

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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

July 01, 2015

Council District # 2

Case #: 628242

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

JOB ADDRESS: 14148 W COHASSET ST

CONTRACT NO.: 280089570-9 B120245-2 F122791-1 T123628 T123628-1

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the barricading of all openings and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,216.13. The cost of fencing the subject lot was \$10,458.56. The cost of investigating the violation(s) was \$1,366.28. The cost of title search(es) on the subject lot was \$84.00.

It is proposed that a lien for the total amount of **\$14,124.97** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

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

J.T. Christian Senior Inspector  
Lien Review

RC:JC: fmr

Attachments

## 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

June 29, 2015

ASSIGNED INSPECTOR: RICHARD SIMONS  
JOB ADDRESS: 14148 W COHASSET ST  
ASSESSORS PARCEL NO.: 2215-017-006

CASE #: 628242

Last Full Title: 06/25/2015

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

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

Capacity: OWNER

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

Capacity: INTERESTED PARTY



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

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## ***Property Title Report***

***Work Order No. T10373***  
***Dated as of: 07/02/2014***

***Prepared for: City of Los Angeles***

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### ***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 Instrument QUITCLAIM DEED***

***Grantor: FEDERAL NATIONAL MORTGAGE ASSOCIATION,***

***Grantee: HSBC MORTGAGE CORPORATION (USA)***

***Instrument: 20101200291***

***Book/Page: N/A***

***Dated: 08/09/2010***

***Recorded: 08/27/2010***

***Mailing Address: HSBC MORTGAGE CORPORATION (USA),***  
***2929 WALDEN AVENUE, DEPEW, NEW YORK 14043.***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***LOT 6 OF TRUST 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.***

### **MORTGAGES/LIENS**

***NO MORTGAGE OR DEED OF TRUST***



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

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## ***Property Title Report***

***Work Order No. T11898***  
***Dated as of: 06/19/2015***

***Prepared for: City of Los Angeles***

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### ***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***

***Deed Date : 8/9/2010***

***Recorded : 8/27/2010***

***Instr No. : 20101200291***

***MAILING ADDRESS: HSBC Mortgage Corporation (USA),  
2929 WALDEN AVE DEPEW NY 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: 2215-017-006***

#### **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 : \$299,400.00***

***Dated : 12/19/2008***

***Trustor : Hovhannes Saribekyan***

***Trustee : ReconTrust Company, N.A.***

***Beneficiary : MERS, Inc., as nominee for Countrywide Bank, FSB***

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

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**Work Order No. T11898**

**SCHEDULE B (Continued)**

**Loan No. :** MIN 1001337-0003464185-5

**Recorded :** 12/26/2008

**Instr No. :** 20082258965

**Maturity Date is:** 1/1/2039

**MAILING ADDRESS:** ReconTrust Company, N.A.,  
225 West Hillcrest Dr., MSN TO-02, Thousand Oaks, CA 91360.

**MAILING ADDRESS:** Countrywide Bank, FSB, 1199 North Fairfax St. Ste. 500, Alexandria, VA 22314.

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

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

*Executed by :* Quality Loan Service Corp.,

**Recorded :** 1/20/2010

**Instr No. :** 20100082361

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

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

*Assignee :* BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP

**Recorded :** 6/15/2010

**Instr No. :** 20100811816

**MAILING ADDRESS:** BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP,  
None Shown.

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

*Trustee :* Quality Loan Service Corporation

**Recorded :** 1/25/2011

**Instr No. :** 20110135288

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

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

**Amount :** \$303,000.00

**Dated :** 12/26/2008

**Trustor :** Hovhannes Saribekyan

**Trustee :** Commonwealth Land Title Insurance Company

**Beneficiary :** JPMorgan Chase Bank, N.A.

**Recorded :** 1/14/2009

**Instr No. :** 20090054539

**Maturity Date is:** 1/1/2039

**MAILING ADDRESS:** Commonwealth Land Title Insurance Company, None Shown.

**MAILING ADDRESS:** JPMorgan Chase Bank, N.A., 1111 Polaris Parkway, Columbus OH 43240.

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

*Executed by :* NDEX West, LLC

**Recorded :** 8/27/2009

**Instr No. :** 20091318454

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

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**Work Order No. T11898**

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** NDEx West, L.L.C., 15000 Surveyor Boulevard, Suite 500 Addition, Texas 75001

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

**Trustee :** NDEx West, L.L.C.

**Recorded :** 10/20/2009

**Instr No. :** 20091585666

**MAILING ADDRESS:** NDEx West, L.L.C.,  
15000 Surveyor Boulevard, Suite 500, Addison, Texas 75001-9013.

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

**Executed by :** NDEx West, LLC

**Time of Sale :** 10:30 AM

**Place of Sale :** At the front entrance to the Pomona Superior Courts Building, 350 W. Mission Blvd.,  
Pomona, CA

**Recorded :** 12/2/2009

**Instr No. :** 20091818281

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

**Assignee :** First American Title Insurance Company

**Recorded :** 8/29/2012

**Instr No. :** 20121289669

**MAILING ADDRESS:** First American Title Insurance Company, None Shown.

**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 :** 7/7/2014

**Instr No. :** 20140697078

**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 :** 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

**Type of Document:** A pending Court Action as disclosed by a recorded notice:

**Plaintiff :** Capital One Home Loans, LLC

**Defendant :** Countrywide Bank, FSB now known as Bank of America, N.A. GMAC Mortgage  
Corporation, a Delaware Corporation; Hovannes Saribekyan, aka Hovannes Sarivekyan, an individual

