

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

July 14, 2015

Council District: # 15

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

JOB ADDRESS: **583 WEST UPLAND AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7448-022-004**

On October 17, 2012, 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: **583 West Upland 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.

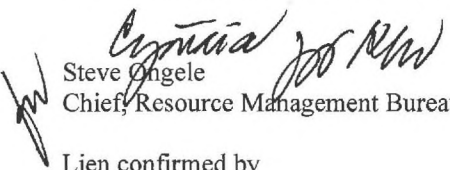
Pursuant to Section 98.0421, the property owner was issued an order on October 17, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	42.00
Grand Total	\$ 1,288.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,288.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11659
Dated as of: 06/05/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7448-022-004

Property Address: 583 W UPLAND AVE ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: Quitclaim Deed

Grantee : Arthur O'Grady, an unmarried man

Grantor : Arthur O'Grady who acquired title as Arthur T. O'Grady, Jr.

Deed Date : 1/18/2005

Recorded : 2/1/2005

Instr No. : 05 0237314

MAILING ADDRESS: Arthur O'Grady,
583 West Upland, San Pedro, CA 90731.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 3 in Block 7, of Tract No. 2431, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 23, Page(s) 146 and 147 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 7448-022-004

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 : \$110,000.00

Dated : 11/6/1991

Trustor : Arthur T. O'Grady Jr. and Daneen O'Grady

Trustee : Verdugo Service Corporation, a California Corporation

Beneficiary : Glendale Federal Bank, Federal Savings Bank, a United State 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. T11659

SCHEDULE B (Continued)

Recorded : 11/18/1991

Instr No. : 91 1819825

Maturity Date is: 12/1/2011

MAILING ADDRESS: Verdugo Service Corporation, a California Corporation, None Shown.

MAILING ADDRESS: Glendale Federal Bank, Federal Savings Bank,
401 North Brand Boulevard, P.O. Box 1709, Glendale, California 91209.

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

Amount : \$424,000.00

Dated : 5/8/2007

Trustor : Arthur O'Grady

Trustee : Southland Title

Beneficiary : MERS, Inc., as nominee for Union Fidelity Mortgage, Inc.

Loan No. : MIN 100453300506015704

Recorded : 5/16/2007

Instr No. : 20071188501

Maturity Date is: 6/1/2037

MAILING ADDRESS: Southland Title, 9665 Granite Ridge Drive, Suite 300, San Diego, CA 92123.

MAILING ADDRESS: Union Fidelity Mortgage, Inc., 7979 Ivanhoe Avenue, La Jolla, California 92037.

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

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

Trustee : Power Default Services, Inc.

Recorded : 8/4/2009

Instr No. : 20091188979

MAILING ADDRESS: Power Default Services, Inc., C/O Fidelity National Title Company
17911 Von Karman Ave, Suite 275, Irvine, CA 92614.

2/1/05

3

RECORDING REQUESTED BY

AND WHEN RECORDED, MAIL TO,
ARTHUR T. O'GRADY
583 WEST UPLAND
SAN PEDRO, CA 90731

05 0237314

E340534922

THIS SPACE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

ASSESSOR'S PARCEL NO.:
TITLE ORDER NO
ESCROW NO 12608-EM

7448-002
-004

The undersigned Grantor(s) declare that the DOCUMENT TRANSFER TAX IS:

County City

- computed on the full value of the interest of property conveyed, or
- computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale

XX OR transfer is EXEMPT from tax for the following reason.

