

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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

April 21, 2015

Council District: # 12

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

JOB ADDRESS: **8561 NORTH TAMPA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2783-022-004**

On June 30, 2012, 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: **8561 North Tampa Avenue, 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. The Department imposed non-compliance fee as follows:

Pursuant to Section 98.0421, the property owner was issued an order on July 29, 2011 and May 1, 2012 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>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	3,055.00
Code Violation Investigation fee	672.00
System Development Surcharge	40.32
System Development Surcharge late fee	100.80
Accumulated Interest (1%/month)	1,001.70
Title Report fee	42.00
Grand Total	\$ 5,461.82

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 **\$5,461.82** 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 **\$5,461.82** 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 WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11140
Dated as of: 03/12/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2783-022-004

Property Address: 8561 N TAMPA AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Quitclaim Deed

Grantee : Sechaba LLC, a California Limited Liability Company

Grantor : Qian Zhang, a single woman as her sole and separate woman

Deed Date : 12/5/2008

Recorded : 12/19/2008

Instr No. : 20082234360

MAILING ADDRESS: Sechaba LLC
P.O. Box 3884, Beverly Hills, CA 90212

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 25 of Tract 22222 in the City of Los Angeles, County of Los Angeles, State of California as per Map recorded in Book 6000, Page(s) 82 to 84 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 2783-022-004

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$416,800.00

Dated : 10/17/2007

Trustor : Adam S Fenton

Trustee : North American Title Company

Beneficiary : MERS, Inc., as nominee for Taylor, Bean and Whitaker Mortgage Corp.

Loan No. : MIN 100029500020859512

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. T11140

SCHEDULE B (Continued)

Recorded : 10/31/2007

Instr No. : 20072456603

Maturity Date is: 11/1/2037

MAILING ADDRESS: North American Title Company - Not Shown.

MAILING ADDRESS: Taylor, Bean and Whitaker Mortgage Corp., -
1417 North Magnolia Ave, Ocala, FL 34475.

MAILING ADDRESS: Mortgage Electronic Registration Systems, Inc.
P.O. Box 2026, Flint, MI 48501 2026.

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : Cal-Western Reconveyance Corporation

Recorded : 1/27/2010

Instr No. : 20100117210

MAILING ADDRESS: Cal-Western Reconveyance Corporation -
525 East Main Street P. O. Box 22004 El Cajon CA 92022-9004

Assignment of the above referenced security instrument is as follows:

Assignee : Ocwen Loan Servicing, LLC

Recorded : 1/27/2010

Instr No. : 20100117211

MAILING ADDRESS: - Ocwen Loan Servicing, LLC - 12650 Ingenuity Drive Orlando FL 32826

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : Cal-Western Reconveyance Corporation, A California Corporation

Recorded : 9/14/2012

Instr No. : 20121386600

MAILING ADDRESS: Cal-Western Reconveyance Corporation
525 East Main Street P. O. Box 22004 El Cajon CA 92022-9004

The assignment of the beneficial interest under said deed of trust which names:

Assignee : Nationstar Mortgage LLC

Recorded : 6/18/2013

Instr No. : 20130900909

MAILING ADDRESS: Nationstar Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067.

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : The Wolf Firm, a Law Corporation

Recorded : 7/14/2014

Instr No. : 20140723281

MAILING ADDRESS: The Wolf Firm - 2955 Main Street, 2nd Floor, Irvine, California 92614.

A Notice of Default under the terms of said Deed of Trust

Executed by : Nationstar Mortgage LLC, c/o The Wolf Firm, A Law Corporation

Recorded : 7/14/2014

Instr No. : 20140723282

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. T11140

SCHEDULE B (Continued)

MAILING ADDRESS: Nationstar Mortgage LLC, c/o The Wolf Firm, A Law Corporation -
2955 Main Street, 2nd Floor Irvine, California - 92614

A Notice of Trustee's Sale under said Deed of Trust

Executed by : The Wolf Firm, A Law Corporation

Time of Sale : 9:00 AM

Place of Sale : At the Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk,
13111 Sycamore Drive, Norwalk, CA 90650

Recorded : 10/16/2014

Instr No. : 20141092836

MAILING ADDRESS: The Wolf Firm - 2955 Main Street, 2nd Floor Irvine, California - 92614

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$500,000.00

Dated : 7/11/2013

Trustor : Sechaba LLC

Trustee : North American Title Company

Beneficiary : Jenet Asset Holdings

Recorded : 1/15/2015

Instr No. : 20150055138

MAILING ADDRESS: North American Title Company, - Not Shown.

MAILING ADDRESS: Jenet Asset Holdings, - P.O. Box 5884, Beverly Hills, CA 90212.

Type of Document: A claim of mechanic's lien

Amount : \$27,850.00

Claimant : Rightway Construction Builders, Inc

Recorded : 12/12/2014

Instr No. : 20141355161

Mailing Address: Adam S. Fenton/Sechaba, LLC, 8561 Tampa Avenue, Northridge, CA 91324

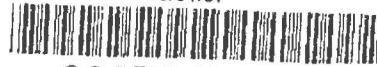
Mailing Address: Rightway Construction Builders, Inc, 22817 Runnymede Street, West Hills, CA 91307

RECORDING REQUESTED BY:
North American Title Company

AND WHEN RECORDED MAIL TO:

Mr Adam S Fenton
8561 Tampa Ave
Northridge, CA 91324

10/31/07



20072456602

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 15-83719-83

Escrow No.: 44983

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$570.10 CITY TRANSFER TAX \$2,344.00

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale

☐ Unincorporated area ☒ City of Los Angeles AND

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

Quian Zhang, a Single Woman

hereby GRANT(s) to

Adam S. Fenton, a Single Man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as
Lot 25 of Tract No. 22222, in the City of Los Angeles, County of Los Angeles, State of California, as per Map
recorded in Book 600, Pages 82 to 84 inclusive of Maps, in the Office of the County Recorder of said County
Also Known as 8561 Tampa Ave., Northridge, CA
AP# 2783-022-004

SEE EXHIBIT "A"
ATTACHED

DATED October 22, 2007

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 10-26-07

Before me, JERRY FREELON

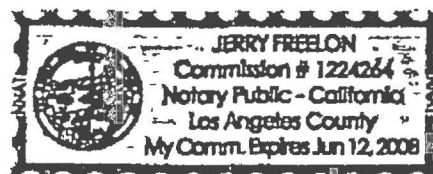
A Notary Public in and for said State, personally appeared

QUIAN ZHANG

Quian Zhang

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

(This area for official notarial seal)

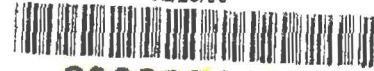
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

RECORDING REQUESTED BY

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO

SECHABA, LLC
109 N CHEVY CHASE DR., STE. C177
GLENDALE, CA 91206

02/28/08



20080344576

Order No.:

Escrow No.:

APN: 2783 - 022 - 004

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

(80) (44)

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$

NONE

Computed on full value of property conveyed, or

X Computed on full value less liens and encumbrances remaining at time of sale

Unincorporated area City of Los Angeles

For valuable consideration, receipt of which is hereby acknowledged,

This is a bonded gift.
Grantor to receive nothing in
return. R & T 11911

ADAM S. FENTON, A SINGLE MAN, AS HIS SOLE AND SEPRATE PROPERTY

hereby GRANT(S) to SECHABA, LLC, 109 N CHEVY CHASE DR. C177, GLENDALE, CA 91206

the real property situated in the County of LOS ANGELES, State of California, more particularly described as follows: 8561 TAMPA AVE., NORTHRIDGE, CA 91324

Lot 25 of Tract No. 22222, in the City of Los Angeles, Ca. as per map recorded in Book 500 Pages 82 through 84 inclusive of maps, in the office of the County Recorder of said County.

Dated: NOVEMBER 17, 2007

~~This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911.~~

STATE OF CALIFORNIA

COUNTY OF Los Angeles

)
) SS.

