

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
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JAVIER NUNEZ

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

May 27, 2015

Council District: # 9

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

JOB ADDRESS: 240 WEST 52ND STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5110-029-011

On March 27, 2004, 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: **240 West 52nd Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. 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) | 383.43 |
| Title Report fee | 42.00 |
| Grand Total | \$ 775.43 |

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 **\$775.43** 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 **\$775.43** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve Ongel
Steve Ongel
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. T11306
Dated as of: 05/02/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5110-029-011

Property Address: 240 W 52ND ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: Quitclaim Deed

Grantee: Ligia Isela Hernandez, single woman

Grantor: Raquel Sanchez, a married woman as her sole and separate property

Deed Date: 1/11/1991

Recorded: 1/11/1991

Instr No.: 91-51367

MAILING ADDRESS: Ligia Isela Hernandez,
224 N. Belmont St. no. 5 Glendale, CA 91206

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 51 in Block "B" of Walter's Main Street and Moneta Avenue Tract; in the City of Los Angeles, in the County of Los Angles, State of California, as per Map recorded in Book 7 Page 117 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 5110-029-011

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: \$75,000.00

Dated: 2/21/1991

Trustor: Ligia Isela Hernandez

Trustee: California Reconveyance Company, a California Corporation

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. T11306

SCHEDULE B (Continued)

Beneficiary : Great Western Bank, a Federal Savings Bank
Recorded : 3/1/1991 **Instr No. :** 91 293399
Maturity Date is: 3/15/2021

Mailing Address: California Reconveyance Company, a California Corporation, Not Shown

Mailing Address: Great Western Bank, a Federal Savings Bank,
9451 Corbin Avenue, Northridge, California 91324-2496

Assignment of the above referenced security instrument is as follows:
Assignee : JPMorgan Chase Bank, National Association
Recorded : 8/21/2014 **Instr No. :** 20140882183

Mailing Address: JPMorgan Chase Bank, National Association,
700 Kansas Lane, MC 8000, Monroe, LA 71203

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:
Trustee : Quality Loan Service Corporation
Recorded : 7/9/2008 **Instr No. :** 20081215733

Mailing Address: Quality Loan Service Corporation, 2141 5th Avenue San Diego, CA 92101

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:
Trustee : Quality Loan Service Corporation,
Recorded : 1/14/2009 **Instr No. :** 20090047924

Mailing Address: Quality Loan Service Corporation, 2141 5th Avenue San Diego, CA 92101

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 : 6/19/2012 **Instr No. :** 20120907931

Mailing Address: MTC Financial Inc., dba Trustee Corps, 17100 Gillette Ave, Irvine, CA 92614

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 : 12/30/2014 **Instr No. :** 20141415998

Mailing Address: MTC Financial Inc., dba Trustee Corps, 17100 Gillette Ave, Irvine, CA 92614

A Notice of Default under the terms of said Deed of Trust
Executed by : JP Morgan Chase Bank, National Association
Recorded : 12/30/2014 **Instr No. :** 20141415999

Mailing Address: JP Morgan Chase Bank, National Association c/o MTC Financial Inc. dba Trustee Corps, 17100 Gillette Ave Irvine, CA 92614

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. T11306

SCHEDULE B (Continued)

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

Executed by : MTC Financial Inc. dba Trustee Corps

Time of Sale : 9:00 AM

Place of Sale : 05/14/2015, Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650

Recorded : 4/10/2015

Instr No. : 20150395742

Mailing Address: MTC Financial Inc. dba 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 : 1/11/2008

Instr No. : 20080067056

MAILING ADDRESS: Ligia I Hernandez, 224 N Belmont St No. 5, Glendale, CA 91206

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

79-390471
WARRANTY DEED
 STATUTORY FORM

MAIL DEED TO:

NAME _____

ADDRESS _____

CITY & STATE _____

THE ABOVE SPACE FOR RECORDER USE

THE GRANTOR DANBIRDGE C. SMITH and LUCRETIA RODRIGUEZ, individually and as
 sole heirs of LUCRETIA SMITH TUCKER, Deceased

of the City of Joliet County of Will State of Illinois
 for and in consideration of Twenty One Thousand, (\$21,000) DOLLARS
 and other good and valuable considerations in hand paid.

FEE
 \$3
 0

CONVEY and WARRANT to ANIBAL MARTINEZ and RICARDO NOBLE, each
 to an undivided one-half,
 of the City of Los Angeles County of Los Angeles State of California
 the following described Real Estate situated in the County of Los Angeles; in the State of
 California, to-wit:

Lot 51, in Block "B" of Walter's Main Street and Moneta Avenue
 Street, in the City of Los Angeles, in the County of Los Angeles,
 State of California, as per map recorded in Book 7, Page 117 of
 Maps, in the office of the County Recorder of said County.

Subject to all covenants, conditions and restrictions of record (deleting
 therefrom any restrictions based on race, color, or creed) and to all taxes
 subsequent to 1975.

RECORDED IN OFFICIAL RECORDS
 OF LOS ANGELES COUNTY, CA
 APR 11 1979 AT 8 A.M.
 Recorder's Office

Affix Revenue Stamps Here

COMMONLY KNOWN AS: 240 West 52nd Street, Los Angeles, California
 hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
 Illinois.

DATED this 2nd day of April 1979.
 DANBIRDGE C. SMITH (Seal) LUCRETIA RODRIGUEZ (Seal)
 (Seal) (Seal)
 (Seal) (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.
 STATE OF ILLINOIS }
 County of Will }

I, KAREN H. BOETTO, a Notary Public
 in and for said County in the State aforesaid, DO HEREBY CERTIFY that
 DANBIRDGE C. SMITH and LUCRETIA RODRIGUEZ, individually
 and as sole heirs of LUCRETIA SMITH TUCKER, Deceased

personally known to me to be the same person, whose name is Karen H. Boetto,
 subscribed to the foregoing instrument appeared before me this day in person and acknowledged
 that they signed, sealed and delivered the said instrument as their
 free and voluntary act, for the uses and purposes therein set forth, including the
 release and waiver of the right of homestead.

Given under my hand and notarial seal this 3rd day of April 1979.

Karen H. Boetto

Notary Public

My commission expires 12-28, 1982

ATTORNEY'S STAMP

JOSPH E. BOLES
 Attorney at Law
 Suite 427-31
 Chalcostr Building
 25 N. Ottawa Street
 Joliet, Illinois 60431

MAIL BOX NUMBER

END OF RECORDED DOCUMENT

RECORDING REQUESTED BY

81- 318890

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME: Mr. AND MRS. REMIGIO SANCHEZ
STREET ADDRESS: 240 WEST 52ND STREET
CITY, STATE, ZIP: LOS ANGELES, CALIFORNIA 90037

Title Order No. Escrow No.

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
MIN. EAST 12 P.M. MAR 30 1981

Recorder's Office

Fee
\$4
U

This space for Recorder's use

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE: CONSIDERATION LESS THAN \$ 100.00

DOCUMENTARY TRANSFER TAX IS NO TAX DUE

unincorporated area City of LOS ANGELES

Parcel No. _____

computed on full value of property conveyed, or

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

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

ANIBAL MARTINEZ, A SINGLE MAN, AND RICARDO NOBLE, A MARRIED MAN AS HIS SOLE AND
SEPARATE PROPERTY, EACH TO AN UNDIVIDED ONE-HALF INTEREST.

hereby GRANT(S) to

REMIGIO SANCHEZ AND RAQUEL SANCHEZ, HUSBAND AND WIFE, AS JOINT TENANTS-

the following described real property in the CITY OF LOS ANGELES
County of LOS ANGELES State of California:

LOT 51 IN BLOCK "B" OF WALTER'S MAIN STREET AND MONETA AVENUE
TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 117 OF
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.I.N. 5110-029
Dated AUGUST 8, 1980
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES ss.
On AUGUST 12, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ANIBAL MARTINEZ
AND RICARDO NOBLE

Anibal Martinez
ANIBAL MARTINEZ
Ricardo Noble
RICARDO NOBLE

Known to me
to be the person whose name(s) are
subscribed to the within
instrument and acknowledged that THEY
executed the same.

