

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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VICE PRESIDENT

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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

March 20, 2015

Council District: # 7

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

JOB ADDRESS: **15451 WEST MONTE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2501-017-010**

On August 25, 2012, and October 11, 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: **15451 West Monte 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 July 26, 2012 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	1,100.00
Late Charge/Collection fee (250%)	3,590.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	1,159.28
Title Report fee	42.00
Grand Total	\$ 6,297.84

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 **\$6,297.84** 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 **\$6,297.84** 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 Ongel
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. T11013
Dated as of: 03/07/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2501-017-010

Property Address: 15451 W MONTE ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument: Grant Deed

Grantee : Luis M. Campos, a married man as his sole separate property

Grantor : Bertha Mariscal and Luis M. Campos, husband and wife as community property with right of survivorship

Deed Date : 6/9/2008

Recorded : 6/12/2008

Instr No. : 20081040864

**Mailing Address : Luis M. Campos,
15451 Monte Street, Sylmar, CA 91342.**

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 22, of Tract No. 8972, as per map recorded in Book 126 Pages 88 and 89 of Maps, in the Office of the County Recorder of Los Angeles County, California.

Assessor's Parcel No: 2501-017-010

MORTGAGES/LIENS

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

Amount : \$504,000.00

Dated : 1/4/2005

Trustor : Luis M Campos and Bertha Mariscal

Trustee : Westwood Associates, A California Corporation

Beneficiary : MERS, Inc., as nominee for WMC Mortgage Corp.

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. T11013

SCHEDULE B (Continued)

Loan No. : MIN 100136300111195664

Recorded : 1/13/2005

Instr No. : 05 0092016

Maturity Date is: 2/1/2035

Mailing Address : Westwood Associates, - Not Shown.

Mailing Address : WMC Mortgage Corp., 6320 Canoga Avenue 10th FL, Woodland Hills, CA 91367.

Mailing Address : Mortgage Electronic Registration Systems, Inc., P.O Box 2026, Flint, MI 48501-2026.

This Deed of Trust is an ARM. The assignment of the beneficial interest under said deed of trust which names:

Assignee : Wells Fargo Bank, National Association, as Trustee for the Holders of the Morgan Stanley ABS Capital I INC. Trust 2005-WMC4, Mortgage Pass- Through Certificates, Series 2005-WMC4

Recorded : 6/9/2011

Instr No. : 20110793921

Mailing Address : Wells Fargo Bank, National Association.

9062 Old Annapolis Rd, Columbia, MD 21045.

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

Trustee : The Wolf Firm, A Law Corporation

Recorded : 11/19/2014

Instr No. : 20141239739

Mailing Address : The Wolf Firm, 2955 Main Street, 2nd Floor, Irvine, California 92614.

Type of Instrument: A Notice of Default under the terms of said Deed of Trust

Executed by : The Wolf Firm, a Law Corporation

Recorded : 11/19/2014

Instr No. : 20141239740

Mailing Address : The Wolf Firm, 2955 Main Street, 2nd Floor, Irvine, California 92614.

Type of Instrument: A Notice of Trustee's Sale under said Deed of Trust

Executed by : The Wolf Firm, a Law Corporation

Time of Sale : 10:00 AM

Place of Sale : 3/8/2015; Behind the Fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA

Recorded : 2/23/2015

Instr No. : 20150193262

Mailing Address : The Wolf Firm, 2955 Main Street, 2nd Floor, Irvine, California 92614.