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

ARTHUR O'GRADY WHO ACQUIRED TITLE AS ARTHUR T. O'GRADY, JR.

hereby REMISES, RELEASES and QUITCLAIMS to

O'GRADY

ARTHUR O'GRADY, AN UNMARRIED MAN

"This conveyance confirms a change of name, and the grantor and grantee are the same party, R & T 11911."

all that real property situated in the City of SAN PEDRO, County of LOS ANGELES, State of CA, described as:

COMPLETE LEGAL DESCRIPTION AS PER TITLE COMPANY

SEE

EXHIBIT "A"

Dated January 18, 2005

State of California

County LOS ANGELES

On 1-18-05 before me, Wayne Lawrence
Personally appeared

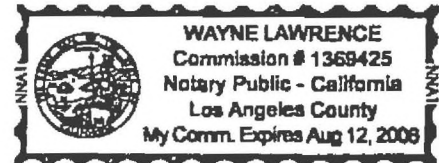
Arthur O'Grady

Arthur O'Grady
ARTHUR O'GRADY

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

Wayne Lawrence
SIGNATURE



(This area for official notary seal)

MAIL TAX STATEMENTS TO:
ARTHUR T O'GRADY
583 WEST UPLAND
SAN PEDRO, CA 90731

WHEN RECORDED MAIL TO

91 1819825

GLENDALE FEDERAL BANK, F.S.B.
LOAN QUALITY CONTROL FC-1
1100 FRANCIS COURT
P.O. BOX 1709
GLENDALE, CA 91201

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
NOV 18 1991 8
AT 8 A.M.
Recorder's Office

1351689/Anderson
GRAZIA GOMEZ

FEE \$17 S
5

(Space Above This Line For Recording Data)

LOAN # 4688070

DEED OF TRUST

APPL. #00135302209

THIS DEED OF TRUST ("Security Instrument") is made on NOVEMBER 6TH, 1991
The trustor is ARTHUR T. O'GRADY JR. AND DANEEN O'GRADY

("Borrower").

The trustee is VERDUGO SERVICE CORPORATION, a California Corporation ("Trustee"), a subsidiary of GLENDALE FEDERAL BANK, Federal Savings Bank, a United States Corporation. The beneficiary is GLENDALE FEDERAL BANK, FEDERAL SAVINGS BANK, which is organized and existing under the laws of the United States, and whose address is 401 North Brand Boulevard, P.O. Box 1709, Glendale, California 91209 ("Lender"). Borrower owes Lender the principal sum of ONE HUNDRED TEN THOUSAND AND 00/100- Dollars (U.S. \$ 110,000.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on DECEMBER 1ST, 2011

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in LOS ANGELES County, California:

LOT 3 IN BLOCK 7 OF TRACT NO. 2431, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23 PAGES 146 AND 147 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

which has the address of 583 UPLAND AVENUE, SAN PEDRO (City)
California 90731 ("Property Address");
(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 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 and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

CALIFORNIA—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT

Form 3005 9/90

GP 829 (4/91)
MLCS

Page 1 of 4

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 truth 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.

22. 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 recordation costs.

23. 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.

24. 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.

25. Statement of Obligation Fee. 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.

26. 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 such 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 box(es))

- Adjustable Rate Rider
- Condominium Rider
- 1-4 Family Rider
- Second Home Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Addendum to Deed of Trust
- Balloon Rider
- Rate Improvement Rider
- Other(s) [specify]

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.

Arthur T. O'Grady Jr.
ARTHUR T. O'GRADY JR.

Daneen O'Grady
DANEEN O'GRADY

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.

On November 12, 1991 before me, a notary public in and for said state, personally appeared Arthur T. O'Grady Jr. and Daneen O'Grady

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 or she executed the same in the capacity(ies) indicated at the signature point.

WITNESS my hand and official seal.

