

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

December 10, 2014

Council District: # 7

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

JOB ADDRESS: **14422 WEST AZTEC STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2507-011-003**

On June 21, 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: **14422 West Aztec 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.

Pursuant to Section 98.0421, the property owner was issued an order on June 21, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The 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
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	184.50
Title Report fee	42.00
Grand Total	\$ 1,473.06

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 **\$1,473.06** 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 **\$1,473.06** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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. T10653
Dated as of: 08/08/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2507-011-003

Property Address: 14422 W AZTEC ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: JAMES T. MITCHELL AND JUDITH A. MITCHELL

Grantee: JOSE ROMERO AND LUCILA ROMERO, HUSBAND AND WIFE AS JOINT TENANTS

Instrument: 84 1257852

Book/Page: N/A

Dated: 09/10/1984

Recorded: 10/22/1984

MAILING ADDRESS: MR. & MRS. JOSE ROMERO
14422 AZTEC STREET SYLMAR, CA 91342

SCHEDULE B

LEGAL DESCRIPTION

LOT 23 OF TRACT 14791 AS PER MAP RECORDED IN BOOK 336 PAGES 31 TO 33 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: JOSE A. ROMERO AND LUCILA ROMERO, HUSBAND AND WIFE AND ISAUL MOLINA A SINGLE MAN, AS JOINT TENANTS

Lender/Beneficiary: HOME FEDERAL SAVINGS BANK

Trustee: HOME FED MORTGAGE CORPORATION, A MASSACHUSETTS CORPORATION

Instrument: 84 1257853

Book/Page: N/A

Amount: \$82,650

Open Ended: NO

Dated: 10/16/1984

Recorded: 10/22/1984

Maturity Date: 11/01/2014

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. T10653

SCHEDULE B (Continued)

**MAILING ADDRESS: HOME FED MORTGAGE CORPORATION 1820 E. FIRST ST., 400
SANTA ANA, CA 92705**

**ADDITIONAL MAILING ADDRESS: HOME FEDERAL SAVINGS BANK 419 MAIN
STREET, WORCESTER, MA 01608**

SAID MORTGAGE IS SUBJECT TO A CORPORATION ASSIGNMENT OF MORTGAGE,
FROM HOME FEDERAL SAVINGS BANK (ASSIGNOR) TO SHEARSON LEHMAN
MORTGAGE CORPORATION (ASSIGNEE), DATED 06/26/1987, RECORDED 07/10/1987
AS INSTRUMENT NO. 87 1092376.

**MAILING ADDRESS: HOME FED SAVINGS BANK C/O DIVERSIFIED MORTGAGE
TECHNOLOGY 21405 DEVONSHIRE SUITE 215 CHATSWORTH, CALIFORNIA 91311**

SAID MORTGAGE IS SUBJECT TO A ASSIGNMENT OF MORTGAGE, FROM GE
MORTGAGE SERVICES LLC. F/K/A GE CAPITAL MORTGAGE SERVICES INC.
(ASSIGNOR) TO WELLS FARGO BANK, N.A. (ASSIGNEE), DATED 03/29/2005
RECORDED 05/06/2005 AS INSTRUMENT NO. 05/1078266.

**MAILING ADDRESS: STEWART MORTGAGE INFORMATION ATTN. SHERRY DOZA
P.O. BOX 540817 HOUSTON, TEXAS 77254-0817**

84 1257852

FIRST AMERICAN TITLE COMPANY OF LOS ANGELES
 RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME: Mr. & Mrs. Jose Romero
 ADDRESS: 14422 Antec Street
 Sylmar, CA. 91342

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA
OCT 22 1984 AT 8 AM.
 Recorder's Office

FEE \$4 0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) 95.00
 DOCUMENTARY TRANSFER TAX IS \$ _____
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances existing at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. 14

JAMES T. MITCHELL and JUDITH A. MITCHELL
 hereby GRANT(S) to
JOSE ROMERO and LUCILA ROMERO, husband and wife as joint tenants.

the following described real property in the City of Los Angeles (Sylmar Area)
 County of LOS ANGELES State of California

Lot 23 of Tract 14791 as per map recorded in Book 336 Pages 31 to 33 inclusive of Maps in the office of the County Recorder of said County.