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

Claimant : The City of Los Angeles

Recorded : 1/25/2013

Instr No. : 20130130217

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

Mailing Address: Luis M Campos, 15451 Monte St Sylmar CA, 91342

1/13/05

2

FIDELITY-VAN NUYS

05 0092015

RECORDING REQUESTED BY:
Fidelity National Title

AND WHEN RECORDED MAIL TO:

Mr. Luis M. Campos & Ms. Bertha Mariscal
15451 Monte Street
Sylmar, CA 91342

19377913

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 19377913

Escrow No.: 300-1331

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$616.00 CITY TRANSFER TAX \$2,520.00

computed on full value of property conveyed, or

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

Unincorporated area City of Los Angeles **AND**

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

Gustavo Banuelos and Margarita Banuelos, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

Luis M. Campos and Bertha Mariscal, husband and wife as community property with right of survivorship

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot 22 of Tract No. 8972 as per Map recorded in Book 126, Pages 88 and 89 of Maps, in the Office of the County Recorder of Los Angeles County, California

Also Known as: 15451 Monte Street, Sylmar, CA 91342

AP#: 2501-17-10

**SEE EXHIBIT "ONE"
ATTACHED**

DATED November 30, 2004

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 12-20-04

Before me, SANDRA CANO

A Notary Public in and for said State, personally appeared

GUSTAVO BANUELOS &

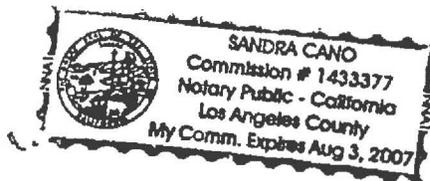
MARGARITA BANUELOS

Gustavo Banuelos
Gustavo Banuelos

Margarita Banuelos
Margarita Banuelos

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 Sandra Cano

(This area for official notarial seal)

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

2501-017-010

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Luis M Campos
15451 Monte Street
Sylmar
CA 91342



SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 2501-017-010

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

- DOCUMENTARY TRANSFER TAX is CITY TAX is
- computed on the full value of the property conveyed, or
- computed on full value less value of liens or encumbrances remaining at the time of sale,
- Realty not sold
- Unincorporated area City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GRANTORS BERTHA MARISCAL and LUIS M. CAMPOS, husband and wife as community property with right of survivorship
hereby GRANT(S) to Luis M. Campos, a married man as his sole and separate property. This is a Bonafide Gift and
grantor received nothing in return R & P 11911.

the following described real property in the City of Sylmar, County of Los Angeles, State of California:
~~As shown in Exhibit "A" attached hereto and made a part hereof,~~ and commonly known as Lot 22 of Tract No. 8972 as
per Map recorded in Book 126, pages 88 and 89 of Maps, in the Office of the County Recorder of Los Angeles County,
California. Also Known as: 15451 Monte Street Sylmar, CA 91342 AP#: 250-17-10

This Document delivered to Recorder
as an accommodation only at the
express request of the parties hereto.
It has not been examined as to
its effect or validity.

Dated: 6/9/2008

Bertha Mariscal
Bertha Mariscal

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss

Luis M. Campos
Luis M. Campos

On 6-9-2008 before me

Nancy S Ruiz, Notary Public,

personally appeared Bertha Mariscal
Luis M. Campos

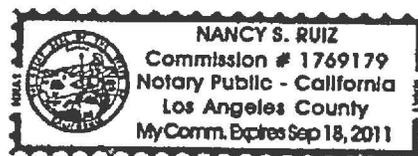
who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal

Signature Nancy S Ruiz

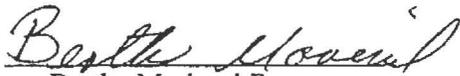
SPACE BELOW RESERVED FOR NOTARY SEAL

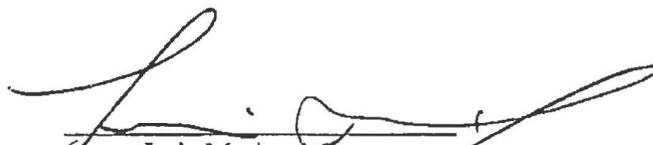


June 09, 2008

I Bertha Mariscal Reyes by my own decision without any pressure have made an agreement with my husband Luis Mariscal Campos that I will remain in possession of the property located at 19509 Saticoy St, Reseda, CA 91335, with the responsibility of any mortgage, insurance and taxes payments incurred of said property, my husband Luis Mariscal Campos agreed to sign any document that we need to sale or refinance the above mentioned property without claiming any proceeds.

