

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
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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: # 7

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

JOB ADDRESS: **13160 WEST PAXTON STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2533-002-012**

On December 25, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **13160 West Paxton Street, Los Angeles California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order December 10, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	408.03
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,621.59</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,621.59** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,621.59** 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*  
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

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## Property Title Report

Work Order No. T11243  
Dated as of: 04/02/2015

Prepared for: City of Los Angeles

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### SCHEDULE A (Reported Property Information)

APN #: 2533-002-012

Property Address: 13160 W PAXTON ST ✓ City: Los Angeles County: Los Angeles

#### VESTING INFORMATION

Type of Document: Quitclaim Deed

Grantee : Rafael Quiroz And Amelia Gonzalez Quiroz, husband and wife as joint tenants

Grantor : Rafael Quiroz and Amelia Gonzalez Quiroz, who acquired title as Amelia Gonzalez

Deed Date : 4/26/2005

Recorded : 5/4/2005

Instr No. : 05 1043070

MAILING ADDRESS: Rafael Quiroz And Amelia Gonzalez Quiroz  
13160 Paxton St., Pacoima, CA 91331

### SCHEDULE B

#### LEGAL DESCRIPTION

The following described property:

Lot 12 of tract 15775, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded Book 370, Pages 37 through 39 inclusive of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 2533-002-012

#### 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 : \$300,000.00

Dated : 6/19/2006

Trustor : Rafael Quiroz And Amelia Gonzalez Quiroz

Trustee : Ticor Title Co

Beneficiary : MERS, Inc., as nominee for First Franklin a Division of Nat. City Bank of IN

Loan No. : MIN 100425240008504406

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

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Work Order No. T11243

**SCHEDULE B (Continued)**

**Recorded :** 6/28/2006 **Instr No. :** 06 1424574  
**Maturity Date is:** 7/1/2036  
*This Deed of Trust is an ARM*

**MAILING ADDRESS:** First Franklin C/o Security Connections 1935 International Way, Idaho Falls, ID 83402.

**MAILING ADDRESS:** Ticor Title Co – Not shown

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

*Assignment of the above referenced security instrument is as follows:*

**Assignee :** U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF12 Mortgage Pass-through Certificates, Series 2006-FF12

**Recorded :** 10/1/2010 **Instr No. :** 20101400564

**MAILING ADDRESS:** U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF12 Mortgage Pass-through Certificates, Series 2006-FF12 – c/o Select portfolio Servicing Inc., 3815 South West Temple Salt Lake City, UT 84115

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

**Trustee :** Quality Loan Service Corporation

**Recorded :** 10/19/2010 **Instr No. :** 20101489216

**MAILING ADDRESS:** Quality Loan Service Corp - 2141 5th Avenue, San Diego, CA 92101

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

**Executed by :** Quality Loan Service Corp., Trustee

**Recorded :** 8/8/2014 **Instr No. :** 20140827421

**MAILING ADDRESS:** Quality Loan Service Corp - 2141 5th Avenue, San Diego, CA 92101

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

**Executed by :** Quality Loan Service Corporation

**Time of Sale :** 11:00 AM

**Place of Sale :** 04/09/2015, By the Fountain located at 400 Civic Center Plaza, Pomona, CA 91766

**Recorded :** 3/18/2015 **Instr No. :** 20150290348

**MAILING ADDRESS:** Quality Loan Service Corp - 2141 5th Avenue, San Diego, CA 92101

**Type of Document:** A claim of lien for the amount shown and any other amounts due.

**Claimant :** Department of Building and Safety Financial Services Division

**Recorded :** 5/30/2014 **Instr No. :** 20140563474

**MAILING ADDRESS:** Rafael Quiroz and Amelia G Quiroz, 13160 Paxton St, Pacoima CA 91331

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

87 1911189

RECORDING REQUESTED BY  
CHICAGO TITLE INSURANCE COMPANY  
AND WHEN RECORDED MAIL TO

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
DEC 3 1987 AT 8 A.M.  
Recorder's Office

Name: Rafael Quiroz & Amelia Gonzalez  
Address: 13160 Paxton St.  
City & State: Pacoima, Ca. 91331

FEE  
\$5  
V.

MAIL TAX STATEMENTS TO  
Name:   
Address: SAME AS ABOVE  
City & State:   
Name:   
Address:   
City & State:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Grant Deed

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 49.00 44  
( ☒ ) computed on full value of property conveyed, or  
( ☐ ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ☐ ) Unincorporated area: ( ☐ ) City of \_\_\_\_\_, and

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

ANGEL ROSALES and PETRONILA ROSALES

hereby GRANT(S) to

RAFAEL QUIROZ and AMELIA GONZALEZ, husband and wife as joint tenants

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

Lot 12 of Tract 15775 as per map recorded in Book 370 Page 37 - 39 inclusive of Maps, in the office of the County Recorder of said County.

Dated July 16, 1987

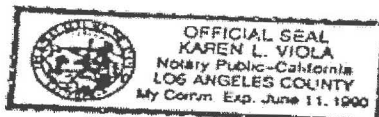
STATE OF CALIFORNIA } ss.  
COUNTY OF Los Angeles }  
On this 16th day of July 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Angel Rosales and Petronila Rosales

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

Signature: Karen L. Viola  
Name (Typed or Printed): KAREN L. VIOLA

Angel Rosales  
ANGEL ROSALES

Petronila Rosales  
PETRONILA ROSALES



(This area for official notarial seal)

Title Order No. 871390032 Election or Loan No. 23-9058

MAIL TAX STATEMENTS AS DIRECTED ABOVE



87 19141189

88 506772

RECORDING REQUESTED BY  
CHICAGO TITLE INSURANCE COMPANY  
AND WHEN RECORDED MAIL TO

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
DEC 2 1987 AT 8 A.M.  
Recorder's Office

Name: Rafael Quiroz & Amelia Gonzalez  
Address: 13160 Paxton St.  
City & State: Pacoima, Ca. 91331

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
APR 14 1988 AT 8 A.M.  
Recorder's Office

MAIL TAX STATEMENTS TO

Name as above

CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE \$7 N  
2

## Grant Deed

The undersigned grantor(s) declare(s) 27 08 44 44  
Documentary transfer tax is \$  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: ( ) City of: and

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

ANGEL ROSALES and PETRONILA ROSALES

hereby GRANT(S) to

RAFAEL QUIROZ and AMELIA GONZALEZ, husband and wife as joint tenants

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

Lot 12 of Tract 15775 as per map recorded in Book 370 Page 37 - 39 inclusive  
of Maps, in the office of the County Recorder of said County.

