

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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
Grand Total	\$ 3,621.59

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 Ongole
Steve Ongole
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. T11243
Dated as of: 04/02/2015

Prepared for: City of Los Angeles

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

Instrument 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

Beneficiary : MELIS, Inc., as nominee for

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. 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 Civie 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 REQUESTED NAME TO

Rafael Quiroz & Amelia Gonzalez
13160 Paxton St.
Pacoima, Ca. 91331

City & State

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

DEC 3 1987 AT 8 A.M.

Recorder's Office

FEE
\$5
V

City & State

MAIL TAX STATEMENTS TO

City & State

SAME AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s) *757 00*

Documentary transfer tax is \$ *757 00*

- () 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

44

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

ANGEL ROSALES and PETRONILA ROSALES

hereby GRANT(S) to

RAFAEL QUIROZ and AMLEIA 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.

Dated July 16, 1987

STATE OF CALIFORNIA
COUNTY OF *Los Angeles* } ss.
On *November 30 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 *He* executed the same.

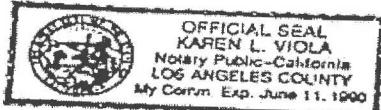
WITNESS my hand and official seal.

Signature *Karen L. Viola*
Karen L. Viola

Name (Typed or Printed)

Title Order No. *8713300-32* Excess or Tax No. *23-9058*

(This area for official notarial seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

87-1911189

88 506772

RECORDING REQUESTED BY

CHICAGO TITLE INSURANCE COMPANY

AND WHEN RECORDED MAIL TO

Name **Street Address** **City & State**

Rafael Quiroz & Amelia Gonzalez
13160 Paxton St.
Pacoima, Ca. 91331

MAIL TAX STATEMENTS TO

Name **Street Address** **City & State**

same as above

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
AT 8 A.M.
DEC 2 1962
Recorder's Office

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

FEE \$7 N

Grant Deed

The undersigned grantor(s) declare(s): *7/9/09* *44*
Documentary transfer tax is \$ 0.
() 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 FERNONELA ROSALES,

Beneficiary GRANT(S) TO

RAFAEL QUIROZ and AMELIA GONZALEZ, husband and wife, as debtors, vs.

the following described real property in the County of Los Angeles

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

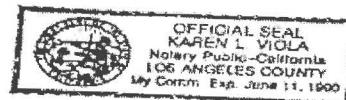
Known to me or proved to me on the basis of satisfactory evidence to be the person in whose name I have subscribed to the within instrument and acknowledged that I have executed the same.
WITNESS my hand and official seal. *[Signature]*

~~WITNESS my hand and official seal.~~

Signature: Karen L. Viola
Karen L. Viola

Angel Rosales
ANGEL ROSALES

Petronila Rosales
PETRONILA ROSALES



(This area for official material only)

Name (Typed or Printed)

Environ Monit Assess 81: 23-905, 2003.

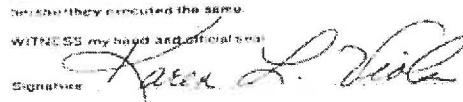
MAIL TAX STATEMENTS AS DIRECTED ABOVE

88 506772

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On March 11, 1988, I, Karen L. Viola, a Notary Public, in and for
the State of California, Notary Public, in and for the County of Los Angeles, personally appeared, James C. Laddie and
Kodanda Rama Balaraja Reddy, and
known to me to be the persons (whose names) affixed to
the instrument and acknowledged to me that
they executed the same.

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

WITNESS my hand and official seal:


Signature



(This area for official notarial seal)

5/4/05

UNITED TITLE COMPANY/LA.
RECORDING REQUESTED BY:
Imperial Escrow
Escrow No. 1538-CA
Title Order No. 10505140-2

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

05 1043070
2

105051402
APN: 2539-002-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

(44)

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.

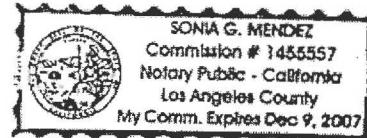
"This conveyance changes the manner in
which title is held, grantor(s) and grantee(s)
remain the same and continue to hold the
same proportionate interest, R & T 11911."

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



MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY
FINAL LOAN DOCS

AND WHEN RECORDED MAIL TO

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

3

[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
Lender is a National Association
the laws of United States of America
2150 NORTH FIRST STREET, SAN JOSE, California 95131
organized and existing under
Lender's address is

(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)

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4

(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.