By voluntary decision I have decided to transfer title of the above mentioned property to my son's name Luis Alberto Mariscal Reyes, and since we own two properties I agreed that my husband Luis Mariscal Campos will remain as the only owner of the property located at 15451 Monte Street Sylmar, CA 91342. He will be responsible for any mortgage, insurance and taxes payments incurred of said property. I agree to sign any document required when he need it for sale or refinance the above mentioned property without claiming any proceeds.


Bertha Mariscal Reyes


Luis Mariscal Campos

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

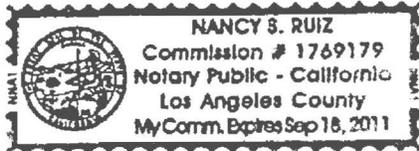
State of California

County of Los Angeles

On 6/9/2008 before me, NANCY S RUIZ
Date Here Insert Name and Title of the Officer

personally appeared Bertha Mariscal Reyes
Name(s) of Signer(s)
Luis Mariscal Campos

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



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

WITNESS my hand and official seal.

Signature Nancy S Ruiz
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

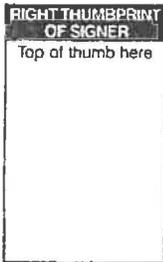
Document Date _____ Number of Pages: _____

Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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



Signer Is Representing: _____

Signer's Name: _____

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



Signer Is Representing _____

08 1040864

1/13/05

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FIDELITY-VAN NUYS

05 0092016

RECORDING REQUESTED BY /
RETURN TO:
WMC MORTGAGE CORP.

6320 CANOGA AVE 8TH FLOOR
WOODLAND HILLS, CA 91367
Attn: (EQUITY SERVICES)

19377913

Prepared By:
MARILYN GOODE

WMC MORTGAGE CORP.

6320 CANOGA AVENUE 10TH FL
(MAILROOM)
WOODLAND HILLS, CA 91367

[Space Above This Line For Recording Data]

SERV #: 11119566
DEFINITIONS

DEED OF TRUST

CAMPOS
Loan #: 11119566
MIN: 100136300111195664
PIN: 2501-017-010

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 January 4, 2005 together with all Riders to this document.

(B) "Borrower" is LUIS M CAMPOS and BERTHA MARISCAL, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Borrower is the trustor under this Security Instrument.

(C) "Lender" is WMC MORTGAGE CORP.

Lender is a Corporation organized and existing under the laws of CALIFORNIA Lender's address is P.O. BOX 54089 LOS ANGELES, CA 90054-0089

(D) "Trustee" is WESTWOOD ASSOCIATES, A CALIFORNIA CORPORATION

(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 January 4, 2005

The Note states that Borrower owes Lender

Five Hundred Four Thousand And 00/100

Dollars (U.S. \$ 504,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than February 1, 2035

2501-017-010

1/13/05

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

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

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

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

TRANSFER OF RIGHTS IN THE PROPERTY

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

LOT 22, OF TRACT NO. 8972, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 126 PAGE(S) 88 AND 89 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**SEE EXHIBIT "ONE"
ATTACHED**

05 0092016

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24. **Substitute Trustee.** Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

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

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

Luís M. Campos - 1-5-05
- Borrower - LUIS M CAMPOS - Date -

Bertha Mariscal - 1-5-05
- Borrower - BERTHA MARISCAL - Date -

05 0092016

1/13/05

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11119566

11119566

[Space Below This Line for Acknowledgment]

