

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

August 17, 2015

Council District: #3

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

JOB ADDRESS: **21914 WEST STRATHERN STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2110-009-008**

On November 24, 2013, 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: **21914 West Strathern 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order October 25, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	306.30
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,519.86</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,519.86** 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 **\$3,519.86** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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



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

## ***Property Title Report***

**Work Order No. T12083**  
*Dated as of: 07/16/2015*

**Prepared for: City of Los Angeles**

### ***SCHEDULE A***

*(Reported Property Information)*

**APN #: 2110-009-008**

**Property Address: 21914 W STRATHERN ST**



**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: Grant Deed**

**Grantee :** Leticia Avalos and Angel Carranza, wife and husband as joint tenants, Roxanna Juarez a single woman as to undivided 5 percent interest, Karen Willis a single woman as to undivided 5 percent interest, Luz Arriaga a single woman as to undivided 5 percent interest, all as tenants in common

**Grantor :** Leticia Avalos and Angel Carranza, wife and husband as joint tenants

**Deed Date :** 9/3/2009

**Recorded :** 9/4/2009

**Instr No. :** 20091363300

**Mailing Address:** Leticia Avalos and Angel Carranza, Roxanna Juarez Karen Willis, Luz Arriaga  
 21914 Strathern Ave Canoga Park, CA 91304

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

*The following described property:*

Lot 8 of Tract No. 21008, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 581, Pages 5 to 7 inclusive of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 2110-009-008

#### **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 :** \$562,500.00

**Dated :** 1/23/2007

**Trustor :** Leticia Avalos and Angel Carranza

**Trustee :** Fidelity National Title

**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.**

**SCHEDULE B (Continued)**

**Beneficiary :** MERS, Inc., as nominee for New Century Mortgage Corporation

**Loan No. :** MIN 100488910119100245

**Recorded :** 2/5/2007

**Instr No. :** 20070248208

**Maturity Date is:** 2/1/2037

**Mailing Address:** New Century Mortgage Corporation, 18400 Von Karman, Suite 1000, Irvine, CA 92612

**Mailing Address:** Fidelity National Title, None Shown

**Mailing Address:** Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026

*Amendment to said security instrument for a credit limit increase*

**Recorded :** 7/12/2010

**Instr No. :** 20100947354

**New Principal :** \$657,540.38

**Mailing Address:** New Century Mortgage Corporation - None Shown

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

**Assignee :** Wells Fargo Bank, N.A., as Trustee, on behalf of the Registered Holders of Mastr Asset Backed Securities Trust 2007-NCW, Mortgage Pass-Through Certificates Series 2007-NCW

**Recorded :** 2/6/2014

**Instr No. :** 20140131441

**Mailing Address:** Wells Fargo Bank, N.A., as Trustee, on behalf of the Registered Holders of Mastr Asset Backed Securities Trust 2007-NCW, Mortgage Pass-Through Certificates Series 2007-NCW, 3815 South West Temple, Salt Lake City, UT 84115

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

**Trustee :** Quality Loan Service Corporation

**Recorded :** 2/26/2014

**Instr No. :** 20140196720

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

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

**Executed by :** Quality Loan Service Corp., Trustee

**Recorded :** 6/5/2014

**Instr No. :** 20140580662

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

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

**Executed by :** Quality Loan Service Corporation

**Time of Sale :** 11:00 AM

**Place of Sale :** 10/8/2014; By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766

**Recorded :** 9/10/2014

**Instr No. :** 20140948761

**Mailing Address:** Quality Loan Service Corporation, 411 Ivy Street San Diego, CA 92101



RECORDING REQUESTED BY

2

Order #  
APN # 2110-009-008



WHEN RECORDED MAIL TO

Leticia Avalos  
21914 Strathern Ave  
Canoga Park, CA 91304

SPACE ABOVE THIS LINE FOR RECORDERS USE

## Grant Deed

The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$0.00 & city is \$0.00 this is a bonafide gift & grantor received nothing in return R & T1911

- ( ) computed on full value of property conveyed, or  
( ) computed on full value less of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: ( ) City of Los Angeles (Area Of Canoga Park)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Leticia Avalos and Angel Carranza, Wife and Husband as joint tenants

### hereby GRANT(S) to

Leticia Avalos and Angel Carranza, Wife and Husband as joint tenants, Roxanna Juarez a single woman as to undivided 5% interest, Karen Willis a single woman as to undivided 5% interest, Luz Arriaga a single woman as to undivided 5% interest, ALL AS TENANTS IN COMMON.  
that property in City of Los Angeles, County of Los Angeles, State of California, described as :  
"LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF"

Mail Tax Statements to 21914 Strathern Ave, Canoga Park CA 91304

Date 09/03/2009

State of California

County of Los Angeles

On 09/03/2009 before me,  
IRAJ JAMALI, a Notary Public,  
personally appeared Leticia Avalos and  
Angel Carranza