Dated September 10, 1984

STATE OF CALIFORNIA }
 COUNTY OF Los Angeles } ss.
 On 9-15-84 before me, the undersigned a Notary Public in and for said State, personally appeared
JAMES T. MITCHELL
AND
JUDITH A. MITCHELL personally know 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 that THEY executed the same. WITNESS my hand and official seal.

James T. Mitchell
 James T. Mitchell

Judith A. Mitchell
 Judith A. Mitchell

OFFICIAL SEAL
 JESUS LUIS SANCHEZ
 NOTARY PUBLIC - CALIFORNIA
 LOS ANGELES COUNTY
 My Comm. Expires JUL 1, 1988

Title Order No. 8445290-23 Escrow or Loan No. 8-5637

MAIL TAX STATEMENTS AS DIRECTED ABOVE 8445290-23

END OF RECORDED DOCUMENT

WHEN RECORDED MAIL TO
HOME FED MORTGAGE CORPORATION
 1820 E. FIRST ST., #400
 SANTA ANA, CA 92705

Loan # 55001266 **8443290-23**

84 1257853

RECORDED IN OFFICIAL RECORDS
 OF LOS ANGELES COUNTY, CA
 OCT 23 1984 AT 8 A.M.
 Recorder's Office

(Space Above This Line for Recording Data)

84-1257853 **FEE \$ 1400.00**

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on **OCTOBER 15, 1984**
 The trustee is **JOSE A. ROMERO AND LUCILA ROMERO, HUSBAND AND WIFE AND ISRAEL MOLINA,**
 A SINGLE MAN, AS JOINT TENANTS

The trustee is **HOME FED MORTGAGE CORPORATION, A MASSACHUSETTS CORPORATION** ("Borrower").
 The beneficiary is **HOME FEDERAL SAVINGS BANK** ("Trustee").

which is organized and existing under the laws of **THE UNITED STATES OF AMERICA** and whose address is
419 MAIN STREET, WORCESTER, MA 01508 ("Lender").

Borrower owes Lender the principal sum of **EIGHTY-TWO THOUSAND SIX HUNDRED FIFTY**
AND NO/100

Dollars (U.S. **82,650.00**) This debt is evidenced by Borrower's note
 dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
 paid in full, due and payable on **NOVEMBER 01, 2014**. This Security Instrument
 secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
 modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
 Security Instrument; and (c) 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 **LOS ANGELES** County, California:

**LOT 25 OF TRACT 14791, IN THE CITY OF LOS ANGELES,
 AS PER MAP RECORDED IN BOOK 336, PAGES 31-33
 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY
 RECORDER OF SAID COUNTY.**

**14422 AZTEC STREET
 SYLMAR AREA, CA 91342**

TOGETHER WITH all the improvements now or hereafter created on the property, and all easements, rights,
 appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all 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 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 of record. Borrower warrants
 and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with
 limited variations by jurisdiction to constitute a uniform security instrument covering real property.

CALIFORNIA—Single Family—FRMA/FHMG UNIFORM INSTRUMENT 12/83

Now through Comments Borrower and Lender further covenant and agree as follows:

19. Acceleration Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument...

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property...

21. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee.

22. Substitution Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located.

23. Request for Notices. Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

- Adjustable Rate Rider, Condominium Rider, 2-4 Family Rider, Graduated Payment Rider, Planned Unit Development Rider

