

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor

Los Angeles, CA 90017

Tel: 213.928.9071


housing.lacity.org

Daniel Huynh, Assistant General Manager  
Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager

Eric Garcetti, Mayor

INTER-DEPARTMENTAL MEMORANDUM

TO: **COLLECTIONS BOARD OF REVIEW**  
ATTN: SHANE MIN, CONTROLLER'S OFFICE

FROM: **LUZ C. SANTIAGO, ASSISTANT GENERAL MANAGER**   
LOS ANGELES HOUSING DEPARTMENT (LAHD)

DATE: **JUNE 27, 2022**

REGARDING: **WRITE -OFF REQUEST - QUARTER ENDING MARCH 31, 2022 FOR  
ACCOUNTS \$5,000 AND OVER**

In accordance with the Los Angeles Administrative Code, Section 5.182 and as the designated head of Los Angeles Housing Department (LAHD) Administration Bureau, I hereby submit for your consideration this report on accounts that are recommended to be written off for the quarter ending, June 30, 2022 based on the following criteria:

- The amount is uncollectible;
- The write-off will not prejudice the position of the City;
- All reasonable collection efforts have been exhausted;
- The debtor cannot be located or discharge of bankruptcy has occurred; and
- The applicable statute of limitations for collection of debt has expired.

The total amount requested to be written off is **\$ 799,890.14** consisting of 20 invoices covering 18 owners of 19 property accounts (APNs). Enclosed is the list of the accounts receivable for write off with amounts \$5,000 and over.

If you have any question about this request, please contact Wedmay Lao of my staff at [wedmay.lao@lacity.org](mailto:wedmay.lao@lacity.org).

cc: Andrew Kaplan, Revenue Manager, Office of Finance  
Melissa Krance, Revenue Manager/IG, CAO

Attachment: Summary and detail Schedule of Accounts

City of Los Angeles

Ann Sewill, General Manager  
Tricia Keane, Executive Officer



LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor  
Los Angeles, CA 90017  
Tel: 213.928.9071

housing.lacity.org

Daniel Huynh, Assistant General Manager  
Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager

Eric Garcetti, Mayor

**Los Angeles Housing Department (LAHD)**  
**Summary Report of Accounts to be Written Off for Quarter Ending 06/30/2022**  
**5K and OVER**

**I. BY DESCRIPTION**

<b>TYPE / DESCRIPTION</b>	<input type="checkbox"/> <b>Count of Invoice ID</b>	<b>Sum of Current Balance</b>
Foreclosure Registry	13	650,870.00
REAP Administrative Fee Balance	6	148,682.14
REAP Prepaid Inspection	1	338.00
<b>Grand Total</b>	<b>20</b>	<b>799,890.14</b>

**II. BY SERVICE DATES**

<b>Dates of Service</b>	<input type="checkbox"/> <b>Count of Invoice ID</b>	<b>Sum of Current Balance</b>
<input checked="" type="checkbox"/> <b>2015</b>	<b>13</b>	<b>650,870.00</b>
<input checked="" type="checkbox"/> <b>2016</b>	<b>1</b>	<b>6,600.00</b>
<input checked="" type="checkbox"/> <b>2017</b>	<b>3</b>	<b>55,764.50</b>
<input checked="" type="checkbox"/> <b>2019</b>	<b>3</b>	<b>86,655.64</b>
<b>Grand Total</b>	<b>20</b>	<b>799,890.14</b>



Los Angeles Housing Department (LAHD)  
 Summary Report of Accounts to be Written Off for Quarter Ending 06/30/2022  
 5K and OVER

I. BY DESCRIPTION		
TYPE / DESCRIPTION	Count of Invoice ID	Sum of Current Balance
Foreclosure Registry	13	650,870.00
REAP Administrative Fee Balance	6	148,682.14
REAP Prepaid Inspection	1	338.00
<b>Grand Total</b>	<b>20</b>	<b>799,890.14</b>

II. BY SERVICE DATES		
Dates of Service	Count of Invoice ID	Sum of Current Balance
2015	13	650,870.00
2016	1	6,600.00
2017	3	55,764.50
2019	3	86,655.64
<b>Grand Total</b>	<b>20</b>	<b>799,890.14</b>

Los Angeles Housing Department (LAHD)  
 Summary Report of Accounts to be Written Off for Quarter Ending 06/30/2022  
 5K and OVER BY OWNER/ BY PROPERTY

