

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

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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 26, 2015

Council District: # 8

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

JOB ADDRESS: **5445 SOUTH 9<sup>TH</sup> AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5006-014-025**

On October 8, 2006, 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: **5445 South 9<sup>th</sup> Avenue, 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	387.71
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 779.71</b>

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 **\$779.71** 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 **\$779.71** 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 WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY

# EXHIBIT A



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

## Property Title Report

Work Order No. T11325  
Dated as of: 05/02/2015

Prepared for: City of Los Angeles

### SCHEDULE A

(Reported Property Information)

APN #:

Property Address: 5445 S 9TH AVE

City: Los Angeles

County: Los Angeles

### VESTING INFORMATION

Type of Document: Grant Deed

Grantee : June G. Stenson, a single woman

Grantor : Bankers Trust Company, as trustee

Deed Date : 3/16/1998

Recorded : 4/30/1998

Instr No. : 98 722879

MAILING ADDRESS: June G. Stenson,  
5445 9TH Avenue, Los Angeles, CA 90043

### SCHEDULE B

#### LEGAL DESCRIPTION

The following described property:

Lot 533 of Tract No. 668, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 15 Pages 194 and 195 of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 5006-014-025

#### 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 : \$348,000.00

Dated : 12/4/2006

Trustor : June G. Stenson

Trustee : Fidelity National Title / LSI

Beneficiary : MERS, Inc., as nominee for Bryco Funding, Inc.

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. T11325

SCHEDULE B (Continued)

Loan No. : MIN 1004025-0061121018-9  
Recorded : 12/11/2006 Instr No. : 20062735623  
Maturity Date is: 1/1/2037

MAILING ADDRESS: Bryco Funding, Inc.,  
580 California Street, 8th FL San Francisco, California 94104

MAILING ADDRESS: Fidelity National Title / LSI, 2550 Redhill Ave, Santa Ana, California 92705.

MAILING ADDRESS: MERS, P.O. Box 2026, Flint, MI 48501-2026.

Assignment of the above referenced security instrument is as follows:  
Assignee : The Bank of New York Mellon FKA The Bank of New York, as trustee for the benefit of  
the Certificateholders of the CWABS Inc., asset-backed Certificates, Series 2007-SD1  
Recorded : 5/6/2014 Instr No. : 20140470772

MAILING ADDRESS: The Bank of New York Mellon, C/O New Penn Financial, LLC, D/B/A Shellpoint  
Mortgage Servicing, 55 Beattie PL STE 110, MS No.001, Greenville, SC 29601-0000

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:  
Trustee : MTC Financial Inc. dba Trustee Corps  
Recorded : 9/29/2014 Instr No. : 20141027614

MAILING ADDRESS: MTC Financial Inc. dba Trustee Corps, 17100 Gillette Ave, Irvine, CA 92614

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other  
obligations secured thereby  
Amount : \$23,275.00 Dated : 6/12/2007  
Trustor : June G. Stenson  
Trustee : Karen Jackson  
Beneficiary : Antonia Morrow  
Recorded : 8/25/2011 Instr No. : 20111153687

MAILING ADDRESS: Antonia Morrow, 5445 9th St., Los Angeles, California, 90043

MAILING ADDRESS: Karen Jackson – None Shown

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other  
obligations secured thereby  
Amount : \$22,950.00 Dated : 9/21/2007  
Trustor : June G. Stenson  
Trustee : Karen Jackson  
Beneficiary : George Shearer  
Recorded : 1/18/2012 Instr No. : 20120083904

MAILING ADDRESS: George Shearer, 5445 9th St., Los Angeles, California, 90043

**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. T11325**

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** Karen Jackson – None Shown

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

**Executed by :** MTC Financial Inc, dba Trustee Corps as Duly Appointed Successor Trustee

**Recorded :** 12/1/2014

**Instr No. :** 20141284089

**MAILING ADDRESS:** Trustee Corps 17100 Gillette Ave, Irvine, CA 92614

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

**Claimant :** Department of Building and Safety Financial Services Division

**Recorded :** 11/30/2007

**Instr No. :** 20072636968

**MAILING ADDRESS:** June G. Stenson, 5445 9TH AVE, Los Angeles, CA 90043

**MAILING ADDRESS:** Department of Building and Safety Financial Services Division,  
201 N Figueroa St., 9th Floor, Los Angeles, CA 90012

FIRST SOUTHWESTERN TITLE  
COMPANY OF CALIFORNIA  
RECORDING REQUESTED BY:  
First Southwestern Title Company of  
California

When Recorded Mail To:  
June G. Stenson  
5445 9TH AVENUE  
LOS ANGELES, CA

Escrow No. 393797-TH  
Title Order No. 3505510

98 722879  
RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
APR 30 1998 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) Tax Parcel No.  
DOCUMENTARY TRANSFER TAX IS \$ 141.90 CITY TAX \$ 580.50

computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale,  
OR transfer is exempt from tax for the following reason:

FEE  
\$7  
C

NOTIFICATION SENT \$40

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
BANKERS TRUST COMPANY, AS TRUSTEE  
hereby GRANT(s) to

JUNE G. STENSON, a single woman  
the following described real property in the City of LOS ANGELES  
County of Los Angeles, State of California

LOT 533 OF TRACT NO. 668, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGES 194 AND 195 OF MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.

