

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

January 28, 2015

Council District: # 13

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

JOB ADDRESS: **1478 NORTH ANGELUS AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5424-015-010**

On April 3, 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: **1478 North Angelus Avenue, Los Angeles California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order March 4, 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)	428.42
Title Report fee	42.00
Grand Total	\$ 3,641.98

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 **\$3,641.98** 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 **\$3,641.98** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

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. T10713
Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5424-015-010

Property Address: 1478 N ANGELUS AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: SUSAN ANN SCHOLZ, SUCCESSOR TRUSTEE OF THE TOM MCLAUGHLIN LIVING TRUST DATED JULY 19, 1993

Grantee: NICHOLAS J. TRIOLO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Instrument: 04/2830237

Book/Page: N/A

Dated: 10/06/2004

Recorded: 11/02/2004

MAILING ADDRESS: NICHOLAS J. TRIOLO,
1478 ANGELUS AVENUE, LOS ANGELES, CA 90026

SCHEDULE B

LEGAL DESCRIPTION

THE NORTHERLY 30 FEET OF LOT 10 OF THE MINNEHAHA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: NICHOLAS J. TRIOLO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Lender/Beneficiary: ABN AMRO MORTGAGE GROUP, INC.

Trustee: COMMONWEALTH LAND TITLE

Instrument: 05/1452569

Book/Page: N/A

Amount: \$359,650.00

Open Ended: NO

Dated: 06/08/2005

Recorded: 06/21/2005

Maturity Date: 07/01/2035

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. T10713

SCHEDULE B (Continued)

MAILING ADDRESS: ABN AMRO MORTGAGE GROUP, INC., 1201 EAST LINCOLN, MADISON HEIGHTS, MICHIGAN 48071-4171 ATTN: FINAL/TRAILING DOCUMENTS

MAILING ADDRESS: ABN AMRO MORTGAGE GROUP, INC., 2600 W. BIG BEAVER RD., TROY, MICHIGAN 48084

SAID DEED OF TRUST IS SUBJECT TO A SUBSTITUTION OF TRUSTEE, DATED 07/23/2012, RECORDED 08/02/2012 AS INSTRUMENT NO. 20121145381

MAILING ADDRESS: CAL-WESTERN RECONVEYANCE CORPORATION, 525 EAST MAIN STREET, EL CAJON, CA 92020

MAILING ADDRESS: CAL-WESTERN RECONVEYANCE CORPORATION, 525 EAST MAIN STREET, P.O. BOX 22004, EL CAJON CA 92022-9004

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF DEFAULT, DATED 07/31/2012, RECORDED 08/02/2012, AS INSTRUMENT NO. 20121145382

MAILING ADDRESS: CAL-WESTERN RECONVEYANCE CORPORATION, 525 EAST MAIN STREET, P.O. BOX 22004, EL CAJON CA 92022-9004

MAILING ADDRESS: CITIMORTGAGE, INC., AS SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC. C/O CAL-WESTERN RECONVEYANCE CORPORATION, 525 EAST MAIN STREET, P.O. BOX 22004, EL CAJON 9004 CA 92022-9004

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE, DATED 11/09/2012, RECORDED 11/16/2012, AS INSTRUMENT NO. 20121741577

MAILING ADDRESS: CAL-WESTERN RECONVEYANCE CORPORATION, 525 EAST MAIN STREET, P.O. BOX 22004, EL CAJON CA 92022-9004

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: NICHOLAS J. TRIOLO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Lender/Beneficiary: ABN AMRO MORTGAGE GROUP, INC.

Trustee: COMMONWEALTH LAND TITLE

Instrument: 05/1452570

Book/Page: N/A

Amount: \$46,000.00

Open Ended: NO

Dated: 06/08/2005

Recorded: 06/21/2005

Maturity Date: 07/01/2020

MAILING ADDRESS: ABN AMRO MORTGAGE GROUP, INC., 1201 EAST LINCOLN, MADISON HEIGHTS, MICHIGAN 48071-4171 ATTN: FINAL/TRAILING DOCUMENTS

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. T10713

SCHEDULE B (Continued)

MAILING ADDRESS: ABN AMRO MORTGAGE GROUP, INC., 2600 W. BIG BEAVER RD., TROY, MICHIGAN 48084

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM ABN AMRO MORTGAGE GROUP, INC. (ASSIGNOR) TO WEBSTER BANK, N.A. (ASSIGNEE), DATED 12/19/2005, RECORDED 07/24/2006, AS INSTRUMENT NO. 06/1622775

MAILING ADDRESS: STEWART MORTGAGE INFORMATION, ATTN: SHERRY DOZA, P.O. BOX 540817, HOUSTON, TEXAS 77254-0817

Type of Instrument MISCELLANEOUS
NOTICE OF PENDING LIEN, DATED 05/21/2014, RECORDED 05/30/2014 AS INSTRUMENT NO. 20140563441.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION, 201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