BY DEBTORS				
Debtor	Debtor Address	Values		Count of Debtors
		Count of Invoice ID	Sum of Current Balance	
BANK/NY MELLON 2006-13T1 (CE)	4375 JUTLAND DR #200 SAN DIEGO SAN DIEGO CA 92117	1	6,250.00	1
CENTER STREET LNDG/WF I LLC	41911 5TH ST #202 TEMECULA TEMECULA CA 92590	1	44,655.00	1
DENISE & DANA MITCHELL	2100 S RIDGELEY DR LOS ANGELES, CA 90016-2024	2	22,150.00	1
FASACK INVS LLC	31194 LA BAYA DR #106 WESTLAKE VILLAGE WESTLAKE VILLAGE CA 91362	1	73,405.00	1
FINANCIAL FREEDOM	2900 ESPERANZA XING AUSTIN AUSTIN TX 78758	1	30,500.00	1
FIRST OPTION LENDING INTERNATI	1820 W CARSON ST 202-28 TORRANCE, CA 90501-2858	1	27,048.00	1
HSBC BK USA NA	525 E MAIN ST EL CAJON EL CAJON CA 920229004	1	100,000.00	1
M&T BK	411 IVY ST SAN DIEGO SAN DIEGO CA 92101	1	54,000.00	1
NICHOLAS THOMPCKINS	6201 CIMARRON ST LOS ANGELES, CA 90047-1326	1	9,920.00	1
ONEWEST BK	15000 SURVEYOR BLVD #500 ADDISON ADDISON TX 750019013	1	85,250.00	1
PACIFICA L 23 LLC	17100 GILLETTE AVE IRVINE IRVINE CA 92614	1	10,250.00	1
PARKER FORECLOSURE SVCS LLC	314 S FRANKLIN ST 2ND FL TITUSVILLE TITUSVILLE PA 16354	1	67,750.00	1
PARKER FORECLOSURE SVCS LLC	PO BOX 2940 VENTURA VENTURA CA 91436	1	67,750.00	1
PRIVATE MTG FNDG	8190 E KAISER BLVD ANAHEIM HILLS ANAHEIM HILLS CA 92808	2	101,310.00	1
REVERSE MTG SOLUTIONS INC	15000 SURVEYOR BLVD #500 ADDISON ADDISON TX 750019013	1	9,750.00	1
RICARDO QUIROS	8614 BARING CROSS ST LOS ANGELES, CA 90044	1	6,600.00	1
RICHARD BRAXTON	PO BOX 56020 LOS ANGELES, CA 90056-0020	1	64,505.64	1
US BANK TRUST TR LSF8 MASTER TRUST C	1848 LAKE SHORE AVE LOS ANGELES, CA 90026-1716	1	18,796.50	1
<b>Grand Total</b>		<b>20</b>	<b>799,890.14</b>	<b>18</b>

Los Angeles Housing Department (LAHD)  
 Summary Report of Accounts to be Written Off for Quarter Ending 06/30/2022  
 5K and OVER BY OWNER/ BY PROPERTY

