

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELOS
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

December 10, 2014

Council District: # 6

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

JOB ADDRESS: 14401 WEST TITUS STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2212-006-013

On June 19, 2013 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: **14401 West Titus 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.

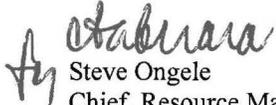
In addition, pursuant to Section 98.0421, the property owner was issued an order May 20, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

| <u>Description</u> | <u>Amount</u> |
|---------------------------------------|--------------------|
| Code Violation Investigation Fee | \$ 336.00 |
| System Development Surcharge | 20.16 |
| Non-Compliance Code Enforcement fee | 550.00 |
| Late Charge/Collection fee (250%) | 2,215.00 |
| System Development Surcharge late fee | 50.40 |
| Accumulated Interest (1%/month) | 63.09 |
| Title Report fee | 42.00 |
| Grand Total | \$ 3,276.65 |

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,276.65** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,276.65** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10652
Dated as of: 08/07/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2212-006-013

Property Address: 14401 W TITUS ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: THOMAS R. SPRING, SPOUSE OF THE HEREIN GRANTEE AND ANN I. SPRING

Grantee: ANN I. SPRING, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Instrument: 20071275962

Book/Page: N/A

Dated: 05/16/2007

Recorded: 05/25/2007

MAILING ADDRESS: ANN I. SPRING,
14401 TITUS STREET, PANORAMA CITY, CA 91402

SCHEDULE B

LEGAL DESCRIPTION

LOT 212 OF TRACT NO. 15425, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 339, PAGES 14-19 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ANN I. SPRING A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY

Lender/Beneficiary: MERS AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION

Trustee: LANDAMERICA NEW CENTURY TITLE

Instrument: 20071275963

Book/Page: N/A

Amount: \$382,500.00

Open Ended: NO

Dated: 05/18/2007

Recorded: 05/25/2007

Maturity Date: 06/01/2037

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. T10652

SCHEDULE B (Continued)

MAILING ADDRESS: FIRST MAGNUS FINANCIAL CORPORATION, 603 N. WILMOT, TUCSON, AZ 85711.

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

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF TRUST, FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION AN ARIZONA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (ASSIGNOR) TO AURORA BANK FSB (ASSIGNEE), DATED 01/17/2012 RECORDED 03/12/2012, AS INSTRUMENT NO. 20120380089

MAILING ADDRESS: ASSIGNMENT PREP, AURORA BANK FSB, P.O. BOX 1706, SCOTTSBLUFF, NE 69363-1706.

MAILING ADDRESS: AURORA BANK FSB, 2617 COLLEGE PARK, AND SCOTTSBLUFF, NE 69361.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE, DATED 04/27/2012 RECORDED 06/14/2012 AS INSTRUMENT NO. 20120886247

MAILING ADDRESS: RSM&A FORECLOSURES SERVICES, 43252 WOODWARD AVENUE, SUITE 180 BLOOMFIELD HILLS, MI 48302

MAILING ADDRESS: RSM & A FORECLOSURE SERVICES, LLC. 15165 VENTURA BLVD., SUITE 330, SHERMAN OAKS, CA 91403

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE, DATED 06/13/2012 RECORDED 06/14/2012 AS INSTRUMENT NO. 20120886248.

MAILING ADDRESS: RSM & A FORECLOSURE SERVICES, LLC. 43252 WOODWARD AVE STE 180, BLOOMFIELD HILLS, MI 48302

MAILING ADDRESS: RSM & A FORECLOSURE SERVICES, LLC. 15165 VENTURA BLVD., SUITE 330, SHERMAN OAKS, CA 91403

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE, DATED 06/13/2012 RECORDED 11/29/2012 AS INSTRUMENT NO. 20121820069

MAILING ADDRESS: RSM & A FORECLOSURE SERVICES, LLC. 43252 WOODWARD AVE STE 180, BLOOMFIELD HILLS, MI 48302.

MAILING ADDRESS: RSM & A FORECLOSURE SERVICES, LLC. 15165 VENTURA BLVD., SUITE 330, SHERMAN OAKS, CA 91403

SCHEDULE B (Continued)

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF TRUST, FROM AURORA BANK, FSB (ASSIGNOR) TO NATIONSTAR MORTGAGE LLC, (ASSIGNEE), DATED 06/28/2012 RECORDED 11/29/2012 AS INSTRUMENT NO. 20121820072.

MAILING ADDRESS: NOTIONSTAR MORTGAGE LLC, 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067.

MAILING ADDRESS: AURORA BANK, FSB. 2617 COLLEGE PARK DRIVE, SCOTTSBLUFF, NE, 69361.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE, DATED 06/13/2012 RECORDED 09/04/2013, AS INSTRUMENT NO. 20131288996

MAILING ADDRESS: RSM & A FORECLOSURE SERVICES, LLC. 43252 WOODWARD AVE STE 180, BLOOMFIELD HILLS, MI 48302.

MAILING ADDRESS: RSM & A FORECLOSURE SERVICES, LLC. 15165 VENTURA BLVD., SUITE 330, SHERMAN OAKS, CA 91403

Type of Instrument MISCELLANEOUS
NOTICE OF PENDING LIEN, DATED 11/13/2013 RECORDED 12/06/2013 AS INSTRUMENT NO. 20131728875

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION, 201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: SPRING ANN I, 14401 TITUS ST, PANORAMA CITY CA, 91402.