Other(s) (specify) RIDER TO DEED OF TRUST AND NOTE

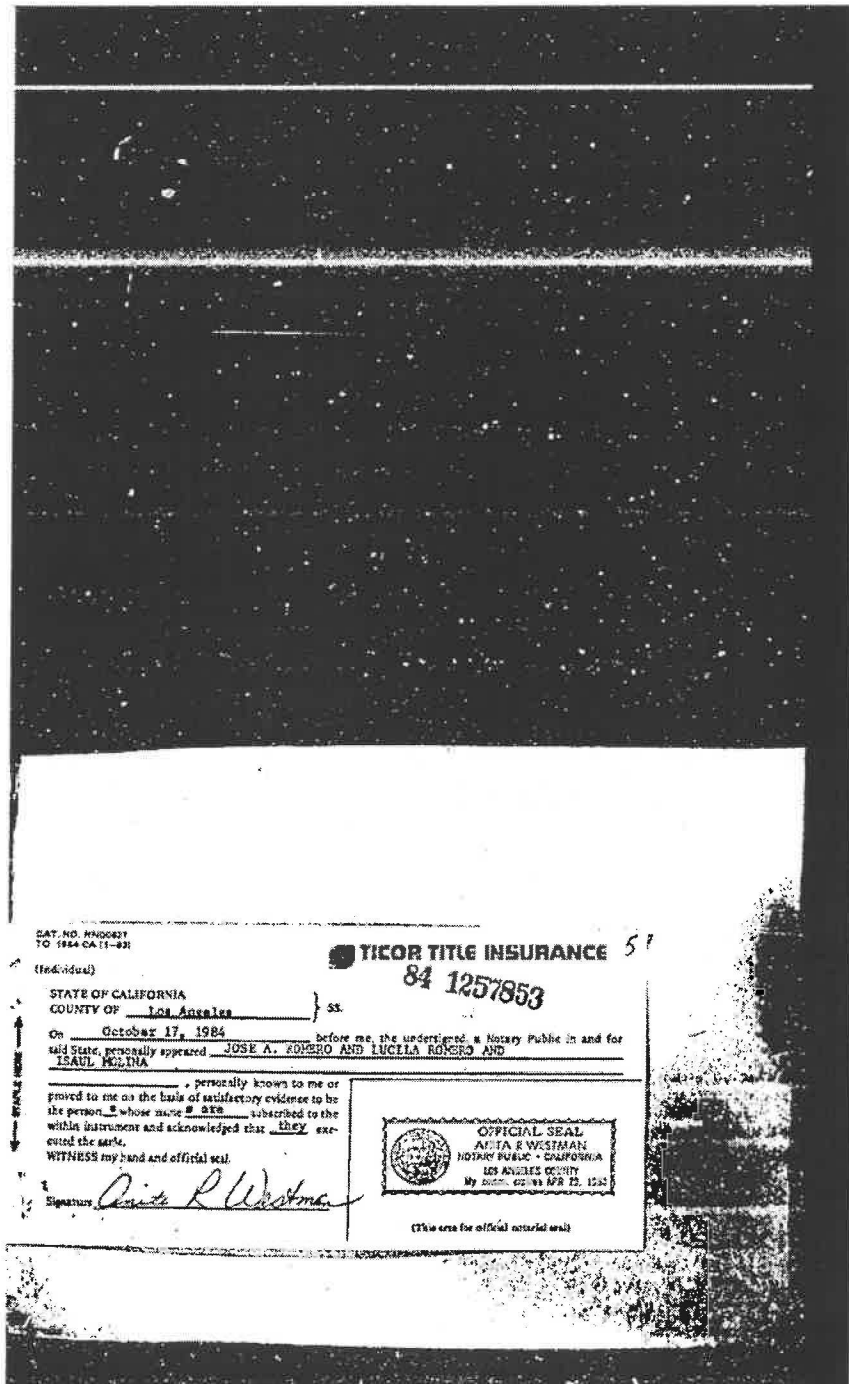
25. Statement of Obligations. Lender may collect a fee not to exceed the maximum amount permitted by law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Handwritten signatures of Jose A. Romero, Lucila Romero, and Isaul Molina.

STATE OF CALIFORNIA, County ss: On this ___ day of ___, 19___, before me, the undersigned, a Notary Public for said state, personally appeared... personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) subscribed to the foregoing instrument and acknowledged that... executed the same.

84 1257853



STAT. NO. 11400021
TO 1984 CA 11-82

(Individual)

TICOR TITLE INSURANCE 57
84 1257853

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On October 17, 1984 before me, the undersigned, a Notary Public in and for
said State, personally appeared JOSE A. ROMERO AND LUCILA ROMERO AND
ISAUL MOLINA

_____ personally knows to me or
proved to me on the basis of satisfactory evidence to be
the person whose name is subscribed to the
within instrument and acknowledged that they executed
the same.
WITNESS my hand and official seal.