DATED: March 16, 1998

STATE OF TEXAS  
COUNTY OF TRAVIS

BANKERS TRUST COMPANY, AS TRUSTEE  
BY CALMCO INC., AS ATTORNEY IN FACT

ON March 23, 1998  
Deborah M. Bedi  
O. Dale McPherson

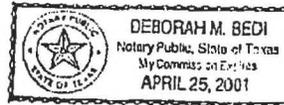
before me,  
personally appeared

BY: *O. Dale McPherson*  
O. DALE MCPHERSON, SR. VICE PRESIDENT

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 *Deborah M. Bedi*



MAIL TAX STATEMENTS TO: June G. Stenson 5445 9TH AVENUE LOS ANGELES, CA

3505510

Lender Service - PLD  
Fidelity National Financial

Recording Requested By:  
BRYCO FUNDING, INC.

And After Recording Return To:  
BRYCO FUNDING, INC.  
580 CALIFORNIA STREET, 8TH FL  
SAN FRANCISCO, CALIFORNIA 94104

12/11/08



20062735623

5299872  
5006-014-025 (Space Above This Line For Recording Data)

DEED OF TRUST

MIN: 1004025-0061121018-9

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 15.

- (A) "Security Instrument" means this document, which is dated DECEMBER 4, 2006, together with all Riders to this document.  
(B) "Borrower" is JUNE G. STENSON, A SINGLE WOMAN

Borrower is the trustor under this Security Instrument.  
(C) "Lender" is BRYCO FUNDING, INC.

Lender is a CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA  
Lender's address is 580 CALIFORNIA STREET, 8TH FL, SAN FRANCISCO, CALIFORNIA 94104

(D) "Trustee" is FIDELITY NATIONAL TITLE / LSI  
2550 REDHILL AVE, SANTA ANA, CALIFORNIA 92705

(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 2028, Flint, MI 48501-2028, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated DECEMBER 4, 2006  
The Note states that Borrower owes Lender THREE HUNDRED FORTY-EIGHT THOUSAND AND 00/100 Dollars (U.S. \$ 348,000.00) plus interest.

Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JANUARY 1, 2037

(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
  - Biweekly Payment Rider
  - Second Home Rider
  - Other(s) [specify]
- PREPAYMENT 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

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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  
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]  
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".  
A.P.N.: 5006-014-025

which currently has the address of 5445 9TH AVENUE

[Street]

LOS ANGELES, California 90043 ("Property Address"),  
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and cancelling this Security Instrument.

**BORROWER COVENANTS** that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentally, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not

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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.

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JUNE G. STENSON (Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

Witness:

Witness:

\_\_\_\_\_

\_\_\_\_\_

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1-2005 mod

State of California )  
 ) ss.  
County of LOS ANGELES )

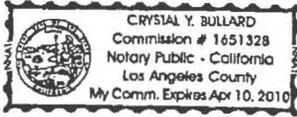
On December 4, 2006 before me, CRYSTAL Y. BULLARD, Notary Public

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personally appeared JUNE G. STENSON

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.



*Crystal Y. Bullard*  
NOTARY SIGNATURE

CRYSTAL Y. BULLARD  
(Typed Name of Notary)

NOTARY SEAL

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PREPAYMENT RIDER

17

Loan Number:

Date: DECEMBER 4, 2006

Borrower(s): JUNE G. STENSON

THIS PREPAYMENT RIDER (the "Rider") is made this 4th day of DECEMBER 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure repayment of Borrower's promissory note (the "Note") in favor of BRYCO FUNDING, INC., A CALIFORNIA CORPORATION

("Lender"). The Security Instrument encumbers the Property more specifically described in the Security Instrument and located at

5445 9TH AVENUE, LOS ANGELES, CALIFORNIA 90043  
(Property Address)

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PREPAYMENT CHARGE

The Note provides for the payment of a prepayment charge as follows.

5. BORROWER'S RIGHT TO PREPAY; PREPAYMENT CHARGE

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under the Note.

The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under the Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due dates of my monthly payment unless the Note Holder agrees in writing to those changes.

If the Note contains provisions for a variable interest rate, my partial Prepayment may reduce the amount of my monthly payments after the first Change Date following my partial Prepayment. However, any reduction due to my partial Prepayment may be offset by an interest rate increase.

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If within THIRTY-SIX ( 36 ) months from the date the Security Instrument is executed I make a full Prepayment or one or more partial Prepayments, and the total of all such Prepayments in any 12-month period exceeds TWENTY percent ( 20.000 %) of the original principal amount of the loan, I will pay a Prepayment charge in an amount equal to SIX ( 6 ) months' advance interest on the amount by which the total of my Prepayments within any 12-month period exceeds TWENTY percent ( 20.000 %) of the original principal amount of the loan.