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RECORDING REQUESTED BY:
New Century Title Company-Los Angeles-GD
ORDER NO.: 5271988
ESCROW NO.: 61070671-CG

AND WHEN RECORDED MAIL TO:
Ann I. Spring
14401 Titus Street
Panorama City, CA 91402



A.P.N. 2212-006-013

(SPACE ABOVE THIS LINE IS FOR RECORDER'S USE)

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) that documentary transfer tax is \$.00 (County) \$.00 (City)

- (X) computed on full value of property conveyed, or
- () computed on full value less liens or encumbrances remaining at time of sale
- (X) City of Los Angeles

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Thomas R. Spring, spouse of the herein grantee and Ann I. Spring

hereby GRANT(S) to: Ann I. Spring, a married woman as her sole and separate property

the following described real property in the City of Panorama City, County of Los Angeles, State of California:

Lot 212 of Tract No. 15425, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 339, Pages 14-19 of Maps in the Office of the County Recorder of said county.

and commonly known as: 14401 Titus Street, Panorama City, CA 91402

"THIS CONVEYANCE ESTABLISHES SOLE AND SEPARATE PROPERTY OF A SPOUSE, R & T 11911"

Dated: May 16, 2007

Ann I. Spring
Ann I. Spring

Thomas R. Spring
Thomas R. Spring

STATE OF CALIFORNIA

COUNTY OF Los Angeles

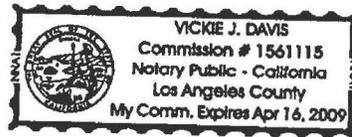
ON 5-18-2007 BEFORE me

Vickie J. Davis Public
(here insert name and title of the officer)

personally appeared Ann I. Spring and Thomas R. Spring
~~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 Vickie J. Davis



Grant Deed - Individual (288) 08-06

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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NEW CENTURY TITLE (GLENDALE)

5271988-RC
2212-006-013



Recording Requested By:
FIRST MAGNUS FINANCIAL CORPORATION

Return To:
FIRST MAGNUS FINANCIAL CORPORATION

603 N. WILMOT
TUCSON, AZ 85711

Prepared By:
FIRST MAGNUS FINANCIAL CORPORATION

603 N. WILMOT
TUCSON, AZ 85711

[Space Above This Line For Recording Data]

DEED OF TRUST

LOAN NO.: 8013700590
ESCROW NO.: 61070871CG

MIN 100039280137005907
MERS Phone: 1-888-679-8377

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 **MAY 18, 2007** together with all Riders to this document.

(B) "Borrower" is
ANN I. SPRING A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY

Borrower's address is 14401 TITUS STREET, LOS ANGELES (PANORAMA CITY AREA), CA 91402
Borrower is the trustor under this Security Instrument.

(C) "Lender" is
FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION

Lender is a CORPORATION
organized and existing under the laws of ARIZONA

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS
V-6A(CA) (0207).01

Initials: *AD*
Form 3005 1/01

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Lender's address is
603 North Wilmot Road, Tucson, AZ 85711

(D) "Trustee" is
LANDAMERICA NEW CENTURY TITLE

(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 of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated **MAY 18, 2007**
The Note states that Borrower owes Lender

THREE HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED AND NO/100 X X X X X X X X X X X X X Dollars
(U.S. \$ 382,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **JUNE 01, 2037**

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "RIDERS" means all riders to this Security Instrument that are executed by Borrower. The following riders are to be executed by Borrower [check box as applicable]:

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

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) 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.

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

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

TRANSFER OF RIGHTS IN THE PROPERTY

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

COUNTY of LOS ANGELES :
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

LOT 212 OF TRACT NO. 15425 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 339, PAGES 14-19 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number: 2212-006-013 which currently has the address of
14401 TITUS STREET [Street]
LOS ANGELES (PANORAMA CITY AREA) [City], California 91402 [Zip Code]
("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances

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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:

[Handwritten Signature]

-Witness

-Witness

Ann I. Spring (Seal) _____ (Seal)
ANN I. SPRING -Borrower -Borrower

-Borrower (Seal) _____ (Seal)
-Borrower -Borrower

-Borrower (Seal) _____ (Seal)
-Borrower -Borrower

-Borrower (Seal) _____ (Seal)
-Borrower -Borrower

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State of CALIFORNIA
County of *Los Angeles*

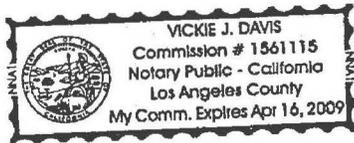
On *5/18/2007*

} ss.
before me, *Vickie J. Davis, Notary Public*
personally appeared

ANN I. SPRING

~~(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.



Vickie J. Davis (Seal)

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V-6A(CA) (0207).01

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Initials: *LD*
Form 3005 1/01

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

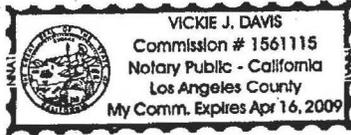
State of California }
County of Los Angeles } ss.

On 5-18-2007 before me, Vickie J. Davis **A Notary Public**
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Ann I. Spring
Name(s) of Signer(s)

- personally known to me
- 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
Vickie J. Davis
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Deed of Trust

Document Date: 5-18-2007 Number of Pages: 15

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



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ADJUSTABLE RATE RIDER
Five Year Fixed - One Month Payment Option

LOAN NO.: 8013700590

MIN: 100039280137005907
MERS Phone: 1-888-679-6377

THIS ADJUSTABLE RATE RIDER is made this 18th day of MAY, 2007, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION

("Lender") of the same date and covering the property described in the Security Instrument and located at:

14401 TITUS STREET, LOS ANGELES (PANORAMA CITY AREA), CA 91402

[Property Address]

THE NOTE CONTAINS PROVISIONS THAT WILL CHANGE THE INTEREST RATE AND THE MONTHLY PAYMENT. THERE MAY BE A LIMIT ON THE AMOUNT THAT THE MONTHLY PAYMENT CAN INCREASE OR DECREASE. THE PRINCIPAL AMOUNT TO REPAY COULD BE GREATER THAN THE AMOUNT ORIGINALLY BORROWED, BUT NOT MORE THAN THE LIMIT STATED IN THE NOTE.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

Lender or anyone who takes the Note by transfer and who is entitled to receive payments under the Note is called the "Note Holder."