MAILING ADDRESS: TRIOLO NICHOLAS J, 1478 ANGELUS AVE, LOS ANGELES, CA 90026

POWER OF ATTORNEY SPECIAL, DATED 10/14/2004, RECORDED 11/02/2004, AS INSTRUMENT NO. 04/2830235

MAILING ADDRESS: NICHOLAS J. TRIOLO, 1478 ANGELUS AVENUE, LOS ANGELES, CA 90026

POWER OF ATTORNEY SPECIAL, DATED 06/09/2005, RECORDED 06/21/2005, AS INSTRUMENT NO. 05/1452568

MAILING ADDRESS: NICHOLAS J. TRIOLO, 1478 ANGELUS AVENUE, LOS ANGELES, CA 90026

11/2/04

RECORDING REQUESTED BY
EQUITY TITLE COMPANY

AND WHEN RECORDED MAIL TO

Nicholas J. Triolo
1478 Angelus Avenue
Los Angeles, CA 90026

Order No.: LA0442781
Escrow No.: LF-02872-MH
A.P.N.: 5424-015-010

04 2830237

2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

80 County of LA

44 City of LA

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX IS \$432.85 CITY TRANSFER TAX IS \$1,770.75

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale
- unincorporated area City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Susan Ann Scholz, ^{Successor} Trustee of The Tom McLaughlin Living Trust dated July 19, 1993
hereby GRANT(S) to

Nicholas J. Triolo, a married man as his sole and separate property

the following described real property in the County of Los Angeles, State of California

The Northerly 30 feet of Lot 10 of the Minnehaha Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 7 Page 80 of Maps, in the Office of the County Recorder of said County

Dated October 6, 2004

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On 10/20/04 before me
M. Hunstable
a Notary Public in and for said County and State,
personally appeared
Susan Ann Scholz

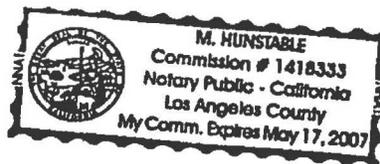
] SS The Tom McLaughlin Living Trust
dated July 19, 1993

By: Susan Ann Scholz, Trustee
Successor

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

WITNESS my hand and official seal

Signature [Signature]
Signature of Notary
Commission Expiration Date 5/17/07



(This area for official notarial seal)

MAIL TAX STATEMENTS TO Nicholas J. Triolo, 1478 Angelus Avenue, Los Angeles, CA 90026

LA0442781

6/21/05

2

05 1452569

COMMONWEALTH LAND TITLE CO.
When recorded mail to:
ABN AMRO MORTGAGE GROUP, INC.
1201 EAST LINCOLN
MADISON HEIGHTS, MICHIGAN 48071-4171
ATTN:FINAL/TRAILING DOCUMENTS

5424-015-010

[Space Above This Line For Recording Data]

LOAN #: 648710274

DEED OF TRUST

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 **JUNE 8, 2005**, together with all Riders to this document.
- (B) "Borrower" is **NICHOLAS J. TRIOLO, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPERTY.**

Borrower is the trustor under this Security Instrument.
(C) "Lender" is **ABN AMRO MORTGAGE GROUP, INC.**

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3005 1/01
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Initials: 
CAUDEED CAUDEDL 0402
06-08-2005 10:48

6/21/05

3

Lender is a CORPORATION organized and existing under the laws of DELAWARE. Lender's address is 2600 W. BIG BEAVER RD., TROY, MICHIGAN 48084.

LOAN #: 648710274

organized and existing under the laws of DELAWARE. Lender's address is 2600 W. BIG BEAVER RD., TROY, MICHIGAN 48084.

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is COMMONWEALTH LAND TITLE

(E) "Note" means the promissory note signed by Borrower and dated JUNE 8, 2005. The Note states that Borrower owes Lender *****THREE HUNDRED FIFTY NINE THOUSAND SIX HUNDRED FIFTY AND NO/100***** Dollars (U.S. \$359,650.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JULY 1, 2035.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "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.

(H) "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
- V.A. Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- Other(s) [specify]

(I) "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.

(J) "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.

(K) "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.

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

(M) "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.

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

(O) "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.

(P) "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.