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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

PACOIMA, California 91331 ("Property Address")

13160 Paxton Street
(Street)

(Zip Code)

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.

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CALIFORNIA—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
ITEM 992613 (0011)—MERS MFCA3114

(Page 3 of 12 pages)

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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
AMELIA GONZALEZ QUIROZ

(Seal)
-Borrower

Rafael Quiroz
RAFAEL QUIROZ

(Seal)
-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



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

(Page 12 of 12 pages)

Form 3005 1/01
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4000850440 To Order Call: 1-800-964-5775

06 1424574

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.

Amelia Gonzalez
AMELIA GONZALEZ QUIROZ

(Seal)
-Borrower

Rafael Quiroz
RAFAEL QUIROZ

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

Adjustable Rate Prepayment Rider - First Lien - AK, AL, AZ, CA, CO, CT, DC, 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

MFCD6028
FF003210

4000850440

06/23/06

06 1424574

Recording Requested By:
SELECT PORTFOLIO SERVICING, INC.

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

10/01/2010



•20101400564•

CORPORATE ASSIGNMENT OF DEED OF TRUST
Los Angeles, California SELLER'S SERVICING #. 0011367000 "QUIROZ"
INVESTOR #: P86
MERS #: 100425240008504406

100458943

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: 061424574 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

Bill Koch, Assistant Secretary



Order: 19457405 Doc: CALOSA:2010 01400564

Page 2 of 3

Created By: KodandaRama.BalarajaReddy Printed: 4/2/2015
6:58:00 PM IST

3

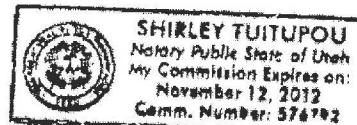
STATE OF Utah
COUNTY OF Salt Lake
SEP 23 2010

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)

"AMRC09/21/2010 12:43:53 PM" AMRC09/21/2010 12:43:53 PM" CALOS A#011367000 CASTATE_TRUST_ASSIGN_ASSN "JULIJUANR"

Recording requested by:

10/19/2010

When recorded mail to:

20101489216

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

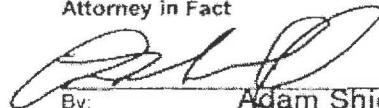
Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural

SEE EXHIBIT "A" ATTACHED

Page 1

14

25
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

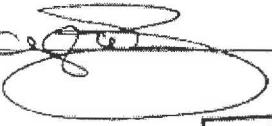

By: **Adam Shields**
Document Control Officer

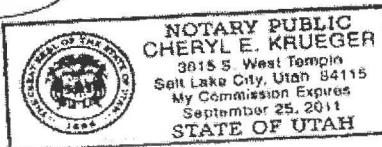
State of: Utah
County of: Salt Lake

On 10/15/10 Date before me Cheryl 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

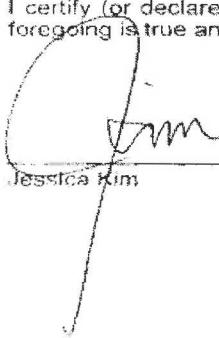
Trustor: RAFAEL QUIROZ AND AMELIA GONZALEZ QUIROZ, HUSBAND AND WIFE AS
JOINT TENANTS

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

09/09/2014



20140827421

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-RY
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 TRÌNH BÀY TÓM LUÔC 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

17

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: Yimeli Beltran, Assistant Secretary

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

Loan Number: 0011367000

Borrower Name: AMELIA QUIROZ

Address: 13160 PAXTON ST, PACOMA, CA 91331

Beneficiary: U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-F-F12 Mortgage Pass-Through Certificates, Series 2006-F-F12

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

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)

1)

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(b).

2)

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 § 2920.5(c).

4)

The beneficiary or their authorized agent has confirmed that the borrower(s) filed for bankruptcy and the proceedings have not been finalized in wit, there is no order on the court's docket closing or dismissing the bankruptcy case pursuant to California Civil Code § 2920.5(c).

5)

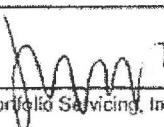
The provisions of California Civil Code §2923.55 do not apply because the property is not owner occupied as defined by California Civil Code §2924.15.