BY APN					
APN	Debtor	Debtor Address	Values		Number of APNs
			Count of Invoice ID	Sum of Current Balance	
2074037007	ONEWEST BK	15000 SURVEYOR BLVD #500 ADDISON ADDISON TX 750019013	1	85,250.00	1
2234007021	REVERSE MTG SOLUTIONS INC	15000 SURVEYOR BLVD #500 ADDISON ADDISON TX 750019013	1	9,750.00	1
2339003020	FINANCIAL FREEDOM	2900 ESPERANZA XING AUSTIN AUSTIN TX 78758	1	30,500.00	1
2385004032	ONEWEST BK	17100 GILLETTE AVE IRVINE IRVINE CA 92614	1	10,250.00	1
2414025001	FASACK INVS LLC	31194 LA BAYA DR #106 WESTLAKE VILLAGE WESTLAKE VILLAGE CA	1	73,405.00	1
2566004026	BANK/NY MELLON 2006-13T1 (CE)	4375 JUTLAND DR #200 SAN DIEGO SAN DIEGO CA 92117	1	6,250.00	1
2606013027	HSBC BK USA NA	525 E MAIN ST EL CAJON EL CAJON CA 920229004	1	100,000.00	1
2609030018	PARKER FORECLOSURE SVCS LLC	PO BOX 2940 VENTURA VENTURA CA 91436	1	67,750.00	1
2623003003	PACIFICA L 23 LLC	314 S FRANKLIN ST 2ND FL TITUSVILLE TITUSVILLE PA 16354	1	67,750.00	1
4388005028	PRIVATE MTG FNDG	8190 E KAISER BLVD ANAHEIM HILLS ANAHEIM HILLS CA 92808	1	50,655.00	1
4388005029	PRIVATE MTG FNDG	8190 E KAISER BLVD ANAHEIM HILLS ANAHEIM HILLS CA 92808	1	50,655.00	1
5032009003	RICHARD BRAXTON	PO BOX 56020 LOS ANGELES, CA 90056-0020	1	64,505.64	1
5063019003	DENISE & DANA MITCHELL	2100 S RIDGELEY DR LOS ANGELES, CA 90016-2024	2	22,150.00	1
5073030062	CENTER STREET LNDG/WF I LLC	41911 5TH ST #202 TEMECULA TEMECULA CA 92590	1	44,655.00	1
5104020036	US BANK TRUST TR LSF8 MASTER T	1848 LAKE SHORE AVE LOS ANGELES, CA 90026-1716	1	18,796.50	1
5110012012	FIRST OPTION LENDING INTERNATI	1820 W CARSON ST 202-28 TORRANCE, CA 90501-2858	1	27,048.00	1
5113033001	M&T BK	411 IVY ST SAN DIEGO SAN DIEGO CA 92101	1	54,000.00	1
6001022013	NICHOLAS THOMPCKINS	6201 CIMARRON ST LOS ANGELES, CA 90047-1326	1	9,920.00	1
6038017010	RICARDO QUIROS	8614 BARING CROSS ST LOS ANGELES, CA 90044	1	6,600.00	1
<b>Grand Total</b>			<b>20</b>	<b>799,890.14</b>	<b>19</b>



Los Angeles Housing Department (LAHD)  
 Summary Report of Accounts to be Written Off for Quarter Ending 06/30/2022  
 5K and OVER

I. BY DESCRIPTION

TYPE / DESCRIPTION	Count of Invoice ID	Sum of Current Balance
Foreclosure Registry	13	650,870.00
REAP Administrative Fee Balance	6	148,682.14
REAP Prepaid Inspection	1	338.00
<b>Grand Total</b>	<b>20</b>	<b>799,890.14</b>

II. BY SERVICE DATES

Dates of Service	Count of Invoice ID	Sum of Current Balance
2015	13	650,870.00
2016	1	6,600.00
2017	3	55,764.50
2019	3	86,655.64
<b>Grand Total</b>	<b>20</b>	<b>799,890.14</b>

Los Angeles Housing Department (LAHD)  
 Summary Report of Accounts to be Written Off for Quarter Ending 06/30/2022  
 5K and OVER BY OWNER/ BY PROPERTY

BY DEBTORS

Debtor	Debtor Address	Values		Count of Debtors
		Count of Invoice ID	Sum of Current Balance	
BANK/NY MELLON 2006-13T1 (CE)	4375 JUTLAND DR #200 SAN DIEGO SAN DIEGO CA 92117	1	6,250.00	1
CENTER STREET LNDG/WF I LLC	41911 5TH ST #202 TEMECULA TEMECULA CA 92590	1	44,655.00	1
DENISE & DANA MITCHELL	2100 S RIDGELEY DR LOS ANGELES, CA 90016-2024	2	22,150.00	1
FASACK INVS LLC	31194 LA BAYA DR #106 WESTLAKE VILLAGE WESTLAKE VILLAGE CA 91362	1	73,405.00	1
FINANCIAL FREEDOM	2900 ESPERANZA XING AUSTIN AUSTIN TX 78758	1	30,500.00	1
FIRST OPTION LENDING INTERNATI	1820 W CARSON ST 202-28 TORRANCE, CA 90501-2858	1	27,048.00	1
HSBC BK USA NA	525 E MAIN ST EL CAJON EL CAJON CA 920229004	1	100,000.00	1
M&T BK	411 IVY ST SAN DIEGO SAN DIEGO CA 92101	1	54,000.00	1
NICHOLAS THOMPCKINS	6201 CIMARRON ST LOS ANGELES, CA 90047-1326	1	9,920.00	1
ONEWEST BK	15000 SURVEYOR BLVD #500 ADDISON ADDISON TX 750019013	1	85,250.00	1
	17100 GILLETTE AVE IRVINE IRVINE CA 92614	1	10,250.00	1
PACIFICA L 23 LLC	314 S FRANKLIN ST 2ND FL TITUSVILLE TITUSVILLE PA 16354	1	67,750.00	1
PARKER FORECLOSURE SVCS LLC	PO BOX 2940 VENTURA VENTURA CA 91436	1	67,750.00	1
PRIVATE MTG FNDG	8190 E KAISER BLVD ANAHEIM HILLS ANAHEIM HILLS CA 92808	2	101,310.00	1
REVERSE MTG SOLUTIONS INC	15000 SURVEYOR BLVD #500 ADDISON ADDISON TX 750019013	1	9,750.00	1
RICARDO QUIROS	8614 BARING CROSS ST LOS ANGELES, CA 90044	1	6,600.00	1
RICHARD BRAXTON	PO BOX 56020 LOS ANGELES, CA 90056-0020	1	64,505.64	1
US BANK TRUST TR LSF8 MASTER TRUST C	1848 LAKE SHORE AVE LOS ANGELES, CA 90026-1716	1	18,796.50	1
<b>Grand Total</b>		<b>20</b>	<b>799,890.14</b>	<b>18</b>

