BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
GEORGE HOVAGUIMIAN

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

December 30, 2013

Council District: # 7

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

JOB ADDRESS: **13262 WEST TERRA BELLA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2623-004-018**

On April 03, 2003 and November 01, 2006, 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: **13262 West Terra Bella Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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 on October 26, 2012 to pay a code violation inspection fee after violations were identified and verified upon inspection. The noncompliance and code violation fee imposed by the Department are as follows:

Description		Amount
Non-Compliance Code Enforcement fee	$	200.00
Late Charge/Collection fee (250%)		1,340.00
Code Violation Investigation fee		336.00
System Development Surcharge		20.16
System Development Surcharge late fee		50.40
Accumulated Interest (1%/month)		665.84
Title Report fee		48.00
Grand Total	$	**2,660.40**

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 **$2,660.40** 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 **$2,660.40** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A

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. *T9543* ***Prepared for:*** *City of Los Angeles*
Type of Report:GAP Report
Order Date: 06-20-2013 *Dated as of: 06-13-2013* *Fee: $48.00*

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 2623-004-018

Situs Address: 13262 W Terra Bella St. ***City: Los Angeles*** ***County: Los Angeles***

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 09-05-2002
As Document Number: 02-2081448
Documentary Transfer Tax: $None
In Favor of: Mirna Hurtado, a Married Man as her Sole and Separate Property

Mailing Address: Mirna Hurtado
13262 Terra Bella Street
Pacoima, CA 91311

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 90 of Tract No. 6351, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 71, Page(s) 84 of Maps, in the office of the County Recorder of said County.

Westcoast Title & *Abstract Company, Inc.*
400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

-Schedule B Continued-

1. A Deed of Trust Recorded on 06-13-2005
as Document Number 05-1375769
Amount: $339,500.00
Trustor: Mirna Hurtado, a Married Man as her Sole and Separate Property
Trustee: Fidelity National Title Insurance Company, a California Corporation
Beneficiary: Encore Credit Corp., a California Corporation

Mailing Address: Encore Credit Corp.
1833 Alton Parkway
Irvine, CA 92606

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

An Assignment of Beneficial interest Recorded on 09-05-2012
as Document Number 12-1322632
Interest assigned to: Deutsche Bank National Trust Company, as Indenture Trustee for the Encore Credit Receivables Trust 2005-3 at c/o Select Portfolio Servicing, Inc. 3815 South West Temple, Salk Lake City, UT 84115

Mailing Address: Select Portfolio Servicing, Inc.
3815 South West Temple
Salk Lake City, UT 84115

A Notice of Default Recorded on: 04-16-2008
Document Number: 08-0663004

A Notice of Trustee Sale Recorded: 07-24-2008
Document No.: 08-1321637
Trustees Name: The Wolf Firm, a Law Corporation

Address: The Wolf Firm
A Law Corporation
38 Corporate Park
Irvine, CA 92606

2. A Notice of Pending Lien Recorded 11-30-2007
as Document Number 07-2636957
Filed by the City of Los Angeles Dept. of Building and Safety

3. A Notice of Pending Lien Recorded 04-25-2008
as Document Number 08-0731880
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

APN:	2625-004-018
Described As:	LOT 90 TRACT # 6351
Address:	13262 TERRA BELLA ST LOS ANGELES CA 91331
City:	LOS ANGELES CITY-44
Billing Address:	1542 CHAMPAGNE CIR LAS VEGAS NV 89119
Assessed Owner(s):	HURTADO,MIRNA

Tax Rate Area:	0000013	**Value**		Conveyance Date:	10/29/1999
		Land:	70,966.00	Conveying Instrument:	2038470
Use Code:	0100	Improvements:	151,561.00	Date Transfer Acquired:	
Single residence		Personal Property:		Vesting:	
Region Code:	B1	Fixtures:		Year Built:	1987
Flood Zone:		Inventory:		Year Last Modified:	1989
Zoning Code:	LAR1				
Taxability Code:		**Exemptions**			
		Homeowner:		**Square Footage**	
Tax Rate:		Inventory:		Land:	
		Personal Property:		Improvements:	1718
		Religious:			
Bill #:		All Other:		Tax Defaulted:	
Issue Date:	10/15/2012	Net Taxable Value:	222,527.00	Total Tax:	2,997.93