Signature Arleta R. Westman

OFFICIAL SEAL
ARLETA R. WESTMAN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires APR 22, 1987

(This area for official notarial seal)

ADJUSTABLE RATE RIDER

(NO PAYMENT CAP)

THIS ADJUSTABLE RATE RIDER is made this 16th day of OCTOBER, 1984 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed or Trust, or Deed to Secure Debt (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note to HOME FEDERAL SAVINGS BANK

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

14422 AZTEC STREET SYLMAR AREA CA 91342

THIS NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE AND MY MONTHLY PAYMENT. IF MY INTEREST RATE INCREASES, MY MONTHLY PAYMENTS WILL BE HIGHER. IF MY INTEREST RATE DECREASES, MY MONTHLY PAYMENTS WILL BE LOWER.

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

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of 11.750 %. The Note provides for changes in the interest rate and the monthly payments, as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may change on the 01st day of NOVEMBER, 1985 and on that day every 12th month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is

THE WEEKLY AVERAGE YIELD ON UNITED STATES TREASURY SECURITIES ADJUSTED TO A CONSTANT MATURITY OF 1 YEAR AS MADE AVAILABLE BY THE FEDERAL RESERVE BOARD.

The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of its choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding

TWO AND 600/1000 percentage points (2.600 %) to the Current Index.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the principal that I am expected to owe at the Change Date in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(E) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Uniform Covenant 17 of the Security Instrument is amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

MULTI-STATE ADJUSTABLE RATE RIDER—Single Family—FHLMC Uniform Instrument 1273

84 1257853

11/18/2014

7

To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

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

THIS LOAN HAS A 5.000 % MAXIMUM INCREASE OR DECREASE IN THE INTEREST RATE FOR THE LIFE OF THE LOAN. THE MAXIMUM INCREASE IN ANY ONE YEAR IS 2.000 %.

Jose A. Romero

JOSE A. ROMERO

Lucila Romero

LUCILA ROMERO

Isaac Molina

ISAAC MOLINA

(SIGN ORIGINAL ONLY)

84 1257853

presentation to it of an affidavit signed by Lender setting forth facts showing a default by Borrower under this paragraph, is authorized to accept as true and conclusive all facts and statements therein, and to act thereon hereunder.

12. Owner-Occupancy Requirement.

As an inducement for Lender to make the loan secured by the Deed of Trust, Borrower has represented to Lender that the Property will be occupied within 30 days from the time of the recordation of the Deed of Trust and thereafter on a continuous basis during the twelve (12) month period immediately following recordation of the Deed of Trust, as the primary residence of the Borrower (i.e., the Property will be "owner-occupied"). Borrower acknowledges that Lender would not have agreed to make the loan if the Property were not to be owner-occupied and that the interest rate set forth on the face of the Note and other terms of the loan were determined as a result of the Borrower's representation that the Property would be owner-occupied. Borrower further acknowledges that, among other things, purchasers of loans (including agencies, associations, and corporations created by the federal and state governments for the purchase of loans) typically require that properties securing loans acquired by such purchasers be owner-occupied, and will reject loans for which the security properties are not owner-occupied; Lender's ability to sell a loan or an interest in a loan (which it often does in the ordinary course of business) will be impaired where a security property is not owner-occupied; the risks involved and the costs of holding and administering a loan are often higher in the case of a loan where the security property is not owner-occupied, and, if and when Lender makes a loan on non-owner-occupied property, Lender typically makes such a loan on terms different from those of loans secured by owner-occupied properties.

Accordingly, in the event the Property is not occupied, within 30 days from the time of the recordation of the Deed of Trust and during the twelve (12) month period immediately following recordation of the Deed of Trust, as the primary residence of the Borrower, the holder of the Note may declare all sums secured by the Deed of Trust to be immediately due and payable.

The rights of Lender hereunder shall be in addition to any other rights of Lender under the Deed of Trust or allowed by law.

IN WITNESS WHEREOF, The Borrower has executed this Rider on the _____ day of _____, 19____.