Odis D. Bailey
Odis D. Bailey
Name (Type or Print)

Notary Public in and for said County and State



(Space above for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE. IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

2461 Name _____ Street Address _____ City & State _____

END OF RECORDED DOCUMENT

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Ms. Ligia Hernandez
NAME: 224 N. Belmont St., 15
ADDRESS: Glendale, CA 91206

THIS ORDER NO.

Escrow No.

91-36675

RECORDED IN OFFICIAL RECORDS
RECORDEER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN. 11 A.M. JAN 9 1991

FEE
\$5
N

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ No tax due-divorce
 computed on full value of property conveyed, or
 computed on full value less liens and
encumbrances remaining at time of sale.
Ligia D. Hernandez *Form Name*

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We),

Remigio Sanchez, a married man,

grant to Raquel V. Sanchez, a married woman as her sole separate property

all that real property situated in the City of Los Angeles

(or in an unincorporated area of) Los Angeles County, County, California,
described as follows (insert legal description):

LOT 51 IN BLOCK "B" OF WALTER'S MAIN STREET AND MONETA
AVENUE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA. AS PER MAP RECORDED
IN BOOK 7 PAGE 117 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

Assessor's parcel No. _____

Executed on Jan. 6, 1991 at Los Angeles, California

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On this 6th day of JANUARY in the year 1991 before me,
the undersigned, a Notary Public in and for said State, personally appeared

Remigio Sanchez
and Raquel Sanchez

personally known to me
(or proved to me on the basis of satisfactory evidence) to be the persons
whose name is subscribed to the within instrument, and acknowledged
to me that she executed it.

WITNESS my hand and official seal.

Delbert Dillingham
Notary Public in and for said State.



(This area for official notarial seal)

MAIL TAX STATEMENTS TO _____ NAME _____ ADDRESS _____ ZIP _____

NOTCOTS FORM 770-Rev 12-85 (Rev 8/85)

Before you sign this form, read it. It is a public instrument containing an acknowledgment and declaration to the State of California. Consider a lawyer if you should have any questions or if your signature is in question. Before or implied, you request is the notarizability of this or of that form for an informed use of your form.

© 1985 WOLCOTT, INC.

RECORDING REQUESTED BY

91- 36676

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME: LIGIA I. HERNANDEZ
STREET ADDRESS: 224 N. Belmont St. #5
CITY: Glendale, CA 91206
STATE: CA
ZIP: 91206

Title Order No: _____ Escrow No: _____

RECORDED IN OFFICIAL RECORDS
RECORDERS OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 11 AM JAN 9 1991
SPACE ABOVE THIS LINE FOR RECORDED USE
FEE
\$5
N

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ Gift
computed on full value of property conveyed, or
computed on full value less value of liens and
encumbrances remaining at the time of sale
Ligia I. Hernandez
Signature of Declarant or Agent Determining Tax Form Name

RAQUEL SANCHEZ, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do es hereby remise,

release and forever quitclaim to LIGIA ISELA HERNANDEZ, A SINGLE WOMAN, A 50% INTEREST PROPERTY DESCRIBED BELOW. TITLE TO THE SAME SHALL BE HELD AS FOLLOWS:*

the following described real property in the City of Los Angeles

County of Los Angeles, State of California:

* LIGIA I. HERNANDEZ, A SINGLE WOMAN AND RAQUEL SANCHEZ A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, EACH TO AN UNDIVIDED HALF INTEREST.

LOT 51 IN BLOCK "B" OF WALTER'S MAIN STREET AND MONETA AVENUE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 117 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's parcel No 5110-29-11

Executed on January 8, 1991, at Los Angeles, California

Rajael Sanchez

Raquel Sanchez

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On this 8th day of Jan. in the year 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared

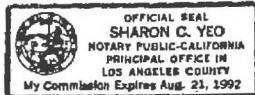
Raquel Sanchez

_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person _____ whose name _____

_____, subscribed to the within instrument and acknowledged to me that

_____, executed it.

WITNESS my hand and official seal



MAIL TAX STATEMENTS TO Ligia I. Hernandez, 224 N. Belmont St. #5, Glendale, CA 91206
NAME: _____ ADDRESS: _____ ZIP: _____

WOLCOTT FORM 750, Rev. 2-94
QUITCLAIM DEED (prior page)

This standard form is intended for the typical situations encountered in the real estate market. However, before you sign and/or have it notarized, you should make sure that it is appropriate and necessary to your particular situation. Consult a lawyer if you doubt the form's fitness for your purpose and use.

© 1984 WOLCOTT, INC.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME: LIGIA I. HERNANDEZ
STREET: 224 N. Belmont St. #5
CITY: Glendale, CA 91206
STATE: ZIP:

91- 51367

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN. 1 PM. JAN 11 1991

FEES
\$5
N

Title Order No _____ Escrow No _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ GIFT

Computed on full value of property conveyed, or
 Computed on full value less value of liens and
encumbrances remaining at the time of sale.

Ligia I. Hernandez Signature of Declarant or Agent Determining Tax Term Name

RAQUEL SANCHEZ, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

The undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, does hereby remise,

release and forever quitclaim to **LIGIA ISELA HERNANDEZ, a Single Woman**

the following described real property in the City of **LOS ANGELES**
County of **LOS ANGELES** State of California.

LOT 51 IN BLOCK "B" OF WALTER'S MAIN STREET AND
MONETA AVENUE TRACT, IN THE CITY OF LOS ANGELES,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AS PER MAP RECORDED IN BOOK 7 PAGE 117 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's parcel No. 5110-29-11

Executed on January 11, 1991 at Los Angeles, California

Raquel Sanchez
Raquel Sanchez

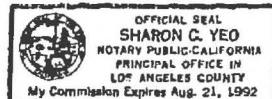
STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On this 11th of Jan. in the year 1991, before me,
the undersigned, a Notary Public in and for said State, personally appeared
Raquel Sanchez

personally known to me (or 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
she executed it.

WITNESS my hand and official seal



(This area for official notarial seal)

MAIL TAX
STATEMENTS TO Ligia I. Hernandez, 224 N. Belmont St. #5, Glendale, CA 91206
NAME _____
ADDRESS _____
ZIP _____

WOLCOTT FORM NO. REV. 8-84
QUITCLAIM DEED (Form 100-3)

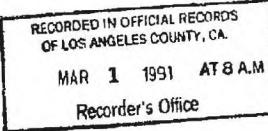
This standard form is intended for the typical situations encountered in the field. However, before you sign
read it all in its entirety and make whatever changes are appropriate and necessary to your particular transaction.
Consult a lawyer if you doubt the form's fitness for your purpose and use.

WOLCOTT'S INC

United Title 3224115
PREPARED BY AND
AFTER RECORDING MAIL TO:

91 293399

GREAT WESTERN BANK
P.O. BOX 1900
NORTHRIIDGE, CA 91328



FEE \$11 F
4
SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

LOAN NO. 1-306691-7
OFFICE NUMBER: 20
COUNTY CODE: 019

THIS DEED OF TRUST (Security Instrument) is made on FEBRUARY 21, 1991

The Trustee is LIGIA ISELA HERNANDEZ, A SINGLE WOMAN

("Borrower")

The Trustee is CALIFORNIA RECONVEYANCE COMPANY, a California corporation ("Trustee"). The beneficiary is GREAT WESTERN BANK, A FEDERAL SAVINGS BANK

which is organized and existing under the laws of the United States of America, and whose address is 9451 Corbin Avenue, Northridge, California 91324-2496 ("Lender").