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for changes in the interest rate and the monthly payments, as follows:

2. INTEREST

(A) Interest Rate

Interest will be charged on unpaid Principal until the full amount of Principal has been paid. I will initially pay interest at a yearly rate of 7.750%. The interest rate I will pay may change.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 7(B) of the Note.

(B) Interest Rate Change Dates

The interest rate I will pay may change on the first day of JUNE, 2012, and on that day every month thereafter. Each date on which my interest rate could change is called an "Interest Rate Change Date." The new rate of interest will become effective on each Interest Rate Change Date. Although the interest rate may change monthly, my monthly payment will be recalculated in accordance with Section 3.

(C) Interest Rate Limit

My interest rate will never be greater than 9.950%

PAYMENT OPTION 5 YEAR FIXED RATE-ONE MONTH
MULTISTATE ADJUSTABLE RATE RIDER (10/06) Page 1 of 6

Initials: 

LENDER SUPPORT SYSTEMS, INC. RFC-N3R.RFC (02/07)

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

Ann I. Spring
ANN I. SPRING

(Seal)
-Borrower

PAYMENT OPTION 5 YEAR FIXED RATE-ONE MONTH
MULTISTATE ADJUSTABLE RATE RIDER (10/06) Page 6 of 6

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TICOR TITLE



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Recording Requested By:
AURORA BANK FSB

When Recorded Return To:

ASSIGNMENT PREP
AURORA BANK FSB
P.O. Box 1706
Scottsbluff, NE 69363-1706

CORPORATE ASSIGNMENT OF DEED OF TRUST

Los Angeles, California
REF #:0021406673 "SPRING"

MERS #: 100039280137005907 SIS #: 1-888-679-6377

For Value Received, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS hereby, assigns and transfers to AURORA BANK FSB at 2617 COLLEGE PARK, SCOTTSBLUFF, NE 69361 all beneficial interest under that certain Deed of Trust dated 05/18/2007, executed by ANN I. SPRING A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION and Recorded: 05/25/2007 as Instrument No.: 20071275963 in the County of Los Angeles, State of California.

In witness whereof this instrument is executed.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS

On 11/2/12

REGINA LASHLEY, Vice-President

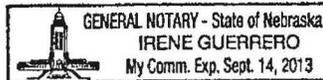


STATE OF Nebraska
COUNTY OF Scotts Bluff

ON 11/2/2012, before me, IRENE GUERRERO, a Notary Public in and for the County of Scotts Bluff County, State of Nebraska, personally appeared REGINA LASHLEY, Vice-President, 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,

IRENE GUERRERO
Notary Expires: 09/14/2013



(This area for notarial seal)

*DB*DBALSI*01/14/2012 09:45:53 AM* ALSI01ALSIAG0000000000000773876* CALOS A* 0021406673 CASTATE_ALSI_TRUST_ASSIGN_ASSN *DBALSI*

6A

RECORDING REQUESTED BY
RSM&A Foreclosures Services



WHEN RECORDED MAIL TO:
RSM&A Foreclosures Services
43252 Woodward Avenue, Suite 180
Bloomfield Hills, MI 48302

Trustee Sale No. 12CA00031-1
Title Order No. 36987-16

Space above this line for recorder's use only

SUBSTITUTION OF TRUSTEE

WHEREAS, Ann I Spring, a married woman as her sole and separate property, was the original Trustor, LandAmerica New Century Title was the original Trustee, and Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial Corporation, an Arizona Corporation, was the original Beneficiary under that certain Deed of Trust dated May 18, 2007, and recorded May 25, 2007 as Document Number: 20071275963 of official records in the office of the Recorder of Los Angeles County, California, and

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

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

Now, THEREFORE, the undersigned Beneficiary hereby substitutes RSM&A Foreclosure Services, as Trustee of Said Deed of Trust.

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

DATED: 4/27/12

Aurora Bank FSB

Michele Rice
Michele Rice
Vice President

STATE OF IN
COUNTY OF monro

On 4-27-2012 before me, David A. Davis, a Notary Public in and for said county, personally appeared Michele Rice, VP, personally known to me 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.
David A. Davis
Notary Public in and for said County and State

David A. Davis
Notary Public
Seal
State of Indiana
My Commission Expires Aug. 19, 2016

5B

③
RBJ

AFFIDAVIT OF MAILING
FOR SUBSTITUTION OF TRUSTEE BY CODE

Trustee Sale No: 12CA00031-1
Title Order: 36987-16

I, Magdalena Berkowska, hereby declare that I am an officer, agent or employee of RSM&A Foreclosure Services, LLC whose business address is:

**15165 Ventura Blvd., Suite 330
Sherman Oaks, CA 91403**

I am over eighteen years of age;

On **June 14, 2012**, by Certified and First Class mail, enclosed in a sealed envelope with postage fully prepaid, I deposited in the United States Mail a copy of the attached Substitution of Trustee to the trustee of record under the Deed of Trust described in said Substitution, and;

A copy of the Substitution has been mailed, prior to the recording thereof, in the manner provided in Section 2924(b) of the Civil Code of the State of California to all persons to whom a copy of the Notice of Default would be required to be mailed by the provisions of said section;

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: **June 14, 2012**

RSM&A Foreclosure Services, LLC, as said Trustee

Magdalena Berkowska.
Magdalena Berkowska, Legal Assistant

RECORDING REQUESTED BY
RSM&A Foreclosure Services, LLC



WHEN RECORDED MAIL TO:
RSM&A Foreclosure Services, LLC
43252 Woodward Ave Ste 180
Bloomfield Hills, MI 48302

Trustee Sale No. 12CA00031-1
Order No. 36987-16
APN: 2212-006-013

Space above this line for recorder's use only

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/18/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On July 3, 2012 at 01:00 PM, RSM&A Foreclosure Services, LLC, as the duly appointed Trustee under and pursuant to Deed of Trust Recorded May 25, 2007 as Document Number: 20071275963 of official records in the Office of the Recorder of Los Angeles County, California, executed by: Ann I Spring, a married woman as her sole and separate property, as Trustor, Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial Corporation, an Arizona Corporation, as Beneficiary, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state) at the following location: **At the Pomona Valley Masonic Temple Building, located at 395 South Thomas Street, Pomona.,** all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: **Legal description as more fully described in said deed of trust.**

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: **14401 TITUS ST, PANORAMA CITY, CA 91402.**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: **\$467,310.12 (Estimated*)**

*Accrued interest and additional advances, if any, will increase this figure prior to sale.