State of CALIFORNIA
County of LOS ANGELES

On 1-5-05
personally appeared

, before me, J. MENDEZ

LUIS M. CAMPOS & BERTHA MARISCAL

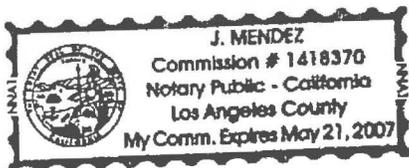
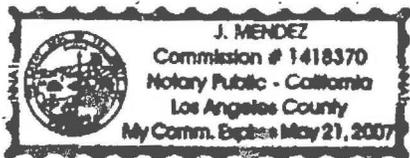
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s), whose name(s) Are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

J. Mendez
Notary Public

My Commission Expires:

05/21/07



05 0092016

LANDSAFE TITLE

RECORDING REQUESTED BY
RECONTRUST COMPANY, N A

AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:
RECONTRUST COMPANY, N.A
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063

11/21/07



20072586267

ATTN: Kristia Warner
TS No. 07-37127
INVESTOR/INSURER No. 0011119566
TSG No. 07-8-145251

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

WHEREAS, LUIS M CAMPOS AND BERTHA MARISCAL was the original Trustor, WESTWOOD ASSOCIATES, A CALIFORNIA CORPORATION was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. was the original Beneficiary under that certain Deed of Trust dated 01/04/2005 recorded on 01/13/2005 as Instrument No. 05 0092016 in Book _____ Page _____ of Official Records of Los Angeles County, California;
~~* HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP.~~

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and
WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW THEREFORE, the undersigned hereby substitutes RECONTRUST COMPANY, N.A., WHOSE ADDRESS IS: 1757 TAPO CANYON ROAD, SVW-88 SIMI VALLEY, CA 93063, as Trustee under said Deed of Trust.

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

DATED: NOV 19 2007 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

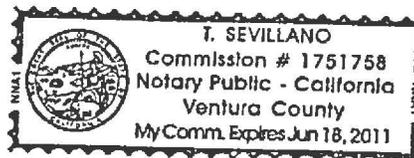
State of: CALIFORNIA)
County of: VENTURA)

BY: Angelica Del Toro
ANGELICA DEL TORO, Assistant Secretary

On November 19, 2007, before me T. Sevillano, notary public, personally appeared ANGELICA DEL TORO, 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 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.

T. Sevillano
T. Sevillano



RECORDING REQUESTED BY:

TICOR TITLE COMPANY

AND WHEN RECORDED MAIL TO:

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

APN: 2501-017-010

210827
TS No.: 14-0342-11

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

WHEREAS, LUIS CAMPOS AND BERTHA MARISCAL, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP was the original Trustor, WESTWOOD ASSOCIATES, A CALIFORNIA CORPORATION was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS A NOMINEE FOR WMC MORTGAGE CORP., A CORPORATION was the original Beneficiary under that certain Deed of Trust dated 1/4/2005 and recorded on 1/13/2005 as Instrument No. 05 0092016 of Official Records of Los Angeles County, California; and

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

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

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

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

Dated: August 7, 2014

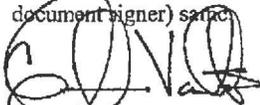
Select Portfolio Servicing, Inc., as servicing agent and attorney in fact for Wells Fargo Bank, N.A., as Trustee, in trust for the holders of The Morgan Stanley ABS Capital I Inc. Trust 2005-WMC4, Mortgage Pass-Through Certificates, Series 2005-WMC4


Linsay G. Nelson

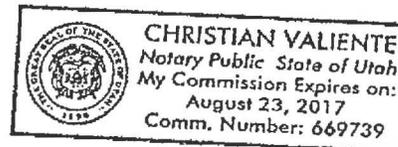
Document Control Officer

State of Utah)
County of Salt Lake)

On this 7, day of Aug, 2014, personally appeared before me LINSAY G. NELSON, whose identity is personally known to me (name of document signer) (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the * of ** (Title or Office) (Name of Corporation) and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said LINSAY G. NELSON acknowledged to me that said *Corporation executed the (name of document signer) same.