This deed is being re-recorded to correct the spelling of one of  
the grantees herein (Amelia to Amelia)

Dated July 16, 1987

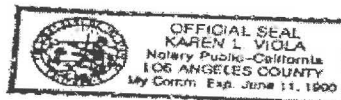
STATE OF CALIFORNIA } ss.  
COUNTY OF Los Angeles }  
On November 30, 1987, before me, the under-  
signed a Notary Public in and for said State, personally appeared  
Angel Rosales and  
Petronila Rosales

ANGEL ROSALES  
PETRONILA ROSALES

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

WITNESS my hand and official seal.

Signature: Karen L. Viola  
Name (Typed or Printed): Karen L. Viola



(This area for official notarial seal)

Title Order No. 871350032 Escrow or Lend No. 23-9058

MAIL TAX STATEMENTS AS DIRECTED ABOVE

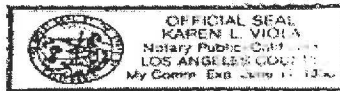
88 SP6772

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
On March 4, 1988 before me, the undersigned, a Notary Public in and for  
the State of California, personally appeared Angel Carlos and  
Patricia L. Larios

personally known to me or proved to me on the basis of satisfactory  
evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that  
they executed the same.

WITNESS my hand and official seal

Signature



(This area for official notary seal)

5/4/05

UNITED-TITLE COMPANY/L.A.

RECORDING REQUESTED BY:

Imperial Escrow  
Escrow No. 1538-CA  
Title Order No. 10505140-2

05 1043070

When Recorded Mail Document  
and Tax Statement To:  
Mr. and Mrs. Rafael Quiroz  
13160 Paxton St.  
Pacoima, CA 91331

105051402

APN: 2539-002-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00 City tax \$ 0.00

- [ ] 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 Pacoima

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Rafael Quiroz and Amelia Gonzalez Quiroz, who acquired title as Amelia Gonzalez

hereby remises, releases and quitclaims to Rafael Quiroz and Amelia Gonzalez Quiroz, husband and wife as joint tenants

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

Lot 12 of Tract 15775, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 370, Pages 37 through 39 inclusive of maps, in the office of the County Recorder of said County.

"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."

DATED: April 26, 2005

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
ON April 26, 2005 before me,  
Sonia G. Mendez personally appeared  
Rafael Quiroz and  
Amelia Gonzalez Quiroz  
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.

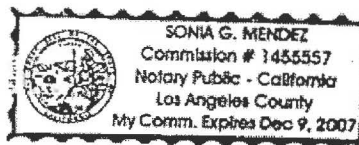
Witness my hand and official seal.

Signature

Sonia G. Mendez

Rafael Quiroz  
Rafael Quiroz

Amelia Gonzalez Quiroz  
Amelia Gonzalez Quiroz



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-13F (Rev 9/94)

QUITCLAIM DEED

RECORDING REQUESTED BY  
FINAL LOAN DOCS

AND WHEN RECORDED MAIL TO

FIRST FRANKLIN  
c/o SECURITY CONNECTIONS  
1935 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402

[Space Above This Line For Recording Data]

## DEED OF TRUST

MIN: 100425240008504406

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated June 19, 2006, together with all Riders to this document.

(B) "Borrower" is RAFAEL QUIROZ AND AMELIA GONZALEZ QUIROZ, HUSBAND AND WIFE AS JOINT TENANTS

Borrower is the trustor under this Security Instrument.

(C) "Lender" is FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN organized and existing under the laws of United States of America Lender's address is 2150 NORTH FIRST STREET, SAN JOSE, California 95131

(D) "Trustee" is TICOR TITLE CO

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

(F) "Note" means the promissory note signed by Borrower and dated June 19, 2006. The Note states that Borrower owes Lender Three Hundred Thousand and no/100 Dollars (U.S. \$300,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than July 01, 2036.

(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 992611 (0911)—MERS MFCA3114

(Page 1 of 12 pages)

Form 3005 1/01  
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4000850440  
To Order Call 1-800-958-5775

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(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 checked="" 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 checked="" type="checkbox"/> Other(s) [specify] Prepay Rider |
| <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.

06/28/06

CALIFORNIA—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
ITEM 992612 (0011)—MERS MFCAS114 (Page 2 of 12 pages)

06 1424574

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To Order Call: 1-800-868-5775

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# TRANSFER OF RIGHTS IN THE PROPERTY

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

COUNTY

[Type of Recording Jurisdiction]

of **LOS ANGELES**  
[Name of Recording Jurisdiction]

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SEE EXHIBIT "A"  
ATTACHED

which currently has the address of

13160 Paxton Street  
[Street]

PACOIMA  
[City]

, California

91331  
[Zip Code]

("Property Address"):

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

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

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

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

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

ITEM 9926L3 (0011)—MERS MFCA3114

(Page 3 of 12 pages)

4000850440

Form 3005 1/01

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To Order Call: 1-800-968-5775

06 1424574

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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.

