

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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JOSELYN GEAGA-ROSENTHAL
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

February 17, 2015

Council District: # 3

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

JOB ADDRESS: **6846 NORTH WYSTONE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2129-024-027**

On October 30, 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: **6846 North Wystone Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	186.69
Title Report fee	42.00
Grand Total	\$ 2,153.69

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 **\$2,153.69** 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 **\$2,153.69** 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. T10963
 Dated as of: 2/5/2015

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 2129-024-027

Property Address: 6846 N WYSTONE AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument: Grant Deed

Grantee : Richard Centeno and Alma Centeno husband and wife as joint tenants

Grantor : Richard Centeno and Alma D. Guevara husband and wife as joint tenants

Deed Date : 8/4/2003

Recorded : 10/24/2003

Instr No. : 03 3186383

Mailing Address: Richard Centeno and Alma Centeno
 6846 Wystone Ave, Reseda, CA 91335.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Reseda, County of Riverside, State of California: Lot 39, of Tract No. 15398, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 345, Page 41 to 43 inclusive of Maps, in the Office of the County recorder of said County.

Assessor's Parcel No: 2129-024-027

MORTGAGES/LIENS

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

Amount : \$413,000.00

Dated : 3/8/2007

Trustor : Richard Centeno and Alma Centeno

Trustee : ReconTrust Company, N.A.

Beneficiary : MERS, Inc., as nominee for America's Wholesale Lender

Loan No. : MIN 1000157-0007887865-5

Recorded : 3/15/2007

Instr No. : 20070578813

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. T10963

SCHEDULE B (Continued)

Maturity Date is: 4/1/2037

Mailing Address: America's Wholesale Lender,
4500 Park Granada MSN No. SVB-314, Calabasas, CA 91302-1613.

Mailing Address: ReconTrust Company, N.A.,
225 West Hillcrest Dr., MSN TO-02, Thousand Oaks 91360.

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

Type of Instrument: The assignment of the beneficial interest under said deed of trust which names:
Assignee : Green Tree Servicing LLC, a Delaware Limited Liability Company
Recorded : 7/25/2014 **Instr No. :** 20140773835

Mailing Address: Green Tree Servicing LLC, 7360 South Kyrene Road, T314, Tempe, AZ 85283.

Type of Instrument: A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:
Trustee : Northwest Trustee Services, Inc.
Recorded : 12/8/2014 **Instr No. :** 20141321192

Mailing Address: Northwest Trustee Services, Inc., 1241 E. Dyer Road, Suite 250, Santa Ana, CA 92705.

Type of Instrument: A Notice of Default under the terms of said Deed of Trust
Executed by : Northwest Trustee Services, INC., As Trustee
Recorded : 12/8/2014 **Instr No. :** 20141321193

with party
Mailing Address: Northwest Trustee Services, Inc., 1241 E. Dyer Road, Suite 250, Santa Ana, CA 92705.

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

Amount : \$24,307.65

Dated : 1/29/2013

Trustor : Richard Romeo Centeno and Alma Centeno who acquired title as Richard Centeno and Alma Centeno

Trustee : CalHFA Mortgage Assistance Corporation, A California

Beneficiary : CalHFA Mortgage Assistance Corporation, A California

Recorded : 2/28/2013

Instr No. : 20130311731

The maximum aggregate principal sum secured by this security agreement is \$27,000.00

Mailing Address: CalHFA Mortgage Assistance Corporation, P.O. Box 5678, Riverside, CA 92517.

with party
Mailing Address: CalHFA Mortgage Assistance Corporation, P.O. Box 5678, Riverside, CA 92517.

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

Claimant : Department Of Building And Safety Financial Services Division

Recorded : 5/30/2014

Instr No. : 20140563505

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

10/24/03

RECORDING REQUEST BY

03 3186383

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO: RICHARD CENTENO 6846 WYSTONE AVE. RESEDA, CA 91335

Title No. 36138004 Escrow No.