Jose A. Romero
Borrower JOSE A. ROMERO

Lucila Romero
Borrower LUCILA ROMERO

Isabel Molina
Borrower ISABEL MOLINA

Borrower

State of California

CAT. NO. N100827
TO 1944 CA(1)-821

TICOR TITLE INSURANCE

(Individual)

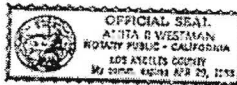
STATE OF CALIFORNIA
COUNTY OF Los Angeles
October 17, 1984

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____, Jose A. Romero and Lucila Romero and Isabel Molina

_____ personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature *Ante R. Westman*



84, 1257853
(This tag for official record use)

2

05 1078266

PREPARED BY: SMI
RECORDING REQUESTED BY
/AFTER RECORDING RETURN TO:

Stewart Mortgage Information
Attn. Sherry Doza
P.O. Box 540817
Houston, Texas 77254-0817
Tel. (800) 795-5263

Pool 0 04-42659
Loan Number: 0845808690



ASSIGNMENT of DEED OF TRUST

465_2501

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

KNOW ALL MEN BY THESE PRESENTS:

That GE MORTGAGE SERVICES LLC, F/K/A GE CAPITAL MORTGAGE SERVICES INC. ("Assignor"), acting herein by and through a duly authorized officer, the owner and holder of one certain promissory note executed by JOSE A. ROMERO AND LUCILA ROMERO, ISAUL MOLINA ("Borrower(s)") secured by a Deed of Trust of even date therewith from Borrower(s) for the benefit of the holder of the said note, which was recorded on the lot(s), or parcel(s) of land described therein situated in the County of Los Angeles, State of California:

Recording Re.: Recorded on 10/22/1984, Instrument/Document No. 84 1257853

For and in consideration of the sum of Ten and No/100 dollars (\$10.00), and other good valuable and sufficient consideration paid, the receipt of which is hereby acknowledged, does hereby transfer and assign, set over and deliver unto WELLS FARGO BANK, N.A. (Assignee) all beneficial interest in and to title to said Deed of Trust, together with the note and all other liens against said property securing the payment thereof, and all title held by the undersigned in and to said land:

TO HAVE AND TO HOLD unto said Assignee said above described Deed of Trust and note, together with all and singular the liens, rights, equities, title and estate in said real estate therein described securing the payment thereof, or otherwise.

Executed this the 29th day of March A.D. 2005. GE MORTGAGE SERVICES LLC, F/K/A GE CAPITAL MORTGAGE SERVICES INC.

By:
SHERRY DOZA
VICE PRESIDENT

THE STATE OF TEXAS
COUNTY OF HARRIS

On this the 29th day of March A.D. 2005, before me, a Notary Public, appeared SHERRY DOZA to me personally known, who being by me duly sworn, did say that (s)he is the VICE PRESIDENT of GE MORTGAGE SERVICES LLC, F/K/A GE CAPITAL MORTGAGE SERVICES INC., and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and said SHERRY DOZA acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have herunto set my hand and affixed my official seal the day and year first above written.

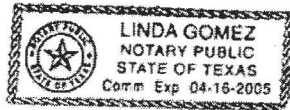


EXHIBIT B

ASSIGNED INSPECTOR: JASON SIBLEY

Date: December 10, 2014

JOB ADDRESS: 14422 WEST AZTEC STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2507-011-003

Last Full Title: 08/08/2014

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOSE AND LUCILA ROMERO
14422 AZTEC STREET
SYLMAR, CA. 91342-5107
CAPACITY: OWNERS

- 2). HOME FED MORTGAGE CORPORATION
1820 EAST FIRST STREET, 400
SANTA ANA, CA. 92705
CAPACITY: INTERESTED PARTIES

- 3). HOME FEDERAL SAVINGS BANK
419 MAIN STREET
WORCESTER, MA. 01608
CAPACITY: INTERESTED PARTIES

- 4). HOME FED SAVINGS BANK
C/O DIVERSIFIED MORTGAGE TECHNOLOGY
21405 DEVONSHIRE, SUITE 215
CHATSWORTH, CA. 91311
CAPACITY: INTERESTED PARTIES

- 5). STEWART MORTGAGE INFORMATION
ATTN. SHERRY DOZA
P.O. BOX 540817
HOUSTON, TX. 77254-0817
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
14422 AZTEC ST, SYLMAR, CA 91342-5107