Amelia Gonzalez Quiroz (Seal)  
AMELIA GONZALEZ QUIROZ -Borrower

Rafael Quiroz (Seal)  
RAFAEL QUIROZ -Borrower

\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

Witness:

Witness:

State of California )  
County of LOS ANGELES )

On 06/20/2006 before me, Michelle Shaffer, Notary Public  
personally appeared AMELIA GONZALEZ QUIROZ, RAFAEL QUIROZ

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: Michelle Shaffer



06/20/06

CALIFORNIA—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
ITEM 9926L12 (0011)—MERS MFCA3114 (Page 12 of 12 pages)

Form 3005 1/01  
4000850440  
06 1424574  
GreensDocu™  
To Order Call: 1-800-958-5775

## PREPAYMENT RIDER

This Prepayment Rider is made this 19th day of June 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or the Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note (the "Note") to FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN (the "Lender") of the same date and covering the property described in the Security Instrument and located at:  
13160 Paxton Street  
PACOIMA, CA 91331

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

Borrower can make a partial prepayment at anytime without paying any charge. Borrower may make a full prepayment at any time subject to a prepayment charge as follows:

If within the first 24 months after the date Borrower executes the Note, Borrower makes a full prepayment (including prepayments occurring as a result of the acceleration of the maturity of the Note), Borrower must, as a condition precedent to a full prepayment, pay a prepayment charge on any amount prepaid in any 12 month period in excess of 20% of the unpaid balance. The prepayment charge will equal the interest that would accrue during a six-month period on the Excess Principal calculated at the rate of interest in effect under the terms of the Note at the time of the full prepayment.

### NOTICE TO BORROWER

Do not sign this loan agreement before you read it. This loan agreement provides for the payment of a penalty if you wish to repay the loan prior to the date provided for repayment in the loan agreement.

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

 (Seal)  (Seal)  
AMELIA GONZALEZ QUIROZ -Borrower RAFAEL QUIROZ -Borrower

\_\_\_\_ (Seal) \_\_\_\_ (Seal)  
-Borrower -Borrower

\_\_\_\_ (Seal) \_\_\_\_ (Seal)  
-Borrower -Borrower

Adjustable Rate Prepayment Rider - First Lien - AK, AL, AZ, CA, CO, CT, DE, FL, GA, HI, IA, ID, KS, LA, MA, MD, MN, MT, ND, NE, NH, NJ, NM, NV, NY, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WY

MFC06028  
FF003210

4000850440

06 1424574



10/01/2010

\*20101400564\*

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

Los Angeles, California SELLER'S SERVICING #. 0011367000 "QUIROZ"  
INVESTOR #: P86  
MERS #: 100425240008504406

For Value Received, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN A NATIONAL ASSOCIATION ITS SUCCESSORS AND ASSIGNS AT C/O SELECT PORTFOLIO SERVICING, INC. 3815 SOUTH WEST TEMPLE, SALT LAKE CITY, UT 84115 hereby grants, assigns and transfers to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF12 AT C/O SELECT PORTFOLIO SERVICING, INC. 3815 SOUTH WEST TEMPLE, SALT LAKE CITY, UT 84115 all beneficial interest under that certain Deed of Trust dated 06/19/2006, in the amount of \$300,000.00, executed by RAFAEL QUIROZ AND AMELIA GONZALEZ QUIROZ, HUSBAND AND WIFE AS JOINT TENANTS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN and Recorded: 06/28/2006 as Instrument No.: 06 1424574 in Los Angeles County, State of California and all rights accrued or to accrue under said Deed of Trust.

In witness whereof this instrument is executed,

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS")

On SEP 23 2010

## Bill Koch, Assistant Secretary

[illegible]

3

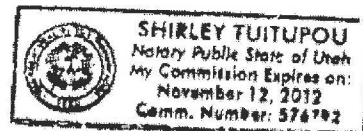
STATE OF Utah  
COUNTY OF Salt Lake  
SEP 23 2010

On \_\_\_\_\_, before me, SHIRLEY TUITUPOU, a Notary Public in and for Salt Lake in the State of Utah, personally appeared Bill Koch, Assistant Secretary, signing on behalf of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN A NATIONAL ASSOCIATION ITS SUCCESSORS AND ASSIGNS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,



SHIRLEY TUITUPOU  
Notary Expires: 11/12/2012 #576792



(This area for notarial seal)

"AMRC/09/21/2010 12:43:53 PM" AMRC03AMRC0000000000000000441720" CALOS A" 0011367000 CASTATE\_TRUST\_ASSIGN\_ASSN "JULIJJAMRC"

Recording requested by:

When recorded mail to:

Quality Loan Service Corp.  
2141 5th Avenue  
San Diego, CA 92101  
619-645-7711



TS #: CA-10-376576-JB  
Order #: 100458743-CA-BFI  
MERS MIN No.: 100425240008504406

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### Substitution of Trustee

WHEREAS, RAFAEL QUIROZ AND AMELIA GONZALEZ QUIROZ, HUSBAND AND WIFE AS JOINT TENANTS was the original Trustor, TICOR TITLE CO was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN A NATIONAL ASSOCIATION was the original Beneficiary under that certain Deed of Trust dated 6/19/2006 and recorded on 6/28/2006 as Instrument No. 06 1424574, in book xxx, page xxx, of Official Records of LOS ANGELES County, CA, 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 stead of said original Trustee, or Successor Trustee, thereunder, in the manner provided for in said Deed of Trust,

NOW, THEREFORE, the undersigned hereby substitutes QUALITY LOAN SERVICE CORPORATION, as Trustee under said Deed of Trust

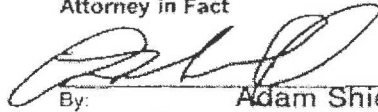
Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