Borrower owes Lender the principal sum of SEVENTY FIVE THOUSAND AND 00/100-- Dollars (U.S. \$75,000.00), evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on MARCH 15, 2021. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in LOS ANGELES County, California:

LOT 51 IN BLOCK "B" OF WALTER'S MAIN STREET AND MONETA AVENUE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 117 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

which has the address of

240 WEST 52ND STREET, LOS ANGELES

California, 90034 ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock, and all 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 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.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, no less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of any event of default and of Lender's election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by applicable law to Borrower and to the other persons prescribed by applicable law. Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. After the time required by applicable law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the trust of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property, Lender (or person by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

21. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled to it. Such person or persons shall pay any recording costs.

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

23. Request for Notices. Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument (Check applicable line(s))

Adjustable Rate Rider Condominium Rider 1-4 Unit Rider
 Graduated Payment Rider Planned Unit Development Rider
 Other(s) [specify] _____

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

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

Leticia Hernandez
LETICIA HERNANDEZ

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On this 22ND day of FEBRUARY 19 91, before me, the undersigned, a Notary Public
in and for said State, personally appeared LETICIA HERNANDEZ

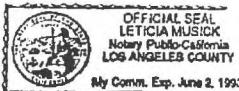
*personally known to her and proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) are subscribed to the within
instrument, and acknowledged to me that SHE
executed the same.*

Witness my hand and official seal.

Leticia Musick
Leticia Musick
Notary Public in and for said County and State

LETICIA MUSICK

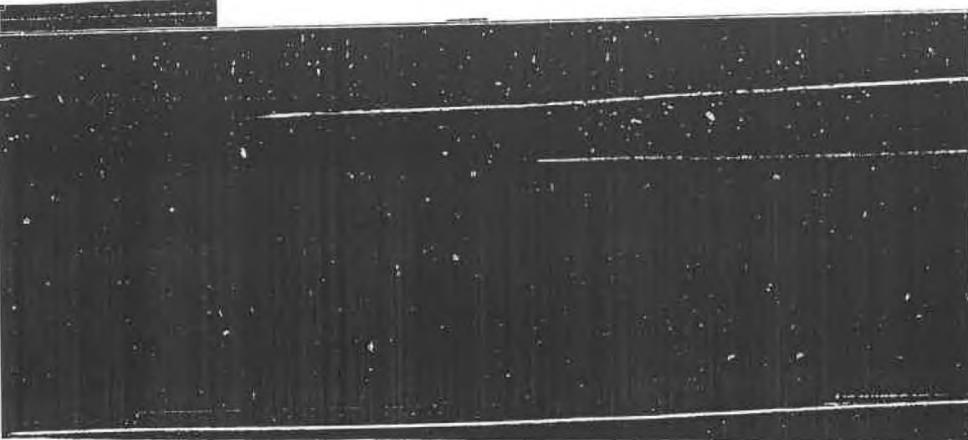
Name (Typed or Printed)



91 293399

(This area for official notarial seal)

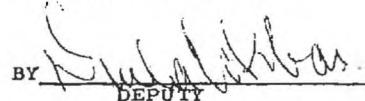
If executed by a Corporation or a Partnership, the appropriate form of Acknowledgement must be used.



STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

I, CHARLES WEISSBURD, REGISTRAR-RECORDER, DO HEREBY CERTIFY THAT THE FOREGO
FILM, CONSTITUTING A PHOTOGRAPHIC REPRODUCTION OF ORIGINAL DOCUMENTS
RECORDED IN MY OFFICE, IS THE OFFICIAL RECORD MADE UNDER MY DIRECTION AND
CONTROL BY A SYSTEM OF MICROPHOTOGRAPHY AND IS TO THE BEST OF MY INFORMATION
AND BELIEF A CORRECT COPY OF SAID ORIGINAL DOCUMENT.

REGISTRAR-RECORDER

BY 
DEPUTY



LOS ANGELES COUNTY

REGISTRAR-RECORDER

**OFFICIAL
RECORDS**

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, INC.
[AND WHEN RECORDED MAIL TO]
JPMorgan Chase Bank, NA
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan #: 1023379040J

08/21/2014



20140882183



CORPORATE ASSIGNMENT OF DEED OF TRUST

Contact JPMORGAN CHASE BANK, N.A. for this instrument 780 Kansas Lane, Suite A, Monroe, LA 71203, telephone # (866) 756-8747, which is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, THE FEDERAL DEPOSIT INSURANCE CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER AN ACT OF CONGRESS (FDIC), WHOSE ADDRESS IS 1601 BRYAN STREET, DALLAS, TX 75201, AND ACTING IN ITS RECEIVERSHIP CAPACITY AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, F/K/A AMERICAN SAVINGS BANK, FA, S/B/M TO GREAT WESTERN BANK, A FEDERAL SAVINGS BANK, (ASSIGNOR) by these presents does convey, grant, assign, transfer and set over the described Deed of Trust without recourse, representation or warranty, together with all right, title and interest secured thereby, all liens, and any rights due or to become due thereon to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, WHOSE ADDRESS IS 700 KANSAS LANE, MC 8000, MONROE, LA 71203, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by LIGIA ISELA HERNANDEZ and recorded on 03/01/1991 as Instrument # 91 293399 in the office of the LOS ANGELES County Recorder, CA.

Property is more commonly known as: 240 WEST 52ND STREET, LOS ANGELES, CA 90034.

This Assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

This Assignment is intended to further memorialize the transfer that occurred by operation of law on September 25, 2008 as authorized by Section 11(d)(2)(G)(i)(II) of the Federal Deposit Insurance Act, 12 U.S.C. S1821 (d)(2)(G)(i)(II)

IN WITNESS WHEREOF, this Assignment is executed on 07/25/2014 (MM/DD/YYYY).
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS ATTORNEY IN FACT FOR THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK, F/K/A WASHINGTON MUTUAL BANK, FA, F/K/A AMERICAN SAVINGS BANK, FA, S/B/M TO GREAT WESTERN BANK, A FEDERAL SAVINGS BANK

By: Kyra P.
Kyra P.
Vice President

JPCAS 24208539 *C* - WAMU T2414074216 [C-2] FRMCA1_JPCAS3



Loan #: 1023379040J
@(74, 161, 240)

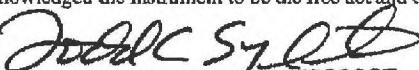


3

ACKNOWLEDGEMENT

STATE OF LOUISIANA
PARISH OF OUACHITA

On 07/25/2014 (MM/DD/YYYY), before me, appeared Kyra Pratt, to me personally known, who did say that he/she/they is/are the Vice President of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS ATTORNEY IN FACT FOR THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK, F/K/A WASHINGTON MUTUAL BANK, FA, F/K/A AMERICAN SAVINGS BANK, FA, S/B/M TO GREAT WESTERN BANK, A FEDERAL SAVINGS BANK and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).


TODD C SYLVESTER #062367

Notary Public - State of LOUISIANA
Commission expires: Upon My Death

TODD C SYLVESTER
NOTARY PUBLIC # 62367
OUACHITA PARISH, LA
MY COMMISSION IS FOR LIFE

Document Prepared By: Kyra Pratt, JPMorgan Chase Bank, N.A., 780 Kansas Lane, Suite A, Monroe, LA, 71203

JPCAS 24208539 *C* -- WAMU T2414074216 [C-2] FRMCA1_JPCAS3



Recording requested by:

07/09/08

When recorded mail to:



20081215733

Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101
619-645-7711

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

Space above this line for recorders use

TS # CA-08-166130-PJ

Order # 3752079 -UO

Loan # 0813066917

Substitution of Trustee

WHEREAS, LIGIA ISELA HERNANDEZ, A SINGLE WOMAN was the original Trustor, CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION was the original Trustee, and GREAT WESTERN BANK, A FEDERAL SAVINGS BANK was the original Beneficiary under that certain Deed of Trust dated 2/21/1991 and recorded on 3/1/1991 as Instrument No. 91 293399, in book xxx, page xxx of Official Records of LOS ANGELES County, CA; and

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

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

NOW, THEREFORE, the undersigned hereby substitutes QUALITY LOAN SERVICE CORPORATION ,as Trustee under said Deed of Trust.