(Q) "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

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

05 1452569

6/21/05

4

LOAN #: 648710274

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 [Name of Recording Jurisdiction]:

[Type of Recording Jurisdiction]

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SEE EXHIBIT A

which currently has the address of 1478 ANGELUS AVE, LOS ANGELES,

[Street] [City]

California 90026 ("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, 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 obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3005 1/01
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Initials: 
CAUDEDL 0402
06-08-2005 10:48

05 1452569

2

RECORDING REQUESTED BY
And When Recorded Mail To: **SERVICELINK**

CAL-WESTERN RECONVEYANCE
CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004



APN: 5424-015-010
Trustee Sale No. 1366228-10

Space Above This Line For Recorder's Use

1227437

NOTICE OF TRUSTEE'S SALE

2

REF: **TRIOLO, NICHOLAS J**
Property Address: 1478 ANGELUS AVE, LOS ANGELES CA 90026

TRA:000013
UNINS

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED **June 08, 2005**. 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

On **December 10, 2012**, at 9:00am, **CAL-WESTERN RECONVEYANCE CORPORATION**, as duly appointed trustee under and pursuant to Deed of Trust recorded **June 21, 2005**, as Inst. No. **05 1452569**, in book **XX**, page **XX**, of Official Records in the office of the County Recorder of **LOS ANGELES** County, State of **CALIFORNIA** executed by:

NICHOLAS J. TRIOLO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

**BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA
POMONA CALIFORNIA**

all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as:

COMPLETELY DESCRIBED IN SAID DEED OF TRUST

10

3

NOTICE OF TRUSTEE'S SALE

Trustee Sales No. 1366228-10

The street address and other common designation, if any, of the real property described above is purported to be:
**1478 ANGELUS AVE
LOS ANGELES CA 90026**

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

Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is:
\$356,802.28.

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.

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located.

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 (619)590-1221 or visit the Internet Web Site WWW.RPPSALES.COM using the file number assigned to this case 1366228-10. 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.

**FOR SALES INFORMATION: (619)590-1221
CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004**

Dated: November 09, 2012

CAL-WESTERN RECONVEYANCE CORPORATION

By: 
Authorized Signature

EXHIBIT B

ASSIGNED INSPECTOR: **RONALD KIDWELL**

Date: **January 28, 2015**

JOB ADDRESS: **1478 NORTH ANGELUS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5424-015-010**

Last Full Title: **08/13/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). NICHOLAS J. TRIOLO
1478 ANGELUS AVENUE
LOS ANGELES, CA. 90026-2209
CAPACITY: OWNER

- 2). ABN AMRO MORTGAGE GROUP, INC
ATTN: FINAL/TRAILING DOCUMENTS
1201 EAST LINCOLN
MADISON HEIGHTS, MI. 48071-4171
CAPACITY: INTERESTED PARTIES

- 3). ABN AMRO MORTGAGE GROUP, INC
2600 WEST BIG BEAVER ROAD
TROY, MI. 48084
CAPACITY: INTERESTED PARTIES

- 4). CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
EL CAJON, CA. 92020
CAPACITY: INTERESTED PARTIES

- 5). STEWART MORTGAGE INFORMATION
ATTN: SHERRY DOZA
P.O. BOX 540817
HOUSTON, TX. 77254-0817
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1478 ANGELUS AVE, LOS ANGELES, CA 90026-2209



Owner Information

Owner Name: **TRIOLO NICHOLAS J**
 Mailing Address: **1478 ANGELUS AVE, LOS ANGELES CA 90026-2209 C061**
 Vesting Codes: **MM // SE**

Location Information

Legal Description:	MINNEHAHA TRACT NE 30 FT MEASURED ON NW AND SE LINES OF LOT 10		
County:	LOS ANGELES, CA	APN:	5424-015-010
Census Tract / Block:	1955.00 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	MINNEHAHA TR
Legal Book/Page:		Map Reference:	35-B5 / 594-D6
Legal Lot:	10	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C21	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	11/02/2004 / 10/06/2004	1st Mtg Amount/Type:	\$314,800 / CONV
Sale Price:	\$393,500	1st Mtg Int. Rate/Type:	4.88 / ADJ
Sale Type:	FULL	1st Mtg Document #:	2830238
Document #:	2830237	2nd Mtg Amount/Type:	\$39,350 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$545.01
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	ABN AMRO MTG GRP INC		
Seller Name:	MCLAUGHLIN TOM TRUST		

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:		Construction:	
Living Area:	722	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1923 / 1930	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: **FENCE;ADDITION**

Site Information

Zoning:	LAR1	Acres:	0.08	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	3,412	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$447,436	Assessed Year:	2014	Property Tax:	\$5,550.74
Land Value:	\$357,951	Improved %:	20%	Tax Area:	13
Improvement Value:	\$89,485	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$447,436				