SEE EXHIBIT "A" ATTACHED

Page 1

Substitution of Trustee - CA  
TS #: CA-10-376576-JB  
Page 2

U.S. Bank National Association, as trustee  
for the holders of the First Franklin  
Mortgage Loan Trust 2006-FF12 Mortgage  
Pass-Through Certificates, Series 2006-  
FF12 by Select Portfolio Servicing, Inc., its  
Attorney in Fact



By: Adam Shields  
Document Control Officer

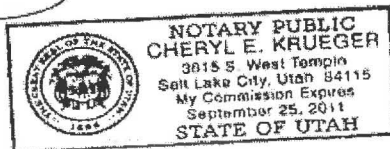
State of: Utah  
County of: Salt Lake

On 04/15/10 Date before me Cheryl E. Krueger a notary public, personally appeared  
Adam Shields 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 Utah that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





4

Exhibit "A"  
Affidavit of Mailing  
for Substitution of Trustee By Code

TS No. CA-10-376576-JB

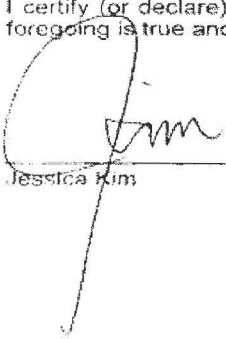
Trustor: RAFAEL QUIROZ AND AMELIA GONZALEZ QUIROZ, HUSBAND AND WIFE AS  
JOINT TENANTS

I, Jessica Kim, declare: That I am an employee of **Quality Loan Service Corp.**, an agent for  
beneficiary, whose business address is:

2141 5th Avenue  
San Diego, CA 92101

I am over the age of eighteen years and in accordance with California Civil Code Section 2934,  
I caused a copy of the attached Substitution of Trustee to be mailed, in the manner provided in  
Section 2924(b) of the Civil Code of the State of California, to the trustee of record under the  
Deed of Trust described in said Substitution and to all persons to whom a copy of the Notice of  
Default would be required to be mailed by the provisions of said section.

I certify (or declare) under penalty of perjury under the laws of the State of California that the  
foregoing is true and correct. Executed at San Diego, CA on 10/12/2010.

  
\_\_\_\_\_  
Jessica Kim

Recording requested by:  
Quality Loan Service Corp

When recorded mail to:  
Quality Loan Service Corporation  
2141 5th Avenue  
San Diego, CA 92101



TS No.: CA-14-631817-RV  
Order No.: 140155282-CA-MAI  
APN No.: 2533-002-012

Space above this line for Recorder's use

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

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED TO THE COPY PROVIDED TO THE MORTGAGOR OR TRUSTOR (Pursuant to Cal. Civ. Code § 2923.3)

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 TRÊN BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

**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 \$20,183.97 as of 8/6/2014 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 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

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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 arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

U.S. Bank National Association, as trustee for the holders of the First Franklin  
Mortgage Loan Trust 2006-FF12 Mortgage Pass-Through Certificates, Series 2006-  
FF12  
C/O Quality Loan Service Corporation  
2141 5th Avenue  
San Diego, CA 92101  
619-645-7711

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 undersigned is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 6/19/2006, executed by **RAFAEL QUIROZ AND AMELIA GONZALEZ QUIROZ, HUSBAND AND WIFE AS JOINT TENANTS**, as Trustor, to secure certain obligations in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN**, as beneficiary, recorded 6/28/2006, as Instrument No. **06 1424574**, of Official Records in the Office of the Recorder of **LOS ANGELES** County, California describing land therein: **as more fully described in said Deed of Trust.**

Said obligations including **1 NOTE(S) FOR THE ORIGINAL** sum of **\$300,000.00**, 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 installments of principal and interest which became due on 11/1/2013, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security,**

TS No.: CA-14-631817-RY

all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents.

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 same, 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.

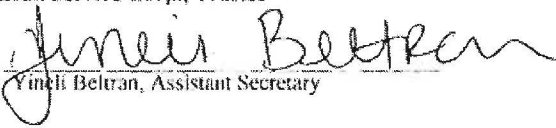
Pursuant to the attached Declaration, the mortgage servicer declares that it has contacted the borrower, tried with due diligence to contact the borrower as required by California Civil Code § 2923.55 or § 2923.5, or is otherwise exempt from the requirements of § 2923.55 and § 2923.5.

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: 8/06/2014

Quality Loan Service Corp., Trustee

By:  Yaniel Beltran, Assistant Secretary



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CALIFORNIA DECLARATION OF COMPLIANCE  
(CAL.CIV.CODE § 2923.55(c))

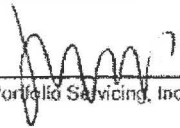
Loan Number: 0011357000  
Borrower Name: AMELIA QUIROZ  
Address: 13160 PAXTON ST, PACOIMA, CA 91331  
Beneficiary: U.S. Bank National Association, its trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF12 Mortgage Pass-Through Certificates, Series 2006-FF12

The undersigned beneficiary or authorized agent for the beneficiary hereby represents and declares under the penalty of perjury that:

- 1) ☒ On 06/10/2014 contact was made with the borrower to assess the borrower's financial situation and explore options for the borrower to avoid foreclosure as required by California Civil Code § 2923.55(b)(2).
- 2) ☐ On \_\_\_\_\_ the due diligence efforts were satisfied. No contact was made with the borrower despite the due diligence of beneficiary or their authorized agent pursuant to California Civil Code § 2923.55(f).
- 3) ☐ The borrower has surrendered the secured property as evidenced by a letter confirming the surrender or by delivery of the keys to the secured property to the beneficiary, their authorized agent or the trustee pursuant to California Civil Code § 2923.5(c).
- 4) ☐ The beneficiary or their authorized agent has confirmed that the borrower(s) filed for bankruptcy and the proceedings have not been finalized to wit, there is no order on the court's docket closing or dismissing the bankruptcy case pursuant to California Civil Code § 2923.5(c).
- 5) ☐ The provisions of California Civil Code § 2923.55 do not apply because the property is not owner occupied as defined by California Civil Code § 2924.15.