CB

③
BQ

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

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 277-4845 or visit this Internet Web site www.usa-foreclosure.com, using the file number, 12CA00031-1, assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation.

DATE: 06/13/2012

RSM&A Foreclosure Services, LLC
15165 Ventura Blvd., Suite 330
Sherman Oaks, CA 91403
(805) 804-5616

For specific information on sales including bid amounts call (714) 277-4845.

Magdalena Berkowska
Magdalena Berkowska, Authorized Agent of **RSM&A Foreclosure Services, LLC**

2

RECORDING REQUESTED BY
RSM&A Foreclosure Services, LLC



WHEN RECORDED MAIL TO:
RSM&A Foreclosure Services, LLC
43252 Woodward Ave Ste 180
Bloomfield Hills, MI 48302

Trustee Sale No. 12CA00031-1
Order No. 36987-16
APN: 2212-006-013

Space above this line for recorder's use only

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/18/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On **December 18, 2012** at **01:00 PM**, **RSM&A Foreclosure Services, LLC**, as the duly appointed Trustee under and pursuant to Deed of Trust Recorded **May 25, 2007** as Document Number: **20071275963** of official records in the Office of the Recorder of **Los Angeles County, California**, executed by: **Ann I Spring, a married woman as her sole and separate property**, as Trustor, **Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial Corporation, an Arizona Corporation**, as Beneficiary, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section **5102 of the Financial Code and authorized to do business in this state**) at the following location: **At the Pomona Valley Masonic Temple Building, located at 395 South Thomas Street, Pomona., all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: Legal description as more fully described in said deed of trust.**

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: **14401 TITUS ST, PANORAMA CITY, CA 91402.**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: **\$472,333.73 (Estimated*)**

3

3

*Accrued interest and additional advances, if any, will increase this figure prior to sale.

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

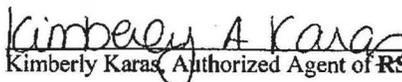
NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 277-4845 or visit this Internet Web site www.usa-foreclosure.com, using the file number, 12CA00031-1, assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation.

DATE: 06/13/2012

RSM&A Foreclosure Services, LLC
15165 Ventura Blvd., Suite 330
Sherman Oaks, CA 91403
(805) 804-5616

For specific information on sales including bid amounts call (714) 277-4845.


Kimberly Karas, Authorized Agent of **RSM&A Foreclosure Services, LLC**

2

[RECORDING REQUESTED BY]
RSMA Foreclosure Services, LLC

[AND WHEN RECORDED MAIL TO]
Nationstar mortgage
350 Highland Drive
Lewisville, TX 75067



Effective Date: 07/01/2012



120A00031-1

CORPORATE ASSIGNMENT OF DEED OF TRUST

36987

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, AURORA BANK, FSB, WHOSE ADDRESS IS 2617 College Park Drive, Scottsbluff, NE, 69361, (ASSIGNOR), by these presents does convey, grant, sell, assign, transfer and set over the described Deed of Trust without recourse, representation or warranty, together with all right, title and interest secured thereby, all liens, and any rights due or to become due thereon to NATIONSTAR MORTGAGE LLC, WHOSE ADDRESS IS 350 Highland Drive, Lewisville, TX 75067 (469)549-2000, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by ANN I. SPRING and recorded on 05/25/2007 as Instrument # 20071275963 in Book , Page in the office of the LOS ANGELES County Recorder, California. .

Dated on 06 / 28 /2012 (MM/DD/YYYY)
AURORA BANK, FSB

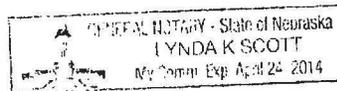
By: Miralee K. Vasquez
Miralee K. Vasquez
ASST. VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEBRASKA
COUNTY OF SCOTTS BLUFF

The foregoing instrument was acknowledged before me on 06 / 28 /2012 (MM/DD/YYYY) by Miralee K. Vasquez as ASST. VICE PRESIDENT of AURORA BANK, FSB. He/she/they is (are) personally known to me.

Lynda K Scott
Lynda Scott 53550788N
Notary Public - State of NEBRASKA
Commission expires: 04/24/2014



Document Prepared By: Shae Brost, Aurora Bank FSB, 2617 College Park, Scottsbluff NE 69361 888-522-9295

NSMAA 16840569 -- JR CJ3927670 [PREP] FRMCA1



16840569



3.

SPRING

05/18/2007



599247996

REG DT 07/25/2012 1 35PM

599247996

CA
INTERVENING ASS



599247996IA

RECORDING REQUESTED BY
RSM&A Foreclosure Services, LLC



WHEN RECORDED MAIL TO:
RSM&A Foreclosure Services, LLC
43252 Woodward Ave Ste 180
Bloomfield Hills, MI 48302

2

Trustee Sale No. 12CA00031-1
Order No. 36987-16
APN: 2212-006-013

Space above this line for recorder's use only

7

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/18/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On September 19, 2013 at 01:00 PM, RSM&A Foreclosure Services, LLC, as the duly appointed Trustee under and pursuant to Deed of Trust Recorded May 25, 2007 as Document Number: 20071275963 of official records in the Office of the Recorder of Los Angeles County, California, executed by: Ann I Spring, a married woman as her sole and separate property, as Trustor, Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial Corporation, an Arizona Corporation, as Beneficiary, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state) at the following location: **At the Pomona Valley Masonic Temple Building, located at 395 South Thomas Street, Pomona.,** all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: **Legal description as more fully described in said deed of trust.**

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: **14401 TITUS ST, PANORAMA CITY, CA 91402.**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: **\$484,983.69 (Estimated*)**

*Accrued interest and additional advances, if any, will increase this figure prior to sale.