APN 2129-24-27

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

"THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911"

The undersigned grantor(s) declare(s): Documentary transfer tax is \$ () computed on full value of property conveyed, or () computed on full value less value of liens and encumbrances remaining at time of sale. () unincorporated area: () city of _____ and _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RICHARD CENTENO AND ALMA D. GUEVARA HUSBAND AND WIFE AS JOINT TENANTS.

hereby GRANT(S) to RICHARD CENTENO AND ALMA CENTENO HUSBAND AND WIFE AS JOINT TENANTS

The following described real property in the, city of Reseda County of Riverside, State of California: LOT 39, OF TRACT NO. 15398, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 345, PAGE 41 TO 43 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated AUGUST 04, 2003

STATE OF CALIFORNIA COUNTY OF LOS Angeles ON AUGUST 04, 2003, before me, personally appeared RICHARD CENTENO ALMA D. GUEVARA

Richard Centeno RICHARD CENTENO Alma D Guevara ALMA D. GUEVARA

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 by 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 Lucrecia E. Guzman

(This area for official notarial seal)

FD-213 (Rev 9/94)

GRANT DEED

8/14/03

RECORDING REQUESTED BY:

Escrow No. 5070-AC
Title Order No. 36138004

03 2352378

2

When Recorded Mail Document
and Tax Statement To:
Mr. and Mrs. Richard Centeno
6846 Wystone Avenue
Reseda, CA 91335

APN: 2129-024-027

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS IS A BONA FIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R&T 11911

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$ 0.00

- 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 Reseda

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Richard Centeno, who acquired title as a Married Man as his Sole and Separate Property, and Jim Wilson, a Married Man as his Sole and Separate Property, as Joint Tenants,

hereby GRANT(S) to Richard Centeno and Alma D. Guevara, Husband and Wife as Joint Tenants

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

Lot 39 of Tract No. 15398 in the City of Reseda, County of Los Angeles State of California, as per map recorded in Book 345, Pages 41 to 43 of Maps inclusive in the office of the County Recorder of said County.

DATED: June 10, 2003

STATE OF CALIFORNIA
COUNTY OF Los Angeles
ON JUNE 27, 2003 before me,
MARTIN J. STARK personally appeared
JIM WILSON

Richard Centeno

Jim Wilson
Jim Wilson

~~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 Martin J. Stark



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

GRANT DEED

SIGNATURE IN COMMENTARY

8/14/03

RECORDING REQUEST BY

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO: RICHARD CENTENO 6846 WYSTONE AVE. RESEDA, CA 91335

3

Title No. 30138004 Escrow No. 5070-A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s): Documentary transfer tax is \$ 0 () computed on full value of property conveyed, or () computed on full value less value of liens and encumbrances remaining at time of sale. () unincorporated area: () city of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RICHARD CENTENO A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND JIM WILSON A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY ALL AS JOINT TENANTS.

hereby GRANT(S) to RICHARD CENTENO AND ALMA D. GUEVARA HUSBAND AND WIFE AS JOINT TENANTS

The following described real property in the, city of Reseda County of Riverside, State of California: LOT 39, OF TRACT NO. 15398, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 345, PAGE 41 TO 43 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

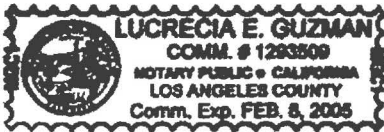
Dated AUGUST 04, 2003

STATE OF CALIFORNIA COUNTY OF Los Angeles ON AUGUST 04, 2003 before me, LUCRECIA E. GUZMAN personally appeared Richard CENTENO.

Richard Centeno RICHARD CENTENO

JIM WILSON

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 by his 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 Lucrecia E. Guzman

(This area for official notarial seal)

FD-213 (Rev 9/94)

GRANT DEED

03 2352378

AUG 01 2001

CAMERA-2

CALIFORNIA COUNTIES TITLE CO.
RECORDING REQUESTED BY:
ENCORE ESCROW COMPANY INC.
AND WHEN RECORDED MAIL TO:

01 1380108

Mr. Richard Centeno
6846 Wystone Avenue
Reseda, CA 91335

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 12398-DM TITLE ORDER NO. 5011723

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) ²⁰
DOCUMENTARY TRANSFER TAX is \$ 234.00 CITY TRANSFER TAX is \$ 958.50
 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,

HECTOR A. MENDEZ, a Married Man, as his sole and separate property

hereby GRANT(s) to:

RICHARD CENTENO a married man as his sole and separate property and JIM WILSON,
a married man as his sole and separate property, as joint tenants

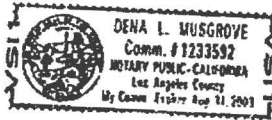
the real property in the city of Los Angeles, County of Los Angeles, State of California, described as:
Lot 39 in Tract No. 15398 as per Map recorded in Book 345, Pages 41 to 43 inclusive of Maps, in the
Office of the County Recorder of Los Angeles County, California.