**County :** Los Angeles

**Court :** Superior Court of the State of California for the County of Los Angeles-Central District

**Case No. :** BC431794



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

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**Work Order No. T11898**

**SCHEDULE B (Continued)**

**Nature of Action :** The above - entitled action was commenced in the above-referenced court on February 11, 2010

**Attorney :** Capital One Home Loans, LLC

**Mailing Address :** 37 West Sierra Madre Boulevard, P.O. Box 183, SIERRA MADRE, CA, 91025

**Recorded :** 2/12/2010      **Instr No. :** 20100202373

**Amended Lis Pendens recorded date** 07/28/2010      **Instrument No.** 20101037254

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

**Debtor :** HSBC Mortgage Corporation, et al

**Creditor :** Bank of America, N.A. Successor to Capital One Home Loans, LLC

**Date Entered :** 3/27/2013

**County :** Los Angeles

**Court :** Superior Court

**Case No. :** BC 431794

**Returned To Recorded :** 9/25/2013

**Instr No. :** 20131391848



# Property Detail Report

For Property Located At :  
**14148 COHASSET ST, VAN NUYS, CA 91405-1424**



CoreLogic  
RealQuest Professional

## Owner Information

Owner Name: **HSBC MORTGAGE CORP**  
Mailing Address: **2929 WALDEN AVE, DEPEW NY 14043-2602 C017**  
Vesting Codes: **//**

## Location Information

Legal Description:	<b>TRACT # 17876 LOT 6</b>	APN:	<b>2215-017-006</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1271.02 / 1</b>	Subdivision:	<b>17876</b>
Township-Range-Sect:		Map Reference:	<b>15-E3 /</b>
Legal Book/Page:	<b>452-21</b>	Tract #:	<b>17876</b>
Legal Lot:	<b>6</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>VN</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>08/27/2010 / 08/09/2010</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1200291</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>11/29/2007 / 10/24/2007</b>	1st Mtg Amount/Type:	<b>\$345,000 / PRIVATE PARTY</b>
Sale Price:	<b>\$432,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>2623723</b>
Document #:	<b>2623722</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$265.36</b>
New Construction:		Multi/Split Sale:	

Title Company: **FIDELITY NATIONAL TITLE**  
Lender: **INSURA**  
Seller Name: **PRIVATE INDIVIDUAL**  
**MTGLQ INVESTORS**

## Prior Sale Information

Prior Rec/Sale Date:	<b>04/13/2006 / 03/24/2006</b>	Prior Lender:	<b>NEW CENTURY MTG CORP</b>
Prior Sale Price:	<b>\$740,000</b>	Prior 1st Mtg Amt/Type:	<b>\$540,000 / CONV</b>
Prior Doc Number:	<b>810262</b>	Prior 1st Mtg Rate/Type:	<b>8.15 / ADJ</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,628</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>SHINGLE SIDING</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>EVAP COOLER</b>
Year Built / Eff:	<b>1953 / 1954</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	<b>GOOD</b>
Other Improvements:	<b>FENCE;ADDITION</b>				

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.16</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,808</b>	Lot Width/Depth:	<b>50 x 135</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	<b>PUBLIC</b>
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$344,890</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$4,370.81</b>
Land Value:	<b>\$141,091</b>	Improved %:	<b>59%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$203,799</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$344,890</b>				

# Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**14148 COHASSET ST, VAN NUYS, CA 91405-1424**

**12 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: 12

	Subject Property	Low	High	Average
Sale Price	\$432,000	\$180,000	\$532,500	\$441,208
Bldg/Living Area	1,628	1,414	1,752	1,544
Price/Sqft	\$265.36	\$121.46	\$349.08	\$286.15
Year Built	1953	1951	1957	1953
Lot Area	6,808	5,399	8,254	6,818
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$344,890	\$75,512	\$433,000	\$321,153
Distance From Subject	0.00	0.02	0.44	0.22

\*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		14148 COHASSET ST	\$432,000	1953	3	2	11/29/2007	1,628	6,808	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	14154 COHASSET ST	\$500,000	1957	3	2	04/03/2015	1,690	7,241	0
<input checked="" type="checkbox"/>	2	14133 COHASSET ST	\$445,000	1953	2	2	02/24/2015	1,487	6,756	0.02
<input checked="" type="checkbox"/>	3	14230 COHASSET ST	\$390,000	1954	4	2	05/20/2015	1,622	7,022	0.06
<input checked="" type="checkbox"/>	4	14132 RUNNYMEDE ST	\$458,000	1956	3	2	01/26/2015	1,652	5,618	0.08
<input checked="" type="checkbox"/>	5	14147 VALERIO ST	\$380,000	1952	2	2	03/17/2015	1,502	7,764	0.11
<input checked="" type="checkbox"/>	6	14022 RUNNYMEDE ST	\$532,500	1954	2	2	12/31/2014	1,752	6,431	0.22
<input checked="" type="checkbox"/>	7	7254 KATHERINE AVE	\$500,000	1953	3	2	11/03/2014	1,617	6,658	0.26
<input checked="" type="checkbox"/>	8	7251 KATHERINE AVE	\$480,000	1953	3	2	06/10/2015	1,414	6,624	0.27
<input checked="" type="checkbox"/>	9	7239 KATHERINE AVE	\$510,000	1953	3	2	05/11/2015	1,461	7,351	0.29
<input checked="" type="checkbox"/>	10	7452 SYLMAR AVE	\$420,000	1956	3	2	01/05/2015	1,416	5,399	0.3
<input checked="" type="checkbox"/>	11	13856 RUNNYMEDE ST	\$180,000	1951	2	2	01/02/2015	1,482	6,694	0.42
<input checked="" type="checkbox"/>	12	14236 ENADIA WAY	\$499,000	1955	3	2	02/12/2015	1,433	8,254	0.44