1

3

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

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 277-4845 or visit this Internet Web site www.usa-foreclosure.com, using the file number, 12CA00031-1, assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation.

DATE: 06/13/2012

RSM&A Foreclosure Services, LLC

43252 Woodward Ave, Suite 180

Bloomfield Hills, CA 48302

(805) 804-5616

For specific information on sales including bid amounts call (714) 277-4845.



Ashley Anderson, Authorized Agent of RSM&A Foreclosure Services, LLC

4

California Civil Code section 2924.8 Notice of Foreclosure Sale

Dear resident of property subject to foreclosure sale:

Foreclosure process has begun on this property, which may affect your right to continue to live in this property. Twenty days or more after the date of this notice, this property may be sold at foreclosure. If you are renting this property, the new property owner may either give you a new lease or rental agreement or provide you with a 90-day eviction notice. You may have a right to stay in your home for longer than 90 days. If you have a fixed-term lease, the new owner must honor the lease unless the new owner will occupy the property as a primary residence or in other limited circumstances. Also, in some cases and in some cities with a "just cause for eviction" law, you may not have to move at all. All rights and obligations under your lease or tenancy, including your obligation to pay rent, will continue after the foreclosure sale. You may wish to contact a lawyer or your local legal aid office or housing counseling agency to discuss any rights you may have.

Spanish Translation

Estimado residente de la propiedad sujeta a la venta por ejecución hipotecaria:

Ha comenzado el proceso de ejecución hipotecaria sobre esta propiedad, lo que podría afectar su derecho a seguir viviendo en ella. Dentro de un plazo de veinte días o más posteriores a la fecha de este aviso, es posible que esta propiedad se venda por ejecución hipotecaria. Si usted alquila esta propiedad, el nuevo propietario de la misma podría ofrecerle un nuevo acuerdo de alquiler o arrendamiento o enviarle un aviso de desalojo con 90 días de anticipación. Usted tendría derecho a permanecer en su hogar durante un periodo superior a 90 días. Si tiene un arrendamiento a plazo fijo, el nuevo propietario debe cumplir el arrendamiento a menos que esta persona ocupe la propiedad en carácter de residencia principal o en otras circunstancias limitadas. Asimismo, en algunos casos y en algunas ciudades que tengan una ley de "motivo justo para el desalojo", es posible que no tenga que mudarse en absoluto. Continuarán todos los derechos y obligaciones en virtud del arrendamiento o tenencia, inclusive su obligación de pagar el alquiler.

8

AFFIDAVIT OF MAILING
FOR SUBSTITUTION OF TRUSTEE BY CODE

Trustee Sale No: 12CA00031-1
Title Order: 36987-16

I, Ashley Anderson, hereby declare that I am an officer, agent or employee of **RSM&A Foreclosure Services, LLC** whose business address is:

**43252 Woodward Ave, Suite 180
Bloomfield Hills, MI 48302**

I am over eighteen years of age;

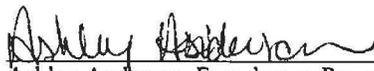
On **August 29, 2012**, by Certified and First Class mail, enclosed in a sealed envelope with postage fully prepaid, I deposited in the United States Mail a copy of the attached Substitution of Trustee to the trustee of record under the Deed of Trust described in said Substitution, and;

A copy of the Substitution has been mailed, prior to the recording thereof, in the manner provided in Section 2924(b) of the Civil Code of the State of California to all persons to whom a copy of the Notice of Default would be required to be mailed by the provisions of said section;

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: **August 29, 2012**

RSM&A Foreclosure Services, LLC, as said Trustee



Ashley Anderson, Foreclosure Processor

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5865651)

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 15425 212 M B 339-14/19

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 2212-006-013
AKA 14401 W TITUS ST
LOS ANGELES

Owner:

SPRING ANN I
14401 TITUS ST
PANORAMA CITY CA,91402

DATED: This 13th Day of November, 2013

CITY OF LOS ANGELES

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **JASON SUMMERS**
JOB ADDRESS: **14401 WEST TITUS STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2212-006-013**

Date: **December 10, 2014**

Last Full Title: **08/07/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ANN I. SPRING
14401 TITUS STREET
PANORAMA, CA. 91402-5245
CAPACITY: OWNER
- 2). FIRST MAGNUS FINANCIAL CORPORATION
603 NORTH WILMOT
TUCSON, AZ. 85711
CAPACITY: INTERESTED PARTIES
- 3). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES
- 4). AURORA BANK FSB
ASSIGNMENT PREP
P.O. BOX 1706
SCOTTSBUFF, NE. 69363-1706
CAPACITY: INTERESTED PARTIES
- 5). AURORA BANK FSB
2617 COLLEGE PARK
SCOTTSBUFF, NE. 69361
CAPACITY: INTERESTED PARTIES
- 6). RSM & A FORECLOSURE SERVICES
43252 WOODWARD AVENUE, SUITE 180
BLOOMFIELD HILLS, MI. 48302
CAPACITY: INTERESTED PARTIES
- 7). RSM & A FORECLOSURE SERVICES LLC.
15165 VENTURA BLVD., SUITE 330
SHERMAN OAKS, CA. 91403
CAPACITY: INTERESTED PARTIES
- 8). NATIONSTAR MORTGAGE LLC
350 HIGHLAND DRIVE
LEWISVILLE, TX. 75067
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
14401 TITUS ST, PANORAMA CITY, CA 91402-5245



Owner Information

Owner Name: **SPRING ANN I**
 Mailing Address: **14401 TITUS ST, PANORAMA CITY CA 91402-5245 C022**
 Vesting Codes: **MW // SE**

