

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

—
VAN AMBATIOLOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ
—

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER
—

October 01, 2015

Council District # 7

Case #: 478591

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

JOB ADDRESS: 10198 W LA CANADA WAY

CONTRACT NO.: B120245-1 B125341 T118541-1 T123628-1

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the barricading of all openings at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$1,955.20. The cost of title search(es) on the subject lot was \$90.00.

It is proposed that a lien for the total amount of **\$2,045.20** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

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

J.T. Christian Senior Inspector
Lien Review

RC:JC: fmr

Attachments

REPORT OF ABATE OF A PUBLIC NUISANCE

On September 20, 2012 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed on the parcel located at **10198 W LA CANADA WAY** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows:

See Attached Title Report for Legal Description

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	B3811	June 05, 2013	\$300.00
BARRICADE	B4001	June 09, 2015	\$300.00
BARRICADE	B4014	July 07, 2015	\$1,355.20

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
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Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T9265	\$48.00
FULL	T12661	\$42.00

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$1,458.00 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the Cost of Title Search(es) on the subject lot was \$90.00. for a total of **\$2,045.20**, be recorded against said property.

It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of **\$1,955.20**, and to deposit to Fund 100 the amount of **\$90.00**.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: October 01, 2015

RAYMOND S CHAN C.E., S.E.
Superintendent of Building
General Manager



Report and lien confirmed by
City Council on:

J.T. Christian Senior Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

September 30, 2015

CASE #: 478591

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: 10198 W LA CANADA WAY
ASSESSORS PARCEL NO.: 2543-016-041

Last Full Title: 09/28/2015

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 RHONDA AND STEPHEN P VANDUZEN
10198 LA CANADA WAY
SUNLAND, CA 91040
Capacity: OWNER

- 2 BANK OF NEW YORK MELLON SERIES 2007-11T1
c/o BANK OF AMERICA
ATTN: RELEASE DEPT
450 E BOUNDARY ST
CHAPIN, SC 29036
Capacity: INTERESTED PARTY

- 3 NEW PENN FINANCIAL, LLC d/b/a
SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE, STE. 110
GREENVILLE, SC 29601
Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. TI2661
Dated as of: 09/24/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2543-016-041

Property Address: 10198 W LA CANADA WAY City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INTERSPOUSAL TRANSFER GRANT DEED

Grantee : RHONDA VANDUZEN AND STEPHEN P. VANDUZEN

Grantor : STEPHEN P. VANDUZEN AND RHONDA

Deed Date : 03/02/2007

Recorded : 03/14/2007

Instr No. : 07-0565388

**MAILING ADDRESS: RHONDA VANDUZEN AND STEPHEN P. VANDUZEN
10198 LA CANADA WAY SUNLAND CA 91040**

SCHEDULE B

LEGAL DESCRIPTION

Lot: 62 Abbreviated Description: LOT:62 CITY:REGION/CLUSTER: 03/03176 *LAND DESC IN DOC 0565388,070314*TR=HANSEN HEIGHTS*POR OF LOT 62 City/Muni/Twp: REGION/CLUSTER: 03/03176

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 06/08/2011

Document #:11-0786232

Loan Amount: \$712,500

Lender Name: AMERICAS WHOLESAL LENDER

Borrowers Name: STEPHEN P VANDUZEN

**MAILING ADDRESS: BANK OF AMERICA
450 E. BOUDARY ST. CHAPIN, SC 29036**

Type of Document: Notice Of Default

Recording Date: 04/07/2015

Document #: 15-0381182

**MAILING ADDRESS: SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE STE 110 GREENVILLE, SC 29601**

Westcoast Title



& Abstract Company, Inc.