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	1,498.97	149.89	12/10/2012	PAID	12/19/2012	0.00
2nd	1,498.96	159.90	04/10/2013	PAID	04/08/2013	0.00
					Total Balance:	0.00

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	33.21
36.92	LA CO PARK DISTRICTS	20.38
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	72.84
61.81	SOUTHEAST MOSQ ABATE	7.74
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	19.01
188.71	L.A. POLICE/911 BOND TAX	2.08
188.69	L.A. STORMWATER POLL ABATE	26.48

Open Orders with same APN

Company	Department	Title Unit	Order #
NAM		21	1156918
NAM		67	1535305

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS REPORT

***** END OF REPORT *****

LEAD SHEET

02 2081448

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
SEP 05 2002 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed

FEE

FEE $27	FF
A.F.N.F. 94	1

D.T.T.

CODE 20

CODE 19

CODE 9___

NOTIFICATION SENT-$4

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

2623 004 018

001

THIS FORM IS NOT TO BE DUPLICATED

SOUTHLAND TITLE

RECORDING REQUESTED BY:
SOUTHLAND TITLE

02 2081448

2

AND WHEN RECORDED MAIL TO:

Mirna Hurtado
13262 Terra Bella Street
Pacoima, CA 91311

A.P.N.: 2623-004-018
Order No.: 12043699
Escrow No.: BU18155-DA

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

INTERSPOUSAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
THERE IS NO CONSIDERATION FOR THIS TRANSFER and it is exempt from Documentary Transfer Tax pursuant to §11911 of the Revenue and Taxation Code

This is an INTERSPOUSAL TRANSFER and this transfer is exempt form reassessment pursuant to §63 of the Revenue and Taxation Code.

_ From joint tenancy to community property XXX From one spouse to the other spouse
_ From both spouses to one spouse _ From one spouse to both spouses
Other _____

GRANTOR: **MIGUEL HURTADO and MIRNA HURTADO, husband and wife**

hereby GRANT(S) to **MIRNA HURTADO, a married woman as her sole and separate property**

the following described property, in the County of **Los Angeles**, State of California.

Lot 90 of Tract No. 6351, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 71, Page(s) 84 of Maps, in the office of the County Recorder of said County.

EXCEPT therefrom all oil, gas, minerals, and other hydrocarbon substances lying below a depth shown below but with no right of surface entry, as provided in deed

Depth: **500 feet**
Recorded: **November 4, 1986 as Instrument No. 86-1507890, Official Records**

Dated: **August 27, 2002**

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On August 30th 2002 before me
Sylvia Carlson
a Notary Public in and for said County and State, personally appeared Miguel Hurtado
Mirna Hurtado
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.

Signature _____
Signature of Notary

Miguel Hurtado
MIGUEL HURTADO

Mirna Hurtado
MIRNA HURTADO

SYLVIA CARLSON
COMM. 1307589
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My. Comm. Expires June 4, 2005

(This Area for Notary Seal Only)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

12043899

6/13/05

ACT ord# 139635-10

2

Recording Requested By
Encore Credit Corp

05 1375769

Return To:

Encore Credit Corp
1833 Alton Parkway
Irvine, CA 92606

Prepared By:
Encore Credit Corp.
1833 Alton Parkway
Irvine, CA 92606

[Space Above This Line For Recording Data]

A.P.N.#
2623-004-018

DEED OF TRUST

MIN 100180100002291373

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 June 2, 2005 together with all Riders to this document.
(B) **"Borrower"** is MIRNA HURTADO, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY.

Borrower is the trustor under this Security Instrument.
(C) **"Lender"** is Encore Credit Corp, A California Corporation

Lender is a Corporation
organized and existing under the laws of California

229137

3

Lender's address is 1833 Alton Parkway
Irvine, CA 92606
(D) "Trustee" is Fidelity National Title Insurance Company, A California Corporation 17911 Von Karman Avenue, Suite 300 Irvine,California
(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 June 2, 2005
The Note states that Borrower owes Lender three hundred thirty-nine thousand five hundred and 00/100 Dollars
(U.S $339,500.00) plus interest Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than July 1, 2035
(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]

[x] Adjustable Rate Rider	[ ] Condominium Rider	[ ] Second Home Rider
[ ] Balloon Rider	[ ] Planned Unit Development Rider	[ ] 1-4 Family Rider
[ ] VA Rider	[ ] Biweekly Payment Rider	[x] Other(s) [specify] Prepayment Rider

(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) 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

05 1375769

6/13/05

15

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.