K6

If the Note contains provisions for a variable interest rate, the purpose of the loan is to finance the purchase or construction of real property containing four or fewer residential units or on which four or fewer residential units are to be constructed, and the Note Holder is not a "supervised financial organization," as defined in California Civil Code Section 1918.5, then I may prepay the loan in whole or in part without a Prepayment charge within 90 days of notification of any increase in the rate of interest.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Rider.

  
\_\_\_\_\_  
JUNE G. STENSON (Seal)  
Borrower

\_\_\_\_\_  
(Seal)  
Borrower

06 27 35623

Loop.pdf

Recording Requested By:

And When Recorded Mail To:  
T.D. Service Company  
4000 W Metropolitan Dr Ste 400  
Orange, CA 92868

Space above for Recorder's use

MERS MIN#: 100402500611210189 PHONE#: (888) 679-6377

Customer#: 610/9 Service#: 3955978AS1



Loan#: 0515395767

**ASSIGNMENT OF DEED OF TRUST**

For good and valuable consideration, the sufficiency of which is hereby acknowledged, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BRYCO FUNDING, INC., ITS SUCCESSORS AND ASSIGNS, C/O SHELLPOINT MTG SVCS 55 BEATTIE PL, STE 110, MS#001, GREENVILLE, SC 29601-0000, for VALUE RECEIVED, The undersigned hereby grants, assigns, and transfers to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1 C/O NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVICING, 55 BEATTIE PL STE 110, MS #001, GREENVILLE, SC 29601-0000 assignee, all beneficial interest under that certain deed of trust, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon. Said Deed of trust for \$348,000.00 is recorded in the State of CALIFORNIA, County of LOS ANGELES Official Records, dated DECEMBER 04, 2006 and recorded on DECEMBER 11, 2006, as Instrument No. 20062735623, in Book No. —, at Page No. —.

Executed by JUNE G STENSON, A SINGLE WOMAN, as trustors, FIDELITY NATIONAL TITLE/LSI, as trustee and, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BRYCO FUNDING, INC., ITS SUCCESSORS AND ASSIGNS as the original beneficiary. Legal Description: As more fully described in said Deed of Trust.

Date: 5.1.14

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BRYCO FUNDING, INC., ITS SUCCESSORS AND ASSIGNS

By:

Thomas F. Muldowney III, Assistant Secretary

Loan#: 0515395767      Srv#: 3955978AS1  
Page 2

State of      SOUTH CAROLINA      }  
County of    GREENVILLE                } ss.

On 5.1.14, before me, Michelle L. Church, a Notary Public, personally appeared **Thomas F. Muldowney III**, 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.  
Witness my hand and official seal.

  
\_\_\_\_\_  
(Notary Name): **Michelle L. Church**  
My commission expires: **01/31/2016**

Michelle L. Church  
Notary Public  
South Carolina  
My Commission Expires 1/31/2016

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

TRUSTEE CORPS  
17100 Gillette Ave  
Irvine, CA 92614

APN: 5006-014-025

TS No: CA08003262-14-1

TQ No: CA08003262-14-1

**SUBSTITUTION OF TRUSTEE**

WHEREAS, JUNE G. STENSON, A SINGLE WOMAN was the original Trustor(s), FIDELITY NATIONAL TITLE / LSI was the original Trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for BRYCO FUNDING, INC., its successors and assigns, was the original Beneficiary under that certain Deed of Trust dated December 4, 2006 and recorded on December 11, 2006 as Instrument No. 20062735623 of official records in the Office of the Recorder of Los Angeles County, California;

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

NOW THEREFORE, **The Bank of New York Mellon FKA The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2007-SD1** hereby substitutes **MTC Financial Inc. dba Trustee Corps**, whose address is 17100 Gillette Ave, Irvine, CA 92614, as Trustee under said Deed of Trust.

Dated: 9.23.2014 **New Penn Financial, LLC dba Shellpoint Mortgage Servicing as Servicer for The Bank of New York Mellon FKA The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2007-SD1**

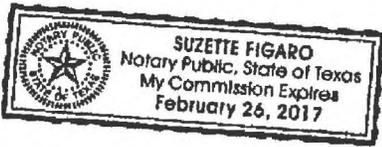
STATE OF TEXAS By: Melissa Woods

COUNTY OF Harris  
On 9/23/14 before me, Suzette Figaro, Notary Public,

personally appeared Melissa Woods 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 TEXAS that the foregoing paragraph is true and correct.

WITNESS my hand and official seal  
[Signature]  
Notary Public in and for said County and State



RECORDING REQUESTED BY:



2

WHEN RECORDED MAIL TO:

Trustee Corps  
17100 Gillette Ave  
Irvine, CA 92614

APN: 5008-014-025

TS No: CA08003262-14-1

TO No: CA08003262-14-1

3

**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  
LUU Y: KÈM THEO ĐẦY LÀ BÀN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY**  
(The above statement is made pursuant to CA Civil Code Section 2923.3(c)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(c)(2).)