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

Work Order No. T9265
Type of Report: GAP Report
Order Date: 02-05-2013

Prepared for: City of Los Angeles

Dated as of: 01-24-2013

Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 2543-016-041

Situs Address: 10198 W La Canada Way City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 03-14-2007

As Document Number: 07-0565388

Documentary Transfer Tax: \$None

In Favor of: Rhonda Vanduzen and Stephen P. Vanduzen, Wife and Husband as Joint Tenants

Mailing Address: Rhonda and Stephen Vanduzen
10198 La Canada Way
Sunland, CA 91040

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

That portion of Lot(s) 62 of Hansen Heights, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 13, Page(s) 142 and 143 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the Northwestern line of said Lot 62, being the Southeasterly line of La Canada Way, formerly pure water avenue 40 feet wide, distant thereon North 47° 54' 25" East, 51.39 feet from the angle point thereon which is distant North 66° 47' 10" East, 607.56 feet, measured along the Northwest line of Lots 44 and 62 of said Hansen Heights, from the intersection of the Northwest line of said Lot 44, with the Northeasterly line of the 150 foot strip of land described in the Deed to Southern Edison Company, Recorded in Book 3045, Page 259, Official Records; thence South 47° 54' 25" West 10 feet; thence South 40° 05' 35" East 103.91 feet; thence South 34° 36' 53" East 56.64 feet; thence South 36° 36' 53" East 56.64 feet; thence South 36° 19' 00" East 179.23 feet; thence North 47° 54' 25" East, 60 feet; thence North 30° 02' 12" East 115.99 feet to the Southwest line of the land described in the deed to George N. Dake, recorded November 23, 1940 in Book 17962, Page 276, Official Records; thence along said land of Dake, North 55° 14' 35" West, 31.57 feet to the Northeast corner of the land described in the Deed to Stanley V. Plowman and wife, Recorded February 15, 1962 in Book D1514, Page 247, Official Records, thence along the boundary of said land of Ploman, South 47° 54' 25" West 50 feet and North 55° 14' 35" West 115 feet to the Easterly line of the land.

Westcoast Title & Abstract Company, Inc.

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

Page 2
Order Number: T9265

-Schedule B Continued-

Described in the Deed to Stanley V. Plowman and wife, Recorded November 03, 2953 in Book 43077, Page 59, Official Records; thence along the boundaries of said last mentioned land of Plowman, South 47° 54' 25" West 53.58 feet to the most Southerly corner of same, and North 40° 05' 35" West 160.10 feet to the point of beginning.

1. A Deed of Trust Recorded on 09-05-2000

as Document Number 00-1386416

Amount: \$450,000.00

Trustor: Stephen Paul Vanduzen and Rhonda Vanduzen, Husband and Wife

Trustee: Fidelity National Title Insurance Company, a Corporation

Beneficiary: Lana Sue Mumford, an Unmarried Woman

Mailing Address: Lana Sue Mumford

10122 Leona Ave.

Tujunga, CA 91042

2. A Deed of Trust Recorded on 09-10-2002

as Document Number 02-2121467

Amount: \$450,000.00

Trustor: Rhonda Vanduzen, a Married Woman as her Sole and Separate Property

Trustee: First American Title Company of Los Angeles, a California Corporation

Beneficiary: Sue Mumford, an Unmarried Woman

Mailing Address: Lana Sue Mumford

10122 Leona Ave.

Tujunga, CA 91042

3. A Deed of Trust Recorded on 03-14-2007

as Document Number 07-0565389

Amount: \$712,500.00

Trustor: Rhonda Vanduzen and Stephen P. Vanduzen, Wife and Husband as Joint Tenants

Trustee: ReconTrust Company, N.A.

Beneficiary: America's Wholesale Lender, a Corporation

Mailing Address: Countrywide Home Loans, Inc.

MS SV-79 Document Processing

P.O. Box 10423

Van Nuys, CA 91410-0423

Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)

P.O. Box 2026

Flint, MI 48501-2026

Westcoast Title & Abstract Company, Inc.

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

Page 3
Order Number: T9265

-Schedule B Continued-

An Assignment of Beneficial Interest Recorded: 06-08-2011

Document Number: 11-0786232

Assigned to: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders of CWALT, Inc., Alternative Loan Trust 2007-11T1, Mortgage Pass-Through Certificates, Series 2007-11T1 Whose address is 101 Barclay St. - 4W, New York, NY 10286

*Address: CoreLogic
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036*

A Notice of Default Recorded on: 09-21-2011

Document Number: 11-1280751

A Notice of Trustee Sale Recorded: 02-28-2012

Document No.: 12-0314257

Trustees Name: ReconTrust Company, N.A.