Owner Information

Owner Name: ROMERO JOSE & LUCILA
 Mailing Address: 14422 AZTEC ST, SYLMAR CA 91342-5107 C005
 Vesting Codes: //

Location Information

Legal Description:	TRACT # 14791 LOT 23	APN:	2507-011-003
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1070.20 / 2	Subdivision:	14791
Township-Range-Sect:		Map Reference:	2-E4 / 482-A6
Legal Book/Page:	336-31	Tract #:	14791
Legal Lot:	23	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SYL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	10/22/1984 /	1st Mtg Amount/Type:	\$82,650 / PRIVATE PARTY
Sale Price:	\$87,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	1257852	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$67.08
New Construction:		Multi/Split Sale:	

Lender:
 Seller Name: MITCHELL JAMES T & JUDITH A

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:	1,297	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1949 / 1951	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: FENCE;ADDITION

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,133	Lot Width/Depth:	58 x 107	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$144,129	Assessed Year:	2014	Property Tax:	\$1,904.72
Land Value:	\$44,554	Improved %:	69%	Tax Area:	16
Improvement Value:	\$99,575	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$144,129				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

14422 AZTEC ST, SYLMAR, CA 91342-5107

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

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 8

	Subject Property	Low	High	Average
Sale Price	\$87,000	\$305,000	\$390,000	\$354,312
Bldg/Living Area	1,297	1,134	1,491	1,268
Price/Sqft	\$67.08	\$235.78	\$326.28	\$281.19
Year Built	1949	1940	1956	1949
Lot Area	6,133	6,186	9,825	7,308
Bedrooms	4	3	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$144,129	\$56,747	\$384,000	\$219,158
Distance From Subject	0.00	0.17	0.50	0.34

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		14422 AZTEC ST	\$87,000	1949	4	2	10/22/1984	1,297	6,133	0.0
Comparables										
<input checked="" type="checkbox"/>	1	14457 HERRON ST	\$380,000	1949	3	2	05/01/2014	1,235	7,463	0.17
<input checked="" type="checkbox"/>	2	14339 BEAVER ST	\$370,000	1948	3	1	11/24/2014	1,134	7,149	0.2
<input checked="" type="checkbox"/>	3	14275 AZTEC ST	\$390,000	1948	4	2	10/16/2014	1,491	7,150	0.23
<input checked="" type="checkbox"/>	4	14588 DYER ST	\$305,000	1951	3	1	05/30/2014	1,197	6,786	0.3
<input checked="" type="checkbox"/>	5	14519 RAVEN ST	\$350,000	1951	3	1	10/09/2014	1,169	6,186	0.33
<input checked="" type="checkbox"/>	6	14249 HERRON ST	\$355,000	1940	3	2	11/21/2014	1,319	9,825	0.48
<input checked="" type="checkbox"/>	7	12123 HAVANA AVE	\$331,500	1956	3	2	06/04/2014	1,406	7,537	0.49
<input checked="" type="checkbox"/>	8	12695 WOODCOCK AVE	\$353,000	1951	3	1	10/20/2014	1,197	6,364	0.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14422 AZTEC ST, SYLMAR, CA 91342-5107**8 Comparable(s) Selected.**

Report Date: 12/17/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$87,000	\$305,000	\$390,000	\$354,312
Bldg/Living Area	1,297	1,134	1,491	1,268
Price/Sqft	\$67.08	\$235.78	\$326.28	\$281.19
Year Built	1949	1940	1956	1949
Lot Area	6,133	6,186	9,825	7,308
Bedrooms	4	3	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$144,129	\$56,747	\$384,000	\$219,158
Distance From Subject	0.00	0.17	0.50	0.34