Location Information

| | | | |
|-----------------------|-------------------------------|-----------------------|-----------------------|
| Legal Description: | TRACT NO 15425 LOT 212 | APN: | 2212-006-013 |
| County: | LOS ANGELES, CA | Alternate APN: | |
| Census Tract / Block: | 1203.00 / 3 | Subdivision: | 15425 |
| Township-Range-Sect: | | Map Reference: | 15-D1 / 532-A2 |
| Legal Book/Page: | 339-14 | Tract #: | 15425 |
| Legal Lot: | 212 | School District: | LOS ANGELES |
| Legal Block: | | School District Name: | |
| Market Area: | PC | Munic/Township: | |
| Neighbor Code: | | | |

Owner Transfer Information

| | | | |
|----------------------|--------------------------------|---------------------|-------------------|
| Recording/Sale Date: | 05/25/2007 / 05/16/2007 | Deed Type: | GRANT DEED |
| Sale Price: | | 1st Mtg Document #: | 1275962 |
| Document #: | 1275962 | | |

Last Market Sale Information

| | | | |
|----------------------|---------------------|-------------------------|----------------|
| Recording/Sale Date: | 05/28/1964 / | 1st Mtg Amount/Type: | / |
| Sale Price: | \$22,000 | 1st Mtg Int. Rate/Type: | / |
| Sale Type: | FULL | 1st Mtg Document #: | |
| Document #: | | 2nd Mtg Amount/Type: | / |
| Deed Type: | DEED (REG) | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | \$20.75 |
| New Construction: | | Multi/Split Sale: | |
| Title Company: | | | |
| Lender: | | | |
| Seller Name: | | | |

Prior Sale Information

| | | | |
|----------------------|----------|--------------------------|----------|
| Prior Rec/Sale Date: | / | Prior Lender: | |
| Prior Sale Price: | | Prior 1st Mtg Amt/Type: | / |
| Prior Doc Number: | | Prior 1st Mtg Rate/Type: | / |
| Prior Deed Type: | | | |

Property Characteristics

| | | | | | |
|---------------------|------------------------------------|--------------------|----------------------|----------------|---------------------|
| Gross Area: | | Parking Type: | PARKING AVAIL | Construction: | |
| Living Area: | 1,060 | Garage Area: | | Heat Type: | HEATED |
| Tot Adj Area: | | Garage Capacity: | 2 | Exterior wall: | STUCCO |
| Above Grade: | | Parking Spaces: | 2 | Porch Type: | |
| Total Rooms: | 5 | Basement Area: | | Patio Type: | |
| Bedrooms: | 3 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 1 / | Basement Type: | | Air Cond: | CONVENTIONAL |
| Year Built / Eff: | 1949 / 1950 | Roof Type: | | Style: | |
| Fireplace: | / | Foundation: | RAISED | Quality: | |
| # of Stories: | 1.00 | Roof Material: | COMPOSITION | Condition: | |
| | | | SHINGLE | | |
| Other Improvements: | FENCE;ADDITION;LAUNDRY ROOM | | | | |

Site Information

| | | | | | |
|-----------------|---------------|------------------|-----------------|-------------|-----------------------------------|
| Zoning: | LAR1 | Acres: | 0.28 | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 12,318 | Lot Width/Depth: | 89 x 139 | State Use: | |
| Land Use: | SFR | Res/Comm Units: | / | Water Type: | |
| Site Influence: | | | | Sewer Type: | TYPE UNKNOWN |

Tax Information

| | | | | | |
|----------------------|-----------------|----------------|-------------|----------------|-------------------|
| Total Value: | \$61,757 | Assessed Year: | 2014 | Property Tax: | \$1,012.68 |
| Land Value: | \$32,979 | Improved %: | 47% | Tax Area: | 13 |
| Improvement Value: | \$28,778 | Tax Year: | 2013 | Tax Exemption: | |
| Total Taxable Value: | \$61,757 | | | | |

Comparable Sales Report

For Property Located At

**14401 TITUS ST, PANORAMA CITY, CA 91402-5245****8 Comparable(s) Selected.**

Report Date: 12/29/2014

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------------|------------|-------------|----------------|
| Sale Price | \$22,000 | \$165,000 | \$400,000 | \$314,625 |
| Bldg/Living Area | 1,060 | 928 | 1,212 | 1,095 |
| Price/Sqft | \$20.75 | \$151.38 | \$398.71 | \$289.39 |
| Year Built | 1949 | 1949 | 1949 | 1949 |
| Lot Area | 12,318 | 5,752 | 7,854 | 6,165 |
| Bedrooms | 3 | 2 | 3 | 3 |
| Bathrooms/Restrooms | 1 | 1 | 2 | 1 |
| Stories | 1.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$61,757 | \$57,956 | \$256,157 | \$176,600 |
| Distance From Subject | 0.00 | 0.06 | 0.35 | 0.21 |

* = user supplied for search only

| | | | |
|---|--------------------------------------|--------------------------------------|--|
| Comp #: 1 | | Distance From Subject:0.06 (miles) | |
| Address: 14407 BURTON ST, PANORAMA CITY, CA 91402-5218 | | | |
| Owner Name: TERARSENYAN GARNIK | | | |
| Seller Name: BEAR STATE RE LLC | | | |
| APN: 2212-004-022 | Map Reference: 15-D1 / 532-A2 | Living Area: 1,032 | |
| County: LOS ANGELES, CA | Census Tract: 1203.00 | Total Rooms: 5 | |
| Subdivision: 15425 | Zoning: LAR1 | Bedrooms: 3 | |
| Rec Date: 07/28/2014 | Prior Rec Date: 10/24/2013 | Bath(F/H): 1 / | |
| Sale Date: 07/16/2014 | Prior Sale Date: 08/28/2013 | Yr Built/Eff: 1949 / 1951 | |
| Sale Price: \$312,000 | Prior Sale Price: \$203,000 | Air Cond: WALL | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: CONVENTIONAL | |
| Document #: 774818 | Acres: 0.15 | Fireplace: / | |
| 1st Mtg Amt: | Lot Area: 6,347 | Pool: POOL | |
| Total Value: \$203,000 | # of Stories: 1.00 | Roof Mat: COMPOSITION SHINGLE | |
| Land Use: SFR | Park Area/Cap#: / 2 | Parking: PARKING AVAIL | |