Witnesses:

_____

MIRNA HURTADO (Seal) -Borrower

_____

_____ (Seal) -Borrower

_____ (Seal) -Borrower

_____ (Seal) -Borrower

_____ (Seal) -Borrower

_____ (Seal) -Borrower

_____ (Seal) -Borrower

_____ (Seal) -Borrower

229137

05 1375789

Recording Requested By:
SELECT PORTFOLIO SERVICING, INC.

When Recorded Return To:
BILL KOCH
SELECT PORTFOLIO SERVICING, INC.
3815 SOUTH WEST TEMPLE
SALT LAKE CITY, UT 84115

09/05/2012
20121322632

6998858

CORPORATE ASSIGNMENT OF DEED OF TRUST

Los Angeles, California REFERENCE #: 382287674 "HURTADO"
INVESTOR #: P63
MERS #: 100180100002291373

For Value Received, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR ENCORE CREDIT CORP., A CALIFORNIA CORPORATION ITS SUCCESSORS AND ASSIGNS at c/o SELECT PORTFOLIO SERVICING, INC., 3815 SOUTH WEST TEMPLE, SALT LAKE CITY, UT 84115 hereby grants, assigns and transfers to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR THE ENCORE CREDIT RECEIVABLES TRUST 2005-3 at C/O SELECT PORTFOLIO SERVICING, INC. 3815 SOUTH WEST TEMPLE, SALT LAKE CITY, UT 84115 all beneficial interest under that certain Deed of Trust dated 06/02/2005 , in the amount of $339,500.00, executed by MIRNA HURTADO, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ENCORE CREDIT CORP, A CALIFORNIA CORPORATION and Recorded: 06/13/2005 as Instrument No.: 05 1375769 in Los Angeles County , State of California and all rights accrued or to accrue under said Deed of Trust.

In witness whereof this instrument is executed.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS")
On AUG 2 2 2012

MATT FAIOLA, VICE PRESIDENT

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. CORPORATE SEAL 1999 DELAWARE

STATE OF UTAH
COUNTY OF SALT LAKE

On AUG 2 2 2012 before me, MARCO AURELIO VILLAGRAN, a Notary Public in and for SALT LAKE in the State of UTAH, personally appeared MATT FAIOLA, VICE PRESIDENT, signing on behalf of Mortgage Electronic Registration Systems, Inc., ("MERS"), 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, and that by his/her/their signature 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,

MARCO AURELIO VILLAGRAN
Notary Expires: 01/20/2016 #652139

Marco Aurelio Villagran
Notary Public State of Utah
My Commission Expires on:
January 20, 2016
Comm. Number: 652139

(This area for notarial seal)

*PB1*PB1AMRC*08/21/2012 12:35:00 PM* AMRC83AMRC00000000000000000534856* CALOS A* 382287674 CASTATE_TRUST_ASSIGN_ASSN *PB1*PB1AMRC*

RECORDING REQUESTED BY:

04/16/08

20080663004

2

WHEN RECORDED MAIL TO:
The Wolf Firm
A Law Corporation
38 Corporate Park
Irvine, CA 92606

(949) 720-9200
(949) 608-0130 (Foreclosure Fax No.)

#1156918

T.S. No. 08-0680-11

SPACE ABOVE THIS LINE FOR RECORDER'S USE
LOAN NO.: 0011070794-HURTADO

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST
IMPORTANT NOTICE

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 three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is **$15,838.75** as of **4/16/2008**, 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 insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of 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).

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.**

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:

Select Portfolio Servicing Inc., As Servicing Agent For Deutsche Bank National Trust Company, as indenture trustee for the Encore Credit Receivables Trust 2005-3
c/o The Wolf Firm, A Law Corporation
A Law Corporation
38 Corporate Park
Irvine, CA 92606
Attn: Foreclosure Department Phone: (949) 720-9200 / Fax (949) 608-0130

RECORDING REQUESTED BY
The Wolf Firm
NORTH AMERICAN TITLE CO.
AND WHEN RECORDED MAIL TO:
The Wolf Firm
A Law Corporation
38 Corporate Park
Irvine, CA 92606

9

07/24/08
20081321637

1156918

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. 08-0680-11
Loan No. 0011070794-HURTADO

