

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

May 28, 2015

Council District: # 7

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

JOB ADDRESS: **11691 WEST KAGEL CANYON STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2530-005-010**

On September 15, 2014, 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: **11691 West Kagel Canyon Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on September 15, 2014, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	73.80
Title Report fee	42.00
Grand Total	\$ 1,362.36

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,362.36** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,362.36** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11285
Dated as of: 04/23/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2530-005-010

Property Address: 11691 W KAGEL CANYON ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : Ruben Valle, a single man

Grantor : Martin Martinez and Velia Martinez, husband and wife as joint tenants

Deed Date : 5/1/2013

Recorded : 1/31/2014

Instr No. : 20140110742

Mailing Address: Ruben Valle,
14175 Bergstrom Place, Sylmar, CA 91342.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:
Situated in the City of Los Angeles, State of California:

Parcel 1: The Southeasterly 653.00 feet of the Southwesterly 285.82 feet of the Northeasterly 700.00 feet of Block 40, of the Maclay Rancho, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 37, Pages 5 through 16 of Miscellaneous records, in the office of the County recorder of said County.

Parcel 2: The Northwesterly 273.00 feet of the Southeasterly 653.00 feet of the Southwesterly 50.00 feet of the Northeasterly 750.00 feet of Block 40 of the Maclay Rancho, in the City of Los Angeles, in the County of Los Angeles, State of California, of Miscellaneous records, in the office of the County recorder of said County.

Parcel 3: That portion of Block 40, of the Maclay Rancho, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 37, Page 5 through 16 of Miscellaneous records, in the office of the County recorder of said County,

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. T11285

SCHEDULE B (Continued)

Parcel 4: The Southeast 360 feet of that portion in Block 40 of the Maclay Rancho, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 37 Page(s) 5 through 16 of miscellaneous records, in the office of the County recorder of said County, lying Northeasterly of the Northerly line of the 200 feet strip described in deed to Southern California Edison Company, Ltd. recorded in Book 16605 Page(s) 99, official records.

Except the Northeasterly 700 feet APN : 2530-005-005, 2530-005-011

Assessor's Parcel No: 2530-005-010

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 : \$424,175.00

Dated : 2/4/2010

Trustor : Martin Martinez and Velia Martinez

Trustee : Guild Administration Corp., a California corporation

Beneficiary : MERS, Inc., as nominee for Guild Mortgage Company, a California corporation

Loan No. : MIN 100019970110343598

Recorded : 2/16/2010

Instr No. : 20100204768

Maturity Date is: 3/1/2040

Mailing Address: Guild Mortgage Company, 9160 Gramercy Drive, San Diego, CA 92123.

Mailing Address: Guild Administration Corp., 9160 Gramercy Drive, San Diego, CA 92123.

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

Assignment of the above referenced security instrument is as follows:

Assignee : Mortgage Electronic Registration Systems, Inc

Recorded : 6/22/2012

Instr No. : 20120929454

Mailing Address: Mortgage Electronic Registration Systems, Inc.: Not Shown.

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

Amount : \$315,000.00

Dated : 3/26/2010

Trustor : Martin Martinez and Velia Martinez

Trustee : PRLAP, INC

Beneficiary : Bank of America, N.A.

Recorded : 3/31/2010

Instr No. : 20100439111

Maturity Date is: 4/1/2040

Mailing Address: Bank of America, N.A., P.O. Box 619003, Dallas, Tx 75261-9003.

Mailing Address: PRLAP, INC – Not Shown.

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. T11285

SCHEDULE B (Continued)

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

Trustee : Recontrust Company, N.A.

Recorded : 8/11/2011

Instr No. : 20111082138

Mailing Address: Recontrust Company, N.A.,
1800 Tapo Canyon Rd, CA6-914-01-94, Simi Valley, CA 93063.

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

Amount : \$175,000.00

Dated : 1/20/2014

Trustor : Ruben Valle

Trustee : Aztec T.D. Service Co

Beneficiary : Rehabbers Financial, Inc

Recorded : 1/31/2014

Instr No. : 20140110743

Mailing Address: Rehabbers Financial, Inc., 2624 West Magnolia blvd, Burbank, CA 91505.