| | | | |
|---|--------------------------------------|------------------------------------|--|
| Comp #: 2 | | Distance From Subject:0.09 (miles) | |
| Address: 8134 TILDEN AVE, PANORAMA CITY, CA 91402-5243 | | | |
| Owner Name: ANDERSSON ALMA | | | |
| Seller Name: FEDERAL NATL MTG ASSN FNMA | | | |
| APN: 2212-005-016 | Map Reference: 15-D1 / 532-A2 | Living Area: 1,170 | |
| County: LOS ANGELES, CA | Census Tract: 1203.00 | Total Rooms: 5 | |
| Subdivision: 15425 | Zoning: LAR1 | Bedrooms: 3 | |
| Rec Date: 05/23/2014 | Prior Rec Date: 04/24/1992 | Bath(F/H): 2 / | |
| Sale Date: 05/14/2014 | Prior Sale Date: | Yr Built/Eff: 1949 / 1951 | |
| Sale Price: \$335,000 | Prior Sale Price: | Air Cond: EVAP COOLER | |
| Sale Type: FULL | Prior Sale Type: | Style: CONVENTIONAL | |
| Document #: 536335 | Acres: 0.13 | Fireplace: / | |
| 1st Mtg Amt: \$300,000 | Lot Area: 5,863 | Pool: | |
| Total Value: \$60,939 | # of Stories: 1.00 | Roof Mat: WOOD SHAKE | |
| Land Use: SFR | Park Area/Cap#: / 1 | Parking: PARKING AVAIL | |

| | | | |
|---|--------------------------------------|-----------------------------------|--|
| Comp #: 3 | | Distance From Subject:0.1 (miles) | |
| Address: 8213 LULLABY LN, PANORAMA CITY, CA 91402-5236 | | | |
| Owner Name: LOPEZ KELLY/DE ORTIZ CECILIA | | | |
| Seller Name: MIRANDA LARRY A & REBECCA C | | | |
| APN: 2212-009-002 | Map Reference: 15-E1 / 532-A2 | Living Area: 1,035 | |
| County: LOS ANGELES, CA | Census Tract: 1203.00 | Total Rooms: 5 | |
| Subdivision: 15425 | Zoning: LAR1 | Bedrooms: 3 | |
| Rec Date: 11/17/2014 | Prior Rec Date: 11/02/2009 | Bath(F/H): 1 / | |
| Sale Date: 10/06/2014 | Prior Sale Date: 09/16/2009 | Yr Built/Eff: 1949 / 1950 | |
| Sale Price: \$360,000 | Prior Sale Price: \$211,000 | Air Cond: WALL | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: CONVENTIONAL | |
| Document #: 1221289 | Acres: 0.13 | Fireplace: / | |
| 1st Mtg Amt: \$353,479 | Lot Area: 5,752 | Pool: | |
| Total Value: \$222,178 | # of Stories: 1.00 | Roof Mat: WOOD SHAKE | |
| Land Use: SFR | Park Area/Cap#: / 1 | Parking: ATTACHED GARAGE | |

| | | | |
|--|--------------------------------------|--------------------------------------|--|
| Comp #: 4 | | Distance From Subject:0.23 (miles) | |
| Address: 14424 LORNE ST, PANORAMA CITY, CA 91402-5210 | | | |
| Owner Name: GOODMAN JOSEPH L | | | |
| Seller Name: OBIECUNAS LEO G & MILDRED V | | | |
| APN: 2212-014-001 | Map Reference: 15-E2 / 532-A2 | Living Area: 1,109 | |
| County: LOS ANGELES, CA | Census Tract: 1203.00 | Total Rooms: 5 | |
| Subdivision: 15425 | Zoning: LAR1 | Bedrooms: 3 | |
| Rec Date: 05/08/2014 | Prior Rec Date: | Bath(F/H): 1 / | |
| Sale Date: 04/20/2014 | Prior Sale Date: | Yr Built/Eff: 1949 / 1950 | |
| Sale Price: \$225,000 | Prior Sale Price: | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: | Style: CONVENTIONAL | |
| Document #: 476129 | Acres: 0.18 | Fireplace: / | |
| 1st Mtg Amt: | Lot Area: 7,854 | Pool: | |
| Total Value: \$57,956 | # of Stories: 1.00 | Roof Mat: COMPOSITION SHINGLE | |
| Land Use: SFR | Park Area/Cap#: / 2 | Parking: PARKING AVAIL | |

| | | | |
|--|--------------------------------------|-------------------------------------|--|
| Comp #: 5 | | Distance From Subject: 0.24 (miles) | |
| Address: 14350 LORNE ST, PANORAMA CITY, CA 91402-5208 | | | |
| Owner Name: CHAVEZ IVAN & MARIA D | | | |
| Seller Name: RESTORE NEIGHBORHOODS LA INC | | | |
| APN: 2212-014-008 | Map Reference: 15-E2 / 532-A2 | Living Area: 928 | |
| County: LOS ANGELES, CA | Census Tract: 1203.00 | Total Rooms: 4 | |
| Subdivision: 15425 | Zoning: LAR1 | Bedrooms: 2 | |
| Rec Date: 09/04/2014 | Prior Rec Date: 06/15/2012 | Bath(F/H): 1 / | |
| Sale Date: 07/30/2014 | Prior Sale Date: 06/13/2012 | Yr Built/Eff: 1949 / 1950 | |
| Sale Price: \$370,000 | Prior Sale Price: \$226,000 | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: CONVENTIONAL | |
| Document #: 928771 | Acres: 0.14 | Fireplace: / | |
| 1st Mtg Amt: \$334,000 | Lot Area: 5,937 | Pool: | |
| Total Value: \$231,566 | # of Stories: 1.00 | Roof Mat: WOOD SHAKE | |
| Land Use: SFR | Park Area/Cap#: / 1 | Parking: ATTACHED GARAGE | |