Adam S. Fenton

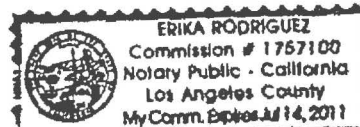
On 12/20/2007 before me, Erika Rodriguez, Notary Public, personally
(here insert name and title of the officer)

appeared Adam S. Fenton
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

This instrument filed for record by North American Title Company as an accommodation only it has not been examined as to its execution or as to its effect upon the title.



MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:

Qian Zhang
109 North Chevy Chase Dr. C177
Glendale, Ca. 91206

03/14/08



20080444202

Order No.:

Escrow No.:

APN 2783-022-004

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRA 16

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 1.10 + 4.50

☐ Computed on full value of property conveyed, or

☒ Computed on full value less liens and encumbrances remaining at time of sale

☐ Unincorporated area City of Los Angeles

For valuable consideration, receipt of which is hereby acknowledged,

SECHABA LLC, a California Limited Liability Company

hereby GRANT(S) to

Qian Zhang, a single woman as her sole and separate property

the real property situated in the County of Los Angeles, State of California, more particularly described as follows:

Lot 25 of Tract No. 22222, in the city of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 600, Pages 82 to 84 inclusive of Maps, in the Office of the County Recorder of said County.
and commonly known as: 8561 Tampa Avenue Northridge, Ca. 91324

Dated: February 29, 2008

Sechaba LLC, by

Sechaba LLC by Robert Tregger

Robert Tregger

STATE OF CALIFORNIA

COUNTY OF Los Angeles

} SS

On March 12, 2008 before me, Chantal Sanchez, Notary Public, Notary Public, personally appeared Robert Tregger

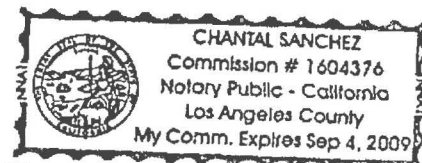
who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature

[Signature]



This instrument filed for record by North American Title Company as an accommodation only. It has not been examined as to its execution or as to its effect on the title

MAIL TAX STATEMENTS AS DIRECTED ABOVE

3

ALL-PURPOSE ACKNOWLEDGMENT

Title of Document: Grant Deed
Date of Document: March 12, 2008

State of California

County of Los Angeles

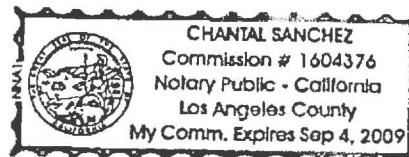
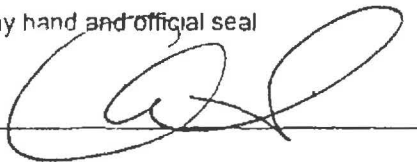
On March 12, 2008 before me, Chantal Sanchez, Notary Public, Notary Public,
personally appeared Robert Tieder

who 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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct

WITNESS my hand and official seal

Signature



FOR NOTARY STAMP

08 0444202

RECORDING REQUESTED BY

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



SECHABA LLC.
P.O. Box 3884
Beverly Hills, CA 90212

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

A.P.N. 2783-022-004

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 25.50 LA County 80 & 22.50 L.A. city 44
() computed on full value of property conveyed, or
(X) computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of Los Angeles.

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

Qian Zhang, a single woman as her sole and separate woman

do hereby REMISE, RELEASE AND QUITCLAIM to

SECHABA LLC, a California Limited Liability Company

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as

Lot 25 of Tract 22222 in the City of Los Angeles, County of Los Angeles, State of California
as per Map recorded in Book 6000, Page(s) 82 to 84 of Maps, in the office of the County
Recorder of said County.

(commonly know as 8561 Tampa Avenue, Northridge, CA 91324)

This instrument filed for record
as an accomodation only. It has not
been examined as to its execution
or as to its effect upon the title.

Dated December 5, 2008

State of California)
County of LOS ANGELES) ss

On Dec 6, 2008 before me, TWINKY TOUCEDA
Notary Public, personally appeared QIAN ZHANG

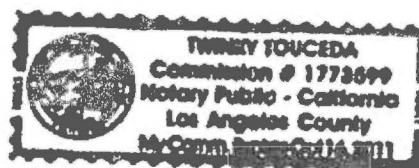
Signature of Grantor

Qian Zhang

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



MAIL TAX STATEMENTS TO,

Form 3196-B (Rev. 5-84)

This Document provided by Commonwealth Land Title Insurance Company

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

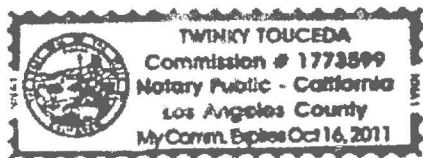
On Dec 6, 2008 before me, Twinky Touceda Notary Public
Date Here Insert Name and Title of the Officer

personally appeared QIAN ZHANG
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal



Place Notary Seal Above

Signature [Signature]
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: Quitclaim Deed

Document Date Dec 5, 2008 Number of Pages 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name _____

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

Signer Is Representing _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name _____

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

Signer Is Representing _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

NORTH AMERICAN TITLE COMPANY

RECORDING REQUESTED BY
Taylor, Bean & Whitaker Mortgage C

AND WHEN RECORDED MAIL TO
Taylor, Bean & Whitaker Mortgage Corp.
1417 North Magnolia Ave.
Ocala, FL 34475



15-93719-63

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100029500020859512

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 2, 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 **October 17, 2007**, together with all Riders to this document.

(B) "Borrower" is **Adam S Fenton, An Unmarried Man**

Borrower is the trustor under this Security Instrument

(C) "Lender" is **Taylor, Bean & Whitaker Mortgage Corp.**
Lender is a **Florida Corporation** organized and existing under
the laws of **FL** Lender's address is
1417 North Magnolia Ave, Ocala, FL 34475

(D) "Trustee" is **NORTH AMERICAN TITLE COMPANY**

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501 2026, tel: (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated **October 17, 2007**. The Note states that Borrower owes Lender **Four Hundred Sixteen Thousand Eight Hundred and no/100** Dollars (U.S. \$ **416,800.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **November 01, 2037**.

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

CALIFORNIA—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

ITEM T9928L1 (0011)—MERS

(Page 1 of 12 pages)

Form 3005 1/01

GREATLAND

To Order Call 1-800-530-8333 or Fax 618-791-1131



0240602085951

2733-022-004

3

(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]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |

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

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

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

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

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for (i) damage to, or destruction of, the Property, (ii) condemnation or other taking of all or any part of the Property, (iii) conveyance in lieu of condemnation, or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §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.

07 2456603

13

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 through 12 of this Security Instrument and in any Rider executed by Borrower and recorded with it

Adam S Fenton (Seal) (Seal)
Borrower Borrower

____ (Seal) (Seal)
Borrower Borrower

____ (Seal) (Seal)
Borrower Borrower

Witness

Witness

State of California)
County of Riverside)

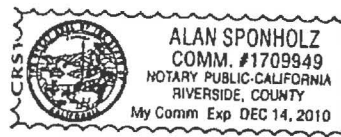
On Oct 22, 2007
personally appeared Adam S. Fenton

before me, Alan Spohnholz, Notary Public

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 Alan Spohnholz



07 2456603

RECORDING REQUESTED BY:

First American Title Co.

AND WHEN RECORDED MAIL TO:

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004



SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOAN NO. XXXX1086 T S. NO.: 1247068-10

4294059

SUBSTITUTION OF TRUSTEE

This Form Provided By Cal-Western Reconveyance Corporation

WHEREAS, ADAM S FENTON, AN UNMARRIED MAN was the original Trustor,

NORTH AMERICAN TITLE COMPANY
was the original Trustee,

and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. was the original
Beneficiary

under that certain Deed of Trust dated October 17, 2007 and recorded on October 31, 2007 as
Instrument No. 20072456603, in book XX, page XX of Official Records 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 and stead of
present Trustee thereunder, in the manner in said Deed of Trust provided.