A.P. # 2129-024-027

DATED June 27, 2001
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On 7-2-01
before me, DENA L. MUSGROVE
a Notary Public in and for said State, personally appeared
Hector A. Mendez

Hector A. Mendez
Hector A. Mendez

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 s/he/they executed the same in his/her/their
authorized capacity(ies), and that he/her/their signature(s)
on the instrument is/are the act, executed the instrument.
WITNESS my hand and official seal.



Signature Dena L. Musgrove
(This area for official notarial seal)

Mail tax statements to: Mr. Richard Centeno, ReMax Olson & Associates, 6846 Wystone Avenue, Reseda, CA

5011723 2129-024-027

RECORDING REQUESTED BY:
Los Angeles Commonwealth Title

Recording Requested By:
S. BENNETT

03/15/07

20070578813

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.

MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423

Prepared By:
CHRIS MIRSCH

Apr: 21/09-024-027

[Space Above This Line For Recording Data]

09078304
[Escrow/Closing #]

00016416370003007
[Doc ID #]

DEED OF TRUST

MIN1000157-0007887865-5

7503393-1

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 MARCH 08, 2007 , together with all Riders to this document.

(B) "Borrower" is
RICHARD CENTENO, AND ALMA CENTENO, HUSBAND AND WIFE AS JOINT TENANTS

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

Page 1 of 16

 -JA(CA) (0207) CHL (08/05)(d) VMP Mortgage Solutions, Inc. (800)521-7291
CON/WA

Form 3005 1/01



Recording requested by:

When recorded mail to:
NORTHWEST TRUSTEE SERVICES, INC.
1241 E. Dyer Road, Suite 250
Santa Ana, CA 92705

APN 2129-024-027

File No. 7042.14876

Title Order No. NXCA-0165358

Property: 6846 WYSTONE AVENUE, RESEDA, CA

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

ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY.

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

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

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

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION.

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 \$25,153.97 as of 12/04/14, 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 time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, INC.
[AND WHEN RECORDED MAIL TO]
Green Tree Servicing LLC
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan #: 68148036

CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS, WHOSE ADDRESS IS P.O. BOX 2026, FLINT, MI, 48501-2026, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, without recourse, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to GREEN TREE SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 7360 SOUTH KYRENE ROAD, T314, TEMPE, AZ 85283 (800)643-0202, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by RICHARD CENTENO AND ALMA CENTENO and recorded on 03/15/2007 as Instrument # 20070578813, in Book , Page in the office of the LOS ANGELES County Recorder, CA.

IN WITNESS WHEREOF, this Assignment is executed this 24th day of July in the year 2014
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS



DANIEL THOMPSON
ASST. SECRETARY

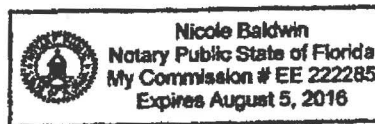
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 24th day of July in the year 2014, by Daniel Thompson as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS, who, as such ASST. SECRETARY being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.


NICOLE BALDWIN - NOTARY PUBLIC
COMM EXPIRES: 08/05/2016



Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
GTSAV 24206526 -- FNMA MIN 100015700078878655 MERS PHONE 1-888-679-6377 DOCR T2414074007 [C-1]
EFRMCA1



D0006897239

Recording requested by:

When recorded mail to:
Northwest Trustee Services, Inc.
1241 E. Dyer Road, Suite 250
Santa Ana, CA 92705

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

File No. 7042.14876

Title Order No. NXCA-0165358

SUBSTITUTION OF TRUSTEE

WHEREAS, RECONTRUST COMPANY, N.A was the original Trustee under that certain Deed of Trust dated 03/08/2007, executed by RICHARD CENTENO, AND ALMA CENTENO, HUSBAND AND WIFE AS JOINT TENANTS to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, as Beneficiary, recorded 03/15/2007, as Instrument No. 20070578813, of Official Records in the Office of the Recorder of LOS ANGELES County, California 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 instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided, NOW THEREFORE, the undersigned hereby substitutes Northwest Trustee Services, Inc., whose address is: 1241 E. Dyer Road, Suite 250, Santa Ana, CA 92705, 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.