* = user supplied for search only

Comp #:**1** Distance From Subject:**0.17 (miles)**
 Address: **14457 HERRON ST, SYLMAR, CA 91342-5146**
 Owner Name: **MASSAS JESUS B**
 Seller Name: **PLASCENCIA JESSICA**
 APN: **2507-014-002** Map Reference: **2-D4 / 482-A5** Living Area: **1,235**
 County: **LOS ANGELES, CA** Census Tract: **1070.20** Total Rooms: **4**
 Subdivision: **14791** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **05/01/2014** Prior Rec Date: **04/12/2010** Bath(F/H): **2 /**
 Sale Date: **03/21/2014** Prior Sale Date: **03/01/2010** Yr Built/Eff: **1949 / 1967**
 Sale Price: **\$380,000** Prior Sale Price: **\$325,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **449495** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$373,117** Lot Area: **7,463** Pool:
 Total Value: **\$342,219** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **DETACHED GARAGE**

Comp #:**2** Distance From Subject:**0.2 (miles)**
 Address: **14339 BEAVER ST, SYLMAR, CA 91342-5110**
 Owner Name: **VALENZUELA MARIA L**
 Seller Name: **AQUINO JOSE**
 APN: **2507-023-013** Map Reference: **2-E4 / 482-A5** Living Area: **1,134**
 County: **LOS ANGELES, CA** Census Tract: **1070.20** Total Rooms: **5**
 Subdivision: **14404** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/24/2014** Prior Rec Date: **01/31/2014** Bath(F/H): **1 /**
 Sale Date: **11/19/2014** Prior Sale Date: **01/23/2014** Yr Built/Eff: **1948 / 1950**
 Sale Price: **\$370,000** Prior Sale Price: **\$290,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1258498** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$360,195** Lot Area: **7,149** Pool:
 Total Value: **\$255,000** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**3** Distance From Subject:**0.23 (miles)**
 Address: **14275 AZTEC ST, SYLMAR, CA 91342-5103**
 Owner Name: **CARRASCO GUADALUPE**
 Seller Name: **BURTON JAMES S**
 APN: **2507-024-020** Map Reference: **2-E4 / 482-A5** Living Area: **1,491**
 County: **LOS ANGELES, CA** Census Tract: **1070.20** Total Rooms: **6**
 Subdivision: **14404** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **10/16/2014** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **09/22/2014** Prior Sale Date: Yr Built/Eff: **1948 / 1950**
 Sale Price: **\$390,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **1093425** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$382,936** Lot Area: **7,150** Pool:
 Total Value: **\$65,358** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**4** Distance From Subject:**0.3 (miles)**
 Address: **14588 DYER ST, SYLMAR, CA 91342-5138**
 Owner Name: **OROZCO GLADYS Y**
 Seller Name: **BARLET LEOPOLDO & MIRIAM**
 APN: **2507-017-004** Map Reference: **2-D4 / 481-J5** Living Area: **1,197**
 County: **LOS ANGELES, CA** Census Tract: **1070.20** Total Rooms: **5**
 Subdivision: **14923** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **05/30/2014** Prior Rec Date: **05/29/2003** Bath(F/H): **1 /**
 Sale Date: **04/30/2014** Prior Sale Date: **04/22/2003** Yr Built/Eff: **1951 / 1951**
 Sale Price: **\$305,000** Prior Sale Price: **\$275,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **CONVENTIONAL**
 Document #: **558869** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$274,500** Lot Area: **6,786** Pool: **POOL**
 Total Value: **\$344,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **DETACHED GARAGE**