NOW, THEREFORE, the undersigned hereby substitutes

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET, P.O. BOX 22004
EL CAJON CA 92022-9004

as Trustee under said Deed of Trust.

17C

3
SUBSTITUTION OF TRUSTEE

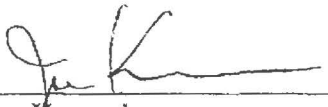
LOAN NO: 1086

TS NO: 1247068-10

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

Dated: 10-22-09

Mortgage Electronic Registration Systems, Inc. (MERS)


Joe Krasovic
Assistant Secretary of MERS

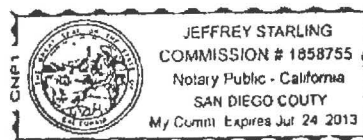
STATE OF: California
COUNTY OF: San Diego

On JAN 25 2010 before me, Jeffrey Starling, a Notary Public, personally appeared Joe Krasovic, who 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. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature Jeffrey Starling

(Seal)





**CAL-WESTERN
RECONVEYANCE
CORPORATION**

4

T.S NO.

1247068-10

LOAN NO.

1086

**AFFIDAVIT OF MAILING SUBSTITUTION OF TRUSTEE
PURSUANT TO CALIFORNIA CIVIL CODE §2934a**

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

THE UNDERSIGNED BEING SWORN, SAY(S):

A COPY OF THE SUBSTITUTION OF TRUSTEE HAS BEEN MAILED, PRIOR TO OR CONCURRENTLY WITH THE RECORDING THEREOF, IN THE MANNER PROVIDED IN SECTION 2934a OF THE CIVIL CODE OF CALIFORNIA, TO ALL PERSONS TO WHOM A COPY OF THE NOTICE OF DEFAULT WOULD BE REQUIRED TO BE MAILED BY THE PROVISIONS OF SUCH SECTION.

Dated: January 25, 2010

Dana Rodriguez

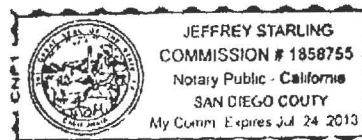
State of California
County of San Diego

On JAN 25 2010 before me, Jeffrey Starling, a Notary Public, personally appeared Dana Rodriguez, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

(Seal)

Signature



ASUB DOC

Rev 10/02/09

Cal-Western Reconveyance Corporation
525 East Main Street, El Cajon, California 92020 • P.O. Box 22004, El Cajon, California 92022-9004
TEL: (619) 590-9200 • FAX: (619) 590-9299 • Website: www.cwrcc.com

Recording Requested By
And When Recorded Mail To
First American Title Co
OCWEN LOAN SERVICING, LLC
12650 INGENUITY DRIVE
ORLANDO FL 32826



SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. NO. 1247068-10
LOAN NO. XXXX1086

4294057

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to
OCWEN LOAN SERVICING, LLC

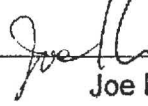
all beneficial interest under that certain deed of trust dated October 17, 2007, executed by
ADAM S FENTON, AN UNMARRIED MAN, trustor, to NORTH AMERICAN TITLE COMPANY, trustee, and
recorded as Instrument No. 20072456603 on October 31, 2007 in book XX page XX, of Official Records in the
County Recorder's office of LOS ANGELES County, CALIFORNIA describing land therein as

COMPLETELY DESCRIBED IN SAID DEED OF TRUST

together with the note or notes therein described or referred to, the money due and to become due thereon with
interest, and all rights accrued or to accrue under said Deed of Trust.

Dated: 10/23/09

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC



Joe Krasovic, Asst. Sec.

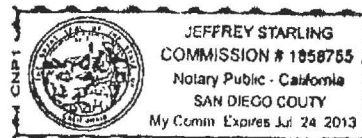
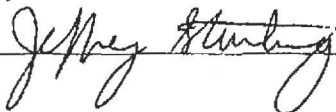
State of California
County of San Diego

On **JAN 25 2010** before me, Jeffrey Starling
a Notary Public, personally appeared

Joe Krasovic

who 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. I certify under PENALTY OF PERJURY under the laws of the
State of California that the foregoing paragraph is true and correct
WITNESS my hand and official seal (Seal)

Signature



18C

RECORDING REQUESTED BY: ServiceLink

AND WHEN RECORDED MAIL TO:



CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

1216457

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

T.S. NO.:1365270-10

WHEREAS, ADAM S FENTON, AN UNMARRIED MAN was the original Trustor, NORTH AMERICAN TITLE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS was the original Beneficiary under that certain Deed of Trust dated October 17, 2007 and recorded on October 31, 2007 as Instrument No. 20072456603, in book XX, page XX of Official Records of LOS ANGELES County, California, and

WHEREAS, the undersigned is 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 and stead of present Trustee thereunder, in the manner in said Deed of Trust provided.

NOW, THEREFORE, the undersigned hereby substitutes, CAL-WESTERN RECONVEYANCE CORPORATION a California Corporation whose address is 525 EAST MAIN STREET, P.O. BOX 22004, EL CAJON CA 92022-9004 as Trustee under said Deed of Trust. Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated: 9/5/12

OCWEN LOAN SERVICING, LLC


Richard Work

Contract Management Coordinator

State of Florida
County of Palm Beach

On 9/5/2012 before me, Chris Heinichen

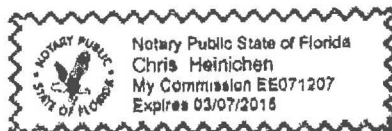
a Notary Public, personally appeared Richard Work, who is personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

(Seal)

WITNESS my hand and official seal

Signature


Chris Heinichen



[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING
[AND WHEN RECORDED MAIL TO]
Federal Home Loan Mortgage Corporat
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683

Loan #: 479239237
Effective Date 05/16/2013

CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, OCWEN LOAN SERVICING, LLC, WHOSE ADDRESS IS 1661 Worthington Road STE 100, West Palm Beach, FL, 33409, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, without recourse, representation or warranty, together with all rights, 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 ADAM S FENTON and recorded on 10/31/2007 as Instrument # 20072456603, in Book , Page in the office of the LOS ANGELES County Recorder, CA.

IN WITNESS WHEREOF, this Assignment is executed this 31st day of May in the year 2013
OCWEN LOAN SERVICING, LLC


ROBERT VERCELLINI


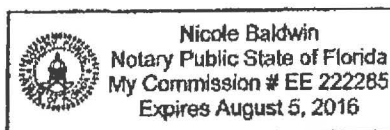
AUTHORIZED SIGNATORY

All Authorized Signatories whose signatures appear above are employed by NTC and have reviewed this document and supporting documentation prior to signing.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 31st day of May in the year 2013, by Robert Vercellini as AUTHORIZED SIGNATORY for OCWEN LOAN SERVICING, LLC, who, as such AUTHORIZED SIGNATORY being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.


NICOLE BALDWIN - NOTARY PUBLIC
COMM EXPIRES: 08/05/2016

Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
FHLNA 20168853 -- DOCR T3013053115 [C] EFRMCA1



RECORDING REQUESTED BY:

TICOR TITLE COMPANY

AND WHEN RECORDED MAIL TO:

The Wolf Firm
2955 Main Street, 2nd Floor
Irvine, California 92614
(949) 720-9200

239335

TS No.: 14-1653-11

APN: 2783-022-004

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

WHEREAS, ADAM S FENTON, AN UNMARRIED MAN was the original Trustor, NORTH AMERICAN TITLE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), AS A NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., A FLORIDA CORPORATION was the original Beneficiary under that certain Deed of Trust dated 10/17/2007 and recorded on 10/31/2007 as Instrument No. 20072456603 of Official Records 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 place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes The Wolf Firm, A Law Corporation, 2955 Main Street, 2nd Floor, Irvine, California 92614 as Trustee under said Deed of Trust.