Notary Public

*DOC. CONTROL OFFICER



**Select Portfolio Servicing, Inc.

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

RECORDING REQUESTED BY:
TICOR TITLE COMPANY

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

Trustee Sale No. 14-0342-11

Title Order No..216827

SPACE ABOVE THIS LINE FOR RECORDER'S USE
APN: 2501-017-010

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

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

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

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

IMPORTANT NOTICE

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

This amount is \$248,493.31 as of 11/7/2014, 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

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

RECORDING REQUESTED BY
The Wolf Firm

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

APN: 2501-017-010

T.S. No. 14-0342-11

216827

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

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

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

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/4/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

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

Trustor: LUIS M CAMPOS AND BERTHA MARISCAL, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Duly Appointed Trustee: The Wolf Firm, A Law Corporation

Recorded 1/13/2005 as Instrument No. 05 0092016 of Official Records in the office of the Recorder of Los Angeles County, California,

Street Address or other common designation of real property: 15451 MONTE ST
SYLMAR, CA 91342

A.P.N.: 2501-017-010

Date of Sale: 3/18/2015 at 10:00 AM

Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA

Amount of unpaid balance and other charges: \$586,229.41, estimated

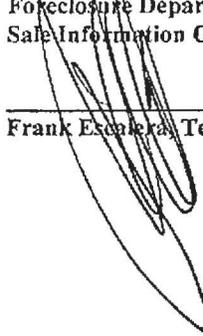
The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary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

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

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this Internet Web site www.nationwideposting.com, using the file number assigned to this case 14-0342-11. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

Date: 2/20/2015

The Wolf Firm, A Law Corporation
2955 Main Street, 2nd Floor
Irvine, California 92614
Foreclosure Department (949) 720-9200
Sale Information Only: (916) 939-0772 www.nationwideposting.com



Frank Escalera, Team Lead

Summary of Notice of Sale

NOTICE OF SALE
SUMMARY OF KEY INFORMATION

The attached notice of sale was sent to LUIS M CAMPOS AND BERTHA MARISCAL, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, in relation to 15451 MONTE ST, SYLMAR, CA 91342 .

YOU ARE IN DEFAULT UNDER A DEED OF TRUST OR MORTGAGE DATED 1/4/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE.

IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

The total amount due in the notice of sale is \$586,229.41.

Your property is scheduled to be sold on 3/18/2015 at 10:00 AM at Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA

However, the sale date shown on the attached notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or visit this Internet Web site address , using the file number assigned to this case 14-0342-11. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

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

Recording Requested By.
Bank of America
Prepared By **Barbara Nord**
450 E. Boundary St.
Chapin, SC 29036
888-603-9011

When recorded mail to.
CoreLogic
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036



DocID# 2726883326620036

Property Address:

15451 Monte St
Sylmar, CA 91342-1236

CA0-ADT 14012328

6/6/2011

This space for Recorder's use

MIN # 10013630011195664

MERS Phone #: 888-679-6377

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 3300 S.W. 34TH AVENUE, SUITE 101 OCALA, FL 34474 does hereby grant, sell, assign, transfer and convey unto WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-WMC4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-WMC4 whose address is 9062 OLD ANNAPOLISRD, COLUMBIA, MD 21045 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust

Original Lender: **WMC MORTGAGE CORP.**
Original Borrower(s): **LUIS M CAMPOS AND BERTHA MARISCAL, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**
Original Trustee: **WESTWOOD ASSOCIATES, A CALIFORNIA CORPORATION**
Date of Deed of Trust: **1/4/2005**
Original Loan Amount: **\$504,000.00**

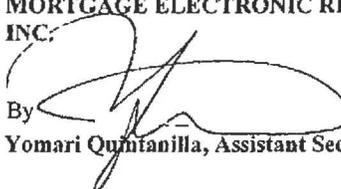
Recorded in Los Angeles County, CA on: 1/13/2005, book N/A, page N/A and instrument number 05 0092016