*Mailing Address: ReconTrust Company
1800 Tapo Canyon Rd., CA6-914-01-94
Simi Valley, CA 93063*

*4. A Notice of Sub Standard Property Recorded on: 10-29-2010
as Document Number: 10-1555365
Filed by the City of Los Angeles, Code Enforcement Department*

*5. A Notice of Pending Lien Recorded 08-26-2011
as Document Number 11-1161315
Filed by the City of Los Angeles Dept. of Building and Safety*

*6. A Default Judgment Recorded on 12-28-2011
as Document Number 11-1766221
Filed by: John M. Schachtner and Susan Schachtner
(see attached document for details)*

*7. A Notice of Sub Standard Property Recorded on: 09-21-2012
as Document Number: 12-1422307
Filed by the City of Los Angeles, Code Enforcement Department*

*8. A Notice of Sub Standard Property Recorded on: 12-07-2012
as Document Number: 12-1887397
Filed by the City of Los Angeles, Code Enforcement Department*

*9. A Notice of Pending Lien Recorded 12-14-2012
as Document Number 12-1939751
Filed by the City of Los Angeles Dept. of Building and Safety*

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

End of Report

Westcoast Title



& Abstract Company, Inc.

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

<i>Work Order No. T9247</i>	<i>Prepared for: City of Los Angeles</i>
<i>Type of Report: Update Report</i>	
<i>Order Date: 09-21-2012</i>	<i>Updated as of: 01-20-2013</i>
	<i>Fee: \$7.50</i>

**-SCHEDULE A-
(Reported Property Information)**

For Assessors Parcel Number: 2543-016-041

Situs Address: 10198 W La Canada Way City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 03-14-2007
As Document Number: 07-0565388
Documentary Transfer Tax: \$None
In Favor of: Rhonda Vanduzen and Stephen P. Vanduzen, Wife and Husband as Joint Tenants

**Mailing Address: Rhonda and Stephen Vanduzen
10198 La Canada Way
Sunland, CA 91040**

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

That portion of Lot(s) 62 of Hansen Heights, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 13, Page(s) 142 and 143 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the Northwesternly line of said Lot 62, being the Southeasterly line of La Canada Way, formerly pure water avenue 40 feet wide, distant thereon North 47° 54' 25" East, 51.39 feet from the angle point thereon which is distant North 66° 47' 10" East, 607.56 feet, measured along the Northwest line of Lots 44 and 62 of said Hansen Heights, from the intersection of the Northwest line of said Lot 44, with the Northeasterly line of the 150 foot strip of land described in the Deed to Southern Edison Company, Recorded in Book 3045, Page 259, Official Records; thence South 47° 54' 25" West 10 feet; thence South 40° 05' 35" East 103.91 feet; thence South 34° 36' 53" East 56.64 feet; thence South 36° 36' 53" East 56.64 feet; thence South 36° 19' 00" East 179.23 feet; thence North 47° 54' 25" East, 60 feet; thence North 30° 02' 12" East 115.99 feet to the Southwest line of the land described in the deed to George N. Dake, recorded November 23, 1940 in Book 17962, Page 276, Official Records; thence along said land of Dake, North 55° 14' 35" West, 31.57 feet to the Northeast corner of the land described in the Deed to Stanley V. Plowman and wife, Recorded February 15, 1962 in Book D1514, Page 247, Official Records, thence along the boundary of said land of Ploman, South 47° 54' 25" West 50 feet and North 55° 14' 35" West 115 feet to the Easterly line of the land.

Westcoast Title & Abstract Company, Inc.

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

Page 2
Order Number: T9247

-Schedule B Continued-

Described in the Deed to Stanley V. Plowman and wife, Recorded November 03, 2953 in Book 43077, Page 59, Official Records; thence along the boundaries of said last mentioned land of Plowman, South 47° 54' 25" West 53.58 feet to the most Southerly corner of same, and North 40° 05' 35" West 160.10 feet to the point of beginning.