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/2/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Trustor: **MIRNA HURTADO, A MARRIED WOMAN, as her sole and separate property**
Duly Appointed Trustee: **THE WOLF FIRM, A LAW CORPORATION**
Recorded **6/13/2005** as Instrument No. **05 1375769** in book —, page — of Official Records in the office of the Recorder of **Los Angeles** County, California,
Date of Sale:**8/13/2008 at 11:30 AM**
Place of Sale: **AT THE FRONT ENTRANCE TO THE POMONA SUPERIOR COURTS BUILDING, 350 W. MISSION BLVD., POMONA, CALIFORNIA**
Amount of unpaid balance and other charges: **$343,210.54, estimated**
Street Address or other common designation of real property: **13262 TERRA BELLA STREET (PACOIMA AREA), LOS ANGELES, CA 91331**

A.P.N.: **2623-004-018**
The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

Date: July 17, 2008

THE WOLF FIRM, A LAW CORPORATION
38 Corporate Park
Irvine, CA 92606
(949) 720-9200
Foreclosure Dept. Fax (949) 608-0130
Sale Information Only: (714) 573-1965

MAGGIE F. SALAC, FORECLOSURE OFFICER

2

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

11/30/07

20072636957

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. 4317669)

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 6351 90 M B 71-84

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 2623-004-018
AKA 13262 W TERRA BELLA ST
LOS ANGELES

Owner
HURTADO MIGUEL AND MIRNA
13262 TERRA BELLA ST
PACOIMA CA,91331

DATED This 16th Day of November, 2007

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By _____

Grace Harper, Bureau Chief
Resource Management Bureau

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

04/25/08

20080731880

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. 4422886)

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 6351 90 M B 71-84

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 2623-004-018
AKA 13262 W TERRA BELLA ST
LOS ANGELES

Owner:
HURTADO MIGUEL AND MIRNA
13262 TERRA BELLA ST
PACOIMA CA,91331

DATED: This 18th Day of April, 2008

CITY OF LOS ANGELES
ANDREW A. ADELMAN, P.E.
General Manager, Department of Building and Safety

By Karen Penera

Karen Penera, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **JAMES ABREU** **Date: December 30, 2013**
JOB ADDRESS: **13262 WEST TERRA BELLA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2623-004-018**

Last Full Title: **10/11/2012** Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). MIRNA HURTADO
13262 TERRA BELLA STREET
PACOIMA, CA 91331

CAPACITY: OWNER

2). MIRNA HURTADO
1542 CHAMPAGNE CIR
LAS VEGAS, NV 89119-0309

CAPACITY: OWNER

3). MIRNA HURTADO
885 DALTON DR
LAS VEGAS, NV 89119-0309

CAPACITY: OWNER

4). ENCORE CREDIT CORP.
1833 ALTON PARKWAY
IRVINE, CA 92606

CAPACITY: INTERESTED PARTY

5). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)
P.O. BOX 2026
FLINT, KI 48501-2026

CAPACITY: INTERESTED PARTY

6). THE WOLF FIRM
A LAW CORPORATION
38 CORPORATE PARK
IRVINE, CA 92606

CAPACITY: INTERESTED PARTY

EXHIBIT C

Property Detail Report

For Property Located At :
13262 TERRA BELLA ST, PACOIMA, CA 91331-3105

CoreLogic RealQuest Professional

Owner Information

Owner Name:	HURTADO MIRNA
Mailing Address:	1542 CHAMPAGNE CIR, LAS VEGAS NV 89119-0309 C075
Vesting Codes:	MW / / SE

Location Information

Legal Description:	TRACT # 6351 LOT 90		
County:	LOS ANGELES, CA	APN:	2623-004-018
Census Tract / Block:	1046.20 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	6351
Legal Book/Page:	71-84	Map Reference:	9-A3 / 502-D4
Legal Lot:	90	Tract #:	6351
Legal Block:		School District:	LOS ANGELES
Market Area:		Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/05/2002 / 08/27/2002	Deed Type:	INTERSPOUSAL DEED TRANSFER
Sale Price:		1st Mtg Document #:	2081449
Document #:	2081448		

Last Market Sale Information

Recording/Sale Date:	10/29/1999 / 10/28/1999	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	2038470	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	ESQUEDA JOSE;MARIA		