Green Tree Servicing LLC

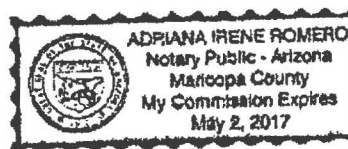
Date: 12/2/2014

By:  _____
Gretchen Waggener Foreclosure Supervisor

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 2 day of December 2014 by Gretchen Waggener, Foreclosure Supervisor of Green Tree Servicing LLC, a Limited Liability Company, on behalf of the Company.


Notary for State of Arizona
324265
Commission expires: 5-2-17



RECORDING REQUESTED BY:
CalHFA Mortgage Assistance Corporation
Keep Your Home California Program

WHEN RECORDED MAIL TO:
CoreLogic
450 E. Boundary Street
Chapin, SC 29036



No. 1172907



Case Nbr: 22812231

This space for Recorder's use

DEED OF TRUST
(Keep Your Home California Program)

NOTICE TO HOMEOWNER
THIS DEED OF TRUST CONTAINS
PROVISIONS RESTRICTING ASSUMPTIONS

This Deed of Trust is made on January 29, 2013, by RICHARD ROMEO CENTENO AND ALMA CENTENO WHO ACQUIRED TITLE AS RICHARD CENTENO AND ALMA CENTENO HUSBAND AND WIFE AS JOINT TENANTS, (the "Homeowner") whose address is 6846 Wystone Ave, Reseda, CA 91335-3941 to the CalHFA Mortgage Assistance Corporation, a California nonprofit public benefit corporation (the "Trustee") whose address is P.O. Box 5678, Riverside, CA 92517 in favor of the CalHFA Mortgage Assistance Corporation, a California nonprofit public benefit corporation, as beneficiary, (the "CalHFA MAC") whose address is P.O. Box 5678, Riverside, CA 92517 and any successor or assigns.

1. HOMEOWNER, IN CONSIDERATION OF THE INDEBTEDNESS HEREIN RECITED AND THE TRUST HEREIN CREATED HEREBY IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to Trustee in trust, with power of sale and right of entry and possession, all of Homeowner's right, title and interest now held or hereafter acquired in and to the following: (a) all of that certain real property (the "Property") located in the County of LOS ANGELES, State of California, described below as,

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE, CITY OF RESEDA COUNTY OF RIVERSIDE, STATE OF CALIFORNIA: LOT 39, OF TRACT NO. 15398, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 345, PAGE 41 TO 43 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2129-024-027

which property address is 6846 Wystone Ave, Reseda, CA 91335-3941 which is incorporated herein by this reference; and (b) all buildings, improvements and fixtures now or hereafter erected thereon, and all appurtenances, easements, and articles of property now or hereafter affixed to, placed upon or used in connection with the Property, together with all additions to, substitutions for, changes in or replacements of the whole or any part of said articles of property (all of which real and personal property are sometimes referred to as the "Property"); all of which are hereby pledged and assigned, transferred, and set over onto Trustee, and for purposes of this Deed of Trust declared to be part of the realty; provided, however, that furniture and other personal property of Homeowner now or hereafter situated on said real property are not intended to be included as part of the Property.

2. THE ABOVE GRANT, TRANSFER, AND ASSIGNMENTS ARE FOR THE PURPOSE OF

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 6058337)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 15398 39 M B 345-41/43

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2129-024-027
AKA 6846 N WYSTONE AVE
LOS ANGELES

Owner:

RICHARD CENTENO AND ALMA CENTENO
6846 WYSTONE AVE
RESEDA CA, 91335

DATED: This 21st Day of May, 2014

CITY OF LOS ANGELES


By 
Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **February 17, 2015**

JOB ADDRESS: **6846 NORTH WYSTONE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2129-024-027**

Last Full Title: **02/05/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). RICHARD AND ALMA CENTENO
6846 NORTH WYSTONE AVNEUE
RESEDA, CA. 91335-3941
CAPACITY: OWNERS