**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 recording appears on this notice).

This amount is **\$329,827.92** as of **November 25, 2014**, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your Note and Deed of Trust or Mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the Note and Deed of Trust or Mortgage, the Beneficiary or Mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the Beneficiary or Mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the Beneficiary or Mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your Beneficiary or Mortgagee may mutually agree in writing prior to the time the Notice of Sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits

25

APN: 5006-014-025

TS No: CA08003262-14-1

TO No: CA08003262-14-1

a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: **The Bank of New York Mellon FKA The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2007-SD1 c/o MTC Financial Inc. dba Trustee Corps** located at 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-860-4288 Ref No: CA08003262-14-1

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

### **REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.**

**NOTICE IS HEREBY GIVEN THAT:** MTC Financial Inc. dba Trustee Corps is the original Trustee, duly appointed Substituted Trustee, or acting as Agent for the Trustee or Beneficiary under a Deed of Trust dated as of December 4, 2006, executed by JUNE G. STENSON, A SINGLE WOMAN, as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for BRYCO FUNDING, INC., the original Beneficiary, recorded December 11, 2006, as Instrument No. 20062735623, of the official records in the Office of the Recorder of Los Angeles County, California, as more fully described on said Deed of Trust. Including a Note(s) for the sum of \$348,000.00 that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the Beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of: **THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON September 1, 2007 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, ALONG WITH LATE CHARGES, PLUS FORECLOSURE COSTS AND LEGAL FEES. PLUS ALL OF THE TERMS AND CONDITIONS AS PER THE DEED OF TRUST, PROMISSORY NOTE AND RELATED LOAN DOCUMENTS.**

That by reason thereof, the present Beneficiary under such Deed of Trust, has executed and delivered to MTC Financial Inc. dba Trustee Corps, said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Where required by law, a declaration pursuant to California Civil Code Section 2923.5(b) or California Civil Code Section 2923.55 is attached.

Dated: November 25, 2014

**MTC Financial Inc. dba Trustee Corps  
as Duly Appointed Successor Trustee**

  
By: Amy Lemus, Authorized Signatory

MTC Financial Inc. dba Trustee Corps may be acting as a debt collector attempting to collect a debt.  
Any information obtained may be used for that purpose.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

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**CALIFORNIA DECLARATION OF COMPLIANCE**  
(Civil Code § 2923.55(c))

Borrower(s): JUNE G. STENSON  
Mortgage Servicer: New Penn Financial, LLC DBA Shellpoint Mortgage Servicing  
Property Address: 5445 9TH AVENUE  
LOS ANGELES, CA 90043  
T.S No: CA08003262-14-1

The undersigned, as an authorized agent or employee of the mortgage servicer named below, declares that:

1.  The mortgage servicer has contacted the Borrower pursuant to California Civil Code § 2923.55(b)(2) to "assess the Borrower's financial situation and explore options for the Borrower to avoid foreclosure". Thirty (30) days, or more, have passed since the initial contact was made.
2.  The mortgage servicer has exercised due diligence to contact the Borrower pursuant to California Civil Code § 2923.55(f) to "assess the Borrower's financial situation and explore options for the Borrower to avoid foreclosure". Thirty (30) days, or more, have passed since these due diligence efforts were satisfied.
3.  No contact was required by the mortgage servicer because the individual did not meet the definition of 'Borrower' pursuant to subdivision (c) of Section 2920.5.
4.  No contact was made with the Borrower pursuant to Civil Code § 2923.55 because the above-referenced loan is not secured by a first lien mortgage or deed of trust that secures a loan described in Civil Code § 2924.15(a).

I certify and represent that this mortgage servicer's declaration is accurate, complete and based upon competent and reliable evidence, including my review of the mortgage servicer's business records.

Date: October 29, 2014

New Penn Financial, LLC DBA Shellpoint Mortgage Servicing,  
Mortgage Servicer

*Gary Cowherd*  
By: Gary Cowherd

ATTACHMENT TO NOTICE OF DEFAULT

RECORDING REQUESTED BY:  
JUNE G STENSON



2

WHEN RECORDED MAIL TO:  
Name: Antonia Morrow  
Address: 5445 9th St.  
City: Los Angeles  
State: California Zip: 90043

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## DEED OF TRUST AND ASSIGNMENT OF RENTS

This DEED OF TRUST, made June 12, 2007, between June G. Stenson, An Unmarried Woman, herein called Trustor, whose address is 5445 9th St., Los Angeles, CA 90043 APN #: 5006-014-025 and, Karen Jackson, herein called TRUSTEE, and Antonia Morrow, A Single Woman, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of Los Angeles, State of California, described as:

LOT 533 OF TRACT NO. 668, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGES 194 AND 195 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference 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. (2) Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the **PRINCIPAL SUM OF \$ 23,275.00** executed by Trustor in favor of Beneficiary or order. (3) Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it so secured.

The following is a copy of provisions (1) to (14), inclusive, of the fictitious Deed of Trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as set forth at length therein.