Prior Sale Information

Prior Rec/Sale Date:	10/02/1987 / 01/1987	Prior Lender:	NETWORK FNDG CORP
Prior Sale Price:	$115,000	Prior 1st Mtg Amt/Type:	$92,000 / CONV
Prior Doc Number:	1583004	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,718	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1987 / 1989	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,668	Lot Width/Depth:	50 x 153	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$222,527	Assessed Year:	2012	Property Tax:	$2,997.93
Land Value:	$70,966	Improved %:	68%	Tax Area:	13
Improvement Value:	$151,561	Tax Year:	2012	Tax Exemption:	

Comparable Sales Report

For Property Located At

CoreLogic RealQuest Professional

13262 TERRA BELLA ST, PACOIMA, CA 91331-3105

2 Comparable(s) Selected. Report Date: 07/10/2013

Summary Statistics:

	Subject	Low	High	Average
Sale Price	$0	$230,000	$285,000	$257,500
Bldg/Living Area	1,718	1,512	1,964	1,738
Price/Sqft	$0.00	$117.11	$188.49	$152.80
Year Built	1987	1945	1950	1947
Lot Area	7,668	7,498	7,665	7,582
Bedrooms	4	3	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	$222,527	$163,824	$232,000	$197,912
Distance From Subject	0.00	0.05	0.28	0.16

*= user supplied for search only

Comp #:1					Distance From Subject:0.05 (miles)
Address:	13232 TERRA BELLA ST, PACOIMA, CA 91331-3105				
Owner Name:	HERNANDEZ YOVANY				
Seller Name:	CAMPOS JULIE P				
APN:	2623-004-024	Map Reference:	9-A3 / 502-D4	Living Area:	1,964
County:	LOS ANGELES, CA	Census Tract:	1046.20	Total Rooms:	6
Subdivision:	6351	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/19/2012	Prior Rec Date:	01/05/1984	Bath(F/H):	2 /
Sale Date:	08/24/2012	Prior Sale Date:		Yr Built/Eff:	1945 / 1953
Sale Price:	$230,000	Prior Sale Price:	$92,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	CONVENTIONAL
Document #:	1589896	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	$207,000	Lot Area:	7,665	Pool:	
Total Value:	$163,824	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:2					Distance From Subject:0.28 (miles)
Address:	13057 KAGEL CANYON ST, PACOIMA, CA 91331-3217				
Owner Name:	GALINDO JOSE JR				
Seller Name:	CUEVA TOMAS				
APN:	2623-014-012	Map Reference:	9-A3 / 502-D4	Living Area:	1,512
County:	LOS ANGELES, CA	Census Tract:	1046.20	Total Rooms:	5
Subdivision:	6685	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/28/2013	Prior Rec Date:	07/09/2012	Bath(F/H):	1 /
Sale Date:	02/25/2013	Prior Sale Date:	06/26/2012	Yr Built/Eff:	1950 / 1951
Sale Price:	$285,000	Prior Sale Price:	$170,000	Air Cond:	WINDOW
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	313268	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	$279,837	Lot Area:	7,498	Pool:	HEATED
Total Value:	$232,000	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU** **Date: December 30, 2013**
JOB ADDRESS: **13262 WEST TERRA BELLA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2623-004-018**

CASE# 63223
ORDER NO: A-109009

EFFECTIVE DATE OF ORDER TO COMPLY: **March 4, 2003**
COMPLIANCE EXPECTED DATE: **April 3, 2003**
DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-109009

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

HURTADO,MIRNA
1542 CHAMPAGNE CIR
LAS VEGAS, NV 89119

CASE #: 63223
ORDER #: A-109009
EFFECTIVE DATE: March 04, 2003
COMPLIANCE DATE: **April 03, 2003**

OWNER OF
SITE ADDRESS: **13262 W TERRA BELLA ST**
ASSESSORS PARCEL NO.: 2623-004-018
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.

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

VIOLATION(S):

1. **Work has been suspended for 180 days or more.**

   You are therefore ordered to: 1) Within 90 days from the date of this notice, obtain a new permit to complete the required work and diligently pursue the work to completion, or remove or demolish the building or structure within 180 days from the date of this notice.

   Code Section(s) in Violation: 91.106.4.4.3 of the L.A.M.C.

   Comments: 5 % completed.

DISCONTINUE THE UNAPPROVED USE, AND REMOVE ALL UNAPPROVED CONSTRUCTION WITHIN 30 DAYS-----(OR)

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.