- 2). AMERICA’S WHOLESALE LENDER
4500 PARK GRANADA, MSN SVB-314
CALABASAS, CA. 91302-1613
CAPACITY: INTERESTED PARTIES

- 3). RECONTRUST COMPANY, NA
225 WEST HILLCREST DRIVE, MSN TO-02
THOUSAND OAKS, CA. 91360
CAPACITY: INTERESTED PARTIES

- 4). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES

- 5). GREEN TREE SERVICING, LLC
7360 SOUTH KYRENE ROAD, T314
TEMPE, AZ. 85283
CAPACITY: INTERESTED PARTIES

- 6). NORTHWEST TRUSTEE SERVICES, INC.
1241 EAST DYER ROAD, SUITE 250
SANTA ANA, CA. 92705
CAPACITY: INTERESTED PARTIES

- 7). CALHFA MORTGAGE ASSISTANCE CORPORATION
P.O. BOX 5678
RIVERSIDE, CA. 92517
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
6846 WYSTONE AVE, RESEDA, CA 91335-3941



Owner Information

Owner Name: **CENTENO RICHARD & ALMA**
 Mailing Address: **6846 WYSTONE AVE, RESEDA CA 91335-3941 C039**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT # 15398 LOT 39	APN:	2129-024-027
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1325.01 / 1	Subdivision:	15398
Township-Range-Sect:		Map Reference:	14-B4 / 530-G6
Legal Book/Page:	345-41	Tract #:	15398
Legal Lot:	39	School District:	LOS ANGELES
Legal Block:	UKO,	School District Name:	
Market Area:	RES	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	10/24/2003 / 08/04/2003	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	3186383		

Last Market Sale Information

Recording/Sale Date:	08/01/2001 / 06/27/2001	1st Mtg Amount/Type:	\$191,700 / CONV
Sale Price:	\$213,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1380109
Document #:	1380108	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$165.24
New Construction:		Multi/Split Sale:	
Title Company:	CALIFORNIA COUNTIES TITLE CO.		
Lender:	UNITED FIN'L MTG CORP		
Seller Name:	MENDEZ HECTOR A		

Prior Sale Information

Prior Rec/Sale Date:	05/23/1997 /	Prior Lender:	PACIFIC NAT'L BK
Prior Sale Price:	\$133,000	Prior 1st Mtg Amt/Type:	\$131,391 / FHA
Prior Doc Number:	775379	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,289	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1949 / 1952	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:	0.15	County Use:	SINGLE FAMILY RESID
Lot Area:	6,518	Lot Width/Depth:	x	State Use:	(0100)
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$302,308	Assessed Year:	2014	Property Tax:	\$3,750.15
Land Value:	\$161,956	Improved %:	46%	Tax Area:	16
Improvement Value:	\$140,352	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$295,308				