**To protect the Security of this Deed of Trust, Trustor Agrees:**

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in

4

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

Dated:

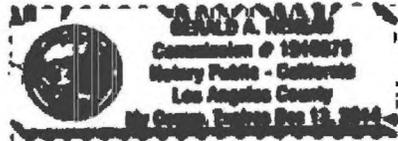
STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss

*Juna G. Stenson*  
Juna G. Stenson

On August 25, 2011 before me

Gerald A. Renneau Notary Public,

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

*Gerald A. Renneau*  
GERALD A. RENEAU

SPACE ABOVE RESERVED FOR NOTARY SEAL

**RECORDING REQUESTED BY:**

**WHEN RECORDED MAIL TO:**

Name: George Shearer  
Address: 5445 9th St.  
City: Los Angeles  
State: California Zip: 90043

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DEED OF TRUST AND ASSIGNMENT OF RENTS**

This **DEED OF TRUST**, made September 21, 2007, between June G. Stenson,  
An Unmarried Woman, herein called Trustor, whose address is 5445 9th St., Los Angeles,  
CA 90043 APN #: 5006-014-025 and, Karen Jackson herein called  
TRUSTEE, and George Shearer, A Married Man, herein called BENEFICIARY,

**WITNESSETH:** That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST,  
WITH POWER OF SALE, that property in the County of Los Angeles, State of California, described as:

LOT 533 OF TRACT NO. 668, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGES 194 AND 195 OF MAPS, IN THE OFFICE  
OF THE COUNTY RECORDER OF SAID COUNTY.

**TOGETHER WITH** the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and  
authority hereinafter given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated  
herein by reference 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. (2) Payment of the indebtedness evidenced by one promissory note of even date herewith,  
and any extension or renewal thereof, in the **PRINCIPAL SUM OF \$ 22,950.00** executed by Trustor in favor  
of Beneficiary or order. (3) Payment of such further sums as the then record owner of said property hereafter  
may borrow from Beneficiary, when evidenced by another note (or notes) reciting it so secured.

The following is a copy of provisions (1) to (14), inclusive, of the fictitious Deed of Trust, recorded in each county in  
California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a  
part thereof as set forth at length therein.

**To protect the Security of this Deed of Trust, Trustor Agrees:**

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete  
or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or  
destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply  
with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit  
or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate,  
irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be  
reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary.  
The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness  
secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so  
collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any  
default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers  
of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

Dated: \_\_\_\_\_

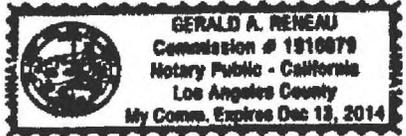
STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss

On JANUARY 10, 2012 before me

GERALD A. RENEAU Notary Public,

personally appeared JUNE STENSON  
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.

June G. Stenson  
\_\_\_\_\_  
June G. Stenson



WITNESS my hand and official seal.  
Signature [Signature]

SPACE ABOVE RESERVED FOR NOTARY SEAL

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

11/30/07



20072636968

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 1 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. 4318213).

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 668 533 MB 15-194/195

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 5006-014-025  
AKA 5445 S 9TH AVE  
LOS ANGELES

Owner  
STENSON JUNE G  
5445 9TH AVE  
LOS ANGELES CA, 90043

DATED: This 16th Day of November, 2007

CITY OF LOS ANGELES  
ANDREW A. ADELMAN, P.E.  
General Manager, Department of Building and Safety

By

Grace Harper, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: DALE SCHWARTZ  
JOB ADDRESS: 5445 SOUTH 9<sup>TH</sup> AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5006-014-025

Date: May 26, 2015

Last Full Title: 05/02/2015

Last Update to Title:

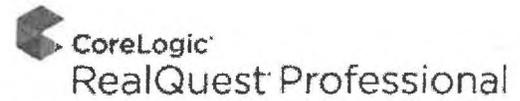
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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). JUNE G. STENSON  
5445 9<sup>TH</sup> AVE.  
LOS ANGELES, CA. 90043-2521                      CAPACITY: OWNER
  
- 2). BRYCO FUNDING, INC.  
580 CALIFORNIA ST., 8<sup>TH</sup> FLOOR  
SAN FRANCISCO, CA. 94104                      CAPACITY: INTERESTED PARTIES
  
- 3). THE BANK OF NEW YORK MELLON  
C/O NEW PENN FINANCIAL, LLC  
D/B/A SHELLPOINT MORTGAGE SERVICING  
55 BEATTIE PLACE, SUITE 110, MS #001  
GREENVILLE, SC. 29601-000 0                      CAPACITY: INTERESTED PARTIES
  
- 4). MTC FINANCIAL INC.  
DBA TRUSTEE CORPS  
17100 GILLETTE AVE.  
IRVINE, CA. 92614                      CAPACITY: INTERESTED PARTIES
  
- 5). ANTONIA MORROW  
5445 9<sup>TH</sup> ST.  
LOS ANGELES, CA. 90043                      CAPACITY: INTERESTED PARTIES
  