Mailing Address: Aztec T.D. Service Co., Not Shown.

RECORDING REQUESTED BY:
Orange Coast Title Company

AND WHEN RECORDED MAIL TO:

Mr. and Mrs. Martin Martinez
16153 San Fernando Mission Blvd.
Granada Hills, CA 91344



THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 1096138-01 Escrow No.: 04-06711-038

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) (80) (44)
DOCUMENTARY TRANSFER TAX is \$475.20 CITY TRANSFER TAX \$1,944.00
 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,

Brett Cyprus (who acquired title as Brett Cypruss), a Married Man, as his sole and separate property
 hereby GRANT(s) to:

Martin Martinez and Velia Martinez, Husband and Wife, as Joint Tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
A Portion of Block 40 of The Maclay Rancho, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 37, Pages 5 to 16 inclusive of Miscellaneous Records, in the Office of the County Recorder of said County, as per COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

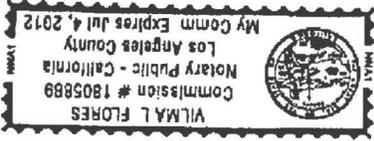
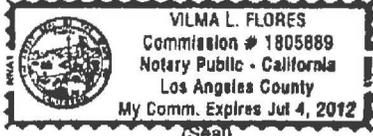
Also Known as: 11691 Kagel Canyon Street, Los Angeles, (Sylmar area), CA 91342
 AP#: 2530-005-010 & -011

DATED October 28, 2009
 STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 On 11-4-09
 before me, Vilma L. Flores
 A Notary Public in and for said State personally appeared
Brett Cyprus

who 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 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's Signature: Vilma L. Flores

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

2

6B

2

PARCEL RESALE



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name **MARTIN MARTINEZ**
Street Address **11701 KAGEL CYN**
City, State **SYLMAR, CA 91342**
Zip
Order No **3422851.00**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2530.005.005

GRANT DEED

RC UM

THE UNDERSIGNED GRANTOR(S) DECLARE(S) City of SYLMAR Documentary Transfer Tax is \$ 385.00 ~~\$1575.00~~
 Conveyance Tax is \$ computed on full value of interest or property conveyed, or
 Parcel No 2530-005-005 full value less value of liens or encumbrances remaining at the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RGV ASSOCIATES AND INVESTMENTS, INC

hereby GRANT(s) to
MARTIN MARTINEZ AND VELIA MARTINEZ, HUSBAND AND WIFE AS JOINT TENANTS

the following real property in the city of **SYLMAR**
 county of **LOS ANGELES**, state of **CALIFORNIA**
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF
 APN **2530-005-005**
 ALSO KNOWN AS **11701 KAGEL CANYON STREET, SYLMAR, CA 91342**

Dated 03/15/2010

STATE OF CALIFORNIA }
 COUNTY OF LOS ANGELES } ss

On 03-27-2010 before me,
Kenneth G. King
 a Notary Public in and for said County and State, personally appeared
Ruben Valle

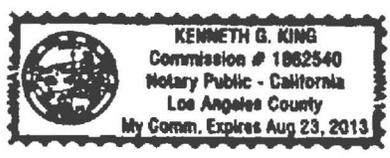
RUBEN VALLE, PRESIDENT
RGV ASSOCIATES AND INVESTMENTS, INC

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 **Kenneth G. King** (This area for official notarial seal)



MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE
MARTIN MARTINEZ **11701 KAGEL CYN** **SYLMAR CA 91342**
 Name Street Address City & State

176

FIDELITY-SHERMAN OAKS

52164
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Ruben Valle
14175 Bergstrom Place
Sylmar, CA 91342



2

THIS SPACE FOR RECORDER'S USE ONLY:

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE
[] 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 [X] City of Los Angeles AND

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

Martin Martinez and Velia Martinez, Husband and Wife as Joint Tenants

do(es) hereby remise, release and forever quitclaim to:

Ruben Valle, a Single Man

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

A.P.N. 2530-005-010 & 011 & 05
Also Known as: 11691 Kagel Canyon Street, Sylmar, CA 91342

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

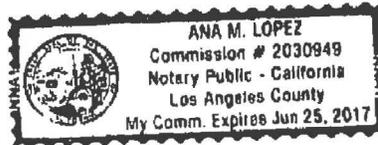
DATED May 1, 2013
STATE OF CALIFORNIA
COUNTY OF LOS Angeles
On MAY 1, 2013

Martin Martinez
Martin Martinez

before me, ANA M. LOPEZ
A Notary Public in and for said State personally appeared
Martin Martinez & Velia Martinez

Velia Martinez
Velia Martinez

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 *[Handwritten Signature]*

(Seal)

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

80

Recording Requested by:
Orange Coast Title Company
of Southern California

2

Recording Requested By:
GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION
And When Recorded Mail To:
GUILD MORTGAGE COMPANY - ATTN: DMD
[Name]



[Attention]
9160 GRAMERCY DRIVE
[Street Address]
SAN DIEGO, CA 92123
[City, State Zip Code]

3530-005-010
[Space Above This Line For Recording Data]

FHA Case No.
197-4601340-703-203 (b)

CALIFORNIA DEED OF TRUST

MIN: 100019970110343598

THIS DEED OF TRUST ("Security Instrument") is made on February 4, 2010 . The
trustor is MARTIN MARTINEZ AND VELIA MARTINEZ, HUSBAND AND WIFE

("Borrower"). The trustee is GUILD ADMINISTRATION CORP., A CALIFORNIA CORPORATION
whose address is 9160 GRAMERCY DRIVE, SAN DIEGO, CA 92123

("Trustee") The lender is GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION
whose address is, 9160 GRAMERCY DRIVE, SAN DIEGO, CA 92123

which is organized and existing under the laws of California
("Lender"). The beneficiary under this Security Instrument is Mortgage Electronic Registration Systems, Inc.
("MERS"). MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors
and assigns. 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. Borrower owes Lender the principal sum of
four hundred twenty four thousand one hundred seventy five and NO/100ths
Dollars (U.S. \$ 424,175.00) This debt is evidenced by Borrower's note dated the same date as
this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due
and payable on March 1, 2040 . This Security Instrument secures to Lender: (a) the
repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the
Note; (b) the payment of all other sums, with interest, advanced under Paragraph 7 to protect the security of this
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security
Instrument and the Note. For this purpose, Borrower irrevocably warrants, grants and conveys to Trustee, in trust,
with power of sale, the following described property located in LOS ANGELES County, California:

1095136-01

Loan No: 701-1034359

FHA California Security Instrument
MERS Modified
The Compliance Source, Inc.
www.compliance-source.com

Page 1 of 9

54301CA 0202
©2002, The Compliance Source, Inc.



TB

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

Martin Martinez (Seal)
MARTIN MARTINEZ -Borrower
[Printed Name]

Velia Martinez (Seal)
VELIA MARTINEZ -Borrower
[Printed Name]

____ (Seal)
-Borrower
[Printed Name]

____ (Seal)
-Borrower
[Printed Name]

ACKNOWLEDGMENT

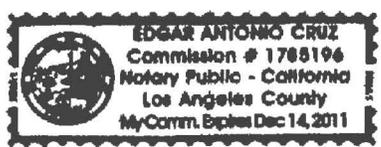
State of California §
County of LOS ANGELES §

On 2-6-2010 before me, EDGAR ANTONIO CRUZ, ^{notary public} personally appeared MARTIN MARTINEZ and VELIA MARTINEZ

____, 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.



Edgar Antonio Cruz
Notary Public

EDGAR ANTONIO CRUZ
Printed Name

(Seal) My Commission Expires: 12-14-2011

Loan No: 701-1034359
FHA California Security Instrument
MERS Modified
The Compliance Source, Inc.
www.compliance-source.com



RECORDING REQUESTED BY

ORDER NO.