1. A Deed of Trust Recorded on 09-05-2000

as Document Number 00-1386416

Amount: \$450,000.00

Trustor: Stephen Paul Vanduzen and Rhonda Vanduzen, Husband and Wife

Trustee: Fidelity National Title Insurance Company, a Corporation

Beneficiary: Lana Sue Mumford, an Unmarried Woman

Mailing Address: Lana Sue Mumford

10122 Leona Ave.

Tujunga, CA 91042

2. A Deed of Trust Recorded on 09-10-2002

as Document Number 02-2121467

Amount: \$450,000.00

Trustor: Rhonda Vanduzen, a Married Woman as her Sole and Separate Property

Trustee: First American Title Company of Los Angeles, a California Corporation

Beneficiary: Sue Mumford, an Unmarried Woman

Mailing Address: Lana Sue Mumford

10122 Leona Ave.

Tujunga, CA 91042

3. A Deed of Trust Recorded on 03-14-2007

as Document Number 07-0565389

Amount: \$712,500.00

Trustor: Rhonda Vanduzen and Stephen P. Vanduzen, Wife and Husband as Joint Tenants

Trustee: ReconTrust Company, N.A.

Beneficiary: America's Wholesale Lender, a Corporation

Mailing Address: Countrywide Home Loans, Inc.

MS SV-79 Document Processing

P.O. Box 10423

Van Nuys, CA 91410-0423

Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)

P.O. Box 2026

Flint, MI 48501-2026

Westcoast Title & Abstract Company, Inc.

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

Page 3
Order Number: T9247

-Schedule B Continued-

An Assignment of Beneficial Interest Recorded: 06-08-2011

Document Number: 11-0786232

Assigned to: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders of CWALT, Inc., Alternative Loan Trust 2007-11T1, Mortgage Pass-Through Certificates, Series 2007-11T1 Whose address is 101 Barclay St. - 4W, New York, NY 10286

*Address: CoreLogic
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036*

A Notice of Default Recorded on: 09-21-2011

Document Number: 11-1280751

A Notice of Trustee Sale Recorded: 02-28-2012

Document No.: 12-0314257

Trustees Name: ReconTrust Company, N.A.

*Mailing Address: ReconTrust Company
1800 Tapo Canyon Rd., CA6-914-01-94
Simi Valley, CA 93063*

*4. A Notice of Sub Standard Property Recorded on: 10-29-2010
as Document Number: 10-1555365
Filed by the City of Los Angeles, Code Enforcement Department*

*5. A Notice of Pending Lien Recorded 08-26-2011
as Document Number 11-1161315
Filed by the City of Los Angeles Dept. of Building and Safety*

*6. A Default Judgment Recorded on 12-28-2011
as Document Number 11-1766221
Filed by: John M. Schachtner and Susan Schachtner
(see attached document for details)*

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

End of Report

Westcoast Title



& Abstract Company, Inc.

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

Work Order No. T8995

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 09-21-2012

Dated as of: 09-21-2012

Fee: \$48.00

**-SCHEDULE A-
(Reported Property Information)**

For Assessors Parcel Number: 2543-016-041

Situs Address: 10198 W La Canada Way City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 03-14-2007

As Document Number: 07-0565388

Documentary Transfer Tax: \$None

In Favor of: Rhonda Vanduzen and Stephen P. Vanduzen, Wife and Husband as Joint Tenants

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10198 La Canada Way

Sunland, CA 91040

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Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
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Page 2
Order Number: T8995

-Schedule B Continued-

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as Document Number 00-1386416
Amount: \$450,000.00
Trustor: Stephen Paul Vanduzen and Rhonda Vanduzen, Husband and Wife
Trustee: Fidelity National Title Insurance Company, a Corporation
Beneficiary: Lana Sue Mumford, an Unmarried Woman*

*Mailing Address: Lana Sue Mumford
10122 Leona Ave.
Tujunga, CA 91042*

2. *A Deed of Trust Recorded on 09-10-2002
as Document Number 02-2121467
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Trustor: Rhonda Vanduzen, a Married Woman as her Sole and Separate Property
Trustee: First American Title Company of Los Angeles, a California Corporation
Beneficiary: Sue Mumford, an Unmarried Woman*

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10122 Leona Ave.
Tujunga, CA 91042*

3. *A Deed of Trust Recorded on 03-14-2007
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*Mailing Address: Countrywide Home Loans, Inc.
MS SV-79 Document Processing
P.O. Box 10423
Van Nuys, CA 91410-0423*

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

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Page 3
Order Number: T8995

-Schedule B Continued-

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Document Number: 11-0786232

Assigned to: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders of CWALT, Inc., Alternative Loan Trust 2007-11T1, Mortgage Pass-Through Certificates, Series 2007-11T1 Whose address is 101 Barclay St. - 4W, New York, NY 10286

Address: CoreLogic

450 E. Boundary St.

Attn: Release Dept.