Comparable Summary

For Property Located At

**6846 WYSTONE AVE, RESEDA, CA 91335-3941****16 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: 16**

	Subject Property	Low	High	Average
Sale Price	\$213,000	\$325,000	\$1,697,727	\$485,233
Bldg/Living Area	1,289	1,110	1,448	1,304
Price/Sqft	\$165.24	\$236.88	\$1,198.96	\$368.11
Year Built	1949	1938	1956	1951
Lot Area	6,518	5,499	10,320	7,005
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$302,308	\$57,343	\$432,000	\$244,809
Distance From Subject	0.00	0.10	0.48	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											
<input checked="" type="checkbox"/>			6846 WYSTONE AVE	\$213,000	1949	3	2	08/01/2001	1,289	6,518	0.0
Comparables											
<input checked="" type="checkbox"/>	1		18906 HARTLAND ST	\$375,000	1954	3	2	07/08/2014	1,264	7,082	0.1
<input checked="" type="checkbox"/>	2		6852 WILBUR AVE	\$438,000	1938	2	2	08/25/2014	1,272	8,409	0.13
<input checked="" type="checkbox"/>	3		6946 DONNA AVE	\$435,000	1950	3	1	06/04/2014	1,356	6,903	0.14
<input checked="" type="checkbox"/>	4		18942 VOSE ST	\$385,000	1952	3	2	07/28/2014	1,119	7,140	0.22
<input checked="" type="checkbox"/>	5		19158 HARTLAND ST	\$453,000	1954	4	2	12/17/2014	1,430	6,304	0.23
<input checked="" type="checkbox"/>	6		6817 GEYSER AVE	\$325,000	1947	3	1	11/05/2014	1,110	6,601	0.24
<input checked="" type="checkbox"/>	7		19119 WELBY WAY	\$400,000	1951	3	2	07/31/2014	1,304	6,156	0.24
<input checked="" type="checkbox"/>	8		18919 VOSE ST	\$343,000	1955	3	2	11/10/2014	1,448	5,499	0.25
<input checked="" type="checkbox"/>	9		19101 ARCHWOOD ST	\$399,000	1951	3	1	06/05/2014	1,178	6,188	0.25
<input checked="" type="checkbox"/>	10		6720 KURL WAY	\$478,000	1956	3	2	07/11/2014	1,356	8,541	0.33
<input checked="" type="checkbox"/>	11		19145 LEMAY ST	\$350,000	1951	2	1	10/03/2014	1,278	6,242	0.33
<input checked="" type="checkbox"/>	12		7055 SYLVIA AVE	\$425,000	1951	4	2	09/25/2014	1,368	6,988	0.4
<input checked="" type="checkbox"/>	13		6715 CAPPS AVE	\$1,697,727	1951	3	2	06/20/2014	1,416	6,018	0.45
<input checked="" type="checkbox"/>	14		6740 CAPPS AVE	\$420,000	1951	3	1	06/11/2014	1,206	10,320	0.45
<input checked="" type="checkbox"/>	15		18712 LEMAY ST	\$385,000	1956	3	2	12/08/2014	1,378	7,649	0.46
<input checked="" type="checkbox"/>	16		18958 CANTLAY ST	\$455,000	1956	3	2	12/24/2014	1,386	6,041	0.48

Comparable Sales Report

For Property Located At

**6846 WYSTONE AVE, RESEDA, CA 91335-3941****16 Comparable(s) Selected.**

Report Date: 02/13/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$213,000	\$325,000	\$1,697,727	\$485,233
Bldg/Living Area	1,289	1,110	1,448	1,304
Price/Sqft	\$165.24	\$236.88	\$1,198.96	\$368.11
Year Built	1949	1938	1956	1951
Lot Area	6,518	5,499	10,320	7,005
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$302,308	\$57,343	\$432,000	\$244,809
Distance From Subject	0.00	0.10	0.48	0.29