- 6). GEORGE SHEARER  
545 9<sup>TH</sup> ST.  
LOS ANGELES, CA. 90043                      CAPACITY: INTERESTED PARTIES
  
- 7). TRUSTEE CORPS  
17100 GILLETTE AVE.  
IRVINE, CA. 92614                      CAPACITY: INTERESTED PARTIES

**Property Detail Report**

For Property Located At :  
**5445 9TH AVE, LOS ANGELES, CA 90043-2521**



**Owner Information**

Owner Name: **STENSON JUNE G**  
 Mailing Address: **5445 9TH AVE, LOS ANGELES CA 90043-2521 C054**  
 Vesting Codes: **SW //**

**Location Information**

Legal Description:	<b>TRACT # 668 LOT 533</b>	APN:	<b>5006-014-025</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2346.00 / 3</b>	Subdivision:	<b>668</b>
Township-Range-Sect:		Map Reference:	<b>51-C3 /</b>
Legal Book/Page:	<b>15-194</b>	Tract #:	<b>668</b>
Legal Lot:	<b>533</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>PHHT</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

**Last Market Sale Information**

Recording/Sale Date:	<b>04/30/1998 / 03/16/1998</b>	1st Mtg Amount/Type:	<b>\$127,289 / FHA</b>
Sale Price:	<b>\$129,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>722880</b>
Document #:	<b>722879</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>\$75.88</b>
New Construction:		Multi/Split Sale:	

Title Company:  
 Lender: **NORTH AMERICAN MTG CO**  
 Seller Name: **BANKERS TRUST (TE)**

**Prior Sale Information**

Prior Rec/Sale Date:	<b>11/03/1997 / 10/29/1997</b>	Prior Lender:	
Prior Sale Price:	<b>\$85,000</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>1747287</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>TRUSTEE DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,700</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>1</b>	Exterior wall:	<b>SHINGLE SIDING</b>
Above Grade:		Parking Spaces:	<b>1</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>1</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1919 / 1921</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION</b>	Condition:	
			<b>SHINGLE</b>		

Other Improvements: **FENCE**

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.17</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>7,500</b>	Lot Width/Depth:	<b>50 x 150</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$168,012</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$2,196.75</b>
Land Value:	<b>\$127,904</b>	Improved %:	<b>24%</b>	Tax Area:	<b>212</b>
Improvement Value:	<b>\$40,108</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$161,012</b>				

**Comparable Sales Report**

For Property Located At

**5445 9TH AVE, LOS ANGELES, CA 90043-2521**



**9 Comparable(s) Selected.**

Report Date: 05/19/2015

*Summary Statistics:*

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$129,000	\$300,000	\$1,239,545	\$524,384
Bldg/Living Area	1,700	1,447	1,881	1,637
Price/Sqft	\$75.88	\$180.22	\$774.72	\$321.01
Year Built	1919	1913	1936	1920
Lot Area	7,500	6,075	7,944	6,954
Bedrooms	1	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	2.00	1.22
Total Value	\$168,012	\$39,152	\$390,000	\$267,482
Distance From Subject	0.00	0.13	0.48	0.31

\*= user supplied for search only

Comp #:1 Distance From Subject:0.13 (miles)

Address: **5409 7TH AVE, LOS ANGELES, CA 90043-2513**

Owner Name: **MAMO R/E HOLDINGS II LLC**

Seller Name: **ONEWEST BK**

APN: **5006-020-018**      Map Reference: **51-C3 /**

County: **LOS ANGELES, CA**      Census Tract: **2346.00**      Living Area: **1,600**

Subdivision: **940**      Zoning: **LAR1**      Total Rooms: **7**

Rec Date: **01/14/2015**      Prior Rec Date:      Bedrooms: **3**

Sale Date: **01/08/2015**      Prior Sale Date:      Bath(F/H): **1 /**

Sale Price: **\$1,239,545**      Prior Sale Price:      Yr Built/Eff: **1919 / 1921**

Sale Type: **FULL**      Prior Sale Type:      Air Cond:      Style: **CONVENTIONAL**

Document #: **43678**      Acres: **0.14**      Fireplace: **Y / 1**

1st Mtg Amt:      Lot Area: **6,077**      Pool:      Roof Mat: **ROLL**

Total Value: **\$39,152**      # of Stories: **1.00**      Parking: **COMPOSITION**

Land Use: **SFR**      Park Area/Cap#: **/ 1**      Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:0.15 (miles)

Address: **5436 7TH AVE, LOS ANGELES, CA 90043-2514**

Owner Name: **CHEN CAROLYN**

Seller Name: **MOORE MATTHEW S & SARAH K**

APN: **5006-023-009**      Map Reference: **51-C3 /**

County: **LOS ANGELES, CA**      Census Tract: **2346.00**      Living Area: **1,542**

Subdivision: **940**      Zoning: **LAR1**      Total Rooms: **6**

Rec Date: **12/12/2014**      Prior Rec Date: **11/27/2013**      Bedrooms: **3**

Sale Date: **11/19/2014**      Prior Sale Date: **11/06/2013**      Bath(F/H): **1 /**