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

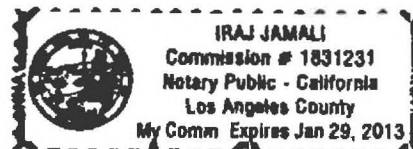
WITNESS my hand and official seal

Signature

Name

*Iraj Jamali*  
IRAJ JAMALI  
(typed or printed)

*Leticia Avalos*  
Leticia Avalos  
*Angel Carranza*  
Angel Carranza



(Area reserved for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE



# FIDELITY-VAN NUYS

Recording Requested By:  
New Century Mortgage  
Corporation  
Return To:  
New Century Mortgage  
Corporation  
18400 Von Karman, Ste 1000  
Irvine, CA 92612

02/05/07



20070248208

Prepared By:  
New Century Mortgage  
Corporation  
18400 Von Karman, Ste 1000  
Irvine, CA 92612

[Space Above This Line For Recording Data]

19510410

DEED OF TRUST

2110-009-008

MIN100488910119100245

## 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 January 23, 2007 together with all Riders to this document

(B) "Borrower" is LETICIA AVALOS and ANGEL CARRANZA, Wife and Husband, As Joint Tenants

Borrower's address is 21914 STRATHERN STREET, CANOGA PARK, CA 91304

Borrower is the trustor under this Security Instrument

(C) "Lender" is New Century Mortgage Corporation

Lender is a Corporation  
organized and existing under the laws of California

1011910024

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3005 1/01

VMP-6A(CA) (0207)

Page 1 of 15

Initials

*Handwritten initials: AL R-Q*

VMP MORTGAGE FORMS - (800)521-7291

*Handwritten mark*

3

Lender's address is 18400 Von Karman, Suite 1000, Irvine, CA 92612

(D) "Trustee" is FIDELITY NATIONAL TITLE

(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 January 23, 2007

The Note states that Borrower owes Lender FIVE HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED AND 00/100

Dollars

(U S \$ 562,500.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 02/01/2037

(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]:

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider             |
| <input type="checkbox"/> Balloon Rider                    | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider              |
| <input type="checkbox"/> VA Rider                         | <input type="checkbox"/> Biweekly Payment Rider         | <input checked="" type="checkbox"/> Other(s) [specify] |

Prepayment Rider

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property, (ii) condemnation or other taking of all or any part of the Property, (iii) conveyance in lieu of condemnation, or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument

07 02488208

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(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U S C Section 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 covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

County

of

LOS ANGELES

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

See Legal Description Attached Hereto and Made a Part Hereof

### SEE EXHIBIT "ONE" ATTACHED

Parcel ID Number: 2110-009-008  
21914 STRATHERN STREET  
LOS ANGELES  
("Property Address")

which currently has the address of

[Street]

[City], California 91304

[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 seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances

*[Handwritten Signature]*



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

Witnesses:

  
ANGEL CARRANZA (Seal)  
-Borrower

  
LETICIA AVALOS (Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

(Seal)  
-Borrower

07 0248208

State of California  
County of Los Angeles

On 1/23/07

before me, Paulette Pony } ss.

NOTARY PUBLIC

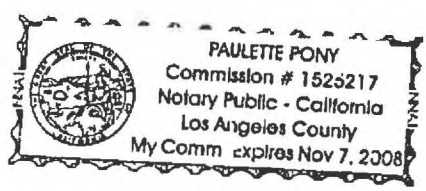
personally appeared

Angel Carranza and  
Leticia Avalos

(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.

Paulette Pony (Seal)



07 0248208

Recording Requested By:  
SELECT PORTFOLIO SERVICING, INC.

When Recorded Return To:  
BILL KOCH  
SELECT PORTFOLIO SERVICING, INC.  
3815 SOUTH WEST TEMPLE  
SALT LAKE CITY, UT 84115

02/06/2014



\*20140131441\*

**CORPORATE ASSIGNMENT OF DEED OF TRUST**

Los Angeles, California REFERENCE #: 475484403 "AVALOS"

INVESTOR #: AW1

MERS #: 100488910119100245 VRU #: 1-888-679-6377

For Value Received, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR NEW CENTURY MORTGAGE CORPORATION ITS SUCCESSORS AND ASSIGNS at P.O. BOX 2026, FLINT, MI 48501-2026 hereby grants, assigns and transfers to WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2007-NCW, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-NCW at C/O SELECT PORTFOLIO SERVICING, INC. 3815 SOUTH WEST TEMPLE, SALT LAKE CITY, UT 84115 all beneficial interest under that certain Deed of Trust dated 01/23/2007, in the amount of \$562,500.00, executed by LETICIA AVALOS AND ANGEL CARRANZA, WIFE AND HUSBAND, AS JOINT TENANTS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR NEW CENTURY MORTGAGE CORPORATION ITS SUCCESSORS AND ASSIGNS and Recorded: 02/05/2007 as Instrument No.: 20070248208 in Los Angeles County, State of California and all rights accrued or to accrue under said Deed of Trust.