ESCROW NO.

Stewart Title

WHEN RECORDED MAIL TO:

GUILD ADMINISTRATION CORPORATION
5898 COPLEY DRIVE
SAN DIEGO, CA 92111



#4666 7666
RECORDER'S USE ONLY

NOTE: This Assignment should be kept with the Note and Deed of Trust hereby assigned.

APN: 2530005010
MIN: 100019970110343598

CALIFORNIA
MERS Phone: 1888-679-6377

GMC #WSC034359F

ASSIGNMENT OF DEED OF TRUST

FOR VALUABLE CONSIDERATION, the undersigned hereby grants, assigns, and transfers to: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. all beneficial interest under that certain Deed of Trust dated FEBRUARY 4, 2010 and executed by MARTIN MARTINEZ AND VELIA MARTINEZ, HUSBAND AND WIFE as Trustor, to GUILD ADMINISTRATION CORP., A CALIFORNIA CORPORATION, as Trustee, and recorded as Instrument NO. 20100204768 on FEBRUARY 16, 2010 in Book --- Page --- of Official Records, in the office of the County Recorder of LOS ANGELES County, California, together with the Promissory Note... secured by said Deed of Trust and also all rights accrued or to accrue under said Deed of Trust.

PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

GUILD MORTGAGE COMPANY,
A CALIFORNIA CORPORATION

Date: June 14, 2012

By:

Rhona M. Kaninau
RHONA M. KANINAU, SR. VICE PRESIDENT

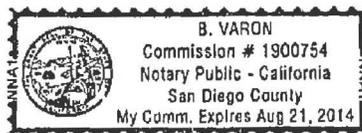
State of California)
County of San Diego) ss.

On JUN 19 2012 before me, B. VARON, Notary Public, personally appeared RHONA M. KANINAU, 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 signatures (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 *B. Varon* (Seal)
B. VARON



GA

2

Recording Requested By
BANK OF AMERICA



Return To:
LOAN # 0851159807
TX2-979-01-07
ATTN RECONTRUST CO., NA
BANK OF AMERICA
P O. BOX 619003

DALLAS, TX 75261-9003

3422851.60

[Space Above This Line For Recording Data]

LOAN #0851159807

16

2530.005.005 DEED OF TRUST

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 MARCH 26, 2010 together with all Riders to this document
- (B) "Borrower" is MARTIN MARTINEZ AND VELIA MARTINEZ

Borrower's address is 11221 TAMARACK AVE, PACOIMA, CA 91331

(C) "Lender" is BANK OF AMERICA, N A Borrower is the trustor under this Security Instrument

Lender is a NATIONAL BANKING ASSOCIATION organized and existing under the laws of THE UNITED STATES OF AMERICA

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

Page 1 of 15

BS6(CA) (0807)

Wollers Kluwer Financial Services

Form 3006 1/01

CVCA 03/26/10 6 11 PM 0851159807

13E

15

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

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request If the Borrower's address changes, a new request must be recorded.

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

Witnesses:

Martin Martinez (Seal)
MARTIN MARTINEZ -Borrower

Velia Martinez (Seal)
VELIA MARTINEZ -Borrower

_____(Seal) _____(Seal)
-Borrower -Borrower

_____(Seal) _____(Seal)
-Borrower -Borrower

_____(Seal) _____(Seal)
-Borrower -Borrower

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

Form 3006 1/01

BSB(CA) (0607)

Page 14 of 15

Initials *MM V.M.*

CVCA 03/26/10 6:11 PM 0851159807

Up

State of California

County of Los Angeles

} ss:

On March 27, 2010

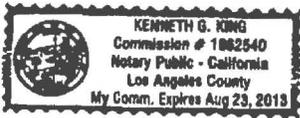
before me, KENNETH G. KING, Notary Public

MARTIN MARTINEZ AND KELIA MARTINEZ

personally appeared

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



Kenneth G. King (Seal)

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

Form 3006 1/01

BS0(CA) 0607

Page 15 of 15

Initials MM U.M.