Comparable Summary

For Property Located At



1478 ANGELUS AVE, LOS ANGELES, CA 90026-2209

2 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: 2

	Subject Property	Low	High	Average
Sale Price	\$393,500	\$740,000	\$760,000	\$750,000
Bldg/Living Area	722	684	816	750
Price/Sqft	\$545.01	\$931.37	\$1,081.87	\$1,006.62
Year Built	1923	1909	1910	1909
Lot Area	3,412	5,000	7,803	6,402
Bedrooms	2	1	2	2
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$447,436	\$25,947	\$552,249	\$289,098
Distance From Subject	0.00	0.12	0.46	0.29

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		1478 ANGELUS AVE	\$393,500	1923	2	1	11/02/2004	722	3,412	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1421 N OCCIDENTAL BLVD	\$760,000	1909	2	2	09/17/2014	816	5,000	0.12
<input checked="" type="checkbox"/>	2	2225 EFFIE ST	\$740,000	1910	1	1	12/09/2014	684	7,803	0.46

Comparable Sales Report

For Property Located At

**1478 ANGELUS AVE, LOS ANGELES, CA 90026-2209****2 Comparable(s) Selected.**

Report Date: 01/28/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$393,500	\$740,000	\$760,000	\$750,000
Bldg/Living Area	722	684	816	750
Price/Sqft	\$545.01	\$931.37	\$1,081.87	\$1,006.62
Year Built	1923	1909	1910	1909
Lot Area	3,412	5,000	7,803	6,402
Bedrooms	2	1	2	2
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$447,436	\$25,947	\$552,249	\$289,098
Distance From Subject	0.00	0.12	0.46	0.29

* = user supplied for search only

Comp #: 1		Distance From Subject: 0.12 (miles)	
Address:	1421 N OCCIDENTAL BLVD, LOS ANGELES, CA 90026-2226		
Owner Name:	N OCCIDENTAL LAND TRUST		
Seller Name:	LEGRANDE MICHAEL R		
APN:	5425-021-005	Map Reference:	35-B5 / 594-C6
County:	LOS ANGELES, CA	Census Tract:	1955.00
Subdivision:	SUNSET HEIGHTS	Zoning:	LAR2
Rec Date:	09/17/2014	Prior Rec Date:	09/05/2003
Sale Date:	08/29/2014	Prior Sale Date:	07/29/2003
Sale Price:	\$760,000	Prior Sale Price:	\$450,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	982307	Acres:	0.11
1st Mtg Amt:	\$532,000	Lot Area:	5,000
Total Value:	\$552,249	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	816
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1909 / 1920
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #: 2		Distance From Subject: 0.46 (miles)	
Address:	2225 EFFIE ST, LOS ANGELES, CA 90026-2412		
Owner Name:	NWOBI HOLDINGS INC		
Seller Name:	FELY B CRUZ ENTS LP		
APN:	5423-007-017	Map Reference:	35-C5 / 594-E6
County:	LOS ANGELES, CA	Census Tract:	1955.00
Subdivision:	EDENDALE TR	Zoning:	LAR2
Rec Date:	12/09/2014	Prior Rec Date:	07/02/1968
Sale Date:	12/01/2014	Prior Sale Date:	
Sale Price:	\$740,000	Prior Sale Price:	\$8,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1327852	Acres:	0.18
1st Mtg Amt:	\$819,500	Lot Area:	7,803
Total Value:	\$25,947	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	684
		Total Rooms:	
		Bedrooms:	1
		Bath(F/H):	1 /
		Yr Built/Eff:	1910 / 1920
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **RONALD KIDWELL**

Date: **January 28, 2015**

JOB ADDRESS: **1478 NORTH ANGELUS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5424-015-010**

CASE#: **450335**

ORDER NO: **A-3212150**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 4, 2013**

COMPLIANCE EXPECTED DATE: **April 3, 2013**

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

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3212150

10150100140000

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
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

MAR 05 2013

TRIOLO, NICHOLAS J
1478 ANGELUS AVE
LOS ANGELES, CA 90026

EG

CASE #: 450335
ORDER #: A-3212150
EFFECTIVE DATE: March 04, 2013
COMPLIANCE DATE: April 03, 2013

OWNER OF
SITE ADDRESS: 1478 N ANGELUS AVE
ASSESSORS PARCEL NO.: 5424-015-010
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, 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 is being performed without the required permits.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s). 2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

2. The approximate 5 foot x 8 foot construction of an addition to the house was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear of dwelling approximate 5 ft. X 8 ft.

2-11-14



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

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 98.041 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:

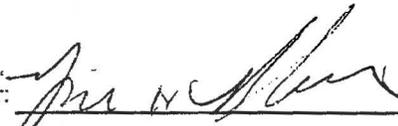
Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work 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 (213)252-3055. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

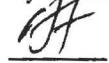
Inspector:



Date: March 04, 2013

BYRON BRASHEARS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3055

Byron.Brashears@lacity.org



REVIEWED BY