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

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 DÂY LÀ BẢN TRÌNH BẢN LUẬC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

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**

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.

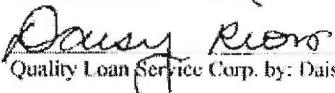
If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. As required by law, you are hereby notified that a negative credit report 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:

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

MAR 13 2015


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

05/30/2014

20140563474

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 B 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-RV
Order No.: 140155282-CA-MAI

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注：本文件包含一个信息摘要

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

Trustor(s): RAFAEL QUIROZ AND AMELIA GONZALEZ QUIROZ, HUSBAND AND WIFE AS
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Recorded: 6/28/2006 as Instrument No. 06 1424574 of Official Records in the office of the Recorder
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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.

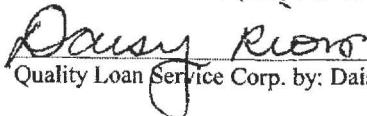
If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report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

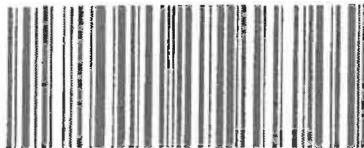
Date:

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 9626 5742 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



PU03

▲ 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

03/18/16 AT 08:00AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
<hr/> PAID:	28.00



LEADSHEET



201503180260103

00010294279



006703214

SEQ:
01

ERDS - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E534119

E12

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
13160 PAXTON STREET
PACOIMA, CA 91331 | CAPACITY: OWNERS |
| 2). | FIRST FRANKLIN
C/O SECURITY CONNECTIONS
1935 INTERNATIONAL WAY
IDAHO FALLS, ID 83402 | CAPACITY: INTERESTED PARTIES |
| 3). | U.S. BANK NATIONAL ASSOCIATION
3815 SOUTH WEST TEMPLE
SALT LAKE CITY, UT 84115 | CAPACITY: INTERESTED PARTIES |
| 4). | QUALITY LOAN SERVICE CORP.
2141 5 TH AVENUE
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 COMPAN					
Lender:	FUNDERS INC					
Seller Name:	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:				
Living Area:	1,019	Garage Area:				
Tot Adj Area:		Garage Capacity:	2	Heat Type:	HEATED	
Above Grade:		Parking Spaces:	2	Exterior wall:	STUCCO	
Total Rooms:	5	Basement Area:		Porch Type:		
Bedrooms:	3	Finish Bsmnt Area:		Patio Type:		
Bath(F/H):	1 /	Basement Type:		Pool:		
Year Built / Eff:	1950 / 1950	Roof Type:		Air Cond:		
Fireplace:	Y / 1	Foundation:	RAISED	Style:	CONVENTIONAL	
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Quality:		
Other Improvements:	FENCE			Condition:		
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

**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
Subject Property											
13160 PAXTON ST											
Comparables											
<input checked="" type="checkbox"/>	1		13174 PAXTON ST	\$335,000	1950	3		12/03/1987	1,019	6,661	0.0
<input checked="" type="checkbox"/>	2		13136 MONTFORD ST	\$330,000	1950	3		10/31/2014	1,004	6,239	0.04
<input checked="" type="checkbox"/>	3		11472 GLENOAKS BLVD	\$385,000	1954	3		10/14/2014	985	7,072	0.15
<input checked="" type="checkbox"/>	4		13319 EUSTACE ST	\$335,000	1953	3		08/20/2014	1,083	10,629	0.21
<input checked="" type="checkbox"/>	5		13021 FILMORE ST	\$347,000	1952	3		01/30/2015	1,096	6,169	0.25
<input checked="" type="checkbox"/>	6		13053 FILMORE ST	\$325,000	1952	3		12/11/2014	978	6,169	0.26
<input checked="" type="checkbox"/>	7		13268 VAUGHN ST	\$335,000	1954	3		09/30/2014	1,080	6,825	0.28
<input checked="" type="checkbox"/>	8		13100 DESMOND ST	\$283,000	1936	3		12/31/2014	1,102	7,492	0.35
<input checked="" type="checkbox"/>	9		13440 DESMOND ST	\$330,000	1956	3		09/15/2014	960	6,105	0.36
<input checked="" type="checkbox"/>	10		13148 DEL SUR ST	\$345,000	1958	3		08/29/2014	1,075	8,097	0.48