Los Angeles Housing Department (LAHD)  
 Summary Report of Accounts to be Written Off for Quarter Ending 06/30/2022  
 5K and OVER BY OWNER/ BY PROPERTY

BY APN

APN	Debtor	Debtor Address	Values		Number of APNs
			Count of Invoice ID	Sum of Current Balance	
2074037007	ONEWEST BK	15000 SURVEYOR BLVD #500 ADDISON ADDISON TX 750019013	1	85,250.00	1
2234007021	REVERSE MTG SOLUTIONS INC	15000 SURVEYOR BLVD #500 ADDISON ADDISON TX 750019013	1	9,750.00	1
2339003020	FINANCIAL FREEDOM	2900 ESPERANZA XING AUSTIN AUSTIN TX 78758	1	30,500.00	1
2385004032	ONEWEST BK	17100 GILLETTE AVE IRVINE IRVINE CA 92614	1	10,250.00	1
2414025001	FASACK INVS LLC	31194 LA BAYA DR #106 WESTLAKE VILLAGE WESTLAKE VILLAGE CA	1	73,405.00	1
2566004026	BANK/NY MELLON 2006-13T1 (CE)	4375 JUTLAND DR #200 SAN DIEGO SAN DIEGO CA 92117	1	6,250.00	1
2606013027	HSBC BK USA NA	525 E MAIN ST EL CAJON EL CAJON CA 920229004	1	100,000.00	1
2609030018	PARKER FORECLOSURE SVCS LLC	PO BOX 2940 VENTURA VENTURA CA 91436	1	67,750.00	1
2623003003	PACIFICA L 23 LLC	314 S FRANKLIN ST 2ND FL TITUSVILLE TITUSVILLE PA 16354	1	67,750.00	1
4388005028	PRIVATE MTG FNDG	8190 E KAISER BLVD ANAHEIM HILLS ANAHEIM HILLS CA 92808	1	50,655.00	1
4388005029	PRIVATE MTG FNDG	8190 E KAISER BLVD ANAHEIM HILLS ANAHEIM HILLS CA 92808	1	50,655.00	1
5032009003	RICHARD BRAXTON	PO BOX 56020 LOS ANGELES, CA 90056-0020	1	64,505.64	1
5063019003	DENISE & DANA MITCHELL	2100 S RIDGELEY DR LOS ANGELES, CA 90016-2024	2	22,150.00	1
5073030062	CENTER STREET LNDG/WF I LLC	41911 5TH ST #202 TEMECULA TEMECULA CA 92590	1	44,655.00	1
5104020036	US BANK TRUST TR LSF8 MASTER T	1848 LAKE SHORE AVE LOS ANGELES, CA 90026-1716	1	18,796.50	1
5110012012	FIRST OPTION LENDING INTERNATI	1820 W CARSON ST 202-28 TORRANCE, CA 90501-2858	1	27,048.00	1
5113033001	M&T BK	411 IVY ST SAN DIEGO SAN DIEGO CA 92101	1	54,000.00	1
6001022013	NICHOLAS THOMPCKINS	6201 CIMARRON ST LOS ANGELES, CA 90047-1326	1	9,920.00	1
6038017010	RICARDO QUIROS	8614 BARING CROSS ST LOS ANGELES, CA 90044	1	6,600.00	1
<b>Grand Total</b>			<b>20</b>	<b>799,890.14</b>	<b>19</b>