| | | | |
|---|--------------------------------------|--------------------------------------|--|
| Comp #: 6 | | Distance From Subject: 0.29 (miles) | |
| Address: 8426 LULLABY LN, PANORAMA CITY, CA 91402-3713 | | | |
| Owner Name: LAKIS STEPHEN E/TRUJILLO YESENIA | | | |
| Seller Name: FEDERAL HOME LOAN MTG CORP | | | |
| APN: 2638-025-016 | Map Reference: 15-E1 / 532-A1 | Living Area: 1,184 | |
| County: LOS ANGELES, CA | Census Tract: 1201.04 | Total Rooms: 6 | |
| Subdivision: 14613 | Zoning: LAR1 | Bedrooms: 3 | |
| Rec Date: 05/20/2014 | Prior Rec Date: 03/14/1994 | Bath(F/H): 1 / | |
| Sale Date: 04/30/2014 | Prior Sale Date: | Yr Built/Eff: 1949 / 1951 | |
| Sale Price: \$350,000 | Prior Sale Price: \$85,000 | Air Cond: CENTRAL | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: CONVENTIONAL | |
| Document #: 520609 | Acres: 0.13 | Fireplace: / | |
| 1st Mtg Amt: \$343,660 | Lot Area: 5,800 | Pool: | |
| Total Value: \$256,157 | # of Stories: 1.00 | Roof Mat: COMPOSITION SHINGLE | |
| Land Use: SFR | Park Area/Cap#: / 2 | Parking: PARKING AVAIL | |

| | | | |
|--|--------------------------------------|--------------------------------------|--|
| Comp #: 7 | | Distance From Subject: 0.34 (miles) | |
| Address: 8416 WAKEFIELD AVE, PANORAMA CITY, CA 91402-3749 | | | |
| Owner Name: SARKISYAN SRBUI | | | |
| Seller Name: ARAKELYAN GAYANE | | | |
| APN: 2638-027-009 | Map Reference: 15-E1 / 532-A1 | Living Area: 1,212 | |
| County: LOS ANGELES, CA | Census Tract: 1199.00 | Total Rooms: 5 | |
| Subdivision: 15421 | Zoning: LAR1 | Bedrooms: 2 | |
| Rec Date: 09/26/2014 | Prior Rec Date: 08/15/2014 | Bath(F/H): 1 / | |
| Sale Date: 09/23/2014 | Prior Sale Date: 08/12/2014 | Yr Built/Eff: 1949 / 1951 | |
| Sale Price: \$400,000 | Prior Sale Price: \$331,000 | Air Cond: EVAP COOLER | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: CONVENTIONAL | |
| Document #: 1018827 | Acres: 0.14 | Fireplace: Y / 1 | |
| 1st Mtg Amt: \$320,000 | Lot Area: 6,008 | Pool: POOL | |
| Total Value: \$252,427 | # of Stories: 1.00 | Roof Mat: COMPOSITION SHINGLE | |
| Land Use: SFR | Park Area/Cap#: / 2 | Parking: PARKING AVAIL | |

| | | | |
|--|--------------------------------------|-------------------------------------|--|
| Comp #: 8 | | Distance From Subject: 0.35 (miles) | |
| Address: 8079 KATHERINE AVE, PANORAMA CITY, CA 91402-5337 | | | |
| Owner Name: MORRIS JAMES E | | | |
| Seller Name: GUNNETT FREDERICK B | | | |
| APN: 2212-018-017 | Map Reference: 15-E1 / 532-B2 | Living Area: 1,090 | |
| County: LOS ANGELES, CA | Census Tract: 1203.00 | Total Rooms: 5 | |
| Subdivision: 1569 | Zoning: LAR1 | Bedrooms: 3 | |
| Rec Date: 09/11/2014 | Prior Rec Date: 06/15/1979 | Bath(F/H): 1 / | |
| Sale Date: 04/15/2014 | Prior Sale Date: | Yr Built/Eff: 1949 / 1951 | |
| Sale Price: \$165,000 | Prior Sale Price: \$71,000 | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: CONVENTIONAL | |
| Document #: 961140 | Acres: 0.13 | Fireplace: / | |
| 1st Mtg Amt: | Lot Area: 5,762 | Pool: | |
| Total Value: \$128,577 | # of Stories: 1.00 | Roof Mat: WOOD SHAKE | |
| Land Use: SFR | Park Area/Cap#: / 1 | Parking: PARKING AVAIL | |

EXHIBIT D

ASSIGNED INSPECTOR: **JASON SUMMERS**
JOB ADDRESS: **14401 WEST TITUS STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2212-006-013**

Date: **December 10, 2014**

CASE#: **499429**
ORDER NO: **A-3253556**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 20, 2013**
COMPLIANCE EXPECTED DATE: **June 19, 2013**
DATE COMPLIANCE OBTAINED: **August 6, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3253556

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 I 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:

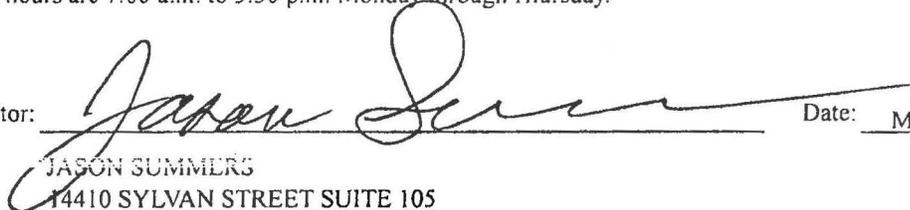
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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)374-9845. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: May 10, 2013

JASON SUMMERS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9845

Jason.Summers@lacity.org



REVIEWED BY