CYCA 03/26/10 5:11 PM 0851159807

LANDSAFE TITLE

RECORDING REQUESTED BY
RECONTRUST COMPANY

AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063



2

ATTN: Arnold Recinos
TS No. 11-0072752

11-0058952

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

WHEREAS, MARTIN MARTINEZ AND VELIA MARTINEZ was the original Trustor, PRLAP, INC. was the original Trustee, and BANK OF AMERICA, N.A. was the original Beneficiary under that certain Deed of Trust dated 03/26/2010 recorded on 03/31/2010 as Instrument No. 20100439111 in Book Page of Official Records of Los Angeles County, California;

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: 1800 Tapo Canyon Rd., CA6-914-01-94 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: August 09, 2011

BANK OF AMERICA, N.A.

State of: CALIFORNIA

County of: VENTURA

On AUG 10 2011 before me, TINA SEVILLANO

BY: T. Sevillano

AUG 08 2011

, Assistant Secretary AKA Tina Sevillano. VICE PRESIDENT

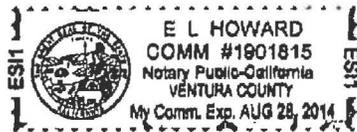
, notary public, personally appeared, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

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 E.L. HOWARD

(Seal)



Form sub (01/09)

90

FIDELITY-SHERMAN OAKS

52164

Recording Requested By:

When Recorded Mail To:

Aztec Financial
2624 West Magnolia Blvd.
Burbank, CA 91505



2

Loan No. 241518

(This space for recorders use only)

DEED OF TRUST WITH ABSOLUTE ASSIGNMENT OF RENTS
(This Deed of Trust contains an Acceleration Clause)

14

This DEED OF TRUST made January 20th, 2014, between:

Ruben Valle, a single man

herein called TRUSTOR, whose address is:

11701 Kagel Canyon Street

Sylmar, CA 91342

and Aztec T.D. Service Co., herein called TRUSTEE, and

Rehabbers Financial, Inc.

herein called BENEFICIARY;

WITNESSETH: The Trustor irrevocably GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE in trust, with POWER OF SALE, that property in the State of California, in the City of Sylmar, County of Los Angeles; APN: 2530-005-005; at the physical address: 11701 Kagel Canyon Street, Sylmar, CA 91342; APN: 2530-005-010; at the physical address: 11691 Kagel Canyon Street, Sylmar, CA 91342; and APN: 2530-005-011; Vacant Land and described as:

SEE EXHIBITS "A" (LEGAL DESCRIPTION) AND "B" (CROSS-DEFAULT PROVISION) ATTACHED HERETO AND MADE A PART HEREOF.

Together with the rents, issues and profits thereof, together with all rights and interest of Trustor, to all appurtenances, easements, community interests and licenses, and to oil, mineral, gas, water, water certificates, and hydrocarbon rights, leases, and overriding royalties therein, and all of these, whether appurtenant, riparian or appropriative. SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph 11 of the provisions incorporated by reference herein, to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING:

- (1) Performance of each agreement of Trustor incorporated by reference or contained herein;

INITIALS:

90

9

State of California)
County of San Mateo)

On 1-20-14 before me, S. LAEMMLE, NOTARY PUBLIC, personally appeared,

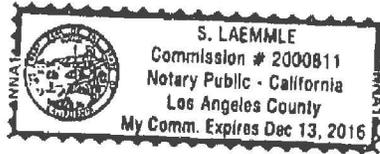
Ruben Valle, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that his/her/their signature(s) on the instrument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

: LAEMMLE, NOTARY PUBLIC



INITIALS: RV

EXHIBIT B

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **May 28, 2015**

JOB ADDRESS: **11691 WEST KAGEL CANYON STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2530-005-010**

Last Full Title: **04/23/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). RUBEN VALLE
14175 BERGSTROM PLACE
SYLMAR, CA 91342
CAPACITY: OWNER