Chapin, SC 29036

A Notice of Default Recorded on: 09-21-2011

Document Number: 11-1280751

A Notice of Trustee Sale Recorded: 02-28-2012

Document No.: 12-0314257

Trustees Name: ReconTrust Company, N.A.

Mailing Address: ReconTrust Company

1800 Tapo Canyon Rd., CA6-914-01-94

Simi Valley, CA 93063

4. A Notice of Sub Standard Property Recorded on: 10-29-2010

as Document Number: 10-1555365

Filed by the City of Los Angeles, Code Enforcement Department

5. A Notice of Pending Lien Recorded 08-26-2011

as Document Number 11-1161315

Filed by the City of Los Angeles Dept. of Building and Safety

6. A Default Judgment Recorded on 12-28-2011

as Document Number 11-1766221

Filed by: John M. Schachtner and Susan Schachtner

(see attached document for details)

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

Property Detail Report

For Property Located At :
10198 LA CANADA WAY, SUNLAND, CA 91040-1208



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: **VANDUZEN RHONDA & STEPHEN P**
 Mailing Address: **10198 LA CANADA WAY, SUNLAND CA 91040-1208 C002**
 Vesting Codes: **//**

Location Information

Legal Description: **LAND DESC IN DOC 0565388,070314 TR= HANSEN HEIGHTS POR OF LOT 62**
 County: **LOS ANGELES, CA** APN: **2543-016-041**
 Census Tract / Block: **1033.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **HANSEN HEIGHTS**
 Legal Book/Page: **10-36** Map Reference: **10-A3 /**
 Legal Lot: **62** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **672** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **03/14/2007 / 03/02/2007** Deed Type: **INTERSPOUSAL DEED TRANSFER**
 Sale Price: 1st Mtg Document #: **565389**
 Document #: **565388**

Last Market Sale Information

Recording/Sale Date: **04/14/1993 /** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **700964** 2nd Mtg Amount/Type: **/**
 Deed Type: **QUIT CLAIM DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:

Seller Name: **MUMFORD LANA S**

Prior Sale Information

Prior Rec/Sale Date: **07/21/1989 / 06/1989** Prior Lender: **NEW WEST FED'L S&L**
 Prior Sale Price: **\$145,000** Prior 1st Mtg Amt/Type: **\$108,750 / CONV**
 Prior Doc Number: **1168022** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **CORPORATION GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,801	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1954 / 1960	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LARE40	Acres:	0.47	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	20,566	Lot Width/Depth:	114 x 178	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$503,602	Assessed Year:	2015	Property Tax:	\$16,450.25
Land Value:	\$245,220	Improved %:	51%	Tax Area:	13
Improvement Value:	\$258,382	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$503,602				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

10198 LA CANADA WAY, SUNLAND, CA 91040-1208

1 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 1

	Subject Property	Low	High	Average
Sale Price	\$0	\$740,500	\$740,500	\$740,500
Bldg/Living Area	2,801	2,476	2,476	2,476
Price/Sqft	\$0.00	\$299.07	\$299.07	\$299.07
Year Built	1954	1920	1920	1920
Lot Area	20,566	11,818	11,818	11,818
Bedrooms	3	4	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	2.00	2.00	2.00
Total Value	\$503,602	\$637,511	\$637,511	\$637,511
Distance From Subject	0.00	0.48	0.48	0.48

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		📍 10198 LA CANADA WAY		1954	3	2	04/14/1993	2,801	20,566	0.0
Comparables										
<input checked="" type="checkbox"/>	1	10229 JOHANNA AVE	\$740,500	1920	4	2	04/30/2015	2,476	11,818	0.48