A proposed noncompliance fee in the amount of **$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.
If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **$1,925.00.**
Any person who fails to pay the non-compliance fee, late chage 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 LosAngeles 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.

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 err 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 (818)374-9861.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____ Date: February 26, 2003

VICTOR ANTONIOL
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9861
Vic.Antoniol@lacity.org

_____
REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU** **Date: December 30, 2013**
JOB ADDRESS: **13262 WEST TERRA BELLA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2623-004-018**

CASE# 63223
ORDER NO: A-1309417

EFFECTIVE DATE OF ORDER TO COMPLY: **October 27, 2006**
COMPLIANCE EXPECTED DATE: **November 01, 2006**
DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-1309417

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATIELOS
PEDRO BIRBA
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA

ANTONIO R. VILLARAIGOSA
MAYOR

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

ANDREW A. ADELMAN, P.E
GENERAL MANAGER
RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

On 10-25-06 the undersigned regularly employed by the Department of Building and Safety, mailed this notice by first class mail, postage prepaid, to the address shown on the last equalized property tax assessment roll.

km
Signature

HURTADO,MIGUEL AND MIRNA
13262 TERRA BELLA ST
PACOIMA, CA 91331

CASE #: 63223
ORDER #: A-1309417
EFFECTIVE DATE: October 27, 2006
COMPLIANCE DATE: **November 01, 2006**

OWNER OF
SITE ADDRESS: **13262 W TERRA BELLA ST**
ASSESSORS PARCEL NO.: 2623-004-018
ZONE: R1; One-Family Zone

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: 1) Comply with Department Order #A-109009 and A-880109 with an effective dates of March 04, 2003 and March 02, 2005 respectively.

   Code Section(s) in Violation: 91.103.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

   Comments: Violations include unapproved 10 x 16 enclosed patio cover and S/E corner and overgrown vegetation.

2. **Unapproved construction.**

   You are therefore ordered to: 1) Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

   Code Section(s) in Violation: 91.8105 of the L.A.M.C.

   Location: AT REAR OF PROPERTY

   Comments: UNAPPROVED STRUCTURE(10X16) @ S/E CORNER OF PROPERTY, AND UNAPPROVED ENCLOSED PATIO COVER.

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.

NON-COMPLIANCE FEE WARNING:
You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, the determination of the department to impose and collect a Non-Compliance Fee shall be final. Section 98.0411 L.A.M.C.
NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

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 err and 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 (818)374-9862.
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: James Abreu Date: October 24, 2006

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

REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU** **Date: December 30, 2013**
JOB ADDRESS: **13262 WEST TERRA BELLA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2623-004-018**

CASE# 482560
ORDER NO: A-3135881

EFFECTIVE DATE OF ORDER TO COMPLY: **October 26, 2012**
COMPLIANCE EXPECTED DATE: **November 25, 2012**
DATE COMPLIANCE OBTAINED: **NO COMPLIANCE TO DATE**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3135881

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
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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-SUPERSEDING AND NOTICE OF FEE

HURTADO,MIRNA
1542 CHAMPAGNE CIR
LAS VEGAS, NV 89119

CASE #: 482560
ORDER #: A-3135881
EFFECTIVE DATE: October 26, 2012
COMPLIANCE DATE: **November 25, 2012**

OWNER OF
SITE ADDRESS: **13262 W TERRA BELLA ST**
ASSESSORS PARCEL NO.: 2623-004-018
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 Surcharge of $20.16) **WILL BE BILLED TO THE PROPERTY 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 LosAngeles Municipal Code as follows:

This order supersedes any and all previous orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby directed to disregard all previous orders and comply with the terms of this order by the compliance date noted above.

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

1. **Unapproved occupancy or use of the trailers as living area.**

   You are therefore ordered to: Discontinue the unapproved occupancy or use of the trailers as living area.

   Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

   Location: Front yard.

2. **Open storage of inoperable vehicles.**

   You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(b) of the L.A.M.C.

Location: Driveway.

3. **Rubbish, garbage, trash and debris on the premises.**

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Driveway.

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 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **$1,925.00.**
Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the LosAngeles 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 LosAngeles 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 chaged 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 err 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 (818)374-9862. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____ Date: October 24, 2012

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862
James.Abreu@lacity.org

_____
REVIEWED BY