- 2). GUILD MORTGAGE COMPANY
9160 GRAMERCY DRIVE
SAN DIEGO, CA 92123
CAPACITY: INTERESTED PARTIES

- 3). BANK OF AMERICA, N.A.
P.O. BOX 619003
DALLAS, TX 75261-9003
CAPACITY: INTERESTED PARTIES

- 4). RECONTRUST COMPANY, N.A.
1800 TAPO CANYON RD., CA6-914-01-94
SIMI VALLEY, CA 93063
CAPACITY: INTERESTED PARTIES

- 5). REHABBERS FINANCIAL, INC.
2624 W. MAGNOLIA BLVD.
BURBANK, CA 91505
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
11691 KAGEL CANYON ST, SYLMAR, CA 91342-7244



Owner Information

Owner Name: VALLE RUBEN
 Mailing Address: 14175 BERGSTROM PL, SYLMAR CA 91342-1502 C012
 Vesting Codes: SM //

Location Information

Legal Description: THE MACLAY RANCHO 2.36 MORE OR LESS ACS COM S 4847'36" W 414.18 FT FROM MOST E COR OF BLK 40 TH S 4847'36" W 285.82 FT TH NW PARALLEL WITH NE LINE OF SD BLK 380 FT TH S 4847'36" W 50 FT TH NW TO BEG PART OF

County:	LOS ANGELES, CA	APN:	2530-005-010
Census Tract / Block:	1041.08 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	MACLAY RANCHO
Legal Book/Page:		Map Reference:	9-D1 /
Legal Lot:		Tract #:	
Legal Block:	40	School District:	LOS ANGELES
Market Area:	663	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	01/31/2014 / 05/01/2013	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	110742
Document #:	110742		

Last Market Sale Information

Recording/Sale Date:	02/16/2010 / 10/26/2009	1st Mtg Amount/Type:	\$424,175 / FHA
Sale Price:	\$432,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	204768
Document #:	204767	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$238.81
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	ORANGE COAST TITLE CO.		
Lender:	GUILD MTG CO		
Seller Name:	CYPRUSS BRETT		

Prior Sale Information

Prior Rec/Sale Date:	06/29/2009 / 06/15/2009	Prior Lender:	/
Prior Sale Price:	\$268,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	977331	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	TRUSTEE'S DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,809	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1950 / 1953	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAA2	Acres:	2.35	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	102,456	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$451,730	Assessed Year:	2014	Property Tax:	\$5,916.59
Land Value:	\$356,963	Improved %:	21%	Tax Area:	208
Improvement Value:	\$94,767	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$451,730				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

11691 KAGEL CANYON ST, SYLMAR, CA 91342-7244

2 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: 2

	Subject Property	Low	High	Average
Sale Price	\$432,000	\$428,000	\$440,000	\$434,000
Bldg/Living Area	1,809	1,717	1,753	1,735
Price/Sqft	\$238.81	\$244.15	\$256.26	\$250.20
Year Built	1950	1950	1963	1956
Lot Area	102,456	8,348	8,516	8,432
Bedrooms	4	4	4	4
Bathrooms/Restrooms	2	3	3	3
Stories	1.00	1.00	1.00	1.00
Total Value	\$451,730	\$260,954	\$318,988	\$289,971
Distance From Subject	0.00	0.36	0.47	0.42

*= user supplied for search only

<input checked="" type="checkbox"/> # F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
<input checked="" type="checkbox"/>	11691 KAGEL CANYON ST	\$432,000	1950	4	2	02/16/2010	1,809	102,456	0.0
Comparables									
<input checked="" type="checkbox"/>	1 11761 REMINGTON ST	\$428,000	1950	4	3	10/29/2014	1,753	8,516	0.36
<input checked="" type="checkbox"/>	2 11711 GAIN ST	\$440,000	1963	4	3	09/15/2014	1,717	8,348	0.47