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

Dated: 5/23/2008

Washington Mutual Bank

By: Scott Walter

SW

State of MO
County of Dakota)

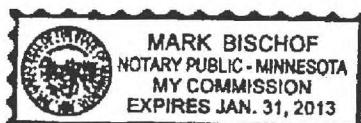
On 5/21/08 Date before me, Mark Bischof a notary public, personally appeared Scott Walter who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

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

WITNESS my hand and official seal.

Signature

(Seal)



8
1215733

4

**Affidavit of Mailing
for Substitution of Trustee By Code**

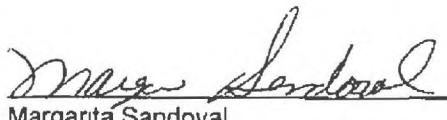
TS No. **CA-08-166130-PJ**
Trustor

I, Margarita Sandoval, declare That I am an employee of **Quality Loan Service Corp.**, an agent for beneficiary, whose business address is:

2141 5th Avenue
San Diego, CA 92101

I am over the age of eighteen years and in accordance with California Civil Code Section 2934, I caused a copy of the attached Substitution of Trustee to be mailed, in the manner provided in Section 2924(b) of the Civil Code of the State of California, to the trustee of record under the Deed of Trust described in said Substitution and to all persons to whom a copy of the Notice of Default would be required to be mailed by the provisions of said section

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct Executed at San Diego, CA on 6/4/2008



Margarita Sandoval

08
1215733

Recording requested by



When recorded mail to

Quality Loan Service Corp
2141 5th Avenue
San Diego, CA 92101
619-645-7711

Space above this line for recorders use

TS # CA-08-218892-PJ

Order # 080110268-CA-DCI

Loan # 0813066917

Substitution of Trustee

WHEREAS, LIGIA ISELA HERNANDEZ, A SINGLE WOMAN was the original Trustor, CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION was the original Trustee, and GREAT WESTERN BANK, A FEDERAL SAVINGS BANK was the original Beneficiary under that certain Deed of Trust dated 2/21/1991 and recorded on 3/1/1991 as Instrument No. 1991-293399, in book xxx, page xxx of Official Records of LOS ANGELES County, CA; and

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

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

NOW, THEREFORE, the undersigned hereby substitutes QUALITY LOAN SERVICE CORPORATION ,as Trustee under said Deed of Trust.

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

Substitution of Trustee - CA
TS # CA-08-218892-PJ
Page 2

3

Dated: 12/1/2008

JPMorgan Chase Bank, National Association

By: Christina Allen

Attorney in Fact

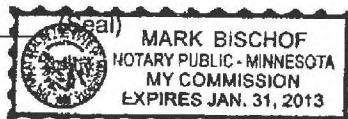
Minnesota
State of)
County of Dakota)

On 12-10-08 Date before me, Mark Bischof a notary public, personally
appeared Christina Allen who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature 



4

**Affidavit of Mailing
for Substitution of Trustee By Code**

TS No.. **CA-08-218892-PJ**
Trustor. **LIGIA ISELA HERNANDEZ, A SINGLE WOMAN**

I, Kimsan Keth, declare: That I am an employee of **Quality Loan Service Corp.**, an agent for beneficiary, whose business address is:

2141 5th Avenue
San Diego, CA 92101

I am over the age of eighteen years and in accordance with California Civil Code Section 2934, I caused a copy of the attached Substitution of Trustee to be mailed, in the manner provided in Section 2924(b) of the Civil Code of the State of California, to the trustee of record under the Deed of Trust described in said Substitution and to all persons to whom a copy of the Notice of Default would be required to be mailed by the provisions of said section

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct Executed at San Diego, CA on 12/11/2008.

Kimsan Keth
Kimsan Keth

RECORDING REQUESTED BY:
LAWYERS TITLE COMPANY

06/19/2012



20120907931

WHEN RECORDED MAIL TO:

TRUSTEE CORPS
17100 Gillette Ave
Irvine, CA 92614

APN: 5110-029-011

TS No: CA09002512-11-1

TO No. 5814753

PROPERTY ADDRESS: 240 WEST 52ND STREET, LOS ANGELES, CA 90034

SUBSTITUTION OF TRUSTEE

WHEREAS, LIGIA ISELA HERNANDEZ, A SINGLE WOMAN was the original Trustor(s), CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION was the original Trustee and GREAT WESTERN BANK, A FEDERAL SAVINGS BANK was the original Beneficiary under that certain Deed of Trust dated February 21, 1991 and recorded on March 1, 1991 as Instrument No. 91 293399 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, JPMorgan Chase Bank, National Association, successor in interest by purchase from the FDIC as Receiver of Washington Mutual Bank FKA Washington Mutual Bank, FA FKA American Savings Bank, FA, SBM to Great Western Bank, FSB 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: 5/03/2012

JPMorgan Chase Bank, National Association, successor in interest by purchase from the FDIC as Receiver of Washington Mutual Bank FKA Washington Mutual Bank, FA FKA American Savings Bank, FA, SBM to Great Western Bank, FSB

Chentin J. Cottrell
By: Chentin J. Cottrell

STATE OF Ohio
COUNTY OF Franklin

Vice President

On 5/03/2012 before me, Leslie Adams, Notary Public,

personally appeared Leslie Adams
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 Ohio
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Leslie Adams

Notary Public in and for said County and State



LESLIE ADAMS
Notary Public, State of Ohio
My Comm. Expires June 17, 2013

RK
③

**AFFIDAVIT OF MAILING OF
SUBSTITUTION OF TRUSTEE
BY CODE PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2934a**

TRUSTEE SALE #: CA09002512-11-1

TRUSTOR: LIGIA ISELA HERNANDEZ, A SINGLE WOMAN

ORDER #: 5814753

I, James Matthews, declare: That I am an officer, agent or employee of MTC FINANCIAL, INC. DBA TRUSTEE CORPS, whose address is:

17100 GILLETTE AVENUE
IRVINE, CA 92614

I am over the age of eighteen years: On June 18, 2012, by Certified and First Class Mail, enclosed and sealed in an envelope with postage fully prepaid, I deposited in the United States Mail, a copy of the attached Substitution of Trustee to the Trustee of record under Deed of Trust described in said Substitution, and;

A copy of the attached Substitution has been mailed prior to the recording thereof, in the manner provided in Section 2934a and 2924b of the Civil Code of the State of California to all persons to whom a copy of the Notice of Default would be required to be mailed by the provisions of said section.

I certify (or declare) the above statement is true and correct under the laws of the State of California.

Dated: June 18, 2012



BY: James Matthews

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

TRUSTEE CORPS
17100 Gillette Ave
Irvine, CA 92614

APN: 5110-029-011

TS No: CA09000431-14-1

TO No: 8498549

SUBSTITUTION OF TRUSTEE

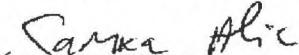
WHEREAS, LIGIA ISELA HERNANDEZ, A SINGLE WOMAN was the original Trustor(s), CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION was the original Trustee and GREAT WESTERN BANK, A FEDERAL SAVINGS BANK was the original Beneficiary under that certain Deed of Trust dated February 21, 1991 and recorded on March 1, 1991, as Instrument No. 91 293399, 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, JPMorgan Chase Bank, National Association 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: December 18, 2014

JPMorgan Chase Bank, National Association


By: Samka Alic

Vice President

STATE OF Florida
COUNTY OF Duval

On 12-18-14 before me, Kenneth Cain II, a Notary Public, personally appeared Samka Alic who proved to me as described below 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.