Signature *Mary Sidorovic*
Capacity of Signatory Individual



(Seal)

REQUEST FOR RECONVEYANCE

TO TRUSTEE:

The undersigned is the holder of the Note or Notes secured by this Deed of Trust. Said Note or Notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said Note or Notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Dated: _____

OF 628 (4-91)
MLCS

Page 4 of 4

NOTE PLAN # 01 LOAN # 4688070 APPL. # 00135302209

ADDENDUM TO DEED OF TRUST

Loan No. 4688070

This addendum to Deed of Trust made this 6TH day of NOVEMBER, 1991, is incorporated into and shall be deemed to amend and supplement the Deed of Trust of same date given by the undersigned (the "Borrower") to secure Borrower's Note (the "Note") to **GLENDALE FEDERAL BANK**, Federal Savings Bank, a United States Corporation (the "Lender"), covering the property described in the Deed of Trust and located at:

583 UPLAND AVENUE, SAN PEDRO, CALIFORNIA 90731

(Property Address)

In addition to the covenants and agreements contained in the Deed of Trust, Borrower agrees as follows:

FEES

Upon payment of all sums secured by the Deed of Trust and upon payment of all Trustee's fees and any recordation costs, Lender shall provide a written request to Trustee to reconvey without warranty the subject property held by Trustee under the Deed of Trust. Lender shall state that the Note and all other obligations secured by the Deed of Trust have been discharged, and will surrender the Deed of Trust, Note and other Notes or instruments secured hereby to Trustee. In the event the Deed of Trust contains provisions for partial reconveyances of the subject property, the Trustee shall reconvey that portion specified in accordance with the terms of the Note and Deed of Trust.

From time to time, as required by law, Lender may furnish to Borrower or his agents, such statements as may be required concerning the status of obligations secured by the Deed of Trust. Borrower promises and agrees to pay on demand for such statements the maximum amount permitted by law.

NO OFFSETS

No offset or claim which the Borrower now or in the future may have against the Lender shall relieve the Borrower from making payments or performing any other obligations contained in or secured by this Deed of Trust.

NO MODIFICATIONS

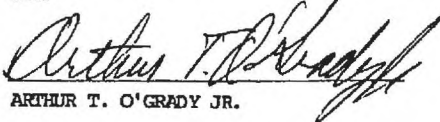
The terms of this loan secured by the Deed of Trust and this Addendum cannot be modified, deleted, augmented, or waived except by agreement in writing signed by Borrower and Lender. Any oral representations made by employees, officers, directors, agents or representatives of Lender purporting to modify, delete, augment or waive any such terms are null and void for all purposes.

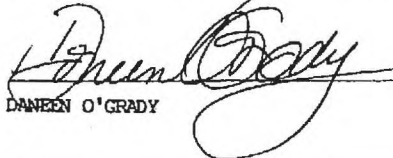
GENERAL PROVISIONS

Except as herein stated, this Addendum shall not modify or amend any of the terms of the Deed of Trust.

The provisions of this Addendum shall cease to be enforceable upon sale of the Deed of Trust and Note, in whole or in part, to the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association. However, if the loan is subsequently purchased by an institutional lender, this Agreement will become enforceable.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants in this Addendum to Deed of Trust:


ARTHUR T. O'GRADY JR.


DORÉEN O'GRADY

91 1819825

NOTE PLAN # 01

APPL. # 00135302209

RECORDING REQUESTED BY:
SOUTHLAND TITLE OF SAN DIEGO

05/18/07

20071188501

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W

37312573

Recording Requested By:
UNION FIDELITY MORTGAGE,

And After Recording Return To:
UNION FIDELITY MORTGAGE,
7979 IVANHOE AVENUE
LA JOLLA, CALIFORNIA 92037
Loan Number: 0050601570

APN 7448-022-004

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100453300506015704

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated MAY 8, 2007 together with all Riders to this document.
- (B) "Borrower" is ARTHUR O'GRADY, AN UNMARRIED MAN

Borrower is the trustor under this Security Instrument.

(C) "Lender" is UNION FIDELITY MORTGAGE, INC.

Lender is a CALIFORNIA CORPORATION organized and existing under the laws of CALIFORNIA
Lender's address is 7979 IVANHOE AVENUE, LA JOLLA, CALIFORNIA 92037

(D) "Trustee" is SOUTHLAND TITLE
9665 GRANITE RIDGE DRIVE, SUITE 300, SAN DIEGO, CALIFORNIA 92123

(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 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated MAY 8, 2007
The Note states that Borrower owes Lender FOUR HUNDRED TWENTY-FOUR THOUSAND AND 00/100 Dollars (U.S \$ 424,000.00) plus interest.

Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JUNE 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 TO SECURITY INST

(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

07 1188501

4

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]

LOT(S) 3 IN BLOCK 7 OF TRACT NO. 2431, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE(S) 146 AND 147, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
A.P.N.: 7448-022-004

which currently has the address of 583 WEST UPLAND AVENUE

[Street]

SAN PEDRO, California 90731 ("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 canceling 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:

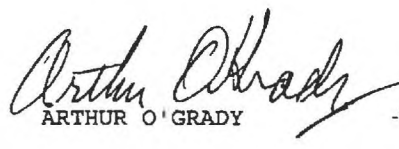
1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant 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, instrumentality, 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

07 1188501

14

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.


ARTHUR O' GRADY (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

Q7 1188501

Witness:

Witness:

15

[Space Below This Line For Acknowledgment]

State of California)
County of LOS ANGELES) ss.

On 5/9/07 before me, Lashon James-Major, Notary Public
personally appeared ARTHUR O'GRADY + no one else

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



Lashon James-Major
NOTARY SIGNATURE

Lashon James-Major
(Typed Name of Notary)

NOTARY SEAL

07 1188501

2

08/04/2009



20091188979

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO
Fidelity National Title Company
17911 Von Karman Ave, Suite 275
Irvine , CA 92614

090312598

Trustee Sale No. 09-03062-6 CA

Space above this line for recorder's use only
Loan No. 0031798937

SUBSTITUTION OF TRUSTEE

WHEREAS, ARTHUR O'GRADY, AN UNMARRIED MAN , was the original Trustor, SOUTHLAND TITLE, was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, was the original Beneficiary under that certain Deed of Trust dated 05/08/2007 and Recorded on on May 16, 2007, as Instrument No. 20071188501 of Official Records in the Office of the Recorder of Los Angeles County, California

WHEREAS, the undersigned, the 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 undersigned hereby substitutes POWER DEFAULT SERVICES, INC. Inc. as Trustee under said Deed of Trust Said Trustees address is C/O Fidelity National Title Company 17911 Von Karman Ave, Suite 275, Irvine , CA 92614, as Trustee under said Deed of Trust

DATE 1.31.09

By: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC

10

CINDI ELLIS, ASST VICE PRESIDENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

On 1/21/09, before me, Kraig M Kirtley, Notary Public, personally appeared CINDI ELLIS 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 she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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

Kraig M. Kirtley, Notary Public



Fidelity National Title Company

4

AFFIDAVIT OF MAILING

T.S. No. 09-03062-6

I declare that I am over the age of 18 years, and that my business address is 17911 Von Karman Ave, Suite 275, Irvine, CA 92614.

A copy of the attached Substitution of Trustee was mailed to all those persons required by California Civil Code Section 2924b and in the manner required by Section 2934a[b].

Date: August 3, 2009

Signed: Tamara Banez

Tamara Banez

EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **583 WEST UPLAND AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7448-022-004**

Date: **July 14, 2015**

Last Full Title: **06/05/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ARTHUR O'GRADY
583 W. UPLAND AVE.
SAN PEDRO, CA 90731
CAPACITY: OWNER

- 2). GLENDALE FEDERAL BANK, FSB
401 N. BRAND BLVD., P.O. BOX 1709
GLENDALE, CA 91209
CAPACITY: INTERESTED PARTIES

- 3). UNION FIDELITY MORTGAGE, INC.
7979 IVANHOE AVE.
LA JOLLA, CA 92037
CAPACITY: INTERESTED PARTIES

- 4). POWER DEFAULT SERVICES, INC.
C/O FIDELITY NATIONAL TITLE CO.
17911 VON KARMAN AVE., SUITE 275
IRVINE, CA 92614
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
583 W UPLAND AVE, SAN PEDRO, CA 90731-1643