* = user supplied for search only

Comp #:1 Distance From Subject:0.1 (miles)
 Address: 18906 HARTLAND ST, RESEDA, CA 91335-3920
 Owner Name: RENTERIA-SILVA ROBERTO
 Seller Name: PENA SALVADOR G
 APN: 2129-022-010 Map Reference: 14-B4 / 530-H6 Living Area: 1,264
 County: LOS ANGELES, CA Census Tract: 1325.01 Total Rooms: 5
 Subdivision: 18314 Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/08/2014 Prior Rec Date: 12/20/2006 Bath(F/H): 2 /
 Sale Date: 05/20/2014 Prior Sale Date: 11/21/2006 Yr Built/Eff: 1954 / 1954
 Sale Price: \$375,000 Prior Sale Price: \$509,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 699699 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$337,500 Lot Area: 7,082 Pool:
 Total Value: \$364,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:2 Distance From Subject:0.13 (miles)
 Address: 6852 WILBUR AVE, RESEDA, CA 91335-3936
 Owner Name: REINISCH KIMBERLY & JOSEPH
 Seller Name: LAMONT COLETTE M
 APN: 2126-028-005 Map Reference: 14-B4 / 530-H6 Living Area: 1,272
 County: LOS ANGELES, CA Census Tract: 1325.01 Total Rooms: 5
 Subdivision: 9397 Zoning: LAR1 Bedrooms: 2
 Rec Date: 08/25/2014 Prior Rec Date: 10/21/1980 Bath(F/H): 2 /
 Sale Date: 07/17/2014 Prior Sale Date: Yr Built/Eff: 1938 / 1940
 Sale Price: \$438,000 Prior Sale Price: \$89,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 887844 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$416,000 Lot Area: 8,409 Pool:
 Total Value: \$280,100 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:3 Distance From Subject:0.14 (miles)
 Address: 6946 DONNA AVE, RESEDA, CA 91335-3906
 Owner Name: CAMPOS JEANNETTE/RODRIGUEZ JOHN
 Seller Name: CLARK ANTHONY J & LISA T
 APN: 2129-028-004 Map Reference: 14-B4 / 530-G5 Living Area: 1,356
 County: LOS ANGELES, CA Census Tract: 1325.01 Total Rooms: 5
 Subdivision: 16470 Zoning: LAR1 Bedrooms: 3
 Rec Date: 06/04/2014 Prior Rec Date: 12/06/2004 Bath(F/H): 1 /
 Sale Date: 05/05/2014 Prior Sale Date: 11/09/2004 Yr Built/Eff: 1950 / 1957
 Sale Price: \$435,000 Prior Sale Price: \$400,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 576173 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$424,297 Lot Area: 6,903 Pool:
 Total Value: \$312,512 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.22 (miles)
 Address: 18942 VOSE ST, RESEDA, CA 91335-3933
 Owner Name: EDEN CRAIG & DEBORAH
 Seller Name: LUNA MICHAEL A
 APN: 2129-031-019 Map Reference: 14-B4 / 530-H5 Living Area: 1,119
 County: LOS ANGELES, CA Census Tract: 1325.01 Total Rooms: 5
 Subdivision: 17595 Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/28/2014 Prior Rec Date: 10/18/2012 Bath(F/H): 2 /
 Sale Date: 07/16/2014 Prior Sale Date: 08/21/2012 Yr Built/Eff: 1952 / 1952
 Sale Price: \$385,000 Prior Sale Price: \$335,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 779884 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$308,000 Lot Area: 7,140 Pool:
 Total Value: \$336,520 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:**5** Distance From Subject:**0.23 (miles)**
 Address: **19158 HARTLAND ST, RESEDA, CA 91335-3802**
 Owner Name: **POURDAVOUD FARZIN**
 Seller Name: **ARCHAIC PROPERTY LLC**
 APN: **2129-015-031** Map Reference: **14-B4 / 530-G6** Living Area: **1,430**
 County: **LOS ANGELES, CA** Census Tract: **1325.01** Total Rooms: **6**
 Subdivision: **17359** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **12/17/2014** Prior Rec Date: **01/07/2014** Bath(F/H): **2 /**
 Sale Date: **10/20/2014** Prior Sale Date: **12/23/2013** Yr Built/Eff: **1954 / 1954**
 Sale Price: **\$453,000** Prior Sale Price: **\$333,500** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1370378** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$271,800** Lot Area: **6,304** Pool:
 Total Value: **\$323,988** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**0.24 (miles)**
 Address: **6817 GEYSER AVE, RESEDA, CA 91335-4029**
 Owner Name: **GUERRA JOSE L**
 Seller Name: **SMITH EDNA M**
 APN: **2126-027-017** Map Reference: **14-B4 / 530-H6** Living Area: **1,110**
 County: **LOS ANGELES, CA** Census Tract: **1310.20** Total Rooms: **4**
 Subdivision: **9397** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/05/2014** Prior Rec Date: **02/14/1986** Bath(F/H): **1 /**
 Sale Date: **08/21/2014** Prior Sale Date: **01/1986** Yr Built/Eff: **1947 / 1947**
 Sale Price: **\$325,000** Prior Sale Price: **\$71,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1174043** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: Lot Area: **6,601** Pool:
 Total Value: **\$57,343** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**0.24 (miles)**
 Address: **19119 WELBY WAY, RESEDA, CA 91335-5025**
 Owner Name: **DURAN HENRY R**
 Seller Name: **SHAW ROSEANNE**
 APN: **2129-017-032** Map Reference: **14-B4 / 530-G6** Living Area: **1,304**
 County: **LOS ANGELES, CA** Census Tract: **1325.02** Total Rooms: **6**
 Subdivision: **16335** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **07/31/2014** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **07/11/2014** Prior Sale Date: Yr Built/Eff: **1951 / 1954**
 Sale Price: **\$400,000** Prior Sale Price: Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **798466** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$392,755** Lot Area: **6,156** Pool:
 Total Value: **\$70,747** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **PARKING AVAIL**