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

6/6/11

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.**

By

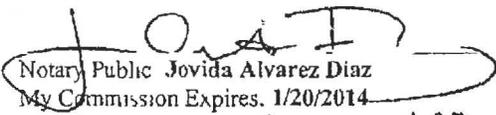

Yomari Quintanilla, Assistant Secretary

State of California
County of Ventura

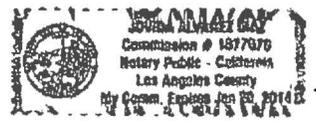
On June 6, 2011 before me, Jovida Alvarez Diaz, Notary Public, personally appeared Yomari Quintanilla, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity ~~(ies)~~, and that by ~~his/her/their~~ signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

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

WITNESS my hand and official seal.


Notary Public Jovida Alvarez Diaz
My Commission Expires: 1/20/2014

(Seal)



Attached to: Assignment of Deed of Trust
Luis M Ramos
and
Bertha Maniscal
(JWD)
6/6/11

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. 5606333)

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 8972 22 M B 126-88/89

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 2501-017-010
AKA 15451 W MONTE ST
LOS ANGELES

Owner:

CAMPOS LUIS M
15451 MONTE ST
SYLMAR CA, 91342

DATED: This 10th Day of January, 2013

CITY OF LOS ANGELES

By Steve Ongele

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **March 20, 2015**

JOB ADDRESS: **15451 WEST MONTE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2501-017-010**

Last Full Title: **03/07/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). LUIS M. CAMPOS
15451 MONTE STREET
SYLMAR, CA. 91342-1236
CAPACITY: OWNER

- 2). WMC MORTGAGE CORP.
6320 CANOGA AVE., 10TH FLOOR
WOODLAND HILLS, CA. 91367
CAPACITY: INTERESTED PARTIES

- 3). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES

- 4). WELLS FARGO BANK, NA
9062 OLD ANNAPOLIS RD.
COLUMBIA, MD. 21045
CAPACITY: INTERESTED PARTIES

- 5). THE WOLF FIRM
2955 MAIN STREET, 2ND FLOOR
IRVINE, CA. 92614
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
15451 MONTE ST, SYLMAR, CA 91342-1236



Owner Information

Owner Name: **CAMPOS LUIS M**
 Mailing Address: **15451 MONTE ST, SYLMAR CA 91342-1236 C027**
 Vesting Codes: **MM // SE**

Location Information

Legal Description:	TRACT NO 8972 LOT 22	APN:	2501-017-010
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1065.10 / 2	Subdivision:	8972
Township-Range-Sect:		Map Reference:	2-C2 /
Legal Book/Page:	126-88	Tract #:	8972
Legal Lot:	22	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SYL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/12/2008 / 06/09/2008	Deed Type:	GIFT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1040864		

Last Market Sale Information

Recording/Sale Date:	01/13/2005 / 11/30/2004	1st Mtg Amount/Type:	\$504,000 / CONV
Sale Price:	\$560,000	1st Mtg Int. Rate/Type:	7.45 / ADJ
Sale Type:	FULL	1st Mtg Document #:	92016
Document #:	92015	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$460.53
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY TITLE		
Lender:	WMC MTG CORP		
Seller Name:	BANUELOS GUSTAVO & MARGARITA		

Prior Sale Information

Prior Rec/Sale Date:	10/19/2000 / 06/14/2000	Prior Lender:	/
Prior Sale Price:	\$152,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1636059	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,216	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1963 / 1963	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	AVERAGE
Other Improvements:	FENCE				

Site Information

Zoning:	LARA	Acres:	0.40	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	17,215	Lot Width/Depth:	60 x 266	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	SEPTIC TANK

Tax Information

Total Value:	\$400,000	Assessed Year:	2014	Property Tax:	\$5,099.18
Land Value:	\$280,000	Improved %:	30%	Tax Area:	16
Improvement Value:	\$120,000	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$400,000				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