Owner Information

Owner Name: **O GRADY ARTHUR**
 Mailing Address: **583 W UPLAND AVE, SAN PEDRO CA 90731-1643 C009**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 2431 LOT 3	APN:	7448-022-004
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2965.00 / 1	Subdivision:	2431
Township-Range-Sect:		Map Reference:	78-F2 /
Legal Book/Page:	23-146	Tract #:	2431
Legal Lot:	3	School District:	LOS ANGELES
Legal Block:	7	School District Name:	
Market Area:	189	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	02/01/2005 / 01/18/2005	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	237315
Document #:	237314		

Last Market Sale Information

Recording/Sale Date:	05/12/1999 / 05/04/1999	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	857619	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	COMMONWEALTH LAND TITLE CO.		
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,236	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1924 / 1930	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	2.00	Roof Material:	COMPOSITION	Condition:	FAIR
			SHINGLE		

Other Improvements: **FENCE;ADDITION**

Site Information

Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,801	Lot Width/Depth:	40 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$30,951	Assessed Year:	2014	Property Tax:	\$535.66
Land Value:	\$15,178	Improved %:	51%	Tax Area:	13245
Improvement Value:	\$15,773	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$30,951				

Comparable Sales Report

For Property Located At

583 W UPLAND AVE, SAN PEDRO, CA 90731-1643



5 Comparable(s) Selected.

Report Date: 07/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$150,000	\$455,000	\$332,400
Bldg/Living Area	1,236	1,100	1,283	1,222
Price/Sqft	\$0.00	\$116.91	\$413.64	\$276.21
Year Built	1924	1910	1963	1943
Lot Area	4,801	3,308	5,385	4,643
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	3	2
Stories	2.00	1.00	1.00	1.00
Total Value	\$30,951	\$44,184	\$329,488	\$222,795
Distance From Subject	0.00	0.04	0.46	0.30