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

Dated: May 29, 2014

Nationstar Mortgage LLC

Amanda Duschbauer 5/29/2014
Amanda Duschbauer
Assistant Secretary

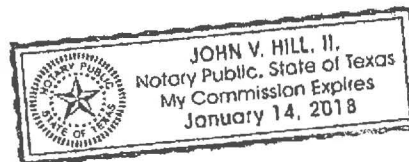
State of TEXAS } SS
County of DENTON }

On 5/29/2014 before me, JOHN V. HILL II personally appeared AMANDA DUSCHBAUER who 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.

I certify under PENALTY OF PERJURY under the laws of the State of TEXAS that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature John V. Hill II (Seal)
Notary Public



RECORDING REQUESTED BY:
TICOR TITLE COMPANY

WHEN RECORDED MAIL TO:
The Wolf Firm
2955 Main Street, 2nd Floor
Irvine, California 92614
(949) 720-9200
(949) 608-0130 (Foreclosure Fax No.)

Trustee Sale No. 14-1653-11

Title Order No..239335

SPACE ABOVE THIS LINE FOR RECORDER'S USE
APN: 2783-022-004

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

PLEASE NOTE THAT PURSUANT TO CIVIL CODE § 2923.3(c)(1) THE ABOVE STATEMENT IS REQUIRED TO APPEAR ON THIS DOCUMENT BUT PURSUANT TO CIVIL CODE § 2923.3(a) THE SUMMARY OF INFORMATION IS NOT REQUIRED TO BE RECORDED OR PUBLISHED AND THE SUMMARY OF INFORMATION NEED ONLY BE MAILED TO THE MORTGAGOR OR TRUSTOR

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$399,052.90 as of 6/20/2014, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

T.S. No.14-1653-11 Title Order No. 239335

mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

Nationstar Mortgage LLC
c/o The Wolf Firm, A Law Corporation
2955 Main Street, 2nd Floor
Irvine, California 92614
Attn: Foreclosure Department Phone: (949) 720-9200 /
Fax (949) 608-0130

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

**REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE
PROMPT ACTION.**

NOTICE IS HEREBY GIVEN THAT: The Wolf Firm, A Law Corporation is the duly appointed Trustee, Substituted Trustee, or acting as agent for the beneficiary under a Deed of Trust dated 10/17/2007, executed by ADAM S FENTON, AN UNMARRIED MAN, as Trustor(s), to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), AS A NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., A FLORIDA CORPORATION, as beneficiary, recorded 10/31/2007, as Instrument No. 20072456603 of Official Records in the Office of the Recorder of Los Angeles County, California, As more fully described on said Deed of Trust.

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

T.S. No.14-1653-11 Title Order No. 239335

Including the note(s) for the sum of \$416,800.00; that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

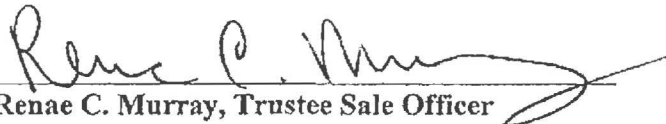
The full installment due on 4/1/2009 and all subsequent payments, together with any late charges, delinquent taxes, insurance premiums, impounds and advances; senior liens, Loan Modifications, Forbearance Agreements and encumbrances which are delinquent or become delinquent and any attorney's fees and court costs arising from the beneficiary's protection of its security must be cured as a condition of reinstatement.

That by reason thereof, the present beneficiary under such deed of trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for sale, and has deposited with said duly appointed Trustee, such deed of trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

A copy of the declaration required by either California Civil Code section 2923.55(c) or alternatively by section 2923.5(b), is attached hereto and incorporated herein by reference.

Dated: 6/23/2014

**THE WOLF FIRM, A LAW CORPORATION, AS
AGENT FOR THE BENEFICIARY BY**

By: 
Renae C. Murray, Trustee Sale Officer

**The Wolf Firm, IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Declaration of Mortgage Servicer Pursuant to
Civil Code §2923.55(c)

Borrower(s): ADAM S FENTON
Mortgage Servicer: Nationstar Mortgage LLC
Property Address: 8561 TAMPA AVE NORTHRIDGE, CA 91324
T.S. No.:

The undersigned, as an authorized agent or employee of the mortgage servicer named below, declares that:

1. ☐ The mortgage servicer has contacted the borrower pursuant to California Civil Code §2923.55(b)(2) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since the initial contact was made.
2. ☐ The mortgage servicer has tried with due diligence to contact the borrower as required by California Civil Code §2923.55(f), but has not made contact despite such due diligence. Thirty (30) days, or more, have passed since these due diligence efforts were satisfied.
3. ☒ No contact was required by the mortgage servicer because the individual(s) identified above did not meet the definition of "borrower" pursuant to subdivision (c) of California Civil Code §2920.5.
 - ☐ An individual who has surrendered the secured property as evidenced by either a letter confirming the surrender or delivery of the keys to the property to the mortgagee, beneficiary, or authorized agent.
 - ☐ An individual who has contracted with an organization, person, or entity whose primary business is advising people who have decided to leave their homes on how to extend the foreclosure process and avoid their contractual obligations to mortgagees or beneficiaries.
 - ☐ An individual who has filed a case under Chapter 7, 11, 12, or 13 of Title 11 of the United States Code and the bankruptcy court has not entered an order closing or dismissing the bankruptcy case, or granting relief from a stay of foreclosure.
4. ☐ The requirements of California Civil Code §2923.55 do not apply because the loan encumbering the above-referenced property is not secured by a first lien mortgage or first lien deed of trust that secures a loan, or that encumbers real property, described in California Civil Code §2924.15(a).

I certify that this declaration is accurate, complete and supported by competent and reliable evidence which the mortgage servicer has reviewed to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

Nationstar Mortgage LLC
Mortgage Servicer

Dated: 2/21/14

By: C. Smith 2/21/14
Name (Print): Cornel Smith
Title (Print): Assistant Secretary

Summary of Notice of Default

NOTICE OF DEFAULT
SUMMARY OF KEY INFORMATION

The attached notice of default was sent to ADAM S FENTON, AN UNMARRIED MAN, in relation to 8561 TAMPA AVE, NORTHRIDGE, CA 91324 ,

This property may be sold to satisfy your obligation and any other obligation secured by the deed of trust or mortgage that is in default. ADAM S FENTON, AN UNMARRIED MAN has, as described in the notice of default, breached the mortgage or deed of trust on the property described above.

IMPORTANT NOTICE: IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date the attached notice of default may be recorded (which date of recordation appears on the notice).

This amount is \$399,052.90 as of 6/20/2014 and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

Nationstar Mortgage LLC
C/O The Wolf Firm, A Law Corporation
2955 Main Street, 2nd Floor
Irvine, California 92614

Attn: Foreclosure Department Phone: (949) 720-9200 / Fax (949) 608-0130

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan.

Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

If you would like additional copies of this summary, you may obtain them by calling (949) 720-9200.

Declaration of Mortgage Servicer Pursuant to
Civil Code §2923.55(c)

Borrower(s): ADAM S FENTON
Mortgage Servicer: Nationstar Mortgage LLC
Property Address: 8561 TAMPA AVE NORTHBIDGE, CA 91324
T.S. No.:

The undersigned, as an authorized agent or employee of the mortgage servicer named below, declares that:

1. ☐ The mortgage servicer has contacted the borrower pursuant to California Civil Code §2923.55(b)(2) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since the initial contact was made.
2. ☐ The mortgage servicer has tried with due diligence to contact the borrower as required by California Civil Code §2923.55(f), but has not made contact despite such due diligence. Thirty (30) days, or more, have passed since these due diligence efforts were satisfied.
3. ☒ No contact was required by the mortgage servicer because the individual(s) identified above did not meet the definition of "borrower" pursuant to subdivision (c) of California Civil Code §2920.5.
 - ☐ An individual who has surrendered the secured property as evidenced by either a letter confirming the surrender or delivery of the keys to the property to the mortgagee, beneficiary, or authorized agent.
 - ☐ An individual who has contracted with an organization, person, or entity whose primary business is advising people who have decided to leave their homes on how to extend the foreclosure process and avoid their contractual obligations to mortgagees or beneficiaries.
 - ☐ An individual who has filed a case under Chapter 7, 11, 12, or 13 of Title 11 of the United States Code and the bankruptcy court has not entered an order closing or dismissing the bankruptcy case, or granting relief from a stay of foreclosure.
4. ☐ The requirements of California Civil Code §2923.55 do not apply because the loan encumbering the above-referenced property is not secured by a first lien mortgage or first lien deed of trust that secures a loan, or that encumbers real property, described in California Civil Code §2924.15(a).

