

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI

MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012  
RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER  
FRANK BUSH  
EXECUTIVE OFFICER

NOTICE OF HEARING

CF-14-0160-5336

DATE: October 07, 2014

CASE #: 585370

Regarding the property known as:  
**13880 W PAXTON ST**

Under the Authority of the Provisions of  
Chapter IX, Article 1, of the Los Angeles Municipal Code  
and

Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has filed a Notice of Nuisance with the County Recorders Office on the property located at the above address, being more particularly described as follows:

*See Attached Title Report for Legal Description*

and the work performed to correct the nuisance is listed on the attached **REPORT OF ABATE OF A PUBLIC NUISANCE**.

The Department did inform the Council of the City of Los Angeles of the work performed and that the cost of the work, plus a forty percent (40 %) administrative fee, amounted to **\$18,473.78**. The Department recommends that a lien in the above stated amount be recorded against said property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The owner and interested parties listed below are hereby given notice that the City Council of the City of Los Angeles will consider and pass upon a report by the Department of the cost of the work performed at a hearing to be held on Tuesday, November 25, 2014 at 10:00 am in the Council Chamber of City Hall of the City of Los Angeles at 200 North Spring Street, Room 340, Los Angeles, California. The owner and/or interested parties shall have 45 days from the date of this notice to pay the above referenced fee before this lien is recorded.

*See attached list of Interested Parties*

The owner and interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this direct assessment on the Secured Tax Roll for the County of Los Angeles without further notice

**13880 W PAXTON ST - NOTICE OF HEARING**

If you are planning to file a written protest, please provide 15 copies to the Office of the City Clerk, 200 N. Spring Street, Room 395, Los Angeles, CA 90012, Attention: Clerk of the Council and provide them a minimum of ten (10) days in advance of the hearing date.

For additional information, contact **Frank Lara** at telephone number **(213) 252-3931**.

This Notice of Hearing is being served pursuant to Division 7, Chapter 1, Article 4.6, section 7.35.3 (f) of the Los Angeles Administrative Code.

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

*Gene Scorio for:*

Frank Lara  
Principal Inspector

**13880 W PAXTON ST - NOTICE OF HEARING**

**Interested Parties List:**

ANTONIO AND FABIOLA CRUZ  
13880 PAXTON ST  
PACOIMA CA 91331

ALTISOURCE  
PO BOX 105460  
ATLANTA GA 30348-5460

VALLEY ECONOMIC DEVELOPMENT CENTER INC  
5121 VAN NUYS BLVD 3RD FLOOR  
VAN NUYS CA 91403

COUNTRYWIDE HOME LOANS SERVICING  
c/o RECONTRUST COMPANY N A  
1800 TAPO CANYON RD CA6-914-01-94  
SIMI VALLEY CA 93063

CARRIAGE ESCROW INC  
c/o STEARNS LENDING INC  
4 HUTTON CENTRE DRIVE SUITE 500  
SANTA ANA CA 92707

WESTERN PROGRESSIVE LLC  
2002 SUMMIT BLVD SUITE 600  
ATLANTA GA 30319

## REPORT OF ABATE OF A PUBLIC NUISANCE

On May 09, 2014 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, remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, and fence the lot on the parcel located at 13880 W PAXTON ST , 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	B3918	May 02, 2014	\$3,516.74
CLEAN	C4181	June 10, 2014	\$1,208.20
FENCE	F3703	May 09, 2014	\$13,343.68

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>
CODE VIOLATION INSPECTION FEE	612298-0	\$356.16	\$0.00	\$356.16

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T10259	\$42.00
SUPPLEMENTAL	T10633	\$7.00

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 \$13,311.32 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the fee for investigating the violation(s) of \$356.16, plus the Cost of Title Search(es) on the subject lot was \$49.00. for a total of **\$18,473.78**, 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 **\$18,424.78**, and to deposit to Fund 48R the amount of **\$356.16**, and to deposit to Fund 100 the amount of **\$49.00**.

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: August 07, 2014

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

*Gene Lirio for:*

Report and lien confirmed by  
City Council on:

Frank Lara, Principal Inspector  
Vacant Building Abatement

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY



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

## Property Title Report

Work Order No. T10764  
Dated as of: 09/15/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 2618-003-006

Property Address: 13880 W PAXTON ST      City: Los Angeles      County: Los Angeles

#### VESTING INFORMATION

Type of Instrument INTERSPOUSAL TRANSFER GRANT DEED

Grantor: ANTONIO CRUZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Grantee: ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TEANTS.

Instrument: 04 1943891

Book/Page: N/A

Dated: 07/21/2004

Recorded: 07/29/2004

MAILING ADDRESS: ANTONIO CRUZ AND FABIOLA CRUZ  
13880 PAXTON STREET, PACOIMA, CA 91331.

### SCHEDULE B

#### LEGAL DESCRIPTION

LOT 7 OF TRACT 7241, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, CALIFORNIA AS PER MAP RECORDED IN BOOK 85, PAGE(S) 14, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST WITH ASSIGNMENT OF RENTS

Trustor/Mortgagor: ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: VALLEY ECONOMIC DEVELOPMENT CENTER, INC.,

Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION

Instrument: 05 3027430

Book/Page: N/A

Amount: \$15,000.00

Open Ended: NO

Dated: 12/05/2005

Recorded: 12/09/2005

Maturity Date: 12/05/2035

MAILING ADDRESS: VALLEY ECONOMIC DEV. CTR., INC. ATTN : LISA WINKLE  
5121 VAN NUYS BLVD., 3RD FL. VAN NUYS, CA 91403.