✓ Personally Known OR Produced Identification NA
Type of Identification Produced KC

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

WITNESS my hand and official seal

Kenneth Cain II
Signature

Kenneth Cain II
Notary Public State of Florida
Print, Type or Stamp Commissioned Name of Notary Public

KENNETH CAIN II
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # FF 62843
MY COMMISSION EXPIRES 10-14-2017

RECORDING REQUESTED BY:

First American Title Insurance Company

WHEN RECORDED MAIL TO:

Trustee Corps
17100 Gillette Ave
Irvine, CA 92614

APN: 5110-029-011

TS No: CA09000431-14-1

TO No: 8498549

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

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

注 : 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BẢN 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 **\$5,517.81** as of **December 26, 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

APN: 5110-029-011

TS No: CA09000431-14-1

TO No: 8498549

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: **JPMorgan Chase Bank, National Association c/o MTC Financial Inc. dba Trustee Corps** located at 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 Ref No: CA09000431-14-1

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 PLENTY 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 February 21, 1991, executed by LIGIA ISELA HERNANDEZ, A SINGLE WOMAN, as Trustor(s), to secure obligations in favor of GREAT WESTERN BANK, A FEDERAL SAVINGS BANK, the original Beneficiary, recorded March 1, 1991, as Instrument No. 91 293399, 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 \$75,000.00 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 July 15, 2014 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.**

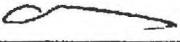
That by reason thereof, the present Beneficiary under such Deed of Trust, has executed and delivered to MTC Financial Inc. dba Trustee Corps, said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the 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: December 26, 2014

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

**SEE ATTACHED
DECLARATION**


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.

Borrower(s): LIGIA ISELA HERNANDEZ

Property Address: 240 WEST 52ND STREET
LOS ANGELES CA 90034

Loan Number: XXXXXX 9040

DECLARATION OF COMPLIANCE

(California Civil Code Section 2923.55)

The undersigned mortgagee, beneficiary or authorized agent hereby declares, under the laws of the State of California, as follows:

The mortgagee, beneficiary or authorized agent has contacted the borrower to discuss the borrower's financial situation and to explore options for the borrower to avoid foreclosure in compliance with Cal. Civ. Code Section 2923.55. Thirty days or more have elapsed since the borrower was contacted.

The mortgagee, beneficiary or authorized agent tried with due diligence but was unable to contact the borrower to discuss the borrower's financial situation and to explore options for the borrower to avoid foreclosure as required by Cal. Civ. Code Section 2923.55. Thirty days or more have elapsed since these due diligence efforts were completed.

The mortgagee, beneficiary or authorized agent was not required to comply with Cal. Civ. Code Section 2923.55 because:

- The real property is not owner-occupied residential real property as defined by the statute.
- The borrower has surrendered the property as evidenced by either a letter confirming the surrender or delivery of the keys to the property to the mortgagee, trustee, beneficiary or authorized agent.
- The borrower has contracted with someone whose primary business is advising people who have decided to leave their homes on how to extend the foreclosure process and avoid their loan obligations.
- The borrower has filed for bankruptcy under Chapter 7, 11, 12, or 13 of Title 11 of the United States Code, and the bankruptcy court has not entered an order closing or dismissing the bankruptcy case or granting relief from stay.
- The individual does not meet the definitions of "borrower" pursuant to subdivision (c) of Section 2920.5.
- The borrower(s) are deceased; Chase has attempted to contact the estate and/or authorized representatives to explore options to avoid foreclosure.

I certify under the laws of the state of California that the above is true and correct.

JP Morgan Chase Bank, National Association

Date: 11/19/2014

By: Sanela Kotorcic

City/State: Jacksonville, FL

Sanela Kotorcic
Sr Lead Operations Specialist

ATTACHMENT TO NOTICE OF DEFAULT

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Trustee Corps
17100 Gillette Ave
Irvine, CA 92614

APN: 5110-029-011

TS No: CA09000431-14-1

TO No: 8498549

NOTICE OF TRUSTEE'S SALE

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED
注 : 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

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

(The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).)

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED February 21, 1991. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On May 14, 2015 at 09:00 AM, Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on March 1, 1991 as Instrument No. 91 293399 of official records in the Office of the Recorder of Los Angeles County, California, executed by LIGIA ISELA HERNANDEZ, A SINGLE WOMAN, as Trustor(s), in favor of GREAT WESTERN BANK, A FEDERAL SAVINGS BANK as Beneficiary, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER**, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: **AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST**

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: **240 WEST 52ND STREET, LOS ANGELES, CA 90034**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$34,931.37 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse.

Notice to Potential Bidders

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

TS No: CA09000431-14-1

Notice to Property Owner

The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Web site address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA09000431-14-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

Date: April 7, 2015

MTC Financial Inc. dba Trustee Corps
TS No. CA09000431-14-1
17100 Gillette Ave
Irvine, CA 92614
Phone: 949-252-8300
TDD: 866-660-4288



Amy Lemos, Authorized Signatory

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL:
Auction.com at 800.280.2832**

**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.

TS No: CA09000431-14-1

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

01/11/08



20080067056

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9 00 a.m. and 11 00 a.m., Monday through Friday. (Invoice No. 4342494)

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

WALTERS' MAIN STREET AND MONETA AVENUE TRACT B 51 MB 7-117

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 5110-029-011
AKA 240 W 52ND ST
LOS ANGELES

Owner

HERNANDEZ LIGIA I
224 N BELMONT ST NO 5
GLENDALE CA,91206

DATED. This 04th Day of January, 2008

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: MARIAN PODPORA
JOB ADDRESS: 240 WEST 52ND STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5110-029-011

Date: May 27, 2015

Last Full Title: 05/02/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). LIGIA ISELA HERNANDEZ
224 NORTH BELMONT ST., #5
GLENDALE, CA. 91206 CAPACITY: OWNER

- 2). GREAT WESTERN BANK
9451 CORBIN AVE.
NORTHRIDGE, CA. 91324-2496 CAPACITY: INTERESTED PARTIES

- 3). JP MORGAN CHASE BANK, NA
700 KANSAS LANE
MC 8000
MONROE, LA. 71203 CAPACITY: INTERESTED PARTIES

- 4). QUALITY LOAN SERVICE CORP.
2141 5TH AVE.
SAN DIEGO, CA. 92101 CAPACITY: INTERESTED PARTIES

- 5). MTC FINANCIAL INC.
DBA TRUSTEE CORPS
17100 GILLETTE AVE.
IRVINE, CA. 92614 CAPACITY: INTERESTED PARTIES

- 6). JP MORGAN CHASE BANK, NA
C/O MTC FINANCIAL INC.
DBA TRUSTEE CORPS
17100 GILLETE AVE.
IRVINE, CA. 92614 CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
240 W 52ND ST, LOS ANGELES, CA 90037-3821

EXHIBIT C



CoreLogic

RealQuest Professional

8

Owner Information

Owner Name: HERNANDEZ LIGIA I
Mailing Address: 224 N BELMONT ST #5, GLENDALE CA 91206-4428 C018
Vesting Codes: //

Location Information

Legal Description: WALTER'S MAIN ST AND MONETA AVE TRACT LOT 51
County: LOS ANGELES, CA APN: 5110-029-011
Census Tract / Block: 2328.00 / 1 Alternate APN:
Township-Range-Sect: Subdivision: WALTERS MAIN ST & MONETA
Legal Book/Page: 43-12 Map Reference: AVE TR
Legal Lot: 51 Tract #: 52-B3 /
Legal Block: B School District: LOS ANGELES
Market Area: C42 School District Name:
Neighbor Code: Municipality:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: 01/11/1991 / 01/1991 1st Mtg Amount/Type: /
Sale Price: 1st Mtg Int. Rate/Type: /
Sale Type: 1st Mtg Document #: /
Document #: 51367 2nd Mtg Amount/Type: /
Deed Type: QUIT CLAIM DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt:
New Construction: Multi/Split Sale:

Title Company: SANCHEZ RAQUEL
Lender:
Seller Name:

Prior Sale Information

Prior Rec/Sale Date: 01/09/1991 / 01/1991 Prior Lender:
Prior Sale Price: 36676 Prior 1st Mtg Amt/Type: /
Prior Doc Number: Prior 1st Mtg Rate/Type: /
Prior Deed Type: QUIT CLAIM DEED

Property Characteristics

| | | | |
|---------------------|-------------|--------------------|-------------------|
| Gross Area: | 1,394 | Parking Type: | Construction: |
| Living Area: | | Garage Area: | Heat Type: HEATED |
| Tot Adj Area: | | Garage Capacity: | Exterior wall: |
| Above Grade: | | Parking Spaces: | Porch Type: |
| Total Rooms: | | Basement Area: | Patio Type: |
| Bedrooms: | 2 | Finish Bsmnt Area: | Pool: |
| Bath(F/H): | 1 / | Basement Type: | Air Cond: |
| Year Built / Eff: | 1909 / 1910 | Roof Type: | Style: |
| Fireplace: | Y / 1 | Foundation: | Quality: |
| # of Stories: | 1.00 | Roof Material: | Condition: |
| Other Improvements: | ADDITION | | |

Site Information

| | | | | | |
|-----------------|--------|------------------|----------|-------------|----------------------------|
| Zoning: | LAR2 | Acres: | 0.12 | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 5,401 | Lot Width/Depth: | 40 x 135 | State Use: | |
| Land Use: | SFR | Res/Comm Units: | / | Water Type: | |
| Site Influence: | CORNER | | | Sewer Type: | TYPE UNKNOWN |

Tax Information

| | | | | | |
|----------------------|-----------|----------------|------|----------------|------------|
| Total Value: | \$110,706 | Assessed Year: | 2014 | Property Tax: | \$1,536.47 |
| Land Value: | \$60,924 | Improved %: | 45% | Tax Area: | 7 |
| Improvement Value: | \$49,782 | Tax Year: | 2014 | Tax Exemption: | |
| Total Taxable Value: | \$110,706 | | | | |

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

240 W 52ND ST, LOS ANGELES, CA 90037-3821

13 Comparable(s) Selected.

Report Date: 05/19/2015

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|-----------|-----------|-----------|-----------|
| Sale Price | \$0 | \$230,000 | \$600,000 | \$365,969 |
| Bldg/Living Area | 1,394 | 1,196 | 1,551 | 1,364 |
| Price/Sqft | \$0.00 | \$170.37 | \$412.65 | \$266.84 |
| Year Built | 1909 | 1905 | 2001 | 1916 |
| Lot Area | 5,401 | 3,032 | 5,944 | 5,224 |
| Bedrooms | 2 | 2 | 3 | 3 |
| Bathrooms/Restrooms | 1 | 1 | 2 | 1 |
| Stories | 1.00 | 1.00 | 2.00 | 1.08 |
| Total Value | \$110,706 | \$52,181 | \$392,178 | \$205,318 |
| Distance From Subject | 0.00 | 0.09 | 0.48 | 0.26 |

*= user supplied for search only

| | | | | |
|--------------|--|-------------------|---------|-------------------------------------|
| Comp #1 | Address: 244 W 53RD ST, LOS ANGELES, CA 90037-3833 Owner Name: SEBASTIAN PAULINA L Seller Name: OCEAN DEV INC APN: 5101-030-012 County: LOS ANGELES, CA Subdivision: MCCARTHY COS MAIN ST MONETA AVE | | | Distance From Subject: 0.09 (miles) |
| Rec Date: | 01/23/2015 | Map Reference: | 52-B3 / | Living Area: 1,454 |
| Sale Date: | 09/17/2014 | Census Tract: | 2328.00 | Total Rooms: |
| Sale Price: | \$600,000 | Zoning: | LAR2 | Bedrooms: 3 |
| Sale Type: | FULL | Prior Rec Date: | | Bath(F/H): 1 / |
| Document #: | 82156 | Prior Sale Date: | | Yr Built/Eff: 1907 / 1908 |
| 1st Mtg Amt: | \$589,132 | Prior Sale Price: | | Air Cond: |
| Total Value: | \$52,181 | Prior Sale Type: | | Style: |
| Land Use: | SFR | Acres: | 0.12 | Fireplace: Y / 1 |
| | | Lot Area: | 5,201 | Pool: |
| | | # of Stories: | 2.00 | Roof Mat: |
| | | Park Area/Cap#: | / | Parking: |

| | | | | |
|--------------|--|-------------------|---------|------------------------------------|
| Comp #2 | Address: 158 W 52ND ST, LOS ANGELES, CA 90037-3819 Owner Name: BARHAM GERALD T Seller Name: OCEAN DEV INC APN: 5110-030-018 County: LOS ANGELES, CA Subdivision: WALTERS MAIN ST & MONETA AVE TR | | | Distance From Subject: 0.1 (miles) |
| Rec Date: | 11/05/2014 | Map Reference: | 52-B3 / | Living Area: 1,380 |
| Sale Date: | 09/12/2014 | Census Tract: | 2328.00 | Total Rooms: |
| Sale Price: | \$559,500 | Zoning: | LAR2 | Bedrooms: 2 |
| Sale Type: | FULL | Prior Rec Date: | | Bath(F/H): 1 / |
| Document #: | 1175656 | Prior Sale Date: | | Yr Built/Eff: 1910 / 1910 |
| 1st Mtg Amt: | | Prior Sale Price: | | Air Cond: |
| Total Value: | \$199,199 | Prior Sale Type: | | Style: |
| Land Use: | SFR | Acres: | 0.12 | Fireplace: Y / 1 |
| | | Lot Area: | 5,401 | Pool: |
| | | # of Stories: | 1.00 | Roof Mat: |
| | | Park Area/Cap#: | / | Parking: |

| | | | | |
|--------------|--|-------------------|------------|-------------------------------------|
| Comp #3 | Address: 339 W 53RD ST, LOS ANGELES, CA 90037-3834 Owner Name: PEREZ AIDE Seller Name: GW SAN DIEGO PROPERTIES LLC APN: 5110-033-008 County: LOS ANGELES, CA Subdivision: MCCARTHY COS MAIN STREET MON | | | Distance From Subject: 0.13 (miles) |
| Rec Date: | 12/31/2014 | Map Reference: | 52-A3 / | Living Area: 1,344 |
| Sale Date: | 12/31/2014 | Census Tract: | 2328.00 | Total Rooms: |
| Sale Price: | \$295,000 | Zoning: | LARD2 | Bedrooms: 3 |
| Sale Type: | FULL | Prior Rec Date: | 09/05/2006 | Bath(F/H): 1 / |
| Document #: | 1429904 | Prior Sale Date: | 04/19/2006 | Yr Built/Eff: 1908 / 1908 |
| 1st Mtg Amt: | \$280,250 | Prior Sale Price: | \$385,000 | Air Cond: |
| Total Value: | \$209,024 | Prior Sale Type: | UNKNOWN | Style: |
| Land Use: | SFR | Acres: | 0.13 | Fireplace: Y / 1 |
| | | Lot Area: | 5,448 | Pool: |
| | | # of Stories: | 1.00 | Roof Mat: |
| | | Park Area/Cap#: | / | Parking: |