I certify that this declaration is accurate, complete and supported by competent and reliable evidence which the mortgage servicer has reviewed to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

Nationstar Mortgage LLC
Mortgage Servicer

Dated: 2/21/14

By: C. Smith 2/21/14
Name (Print): Cornel Smith
Title (Print): Assistant Secretary

RECORDING REQUESTED BY
The Wolf Firm

AND WHEN RECORDED MAIL TO:
The Wolf Firm
2955 Main Street, 2nd Floor
Irvine, California 92614
Phone: (949) 720-9200
Foreclosure Dept. Fax: (949) 608-0130

APN: 2783-022-004

T.S. No. 14-1653-11

Loan No. 0608248191

SPACE ABOVE THIS LINE FOR RECORDER'S USE

239335

NOTICE OF TRUSTEE'S SALE

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

PLEASE NOTE THAT PURSUANT TO CIVIL CODE § 2923.3(d)(1) THE ABOVE STATEMENT IS
REQUIRED TO APPEAR ON THIS DOCUMENT BUT PURSUANT TO CIVIL CODE § 2923.3(a) THE
SUMMARY OF INFORMATION IS NOT REQUIRED TO BE RECORDED OR PUBLISHED AND THE
SUMMARY OF INFORMATION NEED ONLY BE MAILED TO THE MORTGAGOR OR TRUSTOR

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/17/2007. 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 PROCEEDING AGAINST YOU, YOU SHOULD
CONTACT A LAWYER.**

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Trustor: **ADAM S FENTON, AN UNMARRIED MAN**

Duly Appointed Trustee: **The Wolf Firm, A Law Corporation**

Recorded 10/31/2007 as Instrument No. 20072456603 of Official Records in the office of the Recorder of Los Angeles County, California,

Street Address or other common designation of real property: **8561 TAMPA AVE
LOS ANGELES (NORTHRIDGE AREA), CA
91324**

A.P.N.: 2783-022-004

Date of Sale: 11/20/2014 at 9:00 AM

Place of Sale: At the Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive,
Norwalk, CA 90650

Amount of unpaid balance and other charges: \$566,704.03, estimated

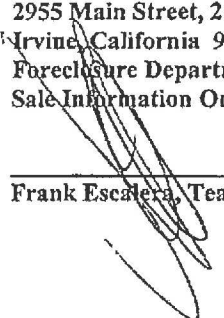
The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary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

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 on 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 (800) 280-2832 or visit this Internet Web site www.auction.com, using the file number assigned to this case 14-1653-11. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

Date: 10/15/2014

The Wolf Firm, A Law Corporation
2955 Main Street, 2nd Floor
Irvine, California 92614
Foreclosure Department (949) 720-9200
Sale Information Only: (800) 280-2832 Auction.com



Frank Escalera, Team Lead

Summary of Notice of Sale

**NOTICE OF SALE
SUMMARY OF KEY INFORMATION**

The attached notice of sale was sent to ADAM S FENTON, AN UNMARRIED MAN, in relation to 8561 TAMPA AVE, LOS ANGELES (NORTHRIDGE AREA), CA 91324 , .

YOU ARE IN DEFAULT UNDER A DEED OF TRUST OR MORTGAGE DATED 10/17/2007. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

The total amount due in the notice of sale is \$566,704.03.

Your property is scheduled to be sold on 11/20/2014 at 9:00 AM at At the Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650

However, the sale date shown on the attached 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 or visit this Internet Web site address , using the file number assigned to this case 14-1653-11. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

If you would like additional copies of this summary, you may obtain them by calling (949) 720-9200.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME JENET ASSET HOLDINGS
ADDRESS P.O. BOX 3884
CITY
STATE & ZIP BEVERLY HILLS, CA 90212
APN NO. 2783-022-004



Save Above This Line for Recorder's Use Only

DEED OF TRUST

This Deed of Trust, made this 11th day of JULY 2013, between SECHABA LLC, herein called TRUSTOR, whose address is 109 N Chevy Chase Dr. C177 Glendale, CA 91206, North American Title Company, herein called TRUSTEE, and Jenet Asset Holdings, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Los Angeles County, California, described as:

LOT 25 in Tract 22222 as per Map, in book 600 Page 82 to 84 inclusive of maps, in the office of the County Recorder of Los Angeles County, California

Also known as: 8561 Tampa Ave Northridge, CA 91324

TOGETHER WITH the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing:

1. Performance of each agreement of Trustor herein contained. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of **\$500,000** executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of such property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

1

RECORDER'S MEMO: When received document contained stain(s).

DEPUTY

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

Dated: 11th day of July 2013

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

On 11th day of July 2013 before me

_____, Notary Public,

personally appeared _____

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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Sechaba LLC
Treasurer x [Signature]

SPACE ABOVE RESERVED FOR NOTARY SEAL

SEE ATT. CHER DOCUMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of

Los Angeles

On

11/13/14

Date

before me,

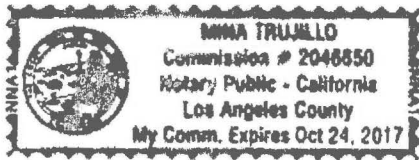
Mina Trujillo, Notary Public

Here Insert Name and Title of the Officer

personally appeared

Robert Tieger

Name(s) of Signer(s)



who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature:

Mina Trujillo

Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Deed of Trust

Document Date:

Number of Pages:

3

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other:

Signer's Name:

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

Signer Is Representing:

RECORDING REQUESTED BY:
Rightway Construction Builders, Inc.

AND WHEN RECORDED MAIL TO:
Rightway Construction Builders, Inc.

22817 Runnymede Street
West Hills, CA 91307

SPACE ABOVE THIS LINE FOR RECORDER'S USE -

MECHANICS LIEN

The undersigned claimant, Rightway Construction Builders, Inc., 22817 Runnymede Street, West Hills, CA 91307, claims a lien for labor, services, equipment, and/or materials under California Civil Code Section 8416 et seq., upon the premises hereinafter described, and upon every estate or interest in such structures, improvements and premises held by any party holding any estate therein.

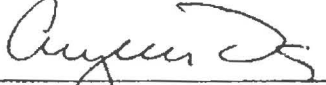
The labor, services, equipment, and/or materials, were furnished for the construction of those buildings, improvements, or structures, now upon that certain parcel of land situated in the County of Los Angeles, State of California, said land described as follows: 8561 Tampa Avenue, Northridge, CA.

The sum of \$27,850.00 together with interest thereon at the rate of 10.00 percent per annum from June 4, 2014, is due claimant (after deducting all just credits and offsets) for the following work and/or material furnished by claimant: Materials, labor, interior and exterior work done.

Claimant furnished the work and/or materials at the request of, or under contract with: Adam S. Fenton/Sechaba, LLC, 8561 Tampa Avenue, Northridge, CA 91324.

The owner(s) or reputed owner(s) of the property are: Sechaba, LLC, PO Box 3884, Beverly Hills, CA 90212.

Firm Name: Rightway Construction Builders, Inc.

By: 
Angela Darling / Authorized Agent

VERIFICATION

I, the undersigned, say: I am the Authorized Agent of the claimant of the foregoing mechanics lien: I have read said claim of mechanics lien and know the contents thereof: the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 11, 2014, at San Diego, California.