In witness whereof this instrument is executed.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS")

On JAN 22 2014

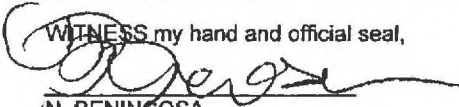
  
CURTIS PULSIPHER, VICE PRESIDENT

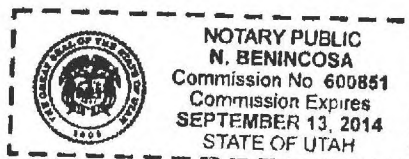


STATE OF UTAH  
COUNTY OF SALT LAKE

On JAN 22 2014, before me, N. BENINCOSA, a Notary Public in and for SALT LAKE in the State of UTAH, personally appeared CURTIS PULSIPHER, VICE PRESIDENT, signing on behalf of Mortgage Electronic Registration Systems, Inc., ("MERS"), 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, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

  
N. BENINCOSA  
Notary Expires: 09/13/2014 #600851



(This area for notarial seal)

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Recording requested by:

When recorded mail to:

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

TS No.: CA-14-609752-JP  
Order No.: 140008413-CA-MAI  
APN. No.: 2110-009-008

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MERS MIN No.: 100488910119100245 MERS Telephone No. 1-888-679-6377

## Substitution of Trustee

WHEREAS, LETICIA AVALOS AND ANGEL CARRANZA , WIFE AND HUSBAND AS JOINT TENANTS was the original Trustor, FIDELITY NATIONAL TITLE was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEW CENTURY MORTGAGE CORPORATION was the original Beneficiary under that certain Deed of Trust dated 1/23/2007 and recorded on 2/5/2007 as Instrument No. 20070248208, 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.

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Dated this 15 day of February, 2014 PM

Wells Fargo Bank, N.A., as Trustee, in trust for the registered holders of MASTR Asset Backed Securities Trust 2007-NCW, Mortgage Pass-Through Certificates, by Select Portfolio Servicing, Inc. as Attorney in Fact

By: [Signature] 2-15-14  
Rebecka Mayoh, Document Control Officer

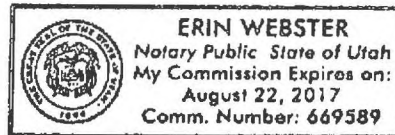
State of: Utah)

County of: Salt Lake)

On this 15 day of FEBRUARY, 20 14, before me personally appeared REBECCA MAYOH, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same.

Witness my hand and official seal.

[Signature]



Recording requested by:  
Quality Loan Service Corp

When recorded mail to:  
Quality Loan Service Corporation  
2141 5th Avenue  
San Diego, CA 92101



TS No.: CA-14-609752-JP  
Order No.: 140008413-CA-MAI  
APN No.: 2110-009-008

Space above this line for Recorder's use

**IMPORTANT NOTICE**  
**NOTICE OF DEFAULT AND ELECTION TO SELL**  
**UNDER DEED OF TRUST**

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED TO THE COPY PROVIDED TO THE MORTGAGOR OR TRUSTOR (Pursuant to Cal. Civ. Code § 2923.3)

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

**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 recordation appears on this notice). This amount is **\$22,132.44** as of **6/3/2014** 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 of 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

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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 three-months after this Notice of Default is recorded) 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 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 arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

**Wells Fargo Bank, N.A., as Trustee, in trust for the registered holders of MASTR  
Asset Backed Securities Trust 2007-NCW, Mortgage Pass-Through Certificates  
C/O Quality Loan Service Corporation  
2141 5th Avenue  
San Diego, CA 92101  
619-645-7711**

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

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

**NOTICE IS HEREBY GIVEN:** That the undersigned is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 1/23/2007, executed by **LETICIA AVALOS AND ANGEL CARRANZA , WIFE AND HUSBAND AS JOINT TENANTS**, as Trustor, to secure certain obligations in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEW CENTURY MORTGAGE CORPORATION**, as beneficiary, recorded 2/5/2007, as Instrument No. 20070248208, and modified as per Modification Agreement recorded 7/12/2010 as Instrument No. 20100947354 of Official Records in the Office of the Recorder of LOS ANGELES County, California describing land therein: **as more fully described in said Deed of Trust.**

Said obligations including 1 NOTE(S) FOR THE ORIGINAL sum of **\$562,500.00**, that the beneficial interest under such 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 such Deed of Trust is security has occurred in that payment has not been made of:

**The installments of principal and interest which became due on 9/1/2013, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which**

**must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents.**

4

That by reason thereof, the present beneficiary under such deed of trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for same, and has deposited with said duly appointed Trustee, such deed of trust and all documents evidencing 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.