The undersigned instructs the trustee to proceed with non-judicial foreclosure proceedings and expressly authorizes the trustee or their authorized agent to sign the notice of default containing the declaration re: contact required pursuant to California Civil Code § 2923.5.

Dated: JUL 29 2014

By:   
Select Portfolio Servicing, Inc. as authorized agent of Beneficiary

Jillian Jones-Peacock  
Document Control Officer

Recording requested by:  
Quality Loan Service Corp.

When recorded mail to:  
Quality Loan Service Corporation  
411 Ivy Street  
San Diego, CA 92101

TS No. CA-14-631817-RY  
Order No.: 140155282-CA-MAI

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### NOTICE OF TRUSTEE'S SALE

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED TO THE COPY PROVIDED TO THE MORTGAGOR OR TRUSTOR (Pursuant to Cal. Civ. Code 2923.3)

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/19/2006. 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 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 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. 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.

**BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.**

Trustor(s): **RAFAEL QUIROZ AND AMELIA GONZALEZ QUIROZ, HUSBAND AND WIFE AS JOINT TENANTS**

Recorded: **6/28/2006 as Instrument No. 06 1424574** of Official Records in the office of the Recorder of LOS ANGELES County, California;

Date of Sale: **4/9/2015 at 11:00 AM**

Place of Sale: **By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766**

Amount of unpaid balance and other charges: **\$333,429.65**

The purported property address is: **13160 PAXTON ST, PACOIMA, CA 91331**

Assessor's Parcel No.: **2533-002-012**

TS No.: CA-14-631817-RY

**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 714-730-2727 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-14-631817-RY. 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.

The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

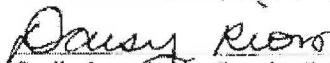
If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Date:

MAR 13 2015

Quality Loan Service Corporation  
411 Ivy Street  
San Diego, CA 92101  
619-645-7711 For NON SALE information only  
Sale Line: 714-730-2727  
Or Login to: <http://www.qualityloan.com>  
Reinstatement Line: (866) 645-7711 Ext 5318

  
Quality Loan Service Corp. by: Daisy Rios, as Authorized Agent.

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 6042615)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 15775 12 M 8 370-37/39

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2533-002-012  
AKA 13160 W PAXTON ST  
LOS ANGELES

Owner:

RAFAEL QUIROZ AND AMELIA G QUIROZ  
13160 PAXTON ST  
PACOIMA CA, 91331

DATED: This 21st Day of May, 2014

CITY OF LOS ANGELES

  
Steve Ongele, Bureau Chief  
Resource Management Bureau

Recording requested by:  
Quality Loan Service Corp.

When recorded mail to:  
Quality Loan Service Corporation  
411 Ivy Street  
San Diego, CA 92101

TS No. CA-14-631817-RY  
Order No.: 140153282-CA-MAI

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**BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.**

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Assessor's Parcel No.: **2533-002-012**

TS No.: CA-14-631817-RY

**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 714-730-2727 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-14-631817-RY. 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.

The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

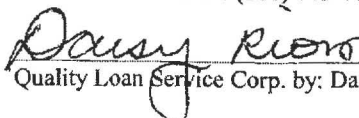
If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Date:

MAR 13 2015

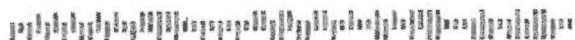
Quality Loan Service Corporation  
411 Ivy Street  
San Diego, CA 92101  
619-645-7711 For NON SALE information only  
Sale Line: 714-730-2727  
Or Login to: <http://www.qualityloan.com>  
Reinstatement Line: (866) 645-7711 Ext 5318

  
Quality Loan Service Corp. by: Daisy Rios, as Authorized Agent.

Quality Loan Service Corp.  
Return Mail Processing  
2763 Camino Del Rio S., 1st FL  
San Diego, CA 92108



7103 9628 5942 2054 5574



CA-14-631817-RY  
DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N. FIGUEROA ST., 9TH FLOOR  
LOS ANGELES, CA 90012



13965431



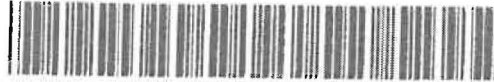
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This page is part of your document - DO NOT DISCARD



20150290348



Pages:  
0003

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

03/18/15 AT 08:00AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201503180260103

00010294279



006703214

SEQ:  
01

ERDS - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

# EXHIBIT B

ASSIGNED INSPECTOR: **JASON SIBLEY**      **Date: April 21, 2015**  
JOB ADDRESS: **13160 WEST PAXTON STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2533-002-012**

Last Full Title: **04/02/2015**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- |     |   |                              |
|-----|---|------------------------------|
| 1). | RAFAEL AND AMELIA GONZALEZ QUIROZ<br>13160 PAXTON STREET<br>PACOIMA, CA 91331                 | CAPACITY: OWNERS             |
| 2). | FIRST FRANKLIN<br>C/O SECURITY CONNECTIONS<br>1935 INTERNATIONAL WAY<br>IDAHO FALLS, ID 83402 | CAPACITY: INTERESTED PARTIES |
| 3). | U.S. BANK NATIONAL ASSOCIATION<br>3815 SOUTH WEST TEMPLE<br>SALT LAKE CITY, UT 84115          | CAPACITY: INTERESTED PARTIES |
| 4). | QUALITY LOAN SERVICE CORP.<br>2141 5 <sup>TH</sup> AVENUE<br>SAN DIEGO, CA 92101              | CAPACITY: INTERESTED PARTIES |