Comp #:5 Distance From Subject:0.33 (miles)
 Address: 14519 RAVEN ST, SYLMAR, CA 91342-5129
 Owner Name: BELTRAN EDGAR F
 Seller Name: KLEIN JUDITH O
 APN: 2507-017-019 Map Reference: 2-D4 / 482-A5 Living Area: 1,169
 County: LOS ANGELES, CA Census Tract: 1070.20 Total Rooms: 5
 Subdivision: 14923 Zoning: LAR1 Bedrooms: 3
 Rec Date: 10/09/2014 Prior Rec Date: 12/18/2001 Bath(F/H): 1 / 1
 Sale Date: 09/18/2014 Prior Sale Date: 10/25/2001 Yr Built/Eff: 1951 / 1951
 Sale Price: \$350,000 Prior Sale Price: \$186,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1069423 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$350,000 Lot Area: 6,186 Pool:
 Total Value: \$224,020 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:6 Distance From Subject:0.48 (miles)
 Address: 14249 HERRON ST, SYLMAR, CA 91342-4726
 Owner Name: OROZCO FLORLIZET
 Seller Name: SCHMIDT DARLENE B
 APN: 2508-023-034 Map Reference: 2-E4 / 482-A5 Living Area: 1,319
 County: LOS ANGELES, CA Census Tract: 1070.10 Total Rooms: 4
 Subdivision: MACLAY Zoning: LAR1 Bedrooms: 3
 Rec Date: 11/21/2014 Prior Rec Date: 06/23/1972 Bath(F/H): 2 /
 Sale Date: 10/27/2014 Prior Sale Date: Yr Built/Eff: 1940 / 1943
 Sale Price: \$355,000 Prior Sale Price: \$21,500 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1252355 Acres: 0.23 Fireplace: Y / 1
 1st Mtg Amt: \$245,000 Lot Area: 9,825 Pool:
 Total Value: \$81,919 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:7 Distance From Subject:0.49 (miles)
 Address: 12123 HAVANA AVE, SYLMAR, CA 91342-5245
 Owner Name: SANCHEZ VICTOR H
 Seller Name: LOPEZ CESAR & LUZ D
 APN: 2611-018-018 Map Reference: 2-D5 / 481-J6 Living Area: 1,406
 County: LOS ANGELES, CA Census Tract: 1066.48 Total Rooms: 6
 Subdivision: 19831 Zoning: LARS Bedrooms: 3
 Rec Date: 06/04/2014 Prior Rec Date: 12/06/2005 Bath(F/H): 2 /
 Sale Date: 05/29/2014 Prior Sale Date: 11/09/2005 Yr Built/Eff: 1956 / 1956
 Sale Price: \$331,500 Prior Sale Price: \$530,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: UNKNOWN Style: CONVENTIONAL
 Document #: 579810 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$270,000 Lot Area: 7,537 Pool:
 Total Value: \$384,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:8 Distance From Subject:0.5 (miles)
 Address: 12695 WOODCOCK AVE, SYLMAR, CA 91342-4658
 Owner Name: ALADZHANYAN PARANDZEM/ALADZHANYAN ASMIK
 Seller Name: GAXIOLA G & M L TRUST
 APN: 2507-002-004 Map Reference: 2-D4 / 481-J5 Living Area: 1,197
 County: LOS ANGELES, CA Census Tract: 1070.10 Total Rooms: 5
 Subdivision: 14923 Zoning: LAR1 Bedrooms: 3
 Rec Date: 10/20/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 10/13/2014 Prior Sale Date: Yr Built/Eff: 1951 / 1951
 Sale Price: \$353,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1102202 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$282,000 Lot Area: 6,364 Pool:
 Total Value: \$56,747 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: JASON SIBLEY

Date: December 10, 2014

JOB ADDRESS: 14422 WEST AZTEC STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2507-011-003

CASE#: 502366

ORDER NO: A-3273238

EFFECTIVE DATE OF ORDER TO COMPLY: June 21, 2013

COMPLIANCE EXPECTED DATE: July 6, 2013

DATE COMPLIANCE OBTAINED: June 27, 2013

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3273238

1-2
1-3
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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



ANTONIO R. VILLARAIGOSA
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 AND NOTICE OF FEE

ROMERO, JOSE AND LUCILA
14422 AZTEC ST
SYLMAR, CA 91342

CASE #: 502366
ORDER #: A-3273238
EFFECTIVE DATE: June 21, 2013
COMPLIANCE DATE: July 06, 2013

OWNER OF
SITE ADDRESS: 14422 W AZTEC ST
ASSESSORS PARCEL NO.: 2507-011-003
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 Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of misc. household items in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

2. Conducting a yard sale(s) which does not comply with all requirements of the L.A.M.C.

You are therefore ordered to: 1) Discontinue the yard sale(s) for items which are not used or received or purchased for the household use, 2) Discontinue the yard sale(s) which exceed five sales events in one calendar year, 3) Discontinue the yard sale(s) that are more than two consecutive days, and 4) Limit the hours of the yard sale from 9:00AM to 5:00 PM.

Code Section(s) in Violation: 12.03 and 12.21A.1(a) of the L.A.M.C.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