15451 MONTE ST, SYLMAR, CA 91342-1236

3 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: 3

	Subject Property	Low	High	Average
Sale Price	\$560,000	\$365,000	\$550,000	\$465,000
Bldg/Living Area	1,216	1,088	1,395	1,228
Price/Sqft	\$460.53	\$303.66	\$505.51	\$384.42
Year Built	1963	1941	1956	1947
Lot Area	17,215	8,520	17,486	12,084
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$400,000	\$141,260	\$356,209	\$264,101
Distance From Subject	0.00	0.08	0.36	0.19

*= 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											
<input type="checkbox"/>			15451 MONTE ST	\$560,000	1963	3	2	01/13/2005	1,216	17,215	0.0
Comparables											
<input checked="" type="checkbox"/>	1		13575 DE GARMO AVE	\$365,000	1946	3	1	06/30/2014	1,202	8,520	0.08
<input checked="" type="checkbox"/>	2		15323 ROXFORD ST	\$550,000	1941	2	2	01/07/2015	1,088	10,245	0.14
<input checked="" type="checkbox"/>	3		13274 BRADLEY AVE	\$480,000	1956	4	2	02/20/2015	1,395	17,486	0.36

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

15451 MONTE ST, SYLMAR, CA 91342-1236**3 Comparable(s) Selected.**

Report Date: 03/13/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$560,000	\$365,000	\$550,000	\$465,000
Bldg/Living Area	1,216	1,088	1,395	1,228
Price/Sqft	\$460.53	\$303.66	\$505.51	\$384.42
Year Built	1963	1941	1956	1947
Lot Area	17,215	8,520	17,486	12,084
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$400,000	\$141,260	\$356,209	\$264,101
Distance From Subject	0.00	0.08	0.36	0.19

* = user supplied for search only

Comp #:**1** Distance From Subject:**0.08 (miles)**
 Address: **13575 DE GARMO AVE, SYLMAR, CA 91342-1215**
 Owner Name: **ROBLES AILIME G & MARIN T**
 Seller Name: **PEARSON KRISTI A**
 APN: **2501-018-001** Map Reference: **2-C2 /** Living Area: **1,202**
 County: **LOS ANGELES, CA** Census Tract: **1065.10** Total Rooms: **6**
 Subdivision: **8972** Zoning: **LARA** Bedrooms: **3**
 Rec Date: **06/30/2014** Prior Rec Date: **06/29/2010** Bath(F/H): **1 /**
 Sale Date: **05/27/2014** Prior Sale Date: **05/26/2010** Yr Built/Eff: **1946 / 1946**
 Sale Price: **\$365,000** Prior Sale Price: **\$280,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **671622** Acres: **0.20** Fireplace: **/**
 1st Mtg Amt: **\$358,388** Lot Area: **8,520** Pool:
 Total Value: **\$294,833** # of Stories: **1.00** Roof Mat: **ROLL**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **COMPOSITION**
PARKING AVAIL

Comp #:**2** Distance From Subject:**0.14 (miles)**
 Address: **15323 ROXFORD ST, SYLMAR, CA 91342-1260**
 Owner Name: **MARTINEZ CARLOS/SANCHEZ JORGE**
 Seller Name: **ROMO GEORGINA**
 APN: **2501-019-025** Map Reference: **2-C2 /** Living Area: **1,088**
 County: **LOS ANGELES, CA** Census Tract: **1065.10** Total Rooms:
 Subdivision: **8972** Zoning: **LARA** Bedrooms: **2**
 Rec Date: **01/07/2015** Prior Rec Date: **02/21/1996** Bath(F/H): **2 /**
 Sale Date: **08/18/2014** Prior Sale Date:
 Sale Price: **\$550,000** Prior Sale Price: **\$160,000** Yr Built/Eff: **1941 / 1970**
 Sale Type: **FULL** Prior Sale Type: **FULL** Air Cond:
 Document #: **17856** Acres: **0.24** Style: **/**
 1st Mtg Amt: **\$540,038** Lot Area: **10,245** Fireplace: **/**
 Total Value: **\$356,209** # of Stories:
 Land Use: **SFR** Park Area/Cap#: **/** Pool:
 Parking: **Roof Mat:**