## Property Detail Report

For Property Located At:  
**13160 PAXTON ST, PACOIMA, CA 91331-1841**



### Owner Information

Owner Name: QUIROZ RAFAEL & AMELIA G  
 Mailing Address: 13160 PAXTON ST, PACOIMA CA 91331-1841 C021  
 Vesting Codes: HW // JT

### Location Information

Legal Description:	TRACT # 15775 LOT 12	APN:	2533-002-012
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1043.20 / 1	Subdivision:	15775
Township-Range-Sect:		Map Reference:	3-A6 /
Legal Book/Page:	370-37	Tract #:	15775
Legal Lot:	12	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PAC	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	05/04/2005 / 04/26/2005	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	1043071
Document #:	1043070		

### Last Market Sale Information

Recording/Sale Date:	12/03/1987 / 07/1987	1st Mtg Amount/Type:	\$90,825 / FHA
Sale Price:	\$90,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1911189	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$88.32
New Construction:		Multi/Split Sale:	

Title Company: CHICAGO TITLE INSURANCE  
 Lender: COMPAN  
 Seller Name: FUNDERS INC  
 ROSALES ANGEL

### Prior Sale Information

Prior Rec/Sale Date:	09/30/1986 / 09/1986	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1310064	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	QUIT CLAIM DEED		

### Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,019	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1950 / 1950	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: FENCE

### Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,661	Lot Width/Depth:	53 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

### Tax Information

Total Value:	\$182,374	Assessed Year:	2014	Property Tax:	\$2,415.66
Land Value:	\$78,682	Improved %:	57%	Tax Area:	13
Improvement Value:	\$103,692	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$182,374				

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**13160 PAXTON ST, PACOIMA, CA 91331-1841****10 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 10**

	Subject Property	Low	High	Average
Sale Price	\$90,000	\$283,000	\$385,000	\$335,000
Bldg/Living Area	1,019	960	1,102	1,042
Price/Sqft	\$88.32	\$256.81	\$390.86	\$322.58
Year Built	1950	1936	1958	1951
Lot Area	6,661	6,105	10,629	7,133
Bedrooms	3	3	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$182,374	\$40,351	\$304,950	\$198,487
Distance From Subject	0.00	0.04	0.48	0.25

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>											
<input checked="" type="checkbox"/>			13160 PAXTON ST	\$90,000	1950	3	1	12/03/1987	1,019	6,661	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		13174 PAXTON ST	\$335,000	1950	3	1	10/31/2014	1,004	6,239	0.04
<input checked="" type="checkbox"/>	2		13136 MONTFORD ST	\$330,000	1950	3	1	10/17/2014	1,060	6,534	0.11
<input checked="" type="checkbox"/>	3		11472 GLENOAKS BLVD	\$385,000	1954	3	1	10/14/2014	985	7,072	0.15
<input checked="" type="checkbox"/>	4		13319 EUSTACE ST	\$335,000	1953	3	2	08/20/2014	1,083	10,629	0.21
<input checked="" type="checkbox"/>	5		13021 FILMORE ST	\$347,000	1952	3	1	01/30/2015	1,096	6,169	0.25
<input checked="" type="checkbox"/>	6		13053 FILMORE ST	\$325,000	1952	3	1	12/11/2014	978	6,169	0.26
<input checked="" type="checkbox"/>	7		13268 VAUGHN ST	\$335,000	1954	3	2	09/30/2014	1,080	6,825	0.28
<input checked="" type="checkbox"/>	8		13100 DESMOND ST	\$283,000	1936	3	1	12/31/2014	1,102	7,492	0.35
<input checked="" type="checkbox"/>	9		13440 DESMOND ST	\$330,000	1956	3	2	09/15/2014	960	6,105	0.36
<input checked="" type="checkbox"/>	10		13148 DEL SUR ST	\$345,000	1958	3	2	08/29/2014	1,075	8,097	0.48

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**13160 PAXTON ST, PACOIMA, CA 91331-1841****10 Comparable(s) Selected.**

Report Date: 04/16/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$90,000	\$283,000	\$385,000	\$335,000
Bldg/Living Area	1,019	960	1,102	1,042
Price/Sqft	\$88.32	\$256.81	\$390.86	\$322.58
Year Built	1950	1936	1958	1951
Lot Area	6,661	6,105	10,629	7,133
Bedrooms	3	3	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$182,374	\$40,351	\$304,950	\$198,487
Distance From Subject	0.00	0.04	0.48	0.25

\* = user supplied for search only

Comp #:		1		Distance From Subject:0.04 (miles)	
Address:		13174 PAXTON ST, PACOIMA, CA 91331-1841			
Owner Name:		AMADOR JUAN J & KAREN M			
Seller Name:		LANDA FILIBERTO & MARIA			
APN:	2533-001-003	Map Reference:	9-A1 /	Living Area:	1,004
County:	LOS ANGELES, CA	Census Tract:	1043.20	Total Rooms:	5
Subdivision:	15775	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/31/2014	Prior Rec Date:	09/01/1992	Bath(F/H):	1 /
Sale Date:	07/30/2014	Prior Sale Date:		Yr Built/Eff:	1950 / 1950
Sale Price:	\$335,000	Prior Sale Price:	\$144,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1154841	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$328,932	Lot Area:	6,239	Pool:	
Total Value:	\$190,935	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:**2**

Address:**13136 MONTFORD ST, PACOIMA, CA 91331-1819**

Owner Name:**DIAZ SOLEDAD/DIAZ SOLEDAD**

Seller Name:**WHITE HELEN TRUST**

APN:**2533-004-014**

County:**LOS ANGELES, CA**

Subdivision:**15775**

Rec Date:**10/17/2014**

Sale Date:**09/04/2014**

Sale Price:**\$330,000**

Sale Type:**FULL**

Document #:**1101058**

1st Mtg Amt:

Total Value:**\$40,351**

Land Use:**SFR**

Distance From Subject:**0.11 (miles)**

Map Reference:**9-A1 /**

Census Tract:**1043.20**

Zoning:**LAR1**

Prior Rec Date:

Prior Sale Date:

Prior Sale Price:

Prior Sale Type:

Acres:**0.15**

Lot Area:**6,534**

# of Stories:**1.00**

Park Area/Cap#:**/ 1**

Living Area:**1,060**

Total Rooms:**5**

Bedrooms:**3**

Bath(F/H):**1 /**

Yr Built/Eff:**1950 / 1950**

Air Cond:

Style:**CONVENTIONAL**

Fireplace:**Y / 1**

Pool:

Roof Mat:**WOOD SHAKE**

Parking:**PARKING AVAIL**

Comp #:		3		Distance From Subject:0.15 (miles)	
Address:		11472 GLENOAKS BLVD, PACOIMA, CA 91331-1111			
Owner Name:		MAGNESS HUGH W & CRISTINA			
Seller Name:		SILVA & SILVA INVESTMENTS INC			
APN:	2533-020-001	Map Reference:	3-A6 /	Living Area:	985
County:	LOS ANGELES, CA	Census Tract:	1042.03	Total Rooms:	5
Subdivision:	15323	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/14/2014	Prior Rec Date:	05/10/2013	Bath(F/H):	1 /
Sale Date:	10/03/2014	Prior Sale Date:	03/27/2013	Yr Built/Eff:	1954 / 1954
Sale Price:	\$385,000	Prior Sale Price:	\$135,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1079971	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$288,750	Lot Area:	7,072	Pool:	
Total Value:	\$135,612	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #: <b>4</b>		Distance From Subject: <b>0.21 (miles)</b>	
Address:	<b>13319 EUSTACE ST, PACOIMA, CA 91331-1832</b>		
Owner Name:	<b>VAUGHN NEXT CENTURY LEARNING C</b>		
Seller Name:	<b>FRANKLIN SHEILA Y</b>		
APN:	<b>2523-014-022</b>	Map Reference:	<b>8-F1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1043.10</b>
Subdivision:	<b>15776</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>08/20/2014</b>	Prior Rec Date:	
Sale Date:	<b>07/25/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$335,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>875411</b>	Acres:	<b>0.24</b>
1st Mtg Amt:		Lot Area:	<b>10,629</b>
Total Value:	<b>\$118,837</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,083</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1953 / 1953</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:		5		Distance From Subject:0.25 (miles)	
Address:		13021 FILMORE ST, PACOIMA, CA 91331-1844			
Owner Name:		POSADAS JUAN P/SILVA MARIA T			
Seller Name:		NEVADA REAL ESTATE INVESTMENTS			
APN:	2533-006-029	Map Reference:	9-A1 /	Living Area:	1,096
County:	LOS ANGELES, CA	Census Tract:	1043.20	Total Rooms:	5
Subdivision:	17691	Zoning:	LAR1	Bedrooms:	3
Rec Date:	01/30/2015	Prior Rec Date:	05/08/2014	Bath(F/H):	1 /
Sale Date:	01/16/2015	Prior Sale Date:	04/25/2014	Yr Built/Eff:	1952 / 1952
Sale Price:	\$347,000	Prior Sale Price:	\$255,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	111883	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$340,714	Lot Area:	6,169	Pool:	
Total Value:	\$304,950	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #: <b>6</b>		Distance From Subject: <b>0.26 (miles)</b>	
Address: <b>13053 FILMORE ST, PACOIMA, CA 91331-1844</b>			
Owner Name: <b>FLORES LUIS A</b>			
Seller Name: <b>ROSALES ROGELIO</b>			
APN: <b>2533-006-035</b>	Map Reference: <b>9-A1 /</b>	Living Area: <b>978</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1043.20</b>	Total Rooms: <b>5</b>	
Subdivision: <b>17691</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>3</b>	
Rec Date: <b>12/11/2014</b>	Prior Rec Date: <b>10/27/1986</b>	Bath(F/H): <b>1 /</b>	
Sale Date: <b>12/04/2014</b>	Prior Sale Date: <b>09/1986</b>	Yr Built/Eff: <b>1952 / 1952</b>	
Sale Price: <b>\$325,000</b>	Prior Sale Price:	Air Cond: <b>CENTRAL</b>	
Sale Type: <b>FULL</b>	Prior Sale Type:	Style: <b>CONVENTIONAL</b>	
Document #: <b>1344920</b>	Acres: <b>0.14</b>	Fireplace: <b>/</b>	
1st Mtg Amt: <b>\$260,000</b>	Lot Area: <b>6,169</b>	Pool:	
Total Value: <b>\$263,939</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>	
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/ 2</b>	Parking: <b>PARKING AVAIL</b>	

Comp #: <b>7</b>		Distance From Subject: <b>0.28 (miles)</b>	
Address: <b>13268 VAUGHN ST, SAN FERNANDO, CA 91340-2237</b>			
Owner Name: <b>CHAVEZ VICTOR M/CHAVEZ JORGE</b>			
Seller Name: <b>CASTRO CARMEN</b>			
APN: <b>2524-024-004</b>	Map Reference: <b>3-A6 /</b>	Living Area: <b>1,080</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1043.10</b>	Total Rooms: <b>5</b>	
Subdivision: <b>19319</b>	Zoning: <b>LAR1</b>	Bedrooms: <b>3</b>	
Rec Date: <b>09/30/2014</b>	Prior Rec Date: <b>10/15/1990</b>	Bath(F/H): <b>2 /</b>	
Sale Date: <b>08/06/2014</b>	Prior Sale Date: <b>07/1990</b>	Yr Built/Eff: <b>1954 / 1954</b>	
Sale Price: <b>\$335,000</b>	Prior Sale Price: <b>\$144,000</b>	Air Cond: <b>EVAP COOLER</b>	
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>	
Document #: <b>1033752</b>	Acres: <b>0.16</b>	Fireplace: <b>/</b>	
1st Mtg Amt:	Lot Area: <b>6,825</b>	Pool:	
Total Value: <b>\$175,407</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>	
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/ 1</b>	Parking: <b>PARKING AVAIL</b>	