| | | | |
|--|------------------------------------|---------------------------|--|
| Comp #:4 | Distance From Subject:0.14 (miles) | | |
| Address: 213 W 54TH ST, LOS ANGELES, CA 90037-3803 | | | |
| Owner Name: UMANA FRANCISCO A/AGUILUZ ANA G | | | |
| Seller Name: LAM WINNIE | | | |
| APN: 5101-033-026 | Map Reference: 52-B3 / | Living Area: 1,196 | |
| County: LOS ANGELES, CA | Census Tract: 2328.00 | Total Rooms: 2 | |
| Subdivision: 2 | Zoning: LAR2 | Bedrooms: 2 | |
| Rec Date: 12/22/2014 | Prior Rec Date: 06/25/2014 | Bath(F/H): 1 / | |
| Sale Date: 11/07/2014 | Prior Sale Date: 06/17/2014 | Yr Built/Eff: 1909 / 1909 | |
| Sale Price: \$295,100 | Prior Sale Price: \$231,000 | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: | |
| Document #: 1387821 | Acres: 0.12 | Fireplace: Y / 1 | |
| 1st Mtg Amt: \$236,000 | Lot Area: 5,415 | Pool: | |
| Total Value: \$190,400 | # of Stories: 1.00 | Roof Mat: | |
| Land Use: SFR | Park Area/Cap#: / | Parking: | |

| | | | |
|--|------------------------------------|---------------------------|--|
| Comp #:5 | Distance From Subject:0.16 (miles) | | |
| Address: 236 W 54TH ST, LOS ANGELES, CA 90037-3804 | | | |
| Owner Name: COLOCHO RICARDO/FLORES JORGE L V | | | |
| Seller Name: IRIBE INVESTMENTS LLC | | | |
| APN: 5101-032-026 | Map Reference: 52-B3 / | Living Area: 1,478 | |
| County: LOS ANGELES, CA | Census Tract: 2328.00 | Total Rooms: 3 | |
| Subdivision: 2 | Zoning: LAR2 | Bedrooms: 3 | |
| Rec Date: 01/20/2015 | Prior Rec Date: 07/25/2014 | Bath(F/H): 1 / | |
| Sale Date: 11/14/2014 | Prior Sale Date: 07/17/2014 | Yr Built/Eff: 1909 / 1926 | |
| Sale Price: \$280,000 | Prior Sale Price: \$229,000 | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: | |
| Document #: 61796 | Acres: 0.12 | Fireplace: Y / 1 | |
| 1st Mtg Amt: \$250,000 | Lot Area: 5,440 | Pool: | |
| Total Value: \$253,000 | # of Stories: 1.00 | Roof Mat: | |
| Land Use: SFR | Park Area/Cap#: / | Parking: | |

| | | | |
|--|------------------------------------|---------------------------|--|
| Comp #:6 | Distance From Subject:0.27 (miles) | | |
| Address: 328 W 48TH ST, LOS ANGELES, CA 90037-3241 | | | |
| Owner Name: FLORES ERNESTO F & ROSA P | | | |
| Seller Name: ANT REAL ESTATE & ACQUISITIONS | | | |
| APN: 5110-016-006 | Map Reference: 52-A3 / | Living Area: 1,551 | |
| County: LOS ANGELES, CA | Census Tract: 2319.00 | Total Rooms: 2 | |
| Subdivision: LENNOX FIGUEROA ST TR | Zoning: LARD2 | Bedrooms: 2 | |
| Rec Date: 01/16/2015 | Prior Rec Date: 04/23/2014 | Bath(F/H): 1 / | |
| Sale Date: 01/15/2015 | Prior Sale Date: 04/04/2014 | Yr Built/Eff: 1909 / 1929 | |
| Sale Price: \$329,000 | Prior Sale Price: \$220,000 | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: | |
| Document #: 59163 | Acres: 0.10 | Fireplace: Y / 1 | |
| 1st Mtg Amt: \$312,550 | Lot Area: 4,321 | Pool: | |
| Total Value: \$101,652 | # of Stories: 1.00 | Roof Mat: | |
| Land Use: SFR | Park Area/Cap#: / | Parking: | |

| | | | |
|--|------------------------------------|---------------------------|--|
| Comp #:7 | Distance From Subject:0.28 (miles) | | |
| Address: 416 W 54TH ST, LOS ANGELES, CA 90037-3718 | | | |
| Owner Name: SALAZAR JORGE O | | | |
| Seller Name: ANGELENO HOMES LLC | | | |
| APN: 5001-035-024 | Map Reference: 52-A3 / | Living Area: 1,210 | |
| County: LOS ANGELES, CA | Census Tract: 2327.00 | Total Rooms: 2 | |
| Subdivision: 2 | Zoning: LARD2 | Bedrooms: 2 | |
| Rec Date: 03/04/2015 | Prior Rec Date: 10/21/2014 | Bath(F/H): 1 / | |
| Sale Date: 01/29/2015 | Prior Sale Date: 09/30/2014 | Yr Built/Eff: 1914 / 1916 | |
| Sale Price: \$309,000 | Prior Sale Price: \$205,000 | Air Cond: YES | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: | |
| Document #: 231389 | Acres: 0.12 | Fireplace: Y / 1 | |
| 1st Mtg Amt: \$303,403 | Lot Area: 5,440 | Pool: | |
| Total Value: \$131,506 | # of Stories: 1.00 | Roof Mat: | |
| Land Use: SFR | Park Area/Cap#: / | Parking: | |

| | | | |
|--|-----------------------------------|-------------------------------|--|
| Comp #:8 | Distance From Subject:0.3 (miles) | | |
| Address: 334 W 56TH ST, LOS ANGELES, CA 90037-4112 | | | |
| Owner Name: RYGG JAMES R | | | |
| Seller Name: FALCON ONE FINANCIAL INC | | | |
| APN: 5101-038-020 | Map Reference: 52-A4 / | Living Area: 1,396 | |
| County: LOS ANGELES, CA | Census Tract: 2328.00 | Total Rooms: 6 | |
| Subdivision: MCCARTHY COS SUB | Zoning: LARD2 | Bedrooms: 3 | |
| Rec Date: 02/13/2015 | Prior Rec Date: 10/30/2013 | Bath(F/H): 2 / | |
| Sale Date: 12/04/2014 | Prior Sale Date: 08/14/2013 | Yr Built/Eff: 1910 / 1918 | |
| Sale Price: \$370,000 | Prior Sale Price: \$200,000 | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: FULL | Style: CONVENTIONAL | |
| Document #: 164042 | Acres: 0.12 | Fireplace: Y / 1 | |
| 1st Mtg Amt: \$363,298 | Lot Area: 5,400 | Pool: | |
| Total Value: \$200,000 | # of Stories: 1.00 | Roof Mat: COMPOSITION SHINGLE | |
| Land Use: SFR | Park Area/Cap#: / | Parking: GARAGE | |

| Comp #:9 | | | | Distance From Subject:0.31 (miles) |
|--|-----------------------------|--|---------------------------|------------------------------------|
| Address: 132 E 54TH ST, LOS ANGELES, CA 90011-5102 | | | | |
| Owner Name: PEREZ SALVADOR H | | | | |
| Seller Name: 7S INVESTMENTS INC | | | | |
| APN: 5101-014-006 | Map Reference: 52-B3 / | | Living Area: 1,313 | |
| County: LOS ANGELES, CA | Census Tract: 2294.10 | | Total Rooms: 2 | |
| Subdivision: PARK PLACE | Zoning: LARD1.5 | | Bedrooms: 2 | |
| Rec Date: 11/26/2014 | Prior Rec Date: 02/05/2014 | | Bath(F/H): 2 / | |
| Sale Date: 11/05/2014 | Prior Sale Date: 11/27/2013 | | Yr Built/Eff: 1924 / 1924 | |
| Sale Price: \$295,000 | Prior Sale Price: \$152,000 | | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: FULL | | Style: | |
| Document #: 1278298 | Acres: 0.12 | | Fireplace: / | |
| 1st Mtg Amt: \$223,800 | Lot Area: 5,308 | | Pool: | |
| Total Value: \$223,800 | # of Stories: 1.00 | | Roof Mat: | |
| Land Use: SFR | Park Area/Cap#: / | | Parking: | |