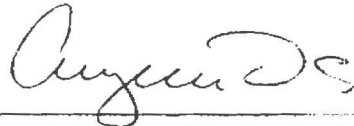

Angela Darling / Authorized Agent

**PROOF OF SERVICE AFFIDAVIT
DECLARATION OF SERVICE BY MAIL**
California Civil Code Section 8416 (a)(7) & (c)(1)

I, Angela Darling, as Lien Preparer, declare that we, Construction Notice Services, Inc., served copies of this Mechanics Lien and Notice of Mechanics Lien on 8561 Tampa Avenue, Northridge, CA by first class certified mail, postage prepaid, on December 11, 2014, at the San Diego/Mira Mesa California Post Office.

Copies of this Mechanics Lien and Notice of Mechanics Lien were mailed to the Property Owner(s) or Reputed Owner(s), Sechaba, LLC, PO Box 3884, Beverly Hills, CA 90212.

I declare, under penalty of perjury, that the foregoing is true and correct. Executed on December 11, 2014, at San Diego, California.



Angela Darling / Authorized Agent
(59467)

**NOTICE OF MECHANICS LIEN
ATTENTION!**

Upon the recording of the enclosed MECHANICS LIEN with the county recorder's office of the county where the property is located, your property is subject to the filing of a legal action seeking a court-ordered foreclosure sale of the real property on which the lien has been recorded. The legal action must be filed with the court no later than 90 days after the date the mechanic's lien is recorded.

The party identified in the mechanics lien may have provided labor or materials for improvements to your property and may not have been paid for these items. You are receiving this notice because it is a required step in filing a mechanics lien foreclosure action against your property. The foreclosure action will seek a sale of your property in order to pay for unpaid labor, materials, or improvements provided to your property. This may affect your ability to borrow against, refinance, or sell the property until the mechanics lien is released.

BECAUSE THE LIEN AFFECTS YOUR PROPERTY, YOU MAY WISH TO SPEAK WITH YOUR CONTRACTOR IMMEDIATELY, OR CONTACT AN ATTORNEY, OR FOR MORE INFORMATION ON MECHANICS LIENS GO TO THE CONTRACTORS' STATE LICENSE BOARD WEB SITE AT www.cslb.ca.gov.

EXHIBIT B

ASSIGNED INSPECTOR: ANGEL SINDAYEN

Date: April 21, 2015

JOB ADDRESS: 8561 NORTH TAMPA AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2783-022-004

Last Full Title: 03/12/2015

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|--|------------------------------|
| 1). | SECHABA, LLC
P.O. BOX 3884
BEVERLY HILLS, CA 90212 | CAPACITY: OWNER |
| 2). | TAYLOR, BEAN AND WHITAKER MORTGAGE CORP.
1417 N. MAGNOLIA AVE.
OCALA, FL 34475 | CAPACITY: INTERESTED PARTIES |
| 3). | CAL-WESTERN RECONVEYANCE CORP.
525 E. MAIN ST.
P.O. BOX 22004
EL CAJON, CA 92022-9004 | CAPACITY: INTERESTED PARTIES |
| 4). | OCWEN LOAN SERVICING, LLC
12650 INGENUITY DR.
ORLANDO, FL 32826 | CAPACITY: INTERESTED PARTIES |
| 5). | NATIONSTAR MORTGAGE LLC
350 HIGHLAND DR.
LEWISVILLE, TX 75067 | CAPACITY: INTERESTED PARTIES |
| 6). | THE WOLF FIRM
2955 MAIN ST., 2 ND FLOOR
IRVINE, CA 92614 | CAPACITY: INTERESTED PARTIES |
| 7). | JENET ASSET HOLDINGS
P.O. BOX 3884
BEVERLY HILLS, CA 90212 | CAPACITY: INTERESTED PARTIES |

Property Detail Report

For Property Located At :

8561 TAMPA AVE, NORTHRIDGE, CA 91324-4259

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **SECHABA LLC**
 Mailing Address: **PO BOX 3884, BEVERLY HILLS CA 90212-0884 B020**
 Vesting Codes: **// CO**

Location Information

Legal Description:	TRACT # 22222 LOT 25	APN:	2783-022-004
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1134.01 / 1	Subdivision:	22222
Township-Range-Sect:		Map Reference:	7-A6 /
Legal Book/Page:	600-82	Tract #:	22222
Legal Lot:	25	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	NR	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	12/19/2008 / 12/05/2008	Deed Type:	QUIT CLAIM DEED
Sale Price:	\$5,000	1st Mtg Document #:	
Document #:	2234360		

Last Market Sale Information

Recording/Sale Date:	10/31/2007 / 10/22/2007	1st Mtg Amount/Type:	\$416,800 / CONV
Sale Price:	\$521,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	2456603
Document #:	2456602	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$331.85
New Construction:		Multi/Split Sale:	

Title Company:
 Lender:
 Seller Name: **NORTH AMERICAN TITLE
 TAYLOR, BEAN & WHITAKER MTG
 ZHANG QUIAN**

Prior Sale Information

Prior Rec/Sale Date:	05/31/2005 / 05/18/2005	Prior Lender:	ARGENT MTG CO LLC
Prior Sale Price:	\$445,000	Prior 1st Mtg Amt/Type:	\$356,000 / CONV
Prior Doc Number:	1259545	Prior 1st Mtg Rate/Type:	7.95 / ADJ
Prior Deed Type:	INDIVIDUAL GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,570	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	4	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1959 / 1959	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	GOOD
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LARS	Acres:	0.17	County Use:	0101
Lot Area:	7,536	Lot Width/Depth:	65 x 115	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$367,669	Assessed Year:	2014	Property Tax:	\$4,721.60
Land Value:	\$257,370	Improved %:	30%	Tax Area:	16
Improvement Value:	\$110,299	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$367,669				

Comparable Sales Report

For Property Located At



CoreLogic®

RealQuest Professional

8561 TAMPA AVE, NORTHRIDGE, CA 91324-4259**11 Comparable(s) Selected.**

Report Date: 04/09/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$521,000	\$220,000	\$500,000	\$411,409
Bldg/Living Area	1,570	1,570	1,785	1,663
Price/Sqft	\$331.85	\$140.13	\$303.03	\$247.39
Year Built	1959	1956	1962	1957
Lot Area	7,536	7,480	8,220	7,689
Bedrooms	4	3	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$367,669	\$193,963	\$416,000	\$360,215
Distance From Subject	0.00	0.04	0.43	0.26

*= user supplied for search only

Comp #1

Distance From Subject:0.04 (miles)

Address: **8621 TAMPA AVE, NORTHRIDGE, CA 91324-4260**
 Owner Name: **ZANO ROMEO U & JOSELYN F**
 Seller Name: **FERMO ENRICO G & CONSOLACION D**
 APN: **2783-023-010**
 County: **LOS ANGELES, CA**
 Subdivision: **22222**
 Rec Date: **10/31/2014**
 Sale Date: **07/19/2014**
 Sale Price: **\$220,000**
 Sale Type: **FULL**
 Document #: **1159034**
 1st Mtg Amt: **\$216,015**
 Total Value: **\$366,619**
 Land Use: **SFR**

Map Reference: **7-A6 /**
 Census Tract: **1134.01**
 Zoning: **LARS**
 Prior Rec Date: **02/04/2009**
 Prior Sale Date: **11/11/2008**
 Prior Sale Price: **\$265,000**
 Prior Sale Type: **FULL**
 Acres: **0.17**
 Lot Area: **7,536**
 # of Stories: **1.00**
 Park Area/Cap#: **/ 2**

Living Area: **1,570**
 Total Rooms: **6**
 Bedrooms: **3**
 Bath(F/H): **2 /**
 Yr Built/Eff: **1959 / 1959**
 Air Cond: **EVAP COOLER**
 Style: **CONVENTIONAL**
 Fireplace: **Y / 1**
 Pool: **POOL**
 Roof Mat: **WOOD SHAKE**
 Parking: **DETACHED GARAGE**

Comp #2

Distance From Subject:0.13 (miles)

Address: **8558 CALVIN AVE, NORTHRIDGE, CA 91324-4121**
 Owner Name: **JAMES LOWELL ANTHONY LLC**
 Seller Name: **WELLS FARGO 2005-FR4**
 APN: **2783-021-010**
 County: **LOS ANGELES, CA**
 Subdivision: **22222**
 Rec Date: **03/31/2015**
 Sale Date: **03/18/2015**
 Sale Price: **\$425,500**