Sale Price: **\$370,000**      Prior Sale Price: **\$294,500**      Yr Built/Eff: **1913 / 1913**

Sale Type:      Prior Sale Type: **FULL**      Air Cond:      Style: **CONVENTIONAL**

Document #: **1349144**      Acres: **0.14**      Fireplace: **Y / 1**

1st Mtg Amt: **\$333,000**      Lot Area: **6,075**      Pool:      Roof Mat: **ROLL**

Total Value: **\$294,500**      # of Stories: **1.00**      Parking: **COMPOSITION**

Land Use: **SFR**      Park Area/Cap#: **/ 2**      Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.17 (miles)

Address: **5309 11TH AVE, LOS ANGELES, CA 90043-4817**

Owner Name: **GONZALEZ JOSE A R**

Seller Name: **NEW ERA INVESTMENTS GROUP INC**

APN: **5006-007-009**      Map Reference: **51-C3 /**

County: **LOS ANGELES, CA**      Census Tract: **2346.00**      Living Area: **1,447**

Subdivision: **668**      Zoning: **LAR1**      Total Rooms: **6**

Rec Date: **03/27/2015**      Prior Rec Date: **05/27/2014**      Bedrooms: **3**

Sale Date: **01/22/2015**      Prior Sale Date: **05/16/2014**      Bath(F/H): **1 /**

Sale Price: **\$300,000**      Prior Sale Price: **\$255,000**      Yr Built/Eff: **1922 / 1922**

Sale Type: **FULL**      Prior Sale Type: **FULL**      Air Cond:      Style: **CONVENTIONAL**

Document #: **332809**      Acres: **0.17**      Fireplace: **Y / 1**

1st Mtg Amt:      Lot Area: **7,502**      Pool:      Roof Mat: **ROLL**

Total Value: **\$287,407**      # of Stories: **1.00**      Parking: **COMPOSITION**

Land Use: **SFR**      Park Area/Cap#: **/ 1**      Parking: **PARKING AVAIL**

Comp #:4 Distance From Subject:0.21 (miles)  
 Address: 5715 10TH AVE, LOS ANGELES, CA 90043-2527  
 Owner Name: ADAMS HUNTER & SUZANNE TRUST  
 Seller Name: HARRIS BARBARA  
 APN: 5006-010-015 Map Reference: 51-C4 / Living Area: 1,881  
 County: LOS ANGELES, CA Census Tract: 2346.00 Total Rooms: 7  
 Subdivision: 668 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 03/17/2015 Prior Rec Date: 01/02/1992 Bath(F/H): 1 /  
 Sale Date: 03/12/2015 Prior Sale Date: Yr Built/Eff: 1913 / 1913  
 Sale Price: \$339,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 286473 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 7,501 Pool:  
 Total Value: \$216,363 # of Stories: 2.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION  
 ATTACHED  
 GARAGE

Comp #:5 Distance From Subject:0.3 (miles)  
 Address: 5415 S VICTORIA AVE, LOS ANGELES, CA 90043-2411  
 Owner Name: CASTANEDA MARTIN & JUANA  
 Seller Name: LI STEVEN S & TAMARA T  
 APN: 5006-002-004 Map Reference: 51-C3 / Living Area: 1,525  
 County: LOS ANGELES, CA Census Tract: 2346.00 Total Rooms: 6  
 Subdivision: 911 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 09/12/2014 Prior Rec Date: 11/05/2013 Bath(F/H): 1 /  
 Sale Date: 08/12/2014 Prior Sale Date: 05/14/2013 Yr Built/Eff: 1922 / 1924  
 Sale Price: \$465,000 Prior Sale Price: \$250,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: MEDITERRANEAN  
 Document #: 965398 Acres: 0.16 Fireplace: Y / 1  
 1st Mtg Amt: \$456,577 Lot Area: 7,001 Pool:  
 Total Value: \$250,000 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 3 Parking: COMPOSITION  
 DETACHED  
 GARAGE