| Comp #:10 | | | | Distance From Subject:0.35 (miles) |
|--|------------------------|--|---------------------------|------------------------------------|
| Address: 141 W 47TH PL, LOS ANGELES, CA 90037-3230 | | | | |
| Owner Name: ROBLES ALEJANDRO | | | | |
| Seller Name: OCEAN DEV INC | | | | |
| APN: 5110-012-019 | Map Reference: 52-B3 / | | Living Area: 1,504 | |
| County: LOS ANGELES, CA | Census Tract: 2319.00 | | Total Rooms: 3 | |
| Subdivision: MCCARTNEYS MAIN ST TR | Zoning: LAR2 | | Bedrooms: 3 | |
| Rec Date: 10/24/2014 | Prior Rec Date: | | Bath(F/H): 1 / | |
| Sale Date: 04/17/2014 | Prior Sale Date: | | Yr Built/Eff: 1906 / 1906 | |
| Sale Price: \$580,000 | Prior Sale Price: | | Air Cond: | |
| Sale Type: FULL | Prior Sale Type: | | Style: | |
| Document #: 1126821 | Acres: 0.13 | | Fireplace: Y / 1 | |
| 1st Mtg Amt: \$569,494 | Lot Area: 5,649 | | Pool: | |
| Total Value: \$190,000 | # of Stories: 1.00 | | Roof Mat: | |
| Land Use: SFR | Park Area/Cap#: / | | Parking: | |

| Comp #:11 | | | | Distance From Subject:0.36 (miles) |
|--|-----------------------------|--|---------------------------|------------------------------------|
| Address: 344 W 57TH ST, LOS ANGELES, CA 90037-4118 | | | | |
| Owner Name: ESPINOZA WENDY N/BRAVO CARLOS E | | | | |
| Seller Name: RMJ GROUP LLC | | | | |
| APN: 5101-039-031 | Map Reference: / | | Living Area: 1,260 | |
| County: LOS ANGELES, CA | Census Tract: 2328.00 | | Total Rooms: 3 | |
| Subdivision: MCCARTHY COS | Zoning: LARD2 | | Bedrooms: 2 / | |
| Rec Date: 11/21/2014 | Prior Rec Date: 06/13/2014 | | Yr Built/Eff: 2001 / 2001 | |
| Sale Date: 09/18/2014 | Prior Sale Date: 06/03/2014 | | Air Cond: | |
| Sale Price: \$285,000 | Prior Sale Price: \$199,000 | | Style: | |
| Sale Type: FULL | Prior Sale Type: FULL | | Fireplace: / | |
| Document #: 1254354 | Acres: 0.07 | | Pool: | |
| 1st Mtg Amt: \$225,000 | Lot Area: 3,032 | | Roof Mat: | |
| Total Value: \$256,200 | # of Stories: 1.00 | | Parking: | |
| Land Use: SFR | Park Area/Cap#: / | | | |

| Comp #:12 | | | | Distance From Subject:0.46 (miles) |
|--|-----------------------------|--|---------------------------|------------------------------------|
| Address: 354 W 46TH ST, LOS ANGELES, CA 90037-3141 | | | | |
| Owner Name: QUINONEZ ALEJANDRO V | | | | |
| Seller Name: KARIME INVESTMENTS INC | | | | |
| APN: 5110-009-029 | Map Reference: 52-A2 / | | Living Area: 1,290 | |
| County: LOS ANGELES, CA | Census Tract: 2319.00 | | Total Rooms: 3 | |
| Subdivision: WALNUT PARK | Zoning: LARD2 | | Bedrooms: 2 / | |
| Rec Date: 11/20/2014 | Prior Rec Date: 06/11/2014 | | Yr Built/Eff: 1905 / 1917 | |
| Sale Date: 10/28/2014 | Prior Sale Date: 05/08/2014 | | Air Cond: | |
| Sale Price: \$330,000 | Prior Sale Price: \$235,000 | | Style: | |
| Sale Type: FULL | Prior Sale Type: FULL | | Fireplace: Y / 1 | |
| Document #: 1248418 | Acres: 0.14 | | Pool: | |
| 1st Mtg Amt: \$313,500 | Lot Area: 5,944 | | Roof Mat: | |
| Total Value: \$270,000 | # of Stories: 1.00 | | Parking: | |
| Land Use: SFR | Park Area/Cap#: / | | | |

| Comp #:13 | | | | Distance From Subject:0.48 (miles) |
|--|------------------------|--|---------------------------|------------------------------------|
| Address: 605 W 55TH ST, LOS ANGELES, CA 90037-4007 | | | | |
| Owner Name: OCEAN DEV INC | | | | |
| Seller Name: PACIFICA FIRST NATIONAL | | | | |
| APN: 5001-024-029 | Map Reference: 52-A4 / | | Living Area: 1,350 | |
| County: LOS ANGELES, CA | Census Tract: 2327.00 | | Total Rooms: 6 | |
| Subdivision: T WIESENDANGERS FI | Zoning: LAR2 | | Bedrooms: 3 | |
| Rec Date: 03/31/2015 | Prior Rec Date: | | Bath(F/H): 1 / | |
| Sale Date: 02/04/2015 | Prior Sale Date: | | Yr Built/Eff: 1905 / 1910 | |
| Sale Price: \$230,000 | Prior Sale Price: | | Air Cond: YES | |
| Sale Type: FULL | Prior Sale Type: | | Style: | |
| Document #: 350263 | Acres: 0.14 | | Fireplace: Y / 1 | |
| 1st Mtg Amt: \$270,000 | Lot Area: 5,913 | | Pool: | |
| Total Value: \$392,178 | # of Stories: 1.00 | | Roof Mat: | |
| Land Use: SFR | Park Area/Cap#: / | | Parking: NONE | |

EXHIBIT D

ASSIGNED INSPECTOR: MARIAN PODPORA
JOB ADDRESS: 240 WEST 52ND STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5110-029-011

Date: May 27, 2015

CASE#: 95350
ORDER NO: A-259877

EFFECTIVE DATE OF ORDER TO COMPLY: February 26, 2004
COMPLIANCE EXPECTED DATE: March 27, 2004
DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-259877

CR 2/27/04

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
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

BOARD OF
BUILDING AND SAFETY
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WILLIAM J. ROUSE
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ILAN ISRAELY
VICE-PRESIDENT
EFREN R. ABRATIQUE, P.E.
FRANCISCO ARRIZON
BARBARA BOUDREAU

HERNANDEZ,LIGIA I
224 N BELMONT ST NO 5
GLENDALE, CA 91206

SUBSTANDARD ORDER

CASE #: 95350
ORDER #: A-259877

EFFECTIVE DATE: February 26, 2004
COMPLIANCE DATE: March 27, 2004

OWNER OF

SITE ADDRESS: 240 W 52ND ST
ASSESSORS PARCEL NO.: 5110-029-011
ZONE: R2; Two Family Zone

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The approximate 15ft. x 15ft. construction of a addition to the main house was/is constructed without the required permits and approvals.

You are therefore ordered to:

- 1) Demolish and remove all construction work performed without the required permit(s).
- 2) Restore the existing structure(s) to its originally approved condition.

OR

- 3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4 and 91.106.3.2 of the L.A.M.C.

Comments: Bedroom and bathroom built without the required permits

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.



CODE ENFORCEMENT BUREAU
1-888-LA4-BUILD
(1888-524-2845)

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NON-COMPLIANCE FEE WARNING:

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, 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 PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

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NOTIFICATION OF THE HOUSING DEPARTMENT:

The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err and abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)485-0691.
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector:

Armando Pastran

Date: February 19, 2004

ARMANDO PASTRAN
3982 S. FIGUEROA ST., STE. 201
LOS ANGELES, CA 90037
(213)485-0691

MK
REVIEWED BY



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