**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. T10764

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** ANTONIO CRUZ AND FABIOLA CRUZ,  
13880 PAXTON STREET, PACOIMA CALIFORNIA 91331-3561

**Type of Instrument** DEED OF TRUST

**Trustor/Mortgagor:** ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS  
**Lender/Beneficiary:** MERS AS NOMINEE FOR STEARNS LENDING, INC., A CALIFORNIA CORPORATION  
**Trustee:** CARRIA GE ESCROW INC., A CALIFORNIA CORPORATION

**Instrument:** 06/1620366

**Book/Page:** N/A

**Amount:** \$448,000.00

**Open Ended:** NO

**Dated:** 07/13/2006

**Recorded:** 07/24/2006

**Maturity Date:** 08/01/2036

**MAILING ADDRESS:** STEARNS LENDING, INC. 4 HUTTON CENTRE DRIVE, SUITE  
500, SANTA ANA, CA 92707.

**MAILING ADDRESS:** ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE  
AS JOINT TENANTS, 13880 PAXTON STREET, PACOMA, CA 91331

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

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,  
DATED 12/13/2010 RECORDED 12/30/2010 AS INSTRUMENT NO. 20101938053

**MAILING ADDRESS:** RECONTRUST COMPANY, 1800 TAPO CANYON RD., CA6-914-01-  
94 SIMI VALLEY, CA 93063.

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS, INC. (ASSIGNOR) TO BAC HOME LOANS SERVICING, LP, FKA  
COUNTRYWIDE HOME LOANS SERVICING, LP (ASSIGNEE), DATED 12/13/2010 RECORDED 12/30/2010 AS  
INSTRUMENT NO. 20101938053.

**MAILING ADDRESS:** RECONTRUST COMPANY, 1800 TAPO CANYON RD., CA6-914-01-  
94 SIMI VALLEY, CA 93063.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE,  
DATED 03/23/2011 RECORDED 03/25/2011 AS INSTRUMENT NO. 20110447439

**MAILING ADDRESS:** RECONTRUST COMPANY, 1800 TAPO CANYON RD., CA6-914-01-  
94 SIMI VALLEY, CA 93063.

SAID DEED OF TRUST IS FURTHER SUBJECT TO SUBSTITUTION OF TRUSTEE, DATED 06/25/2014  
RECORDED 07/01/2014 INSTRUMENT NO. 20140679646

**MAILING ADDRESS:** WESTERN PROGRESSIVE, LLC, 2002 SUMMIT BLVD., SUITE 600 ATLANTA, GA  
30319.

SAID DEED OF TRUST IS FURTHER SUBJECT OT NOTICE OF DEFAULT AND ELECTION TO SELL UNDER  
DEED OF TRUST, DATED 04/14/2014 RECORDED 07/17/2014 AS INSTRUMENT NO. 20140740147

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T10764**

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** WESTERN PROGRESSIVE, LLC 2002 SUMMIT BLVD., SUITE 600  
ATLANTA, GA 30319.

**MAILING ADDRESS:** OCWEN LOAN SERVICING, LLC BANK OF AMERICA,  
NATIONAL ASSOCIATION BY OCWEN LOAN SERVICING, LLC. C/O WESTERN  
PROGRESSIVE, LLC. 30 CORPORATE PARK, SUITE 450, IRVINE, CALIFORNIA 92606

**Type of Instrument** MISCELLANEOUS

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS,  
SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS. DATED 09/28/2012 RECORDED  
09/28/2012 AS INSTRUMENT NO. 20121466187

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU,  
3550 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010

**MAILING ADDRESS:** JAMES ABREU, 14410 SYLVAN STREET SUITE 105, VAN NUYS,  
CA 91401

**MAILING ADDRESS:** CRUZ, ANTONIO AND CRUZ, FABIOLA, 13880 PAXTON ST,  
PACOIMA, CA 91331.

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS,  
SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS. DATED 05/16/2014 RECORDED  
05/16/2014 AS INSTRUMENT NO. 20140510536

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY CODE  
ENFORCEMENT BUREAU, 3550 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010.

**MAILING ADDRESS:** DUANE JOHNSON, 3550 WILSHREE BLVD, SUITE 1800 LOS  
ANGELES, CA 90010-2419.

**MAILING ADDRESS:** CRUZ, ANTONIO AND CRUZ, FABIOLA, 13880 PAXTON ST,  
PACOIMA, CA 91331.

NOTICE OF PENDING LIEN, DATED 05/16/2014 RECORDED 05/16/2014 AS INSTRUMENT NO. 20140510563

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY CODE  
ENFORCEMENT BUREAU, 3550 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010.

**MAILING ADDRESS:** DUANE JOHNSON, 3550 WILSHIRE BLVD, SUITE 1800 LOS  
ANGELES, CA 90010-2419

**MAILING ADDRESS:** CRUZ, ANTONIO AND CRUZ, FABIOLA, 13880 PAXTON ST,  
PACOIMA, CA 91331