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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

NOTICE OF HEARING

DATE: August 13, 2015

CASE #: 628242

Regarding the property known as:
14148 W COHASSET ST

Under the Authority of the Provisions of
Chapter IX, Article 1, of the Los Angeles Municipal Code
and

Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has filed a Notice of Nuisance with the County Records Office on the property located at the above address, being more particularly described as follows:

See Attached Title Report for Legal Description

and the work performed to correct the nuisance is listed on the attached **REPORT OF ABATE OF A PUBLIC NUISANCE.**

The Department did inform the Council of the City of Los Angeles of the work performed and that the cost of the work, plus a forty percent (40 %) administrative fee, amounted to **\$14,124.97**. The Department recommends that a lien in the above stated amount be recorded against said property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The owner and interested parties listed below are hereby given notice that the City Council of the City of Los Angeles will consider and pass upon a report by the Department of the cost of the work performed **at a hearing to be held on Wednesday, October 7, 2015 at 10:00 am in the Council Chamber of City Hall of the City of Los Angeles at 200 North Spring Street, Room 340, Los Angeles, California.** The owner and/or interested parties shall have 45 days from the date of this notice to pay the above referenced fee before this lien is recorded.

See attached list of Interested Parties

The owner and interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this direct assessment on the Secured Tax Roll for the County of Los Angeles without further notice.

14148 W COHASSET ST - NOTICE OF HEARING

If you are planning to file a written protest, please provide 15 copies to the Office of the City Clerk, 200 N. Spring Street, Room 395, Los Angeles, CA 90012, Attention: Clerk of the Council and provide them a minimum of ten (10) days in advance of the hearing date.

For additional information, contact J.T. Christian at telephone number (213) 252-3305.

This Notice of Hearing is being served pursuant to Division 7, Chapter 1, Article 4.6, section 7.35.3 (f) of the Los Angeles Administrative Code.

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



J.T. Christian
Senior Inspector

14148 W COHASSET ST - NOTICE OF HEARING

Interested Parties List:

HSBC MORTGAGE CORPORATION
c/o HOVHANNES SARIBEKYAN
2929 WALDEN AVE
DEPEW NY 14043

QUALITY LOAN SERVICE CORP
2141 5TH AVENUE
SAN DIEGO CA 92101

REPORT OF ABATE OF A PUBLIC NUISANCE

On July 08, 2014 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, and fence the lot on the parcel located at 14148 W COHASSET ST , within the limits of the City of Los Angeles, State of California, being more particularly described as follows:

See Attached Title Report for Legal Description

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	B3984	March 18, 2015	\$2,216.13
FENCE	F3755	March 24, 2015	\$10,458.56

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	616135-6	\$356.16	\$1,010.12	\$1,366.28

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T10373	\$42.00
FULL	T11898	\$42.00

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$9,493.51 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the fee for investigating the violation(s) of \$1,366.28, plus the Cost of Title Search(es) on the subject lot was \$84.00. for a total of \$14,124.97, be recorded against said property.

It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$12,674.69, and to deposit to Fund 48R the amount of \$1,366.28, and to deposit to Fund 100 the amount of \$84.00.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: July 01, 2015

RAYMOND S CHAN C.E., S.E.
Superintendent of Building
General Manager



Report and lien confirmed by
City Council on:

J.T. Christian Senior Inspector
Lien Review

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. T12001
Dated as of: 07/10/2015

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 2215-017-006

Property Address: 14148 W COHASSET ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: Quitclaim Deed

Grantee : HSBC Mortgage Corporation (USA)

Grantor : Federal National Mortgage Association, by First American National Default Title Services, a division of First American Title Insurance Company, as Attorney in fact and/or agent

Deed Date : 8/9/2010

Recorded : 8/27/2010

Instr No. : 20101200291

***MAILING ADDRESS: HSBC Mortgage Corporation (USA),
2929 Walden Avenue, Depew, New York 14043.***

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 6 of Tract No. 17876, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 452 Pages 21 and 22 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 2215017006

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

Type of Document: An abstract of judgment for the amount shown below and other amounts due:

Debtor : HSBC Mortgage Corporation

Creditor : Department of Building and Safety Code Enforcement Bureau

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. T12001

SCHEDULE B (Continued)

Date Entered : 7/4/2014

Recorded : 7/7/2014

Instr No. : 20140697078

Type of Document: An abstract of judgment for the amount shown below and other amounts due:

Debtor : HSBC Mortgage Corporation

Creditor : Department of Building and Safety Code Enforcement Bureau

Recorded : 7/14/2014

Instr No. : 20140723997

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

Claimant : Department of Building and Safety Code Enforcement Bureau

Recorded : 3/13/2015

Instr No. : 20150276118

MAILING ADDRESS: HSBC Mortgage Corporation, 2929 Walden Ave Depew, NY 14043

MAILING ADDRESS: Department of Building and Safety Code Enforcement Bureau;
3550 Wilshire Blvd., Suite 1800 Los Angeles, CA 90010