Comp #:**3** Distance From Subject:**0.36 (miles)**
 Address: **13274 BRADLEY AVE, SYLMAR, CA 91342-1203**
 Owner Name: **GUTIERREZ JUAN M & JANET**
 Seller Name: **REYNOLDS FAMILY TRUST**
 APN: **2501-010-044** Map Reference: **2-C2 /** Living Area: **1,395**
 County: **LOS ANGELES, CA** Census Tract: **1065.20** Total Rooms: **6**
 Subdivision: Zoning: **LARA** Bedrooms: **4**
 Rec Date: **02/20/2015** Prior Rec Date: **05/24/1979** Bath(F/H): **2 /**
 Sale Date: **01/21/2015** Prior Sale Date:
 Sale Price: **\$480,000** Prior Sale Price: **\$78,000** Yr Built/Eff: **1956 / 1960**
 Sale Type: **FULL** Prior Sale Type: **FULL** Air Cond: **EVAP COOLER**
 Document #: **185619** Acres: **0.40** Style: **CONVENTIONAL**
 1st Mtg Amt: **\$360,000** Lot Area: **17,486** Fireplace: **Y / 1**
 Total Value: **\$141,260** # of Stories:
 Land Use: **SFR** Park Area/Cap#: **/ 2** Pool:
 Parking: **Roof Mat: GRAVEL & ROCK**
PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **March 20, 2015**

JOB ADDRESS: **15451 WEST MONTE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2501-017-010**

CASE#: **474303**

ORDER NO: **A-3061262**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 26, 2012**

COMPLIANCE EXPECTED DATE: **August 25, 2012**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3061262

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

ORDER TO COMPLY AND NOTICE OF FEE

CAMPOS, LUIS M
15451 MONTE ST
SYLMAR, CA 91342

CASE #: 474303
ORDER #: A-3061262
EFFECTIVE DATE: July 26, 2012
COMPLIANCE DATE: August 25, 2012

On JUL 23 2012 the
undersigned ^{has} mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

OWNER OF
SITE ADDRESS: 15451 W MONTE ST
ASSESSORS PARCEL NO.: 2501-017-010
ZONE: RA; Suburban Zone

Signature

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

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

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

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

VIOLATION(S):

- 1. The stables in the rear yard on the property line were constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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

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



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

1011203201254700

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.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

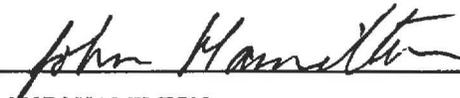
APPEAL PROCEDURES:

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)374-9856.

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

Inspector:



Date: July 20, 2012

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856

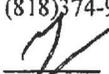

REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**
JOB ADDRESS: **15451 WEST MONTE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2501-017-010**

Date: **March 20, 2015**

CASE#: **474303**
ORDER NO: **A-3324799**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 11, 2013**
COMPLIANCE EXPECTED DATE: **October 11, 2013**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3324799

FOR INFORMATION OF THE PUBLIC

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-SUPPLEMENTAL AND NOTICE OF FEE

CAMPOS, LUIS M
15451 MONTE ST
SYLMAR, CA 91342

On SEP 09 2013 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 474303
ORDER #: A-3324799
EFFECTIVE DATE: September 11, 2013
COMPLIANCE DATE: October 11, 2013

OWNER OF
SITE ADDRESS: 15451 W MONTE ST
ASSESSORS PARCEL NO.: 2501-017-010
ZONE: RA; Suburban Zone

Signature

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

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

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

VIOLATION(S):

- 1. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.4.(m) 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 98.041 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.

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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.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) 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)374-9856. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: John Hamilton

Date: September 04, 2013

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856
John.Hamilton@lacity.org

REVIEWED BY