Map Reference: **7-A6 /**
 Census Tract: **1134.01**
 Zoning: **LARS**
 Prior Rec Date: **02/07/2005**
 Prior Sale Date: **01/24/2005**
 Prior Sale Price: **\$580,000**

Living Area: **1,638**
 Total Rooms: **6**
 Bedrooms: **3**
 Bath(F/H): **2 /**
 Yr Built/Eff: **1957 / 1957**
 Air Cond: **EVAP COOLER**

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	345250	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	8,220	Pool:	
Total Value:	\$377,078	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.17 (miles)
Address:	19419 BRYANT ST, NORTHRIDGE, CA 91324-4115		
Owner Name:	BLOOM ERIC B & DIOSCELINA		
Seller Name:	BORKIN DAVID A & ADRIANE		
APN:	2783-024-019	Map Reference:	7-A6 /
County:	LOS ANGELES, CA	Census Tract:	1134.01
Subdivision:	22222	Zoning:	LARS
Rec Date:	01/16/2015	Prior Rec Date:	09/17/2010
Sale Date:	12/12/2014	Prior Sale Date:	09/15/2010
Sale Price:	\$500,000	Prior Sale Price:	\$380,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	55523	Acres:	0.17
1st Mtg Amt:	\$490,943	Lot Area:	7,480
Total Value:	\$397,144	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
Living Area:	1,650	Total Rooms:	6
Bedrooms:	3	Bath(F/H):	2 /
Yr Built/Eff:	1957 / 1957	Air Cond:	
Style:	CONVENTIONAL	Fireplace:	Y / 1
Pool:	POOL	Roof Mat:	WOOD SHAKE
Parking:	PARKING AVAIL		

Comp #:	4	Distance From Subject:	0.18 (miles)
Address:	19408 PARTHENIA ST, NORTHRIDGE, CA 91324-3515		
Owner Name:	MEJALA ALEX M & MECHELINE V		
Seller Name:	SANCHEZ RAUL		
APN:	2783-024-006	Map Reference:	7-A6 /
County:	LOS ANGELES, CA	Census Tract:	1134.01
Subdivision:	22222	Zoning:	LARS
Rec Date:	03/13/2015	Prior Rec Date:	10/05/2009
Sale Date:	02/02/2015	Prior Sale Date:	08/05/2009
Sale Price:	\$445,000	Prior Sale Price:	\$375,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	274623	Acres:	0.17
1st Mtg Amt:	\$436,939	Lot Area:	7,500
Total Value:	\$363,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
Living Area:	1,570	Total Rooms:	7
Bedrooms:	4	Bath(F/H):	2 /
Yr Built/Eff:	1958 / 1958	Air Cond:	
Style:	CONVENTIONAL	Fireplace:	Y / 1
Pool:		Roof Mat:	WOOD SHAKE
Parking:	PARKING AVAIL		

Comp #:	5	Distance From Subject:	0.19 (miles)
Address:	19414 PARTHENIA ST, NORTHRIDGE, CA 91324-3515		
Owner Name:	HERNANDEZ JOSE A		
Seller Name:	GONZALEZ RICARDO		
APN:	2783-024-005	Map Reference:	7-A6 /
County:	LOS ANGELES, CA	Census Tract:	1134.01
Subdivision:	22222	Zoning:	LARS
Rec Date:	07/28/2014	Prior Rec Date:	08/27/2008
Sale Date:	06/24/2014	Prior Sale Date:	07/31/2008
Sale Price:	\$400,000	Prior Sale Price:	\$350,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	774621	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,500
Total Value:	\$361,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
Living Area:	1,570	Total Rooms:	6
Bedrooms:	3	Bath(F/H):	2 /
Yr Built/Eff:	1958 / 1958	Air Cond:	WINDOW
Style:	CONVENTIONAL	Fireplace:	Y / 1
Pool:		Roof Mat:	WOOD SHAKE
Parking:	DETACHED GARAGE		

Comp #:	6	Distance From Subject:	0.28 (miles)
Address:	8509 SHIRLEY AVE, NORTHRIDGE, CA 91324-4150		
Owner Name:	SKIDMORE JONATHAN R & KELLY		
Seller Name:	EVANGELISTI RON		
APN:	2783-018-029	Map Reference:	7-A6 /
County:	LOS ANGELES, CA	Census Tract:	1134.01
Subdivision:	20859	Zoning:	LARS
Rec Date:	11/21/2014	Prior Rec Date:	03/31/2006
Sale Date:	10/20/2014	Prior Sale Date:	02/24/2006
Sale Price:	\$302,000	Prior Sale Price:	\$580,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1251862	Acres:	0.19
1st Mtg Amt:	\$296,530	Lot Area:	8,190
Total Value:	\$416,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
Living Area:	1,708	Total Rooms:	6
Bedrooms:	3	Bath(F/H):	2 /
Yr Built/Eff:	1959 / 1959	Air Cond:	
Style:	CONVENTIONAL	Fireplace:	Y / 1
Pool:		Roof Mat:	WOOD SHAKE
Parking:	PARKING AVAIL		

Comp #:	7	Distance From Subject:	0.34 (miles)
Address:	19144 COMMUNITY ST, NORTHRIDGE, CA 91324-4220		
Owner Name:	KAUR GURPREET		
Seller Name:	DENIS DENISE D		
APN:	2784-017-023	Map Reference:	14-A1 /
County:	LOS ANGELES, CA	Census Tract:	1153.02
Subdivision:	20817	Zoning:	LARS
Living Area:	1,785	Total Rooms:	6
Bedrooms:	3		

Rec Date:	10/28/2014	Prior Rec Date:	08/11/2010	Bath(F/H):	2 /
Sale Date:	10/21/2014	Prior Sale Date:	08/04/2010	Yr Built/Eff:	1956 / 1960
Sale Price:	\$395,000	Prior Sale Price:	\$355,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1139471	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$296,250	Lot Area:	7,597	Pool:	
Total Value:	\$371,016	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:8 Distance From Subject:0.34 (miles)

Address: 19115 COMMUNITY ST, NORTHRIDGE, CA 91324-4221

Owner Name: ALTUNYAN P & L LIVING TRUST

Seller Name: JOO ALLEN I

APN:	2784-013-029	Map Reference:	14-B1 /	Living Area:	1,772
County:	LOS ANGELES, CA	Census Tract:	1153.02	Total Rooms:	7
Subdivision:	22627	Zoning:	LARS	Bedrooms:	3
Rec Date:	08/19/2014	Prior Rec Date:	10/30/2009	Bath(F/H):	3 /
Sale Date:	07/03/2014	Prior Sale Date:	10/05/2009	Yr Built/Eff:	1962 / 1963
Sale Price:	\$450,000	Prior Sale Price:	\$350,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	869203	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$360,000	Lot Area:	8,023	Pool:	
Total Value:	\$368,543	# of Stories:	1.00	Roof Mat:	COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	SHINGLE PARKING AVAIL

Comp #:9 Distance From Subject:0.35 (miles)

Address: 8558 MELVIN AVE, NORTHRIDGE, CA 91324-4135

Owner Name: SAFARYAN EDUARD

Seller Name: SHAW RAY & PHYLLIS

APN:	2783-017-010	Map Reference:	7-A6 /	Living Area:	1,768
County:	LOS ANGELES, CA	Census Tract:	1134.01	Total Rooms:	7
Subdivision:	20859	Zoning:	LARS	Bedrooms:	4
Rec Date:	01/12/2015	Prior Rec Date:	12/11/1996	Bath(F/H):	2 /
Sale Date:	11/18/2014	Prior Sale Date:		Yr Built/Eff:	1958 / 1958
Sale Price:	\$490,000	Prior Sale Price:	\$146,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	33465	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$392,000	Lot Area:	7,495	Pool:	
Total Value:	\$193,963	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:10 Distance From Subject:0.38 (miles)