Comparable Sales Report

For Property Located At

13160 PAXTON ST, PACOIMA, CA 91331-1841

RealQuest Professional

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 #:	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 /
County:	LOS ANGELES, CA	Census Tract:	1043.20
Subdivision:	15775	Zoning:	LAR1
Rec Date:	10/31/2014	Prior Rec Date:	09/01/1992
Sale Date:	07/30/2014	Prior Sale Date:	
Sale Price:	\$335,000	Prior Sale Price:	\$144,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1154841	Acres:	0.14
1st Mtg Amt:	\$328,932	Lot Area:	6,239
Total Value:	\$190,935	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,004
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1950
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	ATTACHED GARAGE

Comp #:	Distance From Subject:0.11 (miles)		
Address:	13136 MONTFORD ST, PACOIMA, CA 91331-1819		
Owner Name:	DIAZ SOLEDAD/DIAZ SOLEDAD		
Seller Name:	WHITE HELEN TRUST		
APN:	2533-004-014	Map Reference:	9-A1 /
County:	LOS ANGELES, CA	Census Tract:	1043.20
Subdivision:	15775	Zoning:	LAR1
Rec Date:	10/17/2014	Prior Rec Date:	
Sale Date:	09/04/2014	Prior Sale Date:	
Sale Price:	\$330,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1101058	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,534
Total Value:	\$40,351	# of Stories:	1.00
Land Use:	SFR	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 #:	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 /
County:	LOS ANGELES, CA	Census Tract:	1042.03
Subdivision:	15323	Zoning:	LAR1
Rec Date:	10/14/2014	Prior Rec Date:	05/10/2013
Sale Date:	10/03/2014	Prior Sale Date:	03/27/2013
Sale Price:	\$385,000	Prior Sale Price:	\$135,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1079971	Acres:	0.16
1st Mtg Amt:	\$288,750	Lot Area:	7,072
Total Value:	\$135,612	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	985
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1954 / 1954
		Air Cond:	WALL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

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

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

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

Comp #:8				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 /	Living Area: 1,102
County:	LOS ANGELES, CA	Census Tract:	1042.01	Total Rooms: 6
Subdivision:	10274	Zoning:	LAR1	Bedrooms: 3
Rec Date:	12/31/2014	Prior Rec Date:	01/28/2010	Bath(F/H): 1 /
Sale Date:	12/17/2014	Prior Sale Date:	11/16/2009	Yr Built/Eff: 1936 / 1938
Sale Price:	\$283,000	Prior Sale Price:	\$265,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	1423747	Acres:	0.17	Fireplace: Y / 1
1st Mtg Amt:		Lot Area:	7,492	Pool:
Total Value:	\$279,040	# of Stories:	1.00	Roof Mat: WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	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 /	Living Area: 960
County:	LOS ANGELES, CA	Census Tract:	1043.10	Total Rooms: 5
Subdivision:	21247	Zoning:	LAR1	Bedrooms: 3
Rec Date:	09/15/2014	Prior Rec Date:	09/23/2008	Bath(F/H): 2 /
Sale Date:	07/18/2014	Prior Sale Date:	09/09/2008	Yr Built/Eff: 1956 / 1956
Sale Price:	\$330,000	Prior Sale Price:	\$274,000	Air Cond:
Sale Type:	UNKNOWN	Prior Sale Type:		Style: CONVENTIONAL
Document #:	971306	Acres:	0.14	Fireplace: Y / 1
1st Mtg Amt:	\$324,022	Lot Area:	6,105	Pool:
Total Value:	\$228,880	# of Stories:	1.00	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: ATTACHED GARAGE

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

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

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.

EFFECTIVE DATE: December 10, 2013
COMPLIANCE DATE: December 25, 2013

CASE #: 524995

ORDER #: A-3393091

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

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

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

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

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

PENALTY WARNING:

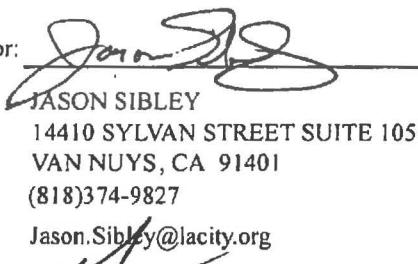
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

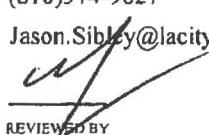
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (818)374-9827. 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

Date: December 06, 2013


REVIEWED BY