Comp #:6 Distance From Subject:0.43 (miles)  
 Address: 5133 BRYNHURST AVE, LOS ANGELES, CA 90043-1803  
 Owner Name: ORAFA VICTORIA T  
 Seller Name: NHS NEIGHBORHOOD REDEVELOPMENT  
 APN: 5013-006-009 Map Reference: 51-C3 / Living Area: 1,747  
 County: LOS ANGELES, CA Census Tract: 2346.00 Total Rooms: 6  
 Subdivision: 911 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 08/28/2014 Prior Rec Date: 02/14/2014 Bath(F/H): 1 /  
 Sale Date: 07/08/2014 Prior Sale Date: 02/11/2014 Yr Built/Eff: 1926 / 1926  
 Sale Price: \$770,909 Prior Sale Price: \$390,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH  
 Document #: 909937 Acres: 0.16 Fireplace: Y / 1  
 1st Mtg Amt: \$376,800 Lot Area: 7,000 Pool:  
 Total Value: \$390,000 # of Stories: 1.00 Roof Mat: TILE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:7 Distance From Subject:0.43 (miles)  
 Address: 5016 S VICTORIA AVE, VIEW PARK, CA 90043-1838  
 Owner Name: MCFADEN MATTHEW S & CHENG-FANG W  
 Seller Name: STENBERG TOM H  
 APN: 5013-017-007 Map Reference: 51-C3 / Living Area: 1,877  
 County: LOS ANGELES, CA Census Tract: 7032.00 Total Rooms: 6  
 Subdivision: 5535 Zoning: LCR1YY Bedrooms: 3  
 Rec Date: 10/24/2014 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 10/10/2014 Prior Sale Date: Yr Built/Eff: 1936 / 1936  
 Sale Price: \$460,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: SPANISH  
 Document #: 1126910 Acres: 0.18 Fireplace: Y / 1  
 1st Mtg Amt: \$416,630 Lot Area: 7,944 Pool:  
 Total Value: \$362,608 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:8 Distance From Subject:0.47 (miles)  
 Address: 5028 4TH AVE, LOS ANGELES, CA 90043-1932  
 Owner Name: DEAN JAZZLYN B  
 Seller Name: US BANK NA 2006-HE4  
 APN: 5014-025-030 Map Reference: 51-D3 / Living Area: 1,480  
 County: LOS ANGELES, CA Census Tract: 2345.01 Total Rooms: 7  
 Subdivision: 1700 Zoning: LAR1 Bedrooms: 4  
 Rec Date: 12/08/2014 Prior Rec Date: 09/01/2006 Bath(F/H): 2 /  
 Sale Date: 10/29/2014 Prior Sale Date: 07/21/2006 Yr Built/Eff: 1916 / 1919  
 Sale Price: \$345,000 Prior Sale Price: \$534,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: UNKNOWN Style: CONVENTIONAL  
 Document #: 1320831 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$338,751 Lot Area: 6,484 Pool:  
 Total Value: \$327,200 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE  
 PARKING AVAIL

Comp #:	9		Distance From Subject:	0.48 (miles)	
Address:	5739 CHESLEY AVE, LOS ANGELES, CA 90043-2423				
Owner Name:	DAVIS MARY L & CHARLES L				
Seller Name:	CUNNINGHAM BEATRICE TRUST				
APN:	5007-022-008	Map Reference:	51-C4 /	Living Area:	1,638
County:	LOS ANGELES, CA	Census Tract:	2346.00	Total Rooms:	7
Subdivision:	911	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/14/2015	Prior Rec Date:	08/28/1989	Bath(F/H):	1 /
Sale Date:	02/27/2015	Prior Sale Date:	08/1989	Yr Built/Eff:	1914 / 1919
Sale Price:	\$430,000	Prior Sale Price:	\$160,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	RANCH
Document #:	411346	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$301,000	Lot Area:	7,000	Pool:	
Total Value:	\$240,110	# of Stories:	2.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1 / 2	Parking:	PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: DALE SCHWARTZ  
JOB ADDRESS: 5445 SOUTH 9<sup>TH</sup> AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5006-014-025

Date: May 26, 2015

CASE#: 88537  
ORDER NO: A-1235613

EFFECTIVE DATE OF ORDER TO COMPLY: July 10, 2006  
COMPLIANCE EXPECTED DATE: October 8, 2006  
DATE COMPLIANCE OBTAINED: October 30, 2007

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## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-1235613

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT  
PEDRO BIRBA  
VICE-PRESIDENT  
VAN AMBATIELOS  
HELENA JUBANY  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER  
RAYMOND CHAN  
EXECUTIVE OFFICER

ORDER TO COMPLY

JUNE G STENSON  
5445 9TH AVE  
LOS ANGELES, CA 90043

CASE #: 88537  
ORDER #: A-1235613  
EFFECTIVE DATE: July 10, 2006  
COMPLIANCE DATE: October 08, 2006

OWNER OF  
SITE ADDRESS: 5445 S 9TH AVE  
ASSESSORS PARCEL NO.: 5006-014-025  
ZONE: R1; One-Family Zone

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. OPEN STORAGE OF AUTO/VEHICLE PARTS.

You are therefore ordered to: Discontinue the open storage of auto/vehicle parts in an A or R zone.

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

Location: DRIVEWAY

2. TRASH AND DEBRIS.

You are therefore ordered to: Remove the rubbish, garbage, trash and debris from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2. of the L.A.M.C.

Location: DRIVEWAY

PENALTY WARNING:

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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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.



CODE ENFORCEMENT BUREAU  
1-888-LA4-BUILD (1-888-524-2845)  
www.ladbs.org

**NON-COMPLIANCE FEE WARNING:**

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 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.

**NOTE:** FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE NOTICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

If you have any questions or require any additional information please feel free to contact me at (323)789-2789.  
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: \_\_\_\_\_

Date: July 10, 2006

ANSEL RODRIQUES  
8475 S. VERMONT AVE.  
LOS ANGELES, CA 90044  
(323)789-2789

\_\_\_\_\_  
REVIEWED BY

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