Address: 19615 BRYANT ST, NORTHRIDGE, CA 91324-4120

Owner Name: PIRRUCCELLO GARY S

Seller Name: SUAREZ CRISTOBAL G

APN:	2783-015-026	Map Reference:	7-A6 /	Living Area:	1,612
County:	LOS ANGELES, CA	Census Tract:	1134.01	Total Rooms:	7
Subdivision:	20859	Zoning:	LARS	Bedrooms:	4
Rec Date:	09/04/2014	Prior Rec Date:	07/19/2007	Bath(F/H):	2 /
Sale Date:	08/26/2014	Prior Sale Date:	06/15/2007	Yr Built/Eff:	1956 / 1956
Sale Price:	\$468,000	Prior Sale Price:	\$629,000	Air Cond:	WINDOW
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	931542	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,505	Pool:	
Total Value:	\$398,000	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:11 Distance From Subject:0.43 (miles)

Address: 19620 PARTHENIA ST, NORTHRIDGE, CA 91324-3407

Owner Name: LIBERTY JAMES T

Seller Name: RNR EQUITY LLC

APN:	2783-014-011	Map Reference:	6-F6 /	Living Area:	1,650
County:	LOS ANGELES, CA	Census Tract:	1134.01	Total Rooms:	7
Subdivision:	20859	Zoning:	LARS	Bedrooms:	4
Rec Date:	07/15/2014	Prior Rec Date:	08/20/2013	Bath(F/H):	2 /
Sale Date:	07/10/2014	Prior Sale Date:	08/09/2013	Yr Built/Eff:	1956 / 1956
Sale Price:	\$430,000	Prior Sale Price:	\$350,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	730420	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$385,022	Lot Area:	7,533	Pool:	POOL
Total Value:	\$350,000	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: ANGEL SINDAYEN

Date: April 21, 2015

JOB ADDRESS: 8561 NORTH TAMPA AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2783-022-004

CASE#: 396831

ORDER NO: A-2817188

EFFECTIVE DATE OF ORDER TO COMPLY: July 29, 2011

COMPLIANCE EXPECTED DATE: August 28, 2011

DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2817188

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

JUL 25 2011

SECHABA LLC
0 PO BOX 3884
BEVERLY HILLS, CA 90212

On _____ the
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 396831
ORDER #: A-2817188
EFFECTIVE DATE: July 29, 2011
COMPLIANCE DATE: August 28, 2011

OWNER OF
SITE ADDRESS: 8561 N TAMPA AVE
ASSESSORS PARCEL NO.: 2783-022-004
ZONE: RS; Suburban Zone

Signature

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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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:

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. The fence is in need of maintenance.

You are therefore ordered to: Maintain all fences in good repair and keep straight, uniform and structurally sound.

Code Section(s) in Violation: 91.8104.13, 91.103.1, 12.21A.1.(a)
of the L.A.M.C.

Comments: NO LATCH ON FRONT GATE.

2. Maintenance and repair of existing building and premises.

You are therefore ordered to: 1) Maintain all doors, windows, cabinets, frames and similar finishes in a clean and sanitary condition. Broken or cracked glass or plastics shall be replaced. Torn, worn or broken screens shall be repaired, replaced or removed, unless removal is otherwise

prohibited by the Code.

Code Section(s) in Violation: 91.8104.5.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: DOORS AND WINDOWS MISSING LATCHING DEVICES IN HOUSE, NO LATCH ON MAIN GARAGE DOOR.

3. The floors and floor coverings are unsafe due to inadequate maintenance.

You are therefore ordered to: 1) Maintain all floors and floor coverings in a clean and sanitary condition, free from defects, holes, loose, worn or missing portions which could present a safety hazard to occupants.

Code Section(s) in Violation: 91.8104.6, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: UNEVEN AND UNFINISHED FLOOR SURFACES.

4. Maintenance and repair of existing building and premises.

You are therefore ordered to: 1) Maintain all plumbing fixtures, shower enclosures, wastewater drain lines, water supply lines, counters, drainboards and adjoining wall and floor areas provided to protect against water damage in good repair and in a clean and sanitary condition. Cracked, chipped or damaged fixtures shall be repaired or replaced. All surfaces provided to protect against water damage shall be without cracks, defects or missing portions.

Code Section(s) in Violation: 91.8104.7, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: SHOWER VALVE LEAKS, SHOWER DRAINS POORLY, ONE SHOWER HEAD MISSING, TOILET OVERFLOWS.

5. Maintenance and repair of existing building and premises.

You are therefore ordered to: 1) Maintain all electrical service, lines, switches, outlets, fixtures and fixture coverings and supports in good repair. Broken, loose, frayed, inoperative, defective or missing portions shall be repaired or replaced.

Code Section(s) in Violation: 91.8104.8.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: NONWORKING OUTLETS THROUGHOUT HOUSE, EXHAUST FAN IN LAUNDRY DEFECTIVE. NO LIGHT IN GARAGE. OPEN ELECTRICAL BOX NEAR POOL.

6. The recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water in such pool clean and of reasonable clarity.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: POOL FILTER IS NOT MAINTAINING CLARITY.

NON-COMPLIANCE FEE WARNING:

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the 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 error 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)374-9842.

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

Inspector:

Paul D. Bucke

Date:

July 25, 2011

PAUL BUCK
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9842

[Signature]
REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: ANGEL SINDAYEN

Date: April 21, 2015

JOB ADDRESS: 8561 NORTH TAMPA AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2783-022-004

CASE#: 46304

ORDER NO: A-3002757

EFFECTIVE DATE OF ORDER TO COMPLY: May 01, 2012

COMPLIANCE EXPECTED DATE: May 01, 2012

DATE COMPLIANCE OBTAINED: June 20, 2012

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3002757

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

SECHABA LLC ATTN: ROBERT TIEGER
109 N CHEVY CHASE DR #177
GLENDALE, CA 91206

CASE #: 463064
ORDER #: A-3002757
EFFECTIVE DATE: May 01, 2012
COMPLIANCE DATE: May 01, 2012

OWNER OF
SITE ADDRESS: 8561 N TAMPA AVE
ASSESSORS PARCEL NO.: 2783-022-004
ZONE: RS; Suburban Zone

THIS ORDER REQUIRES IMMEDIATE ACTION.

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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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. 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 9:00 AM to 5:00 PM.

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

NON-COMPLIANCE FEE WARNING:

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,925.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the 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:

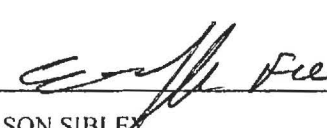
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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)374-9827.

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

Inspector: _____

Date: May 01, 2012


JASON SIBLEY
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9827



REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: ANGEL SINDAYEN

Date: April 21, 2015

JOB ADDRESS: 8561 NORTH TAMPA AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2783-022-004

CASE#: 396831

ORDER NO: A-3262961

EFFECTIVE DATE OF ORDER TO COMPLY: June 05, 2013

COMPLIANCE EXPECTED DATE: June 30, 2013

DATE COMPLIANCE OBTAINED: June 20, 2012

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3262961

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-SUPPLEMENTAL

MAY 3 0 2013

SECHABA LLC C/O ROBERT TIEGER
109 N CHEVY CHASE DRIVE #177
GLENDALE, CA 91206

On DATE the
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 396831

ORDER #: A-3262961

EFFECTIVE DATE: June 05, 2013

COMPLIANCE DATE: June 30, 2013

OWNER OF

SITE ADDRESS: 8561 N TAMPA AVE

ASSESSORS PARCEL NO.: 2783-022-004

ZONE: RS; Suburban Zone

Signature

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

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

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Repair broken glass and locks on all windows. Repair dryer vent. Repair air conditioning unit.

NON-COMPLIANCE FEE WARNING:

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

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,925.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the 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 error 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)374-9842.

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

Inspector: _____

Date: May 29, 2013

ANGEL SINDAYEN
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9842
angel.sindayen@lacity.org

Lu.
REVIEWED BY