* = user supplied for search only

Comp #:1		Distance From Subject:0.04 (miles)	
Address: 519 W ELBERON AVE, SAN PEDRO, CA 90731-1607			
Owner Name: SMM PROPERTY LLC			
Seller Name: MCDAVID VICKIE			
APN: 7448-023-029	Map Reference: /	Living Area: 1,240	
County: LOS ANGELES, CA	Census Tract: 2965.00	Total Rooms: 3	
Subdivision:	Zoning: LAR1	Bedrooms: 3	
Rec Date: 02/25/2015	Prior Rec Date: 04/28/2000	Bath(F/H): 3 /	
Sale Date: 02/19/2015	Prior Sale Date: 04/27/2000	Yr Built/Eff: 1930 / 1932	
Sale Price: \$302,000	Prior Sale Price: \$175,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 203321	Acres: 0.12	Fireplace: /	
1st Mtg Amt:	Lot Area: 5,385	Pool:	
Total Value: \$219,398	# of Stories: /	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #:2		Distance From Subject:0.18 (miles)	
Address: 946 N GAFFEY PL, SAN PEDRO, CA 90731-1620			
Owner Name: DOMINGUEZ ALEX & MARICELA			
Seller Name: STEWART MANUELA E			
APN: 7448-016-031	Map Reference: 78-F2 /	Living Area: 1,242	
County: LOS ANGELES, CA	Census Tract: 2965.00	Total Rooms: 5	
Subdivision: 2645	Zoning: LAR1	Bedrooms: 3	
Rec Date: 02/20/2015	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 12/15/2014	Prior Sale Date:	Yr Built/Eff: 1961 / 1963	
Sale Price: \$395,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 187610	Acres: 0.08	Fireplace: /	
1st Mtg Amt: \$375,250	Lot Area: 3,308	Pool:	
Total Value: \$44,184	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #:3		Distance From Subject:0.37 (miles)	
Address: 846 W ELBERON AVE, SAN PEDRO, CA 90731-1837			
Owner Name: FISTES IAKOVOS & VERONICA			
Seller Name: CHAPMAN BRANDON D			
APN: 7447-016-019	Map Reference: 78-F2 /	Living Area: 1,100	
County: LOS ANGELES, CA	Census Tract: 2965.00	Total Rooms: 5	
Subdivision: 3171	Zoning: LAR1	Bedrooms: 3	
Rec Date: 02/18/2015	Prior Rec Date: 04/25/2014	Bath(F/H): 2 /	
Sale Date: 01/20/2015	Prior Sale Date: 02/21/2014	Yr Built/Eff: 1963 / 1963	
Sale Price: \$455,000	Prior Sale Price: \$418,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 177289	Acres: 0.11	Fireplace: /	
1st Mtg Amt: \$446,758	Lot Area: 4,809	Pool:	
Total Value: \$320,000	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #:4	Distance From Subject:0.44 (miles)
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Address:	895 W SUMMERLAND AVE, SAN PEDRO, CA 90731-1826		
Owner Name:	CONATY THOMAS J III		
Seller Name:	JONES ROBERT P & JUDY A		
APN:	7447-014-001	Map Reference:	78-F2 /
County:	LOS ANGELES, CA	Census Tract:	2965.00
Subdivision:	3284	Zoning:	LARD1.5
Rec Date:	11/06/2014	Prior Rec Date:	01/31/2013
Sale Date:	10/20/2014	Prior Sale Date:	12/12/2012
Sale Price:	\$360,000	Prior Sale Price:	\$328,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1183028	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,713
Total Value:	\$329,488	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,246
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1953 / 1953
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.46 (miles)
Address:	381 W SANTA CRUZ ST, SAN PEDRO, CA 90731-2145		
Owner Name:	DE SANTIAGO ANDRES		
Seller Name:	NORIEGA RUBEN & ELIZABETH		
APN:	7449-023-022	Map Reference:	79-A2 /
County:	LOS ANGELES, CA	Census Tract:	2962.20
Subdivision:	NELSON	Zoning:	LAR2
Rec Date:	10/17/2014	Prior Rec Date:	10/10/2012
Sale Date:	09/19/2014	Prior Sale Date:	07/31/2012
Sale Price:	\$150,000	Prior Sale Price:	\$200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1096014	Acres:	0.11
1st Mtg Amt:	\$135,000	Lot Area:	4,999
Total Value:	\$200,907	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,283
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1910 / 1927
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **583 WEST UPLAND AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7448-022-004**

Date: July 14, 2015

CASE#: 479266
ORDER NO: A-3124670

EFFECTIVE DATE OF ORDER TO COMPLY: **October 17, 2012**
COMPLIANCE EXPECTED DATE: **November 16, 2012**
DATE COMPLIANCE OBTAINED: **May 07, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3124670

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATIELOS
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

O GRADY, ARTHUR
583 W UPLAND AVE
SAN PEDRO, CA 90731

CASE #: 479266
ORDER #: A-3124670
EFFECTIVE DATE: October 17, 2012
COMPLIANCE DATE: November 16, 2012

OWNER OF
SITE ADDRESS: 583 W UPLAND AVE
ASSESSORS PARCEL NO.: 7448-022-004
ZONE: R1; One-Family Zone



An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

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

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

PENALTY WARNING:

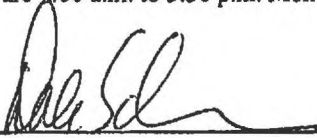
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

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

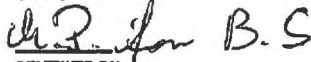
If you have any questions or require any additional information please feel free to contact me at (310)732-4532. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: October 09, 2012

DALE SCHWARTZ
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4532


REVIEWED BY