Comp #:				Distance From Subject:0.35 (miles)			
Address:		13100 DESMOND ST, PACOIMA, CA 91331-1027					
Owner Name:		CALDERON MARILU/VALDEZ FRANCISCO J					
Seller Name:		BANK OF AMERICA					
APN:		2524-009-014		Map Reference:		3-A6 /	
County:		LOS ANGELES, CA		Census Tract:		1042.01	
Subdivision:		10274		Zoning:		LAR1	
Rec Date:		12/31/2014		Prior Rec Date:		01/28/2010	
Sale Date:		12/17/2014		Prior Sale Date:		11/16/2009	
Sale Price:		\$283,000		Prior Sale Price:		\$265,000	
Sale Type:		FULL		Prior Sale Type:		FULL	
Document #:		1423747		Acres:		0.17	
1st Mtg Amt:				Lot Area:		7,492	
Total Value:		\$279,040		# of Stories:		1.00	
Land Use:		SFR		Park Area/Cap#:		/ 2	
				Living Area:		1,102	
				Total Rooms:		6	
				Bedrooms:		3	
				Bath(F/H):		1 /	
				Yr Built/Eff:		1936 / 1938	
				Air Cond:			
				Style:		CONVENTIONAL	
				Fireplace:		Y / 1	
				Pool:			
				Roof Mat:		WOOD SHAKE	
				Parking:		ATTACHED GARAGE	



Comp #:	9	Distance From Subject:0.36 (miles)	
Address:	13440 DESMOND ST, PACOIMA, CA 91331-2313		
Owner Name:	MALDONADO YUSMERY B/CORTEZ YUSMERY		
Seller Name:	LOPEZ VICTOR		
APN:	2523-016-007	Map Reference:	8-F1 /
County:	LOS ANGELES, CA	Census Tract:	1043.10
Subdivision:	21247	Zoning:	LAR1
Rec Date:	09/15/2014	Prior Rec Date:	09/23/2008
Sale Date:	07/18/2014	Prior Sale Date:	09/09/2008
Sale Price:	\$330,000	Prior Sale Price:	\$274,000
Sale Type:	UNKNOWN	Prior Sale Type:	
Document #:	971306	Acres:	0.14
1st Mtg Amt:	\$324,022	Lot Area:	6,105
Total Value:	\$228,880	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	960
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1956
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

Comp #: <b>10</b>		Distance From Subject: <b>0.48 (miles)</b>	
Address:	<b>13148 DEL SUR ST, SAN FERNANDO, CA 91340-1829</b>		
Owner Name:	<b>PEREZ JOSE G/DE PEREZ MARIA S R</b>		
Seller Name:	<b>GALLARDO SERGIO M &amp; VIVIAN</b>		
APN:	<b>2524-005-019</b>	Map Reference:	<b>3-A6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1042.01</b>
Subdivision:	<b>19498</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>08/29/2014</b>	Prior Rec Date:	<b>05/30/2003</b>
Sale Date:	<b>07/11/2014</b>	Prior Sale Date:	<b>03/14/2003</b>
Sale Price:	<b>\$345,000</b>	Prior Sale Price:	<b>\$209,000</b>
Sale Type:	<b>UNKNOWN</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>915027</b>	Acres:	<b>0.19</b>
1st Mtg Amt:	<b>\$338,751</b>	Lot Area:	<b>8,097</b>
Total Value:	<b>\$246,920</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,075</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1958 / 1958</b>
		Air Cond:	<b>EVAP COOLER</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>GRAVEL &amp; ROCK</b>
		Parking:	<b>ATTACHED GARAGE</b>

# EXHIBIT D

ASSIGNED INSPECTOR: JASON SIBLEY

Date: April 21, 2015

JOB ADDRESS: 13160 WEST PAXTON STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2533-002-012

CASE#: 524995

ORDER NO: A-3393091

EFFECTIVE DATE OF ORDER TO COMPLY: December 10, 2013

COMPLIANCE EXPECTED DATE: December 25, 2013

DATE COMPLIANCE OBTAINED: August 30, 2014

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## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-3393091

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

On DEC 10 2013 the  
Date

QUIROZ, RAFAEL AND AMELIA G  
13160 PAXTON ST  
PACOIMA, CA 91331

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

CASE #: 524995

ORDER #: A-3393091

EFFECTIVE DATE: December 10, 2013

COMPLIANCE DATE: December 25, 2013

OWNER OF

SITE ADDRESS: 13160 W PAXTON ST

ASSESSORS PARCEL NO.: 2533-002-012

ZONE: R1; One-Family 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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

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

VIOLATION(S):

1. Open storage within the required yards.

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

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

Location: Entire property.

2. Rubbish, garbage, trash and debris on the premises.

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

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

**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 days from the Compliance Date, will result in imposition of the fee noted below.

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

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

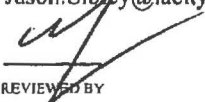
If you have any questions or require any additional information please feel free to contact me at (818)374-9827.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



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

Jason.Sibley@lacity.org



REVIEWED BY

Date: December 06, 2013