Pursuant to the attached Declaration, the mortgage servicer declares that it has contacted the borrower, tried with due diligence to contact the borrower as required by California Civil Code § 2923.55 or § 2923.5, or is otherwise exempt from the requirements of § 2923.55 and § 2923.5.

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: 6-3-2014

Quality Loan Service Corp., Trustee

  
By: Dorian Bradley, Assistant Secretary

Recording requested by:  
Quality Loan Service Corp.

When recorded mail to:  
Quality Loan Service Corporation  
411 Ivy Street  
San Diego, CA 92101



TS No. CA-14-609752-JP  
Order No.: 140008413-CA-MAI

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## NOTICE OF TRUSTEE'S SALE

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED TO THE COPY PROVIDED TO THE MORTGAGOR OR TRUSTOR (Pursuant to Cal. Civ. Code 2923.3)

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

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/23/2007. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

**BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.**

Trustor(s): **LETICIA AVALOS AND ANGEL CARRANZA, WIFE AND HUSBAND AS JOINT TENANTS**

Recorded: **2/5/2007** as Instrument No. **20070248208** and modified as per Modification Agreement recorded 7/12/2010 as Instrument No. 20100947354 of Official Records in the office of the Recorder of LOS ANGELES County, California;

Date of Sale: **10/8/2014 at 11:00 AM**

Place of Sale: **By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766**

Amount of unpaid balance and other charges: **\$691,010.62**

The purported property address is: **21914 STRATHERN STREET, LOS ANGELES, CA 91304**

Assessor's Parcel No.: **2110-009-008**



**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.

**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 714-730-2727 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-14-609752-JP. 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.

The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

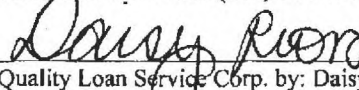
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Date: 9/08/2014

Quality Loan Service Corporation  
411 Ivy Street  
San Diego, CA 92101  
619-645-7711 For NON SALE information only  
Sale Line: 714-730-2727  
Or Login to: <http://www.qualityloan.com>  
Reinstatement Line: (866) 645-7711 Ext 5318

  
Quality Loan Service Corp. by: Daisy Rios, as Authorized Agent.

# EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT GOLD**

**Date: August 17, 2015**

JOB ADDRESS: **21914 WEST STRATHERN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2110-009-008**

Last Full Title: **07/16/2015**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). LETICIA AVALOS AND ANGEL CARRANZA, ROXANNA JUAREZ, KAREN WILLIS,  
LUZ ARRIAGA  
21914 STRATHERN ST.  
CANOGA PARK, CA 91304  
CAPACITY: OWNERS
- 2). NEW CENTURY MORTGAGE CORP.  
18400 VON KARMAN AVE., SUITE 1000  
IRVINE, CA 92612  
CAPACITY: INTERESTED PARTIES
- 3). WELLS FARGO BANK, N.A., TRUSTEE  
REGISTERED HOLDERS OF MASTER ASSET-BACKED SECURITIES TRUST 20-07-NCW  
3815 SOUTH WEST TEMPLE  
SALT LAKE CITY, UT 84115  
CAPACITY: INTERESTED PARTIES
- 4). QUALITY LOAN SERVICE CORP.  
2141 5<sup>TH</sup> AVENUE  
SAN DIEGO, CA 92101  
CAPACITY: INTERESTED PARTIES

## Property Detail Report

For Property Located At :  
**21914 STRATHERN ST, CANOGA PARK, CA 91304-4868**



CoreLogic

RealQuest Professional

### Owner Information

Owner Name: AVALOS LETICIA/CARRANZA ANGEL  
 Mailing Address: 21914 STRATHERN ST, CANOGA PARK CA 91304-4868 C006  
 Vesting Codes: / A /

### Location Information

Legal Description:	TRACT # 21008 LOT 8	APN:	2110-009-008
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1343.06 / 1	Subdivision:	21008
Township-Range-Sect:		Map Reference:	12-C2 /
Legal Book/Page:	581-5	Tract #:	21008
Legal Lot:	8	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	CP	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	09/04/2009 / 09/03/2009	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1363300		

### Last Market Sale Information

Recording/Sale Date:	09/09/2003 / 07/30/2003	1st Mtg Amount/Type:	\$288,000 / CONV
Sale Price:	\$320,000	1st Mtg Int. Rate/Type:	7.75 / ADJ
Sale Type:	FULL	1st Mtg Document #:	2631422
Document #:	2631421	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$227.60
New Construction:		Multi/Split Sale:	

Title Company: INVESTORS TITLE CO.  
 Lender: NEW CENTURY MTG CORP  
 Seller Name: RAWY MAHMOUD

### Prior Sale Information

Prior Rec/Sale Date:	05/28/1999 / 05/21/1999	Prior Lender:	MISCELLANEOUS FIN
Prior Sale Price:	\$159,000	Prior 1st Mtg Amt/Type:	\$151,000 / CONV
Prior Doc Number:	976639	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

### Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,406	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1956 / 1956	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;FENCED YARD				

### Site Information

Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	7,533	Lot Width/Depth:	61 x 123	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

### Tax Information

Total Value:	\$368,205	Assessed Year:	2014	Property Tax:	\$4,652.12
Land Value:	\$285,556	Improved %:	22%	Tax Area:	16
Improvement Value:	\$82,649	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$368,205				

**Comparable Summary**

For Property Located At

**21914 STRATHERN ST, CANOGA PARK, CA 91304-4868****13 Comparable(s) found.** (Click on the address to view more property information)

View Report

Configure Display Fields

Modify Comparable Search Criteria

**Summary Statistics For Selected Properties: 13**

	Subject Property	Low	High	Average
Sale Price	\$320,000	\$350,000	\$533,000	\$441,077
Bldg/Living Area	1,406	1,202	1,570	1,376
Price/Sqft	\$227.60	\$270.82	\$409.35	\$321.32
Year Built	1956	1953	1958	1956
Lot Area	7,533	7,501	15,559	8,572
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$368,205	\$55,147	\$405,000	\$231,929
Distance From Subject	0.00	0.05	0.50	0.35

\*= user supplied for search only

#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		21914 STRATHERN ST	\$320,000	1956	3	2	09/09/2003	1,406	7,533	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	21816 STRATHERN ST	\$437,000	1956	3	2	08/10/2015	1,406	7,507	0.05
<input checked="" type="checkbox"/>	2	21726 ARMINTA ST	\$400,000	1956	3	2	04/01/2015	1,477	7,502	0.17
<input checked="" type="checkbox"/>	3	7826 JORDAN AVE	\$350,000	1953	3	2	07/23/2015	1,202	7,501	0.21
<input checked="" type="checkbox"/>	4	22137 STRATHERN ST	\$533,000	1957	4	2	08/06/2015	1,529	8,119	0.33
<input checked="" type="checkbox"/>	5	22145 BALTAR ST	\$380,000	1957	3	2	06/18/2015	1,349	8,116	0.34
<input checked="" type="checkbox"/>	6	22115 INGOMAR ST	\$499,000	1958	3	2	04/23/2015	1,219	8,035	0.36
<input checked="" type="checkbox"/>	7	8125 FARRALONE AVE	\$505,000	1957	3	2	12/17/2014	1,327	7,547	0.4
<input checked="" type="checkbox"/>	8	7640 JORDAN AVE	\$410,000	1955	3	2	05/11/2015	1,488	15,559	0.42
<input checked="" type="checkbox"/>	9	8100 MOORCROFT AVE	\$405,000	1957	3	2	02/04/2015	1,349	7,572	0.43
<input checked="" type="checkbox"/>	10	22156 ROSCOE BLVD	\$395,000	1957	3	2	05/28/2015	1,313	8,312	0.46
<input checked="" type="checkbox"/>	11	7857 MOORCROFT AVE	\$520,000	1958	3	2	04/30/2015	1,570	8,130	0.46
<input checked="" type="checkbox"/>	12	8378 REMMET AVE	\$450,000	1956	3	2	07/08/2015	1,313	7,738	0.48
<input checked="" type="checkbox"/>	13	7908 RUDNICK AVE	\$450,000	1958	3	2	04/01/2015	1,349	9,800	0.5

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**21914 STRATHERN ST, CANOGA PARK, CA 91304-4868****13 Comparable(s) Selected.**

Report Date: 08/17/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$320,000	\$350,000	\$533,000	\$441,077
Bldg/Living Area	1,406	1,202	1,570	1,376
Price/Sqft	\$227.60	\$270.82	\$409.35	\$321.32
Year Built	1956	1953	1958	1956
Lot Area	7,533	7,501	15,559	8,572
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$368,205	\$55,147	\$405,000	\$231,929
Distance From Subject	0.00	0.05	0.50	0.35