Comparable Sales Report

For Property Located At

11691 KAGEL CANYON ST, SYLMAR, CA 91342-7244

CoreLogic

RealQuest Professional

2 Comparable(s) Selected.

Report Date: 05/27/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$432,000	\$428,000	\$440,000	\$434,000
Bldg/Living Area	1,809	1,717	1,753	1,735
Price/Sqft	\$238.81	\$244.15	\$256.26	\$250.20
Year Built	1950	1950	1963	1956
Lot Area	102,456	8,348	8,516	8,432
Bedrooms	4	4	4	4
Bathrooms/Restrooms	2	3	3	3
Stories	1.00	1.00	1.00	1.00
Total Value	\$451,730	\$260,954	\$318,988	\$289,971
Distance From Subject	0.00	0.36	0.47	0.42

* = user supplied for search only

Comp #:1		Distance From Subject:0.36 (miles)
Address:	11761 REMINGTON ST, SYLMAR, CA 91342-6128	
Owner Name:	CENDEJAS RUTH	
Seller Name:	HUAMAN JUAN	
APN:	2531-013-043	Map Reference: /
County:	LOS ANGELES, CA	Census Tract: 1041.03
Subdivision:	MACLAY	Zoning: LARS
Rec Date:	10/29/2014	Prior Rec Date: 03/28/2014
Sale Date:	10/26/2014	Prior Sale Date: 01/27/2014
Sale Price:	\$428,000	Prior Sale Price: \$330,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	1142216	Acres: 0.20
1st Mtg Amt:		Lot Area: 8,516
Total Value:	\$260,954	# of Stories: /
Land Use:	SFR	Park Area/Cap#: /
		Living Area: 1,753
		Total Rooms: 4
		Bedrooms: 4
		Bath(F/H): 3 /
		Yr Built/Eff: 1950 / 1960
		Air Cond:
		Style:
		Fireplace: /
		Pool:
		Roof Mat:
		Parking:

Comp #:2		Distance From Subject:0.47 (miles)
Address:	11711 GAIN ST, SYLMAR, CA 91342-6116	
Owner Name:	WILLIAMS DAMON R	
Seller Name:	HERMON DAVID	
APN:	2531-012-034	Map Reference: 3-D6 /
County:	LOS ANGELES, CA	Census Tract: 1041.03
Subdivision:	17973	Zoning: LARS
Rec Date:	09/15/2014	Prior Rec Date: 06/24/2003
Sale Date:	08/23/2014	Prior Sale Date: 04/15/2003
Sale Price:	\$440,000	Prior Sale Price: \$270,000
Sale Type:	FULL	Prior Sale Type: UNKNOWN
Document #:	971085	Acres: 0.19
1st Mtg Amt:	\$400,000	Lot Area: 8,348
Total Value:	\$318,988	# of Stories: 1.00
Land Use:	SFR	Park Area/Cap#: / 2
		Living Area: 1,717
		Total Rooms: 7
		Bedrooms: 4
		Bath(F/H): 3 /
		Yr Built/Eff: 1963 / 1964
		Air Cond: CENTRAL
		Style: CONVENTIONAL
		Fireplace: Y / 1
		Pool: POOL
		Roof Mat: COMPOSITION SHINGLE
		Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **May 28, 2015**

JOB ADDRESS: **11691 WEST KAGEL CANYON STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2530-005-010**

CASE#: **658196**

ORDER NO: **A-3605478**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 15, 2014**

COMPLIANCE EXPECTED DATE: **October 15, 2014**

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

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3605478

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

VALLE, RUBEN
14175 BERGSTROM PL
SYLMAR, CA 91342

On September 15, 2014 the
Date

CASE #: 658196
ORDER #: A-3605478
EFFECTIVE DATE: September 15, 2014
COMPLIANCE DATE: October 15, 2014

OWNER OF
SITE ADDRESS: 11691 W KAGEL CANYON ST
ASSESSORS PARCEL NO.: 2530-005-010
ZONE: A2; Agricultural Zone

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

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. The invoice/notice will be sent to the 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. Storage of commercial vehicle(s) in the A-2 zone.

You are therefore ordered to: Discontinue the storage of the commercial vehicle(s) which have a registered net weight in excess of 5,600 lbs.

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

Location: All yards.

2. Unapproved occupancy or use of the trailers as living area.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the trailer as living area.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: All yards.

3. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).



