st Mtg Amt:		Lot Area: 6,065
Total Value:	\$555,377	# of Stories: 1.00
Land Use:	SFR	Park Area/Cap#: / 2
		Living Area: 920
		Total Rooms: 5
		Bedrooms: 2
		Bath(F/H): 1 /
		Yr Built/Eff: 1935 / 1935
		Air Cond:
		Style: SPANISH
		Fireplace: /
		Pool:
		Roof Mat: TILE
		Parking: PARKING AVAIL

Comp #:10		Distance From Subject:0.49 (miles)
Address:	2226 MIDVALE AVE, LOS ANGELES, CA 90064-2013	
Owner Name:	WHITE LIVING TRUST	
Seller Name:	PEPPERDINE UNIV	
APN:	4322-002-006	Map Reference: 41-F4 /
County:	LOS ANGELES, CA	Census Tract: 2678.00
Subdivision:	5609	Zoning: LAR1
Rec Date:	09/30/2014	Prior Rec Date: 02/16/1967
Sale Date:	09/12/2014	Prior Sale Date:
Sale Price:	\$850,000	Prior Sale Price: \$20,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	1030094	Acres: 0.12
1st Mtg Amt:	\$625,500	Lot Area: 5,402
Total Value:	\$311,677	# of Stories: 1.00
Land Use:	SFR	Park Area/Cap#: / 2
		Living Area: 946
		Total Rooms: 5
		Bedrooms: 2
		Bath(F/H): 1 /
		Yr Built/Eff: 1924 / 1924
		Air Cond:
		Style: SPANISH
		Fireplace: Y / 1
		Pool:
		Roof Mat: GRAVEL & ROCK
		Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN MATTILLO**
JOB ADDRESS: **10730 WEST AYRES AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4255-027-007**

Date: **May 26, 2015**

CASE#: **331403**
ORDER NO: **A-3447938**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 26, 2014**
COMPLIANCE EXPECTED DATE: **March 13, 2014**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3447938

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

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

ORDER TO COMPLY-SUPPLEMENTAL AND NOTICE OF FEE

SCHER, SANDRA
8942 W PICO BLVD
LOS ANGELES, CA 90035

CASE #: 331403
ORDER #: A-3447938
EFFECTIVE DATE: February 26, 2014
COMPLIANCE DATE: March 13, 2014

OWNER OF

SITE ADDRESS: 10730 W AYRES AVE
ASSESSORS PARCEL NO.: 4255-027-007
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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surchage 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:
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. Failure to comply with a valid department order.

You are therefore ordered to: Comply with Department Order # 2364529 with an effective date of 10/22/09.
Code Section(s) in Violation: 91.103.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. The installation of the 2 water heaters was performed without the required permits and approvals.

You are therefore ordered to: 1) Obtain the required plumbing permit and inspections.
Code Section(s) in Violation: 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

3. An investigation fee is required for work performed without the required permits.

You are therefore ordered to: Pay the required investigation fee.

Code Section(s) in Violation: 91.107.5.1, 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.

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 98.04 II L.A.M.C.

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

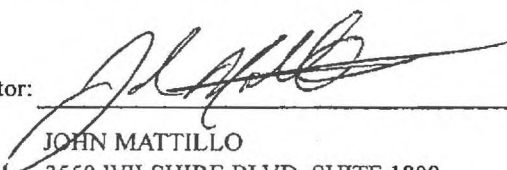
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order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

If you have any questions or require any additional information please feel free to contact me at (213)252-3035.

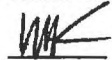
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: February 19, 2014


JOHN MATTILLO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3035

John.Mattillo@lacity.org



REVIEWED BY

The undersigned mailed this notice by regular mail, postage prepaid, to the addressee on this day.

FEB 24 2014

To the address as shown on the last equalized assessment roll.
Initialed by: _____



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

Page 2 of 2