\*= user supplied for search only



Comp #:	1	Distance From Subject:0.05 (miles)	
Address:	21816 STRATHERN ST, CANOGA PARK, CA 91304-4867		
Owner Name:	SINGH JAGDISH/SINGH GURVINDER		
Seller Name:	SANTOS DAVID		
APN:	2110-008-003	Map Reference:	12-C2 /
County:	LOS ANGELES, CA	Census Tract:	1343.06
Subdivision:	21008	Zoning:	LARS
Rec Date:	08/10/2015	Prior Rec Date:	06/07/2011
Sale Date:	06/22/2015	Prior Sale Date:	06/01/2011
Sale Price:	\$437,000	Prior Sale Price:	\$285,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	976198	Acres:	0.17
1st Mtg Amt:	\$327,750	Lot Area:	7,507
Total Value:	\$297,858	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,406
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1956
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:0.17 (miles)	
Address:	21726 ARMINTA ST, CANOGA PARK, CA 91304-4844		
Owner Name:	FAKHOR ARTIN		
Seller Name:	HAMADANI BEN M		
APN:	2110-010-011	Map Reference:	12-C2 /
County:	LOS ANGELES, CA	Census Tract:	1343.06
Subdivision:	21008	Zoning:	LARS
Rec Date:	04/01/2015	Prior Rec Date:	09/20/2011
Sale Date:	02/27/2015	Prior Sale Date:	07/26/2011
Sale Price:	\$400,000	Prior Sale Price:	\$301,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	357324	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,502
Total Value:	\$308,413	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,477
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1958
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:0.21 (miles)			
Address:	7826 JORDAN AVE, CANOGA PARK, CA 91304-4861				
Owner Name:	HATCHER JOHN/RELLES-HATCHER ANAYELY				
Seller Name:	RELLES FRANCISCO				
APN:	2110-012-012	Map Reference:	12-C2 /	Living Area:	1,202
County:	LOS ANGELES, CA	Census Tract:	1343.06	Total Rooms:	5
Subdivision:	23357	Zoning:	LARS	Bedrooms:	3
Rec Date:	07/23/2015	Prior Rec Date:	10/23/2003	Bath(F/H):	2 /
Sale Date:	07/13/2015	Prior Sale Date:	08/28/2003	Yr Built/Eff:	1953 / 1953
Sale Price:	\$350,000	Prior Sale Price:	\$340,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	894423	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$280,000	Lot Area:	7,501	Pool:	
Total Value:	\$346,000	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject:0.33 (miles)			
Address:	22137 STRATHERN ST, CANOGA PARK, CA 91304-4729				
Owner Name:	LEE LAURA G/WIRSTA MICHAEL S				
Seller Name:	REDM INVESTMENT LLC				
APN:	2012-004-025	Map Reference:	12-B2 /	Living Area:	1,529
County:	LOS ANGELES, CA	Census Tract:	1343.04	Total Rooms:	7
Subdivision:	19854	Zoning:	LARS	Bedrooms:	4
Rec Date:	08/06/2015	Prior Rec Date:	05/29/2015	Bath(F/H):	2 /
Sale Date:	07/10/2015	Prior Sale Date:	05/15/2015	Yr Built/Eff:	1957 / 1959
Sale Price:	\$533,000	Prior Sale Price:	\$417,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	958445	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$479,700	Lot Area:	8,119	Pool:	POOL
Total Value:	\$147,782	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:0.34 (miles)	
Address:	22145 BALTAR ST, CANOGA PARK, CA 91304-3824		
Owner Name:	MORGAN DAVID & WANDA		
Seller Name:	HAWLEY E & P LIVING TRUST		
APN:	2012-004-010	Map Reference:	12-B2 /
County:	LOS ANGELES, CA	Census Tract:	1343.04
Subdivision:	19854	Zoning:	LARS
Rec Date:	06/18/2015	Prior Rec Date:	08/24/1973
Sale Date:	05/13/2015	Prior Sale Date:	
Sale Price:	\$380,000	Prior Sale Price:	\$33,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	726684	Acres:	0.19
1st Mtg Amt:	\$304,000	Lot Area:	8,116
Total Value:	\$75,354	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,349
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1957 / 1957
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:	6	Distance From Subject:0.36 (miles)	
Address:	22115 INGOMAR ST, CANOGA PARK, CA 91304-5525		
Owner Name:	SARKISSIAN GRIGOR G & SUSAN V		
Seller Name:	WILSON EILEEN		
APN:	2012-015-018	Map Reference:	12-B2 /
County:	LOS ANGELES, CA	Census Tract:	1343.04
Subdivision:	20384	Zoning:	LARS
Rec Date:	04/23/2015	Prior Rec Date:	07/05/1968
Sale Date:	04/09/2015	Prior Sale Date:	
Sale Price:	\$499,000	Prior Sale Price:	\$24,500
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	458338	Acres:	0.18
1st Mtg Amt:	\$274,450	Lot Area:	8,035
Total Value:	\$55,147	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,219
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1958 / 1958
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:**7**

Address:**8125 FARRALONE AVE, CANOGA PARK, CA 91304-3831**

Owner Name:**LENNOX MICHAEL C & BRIAN S**

Seller Name:**HEADLUND DONALD & PEGGY**

APN:**2012-005-020**

County:**LOS ANGELES, CA**

Subdivision:**22849**

Rec Date:**12/17/2014**

Sale Date:**11/14/2014**

Sale Price:**\$505,000**

Sale Type:**FULL**

Document #:**1373036**

1st Mtg Amt:**\$495,853**

Total Value:**\$354,434**

Land Use:**SFR**

Map Reference:**12-B2 /**

Census Tract:**1343.04**

Zoning:**LARS**

Prior Rec Date:**11/13/2002**

Prior Sale Date:**09/24/2002**

Prior Sale Price:**\$300,000**

Prior Sale Type:**FULL**

Acres:**0.17**

Lot Area:**7,547**

# of Stories:**1.00**

Park Area/Cap#:**/ 2**

Distance From Subject:**0.4 (miles)**

Living Area:**1,327**

Total Rooms:**6**

Bedrooms:**3**

Bath(F/H):**2 /**

Yr Built/Eff:**1957 / 1957**

Air Cond:

Style:**CONVENTIONAL**

Fireplace:**Y / 1**

Pool:

Roof Mat:**WOOD SHAKE**

Parking:**PARKING AVAIL**

Comp #:		8		Distance From Subject:0.42 (miles)		
Address:		7640 JORDAN AVE, CANOGA PARK, CA 91304-4857				
Owner Name:		7640 JORDAN AVE LLC				
Seller Name:		GRONE VIOLA M TRUST				
APN:		2110-015-018	Map Reference:	12-C2 /	Living Area:	1,488
County:		LOS ANGELES, CA	Census Tract:	1343.06	Total Rooms:	5
Subdivision:		OWENSMOUTH	Zoning:	LARS	Bedrooms:	3
Rec Date:		05/11/2015	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:		04/22/2015	Prior Sale Date:		Yr Built/Eff:	1955 / 1955
Sale Price:		\$410,000	Prior Sale Price:		Air Cond:	
Sale Type:		FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:		542991	Acres:	0.36	Fireplace:	Y / 1
1st Mtg Amt:			Lot Area:	15,559	Pool:	
Total Value:		\$63,354	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:		SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	9			Distance From Subject:	0.43 (miles)
Address:	8100 MOORCROFT AVE, CANOGA PARK, CA 91304-3812				
Owner Name:	IH5 PROPERTY WEST LP				
Seller Name:	MUMMOLO STEPHEN & KERRY				
APN:	2012-005-007	Map Reference:	12-B2 /	Living Area:	1,349
County:	LOS ANGELES, CA	Census Tract:	1343.04	Total Rooms:	6
Subdivision:	22849	Zoning:	LARS	Bedrooms:	3
Rec Date:	02/04/2015	Prior Rec Date:	11/14/2006	Bath(F/H):	2 /
Sale Date:	12/14/2014	Prior Sale Date:	10/20/2006	Yr Built/Eff:	1957 / 1957
Sale Price:	\$405,000	Prior Sale Price:	\$559,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	124545	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,572	Pool:	
Total Value:	\$385,000	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #: <b>10</b>		Distance From Subject: <b>0.46 (miles)</b>	
Address: <b>22156 ROSCOE BLVD, CANOGA PARK, CA 91304-3838</b>			
Owner Name: <b>BAEZ MARIA D</b>			
Seller Name: <b>SAVOY MAURICE &amp; MARY J</b>			
APN: <b>2012-002-009</b>	Map Reference: <b>12-B1 /</b>	Living Area: <b>1,313</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1343.04</b>	Total Rooms: <b>5</b>	
Subdivision: <b>19854</b>	Zoning: <b>LARS</b>	Bedrooms: <b>3</b>	
Rec Date: <b>05/28/2015</b>	Prior Rec Date: <b>06/29/1998</b>	Bath(F/H): <b>2 /</b>	
Sale Date: <b>05/15/2015</b>	Prior Sale Date: <b>05/13/1998</b>	Yr Built/Eff: <b>1957 / 1957</b>	
Sale Price: <b>\$395,000</b>	Prior Sale Price: <b>\$174,090</b>	Air Cond:	
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>	
Document #: <b>620218</b>	Acres: <b>0.19</b>	Fireplace: <b>Y / 1</b>	
1st Mtg Amt: <b>\$387,845</b>	Lot Area: <b>8,312</b>	Pool:	
Total Value: <b>\$226,628</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>WOOD SHAKE</b>	
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/ 2</b>	Parking: <b>PARKING AVAIL</b>	

Comp #:**11**

Address: **7857 MOORCROFT AVE, CANOGA PARK, CA 91304-4703**

Owner Name: **HERRERA GAMALIEL A & RACHEL**

Seller Name: **HERRERA PEDRO**

APN: **2012-016-020**

County: **LOS ANGELES, CA**

Subdivision: **21733**

Rec Date: **04/30/2015**

Sale Date: **04/13/2015**

Sale Price: **\$520,000**

Sale Type: **FULL**

Document #: **492155**

1st Mtg Amt: **\$416,000**

Total Value: **\$405,000**

Land Use: **SFR**

Map Reference: **12-B2 /**

Census Tract: **1343.04**

Zoning: **LARS**

Prior Rec Date: **02/05/2004**

Prior Sale Date: **01/09/2004**

Prior Sale Price: **\$368,000**

Prior Sale Type: **FULL**

Acres: **0.19**

Lot Area: **8,130**

# of Stories: **1.00**

Park Area/Cap#: **/ 2**

Living Area: **1,570**

Total Rooms: **6**

Bedrooms: **3**

Bath(F/H): **2 /**

Yr Built/Eff: **1958 / 1958**

Air Cond: **EVAP COOLER**

Style: **CONVENTIONAL**

Fireplace: **Y / 1**

Pool:

Roof Mat: **WOOD SHAKE**

Parking: **PARKING AVAIL**

Distance From Subject:**0.46 (miles)**

Comp #: <b>12</b>		Distance From Subject: <b>0.48 (miles)</b>	
Address:	<b>8378 REMMET AVE, CANOGA PARK, CA 91304-2638</b>		
Owner Name:	<b>AMAYA WILLIAM &amp; KAREN</b>		
Seller Name:	<b>STASTNY C LIVING TRUST</b>		
APN:	<b>2779-033-004</b>	Map Reference:	<b>12-C1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1132.33</b>
Subdivision:	<b>21790</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>07/08/2015</b>	Prior Rec Date:	
Sale Date:	<b>06/25/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$450,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>817808</b>	Acres:	<b>0.18</b>
1st Mtg Amt:	<b>\$417,000</b>	Lot Area:	<b>7,738</b>
Total Value:	<b>\$68,012</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,313</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1956 / 1956</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>WOOD SHAKE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	13	Distance From Subject:0.5 (miles)	
Address:	7908 RUDNICK AVE, CANOGA PARK, CA 91304-4709		
Owner Name:	FRADY JERRY & JENNIFER/STUART COLLEEN		
Seller Name:	DAVIS CLARK J TRUST		
APN:	2012-028-022	Map Reference:	12-B2 /
County:	LOS ANGELES, CA	Census Tract:	1343.04
Subdivision:	17306	Zoning:	LARS
Rec Date:	04/01/2015	Prior Rec Date:	11/23/1999
Sale Date:	03/02/2015	Prior Sale Date:	
Sale Price:	\$450,000	Prior Sale Price:	\$225,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	355295	Acres:	0.23
1st Mtg Amt:	\$405,000	Lot Area:	9,800
Total Value:	\$282,090	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,349
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1958 / 1958
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

# EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT GOLD**

Date: **August 17, 2015**

JOB ADDRESS: **21914 WEST STRATHERN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2110-009-008**

CASE#: **336986**

ORDER NO: **A-3356473**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 25, 2013**

COMPLIANCE EXPECTED DATE: **November 24, 2013**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3356473



E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

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.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

## ORDER TO COMPLY AND NOTICE OF FEE

On OCT 16 2013 Date

Date \_\_\_\_\_

undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.

**CASE #: 336986**

ORDER #: A-3356473

EFFECTIVE DATE: October 25, 2013

**-COMPLIANCE DATE: November 24, 2013**

AVALOS, LETICIA  
21914 STRATHERN ST  
CANOGA PARK, CA 91304

**Signature**

OWNER OF

**SITE ADDRESS: 21914 W STRATHERN ST**

ASSESSORS PARCEL NO.: 2110-009-008

**ZONE:** RS; Suburban 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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. 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. **Construction work was performed and concealed without obtaining the required inspections. Work concealed without inspections.**

**You are therefore ordered to:** 1) Expose all work concealed without the required inspections. 2) Call for inspection.

**Code Section(s) in Violation:** 91.5R104.2.2, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

**Location:** Addition to dwelling

Comments: Aproximate 26 foot X 27 foot

- 2. Construction work was performed and concealed without obtaining the required inspections. Work concealed without inspections.**

**You are therefore ordered to:** 1) Expose all work concealed without the required inspections. 2) Call for inspection.

Code Section(s) in Violation: 91.5R104.2.2, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: At rear of property

Comments: 10 foot x 16 foot covered patio



## CODE ENFORCEMENT BUREAU

**For routine City business and non-emergency services: Call 3-1-1**

[www.ladbs.org](http://www.ladbs.org)

**3. Parking in the required front yard.**

You are therefore ordered to: Discontinue parking in the required front yard.

Code Section(s) in Violation: 12.21A.6.(a), 12.21A.1.(a) of the L.A.M.C.

**NON-COMPLIANCE FEE WARNING:**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED.** Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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 98.04 II 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.

**INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

**APPEAL PROCEDURES:**

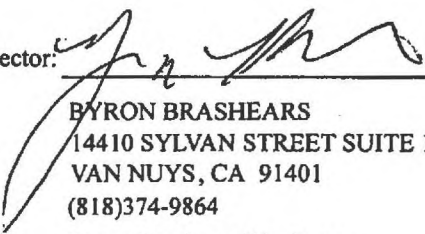
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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 (818)374-9864.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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

Date: October 15, 2013

  
BYRON BRASHEARS  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9864

Byron.Brashears@lacity.org

  
REVIEWED BY