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

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(b) of the L.A.M.C.

Location: All yards.

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 II L.A.M.C.

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

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

PENALTY WARNING:

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

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)374-9862. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

James Abreu

Date: September 08, 2014

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862

James.Abreu@lacity.org

MW
REVIEWED BY

Foreclosure Activity Report

For Property Located At



CoreLogic

RealQuest Professional

11691 KAGEL CANYON ST, SYLMAR, CA 91342-7244**Most Recent Foreclosure Transaction:**Foreclosure Doc Type: **NOTICE OF DEFAULT**Recording Date: **05/07/2015**Foreclosure Doc #: **529036**Foreclosure Stage: **PRE-FORECLOSURE**Filing Date: **05/04/2015**Recording Book/Page: **/**Borrower 1: **VALLE RUBEN**
Borrower 2:
Borrower 3:
Borrower 4:Trustee Name: **AZTEC TD SERVICE CO**
Trustee Address: **PO BOX 910739**
City: **SAN DIEGO**
State: **CA**
Zip: **92191**Trustee Phone #: **(818) 848-8960**
Trustee Sale Order #: **150410048**
Trustee Sale Order Ext:**Default Mortgage Information:**Mtg Amt/Type: **\$175,000 / CONV**Mtg Recording Date: **01/31/2014**Mtg Doc #: **110743**

Mtg Book/Page:

Lender: **REHABBERS FIN'L INC**
Lender Address: **2624 W MAGNOLIA BLVD**
City: **BURBANK**
State: **CA**
Zip: **91505**Default Amt: **\$14,500**
Default Date: **05/04/2015**1st Missed Pymt Date:Lender Phone #: **(818) 848-8960**
Vesting Codes: **SM / /**
Title Company:**Location Information:**Legal Description: **THE MACLAY RANCHO 2.36 MORE OR LESS ACS COM S 4847'36" W 414.18 FT FROM MOST E COR OF BLK 40 TH S 4847'36" W 285.82 FT TH NW PARALLEL WITH NE LINE OF SD BLK 380 FT TH S 4847'36" W 50 FT TH NW TO BEG PART OF**County: **LOS ANGELES, CA** APN: **2530-005-010**
Subdivision: **MACLAY RANCHO** Map Reference: **9-D1 /**
Legal Lot: Township-Range-Sect:
Legal Block: **40** Munc/Township:**Last Market Sale Information:**Sale Date: **10/26/2009**Recording Date: **02/16/2010**Sale Price: **\$432,000**Sale Type: **FULL**Deed Type: **GRANT DEED**Deed Doc #: **204767**1st Mtg Amount/Type: **\$424,175 / FHA**1st Mtg Int. Rate/Type: **/**2nd Mtg Amount/Type: **/**2nd Mtg Int. Rate/Type: **/**Seller: **CYPRUSS BRETT****Owner Information:**Owner Name: **VALLE RUBEN**
Mailing Address: **14175 BERGSTROM PL**
City: **SYLMAR**
State: **CA**
Zip: **91342-1502**Carrier Route: **C012****Owner Transfer Information:**Sale Date: **05/01/2013**Recording Date: **01/31/2014**

Sale Price:

Deed Type: **QUIT CLAIM DEED**Deed Doc #: **110742**Vesting Codes: **SM / /****Property Characteristics:**Living Area: **1,809**Parking Type: **PARKING AVAIL**

Total Rooms:	7	Garage Area:	
Bedrooms	4	Garage Capacity:	2
Bath (F/H):	2 /	Parking Spaces:	2
Year Built / Eff:	1950 / 1953	Pool:	
Fireplace:		Pool Area:	
# of Stories:	1.00	Style:	CONVENTIONAL
Quality:			

Site Information:

Land Use:	SFR	Acres:	2.35
Zoning:	LAA2	Lot Area:	102,456
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$451,730	Property Tax:	\$5,916.59
Land Value:	\$356,963	Tax Area:	208
Improvement Value:	\$94,767	Tax Exemption:	
Total Taxable Value:	\$451,730	Improvement %:	21%