Comp #:**8** Distance From Subject:**0.25 (miles)**
 Address: **18919 VOSE ST, RESEDA, CA 91335-3934**
 Owner Name: **GOLASTANI MARK**
 Seller Name: **BAHARANCHI AKBAR**
 APN: **2129-032-009** Map Reference: **14-B4 / 530-H5** Living Area: **1,448**
 County: **LOS ANGELES, CA** Census Tract: **1325.01** Total Rooms: **5**
 Subdivision: **20616** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/10/2014** Prior Rec Date: **03/14/2013** Bath(F/H): **2 /**
 Sale Date: **11/06/2014** Prior Sale Date: **02/09/2013** Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$343,000** Prior Sale Price: **\$330,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1196029** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **5,499** Pool: **POOL**
 Total Value: **\$331,497** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK ATTACHED GARAGE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking:

Comp #:9 Distance From Subject:0.25 (miles)
 Address: 19101 ARCHWOOD ST, RESEDA, CA 91335-5002
 Owner Name: MAYO TERESA P
 Seller Name: MARINA HOMES CONSTRUCTION INC
 APN: 2129-018-034 Map Reference: 14-B4 / 530-G6 Living Area: 1,178
 County: LOS ANGELES, CA Census Tract: 1325.02 Total Rooms: 5
 Subdivision: 16335 Zoning: LAR1 Bedrooms: 3
 Rec Date: 06/05/2014 Prior Rec Date: 03/04/2014 Bath(F/H): 1 /
 Sale Date: 05/02/2014 Prior Sale Date: 12/11/2013 Yr Built/Eff: 1951 / 1951
 Sale Price: \$399,000 Prior Sale Price: \$220,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 582005 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$359,000 Lot Area: 6,188 Pool:
 Total Value: \$261,000 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.33 (miles)
 Address: 6720 KURL WAY, RESEDA, CA 91335-5210
 Owner Name: GRAY KANE J/KAHN JAMY
 Seller Name: RUTTENBERG DAVID P
 APN: 2126-036-023 Map Reference: 14-B4 / 530-H6 Living Area: 1,356
 County: LOS ANGELES, CA Census Tract: 1310.20 Total Rooms: 6
 Subdivision: 20976 Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/11/2014 Prior Rec Date: 05/26/2010 Bath(F/H): 2 /
 Sale Date: 06/13/2014 Prior Sale Date: 05/18/2010 Yr Built/Eff: 1956 / 1956
 Sale Price: \$478,000 Prior Sale Price: \$415,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 717218 Acres: 0.20 Fireplace: Y / 1
 1st Mtg Amt: \$376,000 Lot Area: 8,541 Pool: POOL
 Total Value: \$432,000 # of Stories: 1.00 Roof Mat: ROLL COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:11 Distance From Subject:0.33 (miles)
 Address: 19145 LEMAY ST, RESEDA, CA 91335-5006
 Owner Name: ROBISON VADA E
 Seller Name: ROBISON V 1995 TRUST
 APN: 2129-019-026 Map Reference: 14-B4 / 530-G6 Living Area: 1,278
 County: LOS ANGELES, CA Census Tract: 1325.02 Total Rooms: 6
 Subdivision: 16335 Zoning: LAR1 Bedrooms: 2
 Rec Date: 10/03/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 09/13/2014 Prior Sale Date: Yr Built/Eff: 1951 / 1952
 Sale Price: \$350,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 1050908 Acres: 0.14 Fireplace: /
 1st Mtg Amt: Lot Area: 6,242 Pool:
 Total Value: \$63,146 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:12 Distance From Subject:0.4 (miles)
 Address: 7055 SYLVIA AVE, RESEDA, CA 91335-3714
 Owner Name: IZARD MAURICE T & CARA N/LEON SANDRA L
 Seller Name: BISHOP GREGORY A & NICOLE K
 APN: 2129-007-014 Map Reference: 14-A4 / 530-G5 Living Area: 1,368
 County: LOS ANGELES, CA Census Tract: 1325.01 Total Rooms: 6
 Subdivision: 16270 Zoning: LAR1 Bedrooms: 4
 Rec Date: 09/25/2014 Prior Rec Date: 10/01/2009 Bath(F/H): 2 /
 Sale Date: 08/10/2014 Prior Sale Date: 07/29/2009 Yr Built/Eff: 1951 / 1953
 Sale Price: \$425,000 Prior Sale Price: \$335,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1013654 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$407,000 Lot Area: 6,988 Pool:
 Total Value: \$352,749 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE
 Land Use: SFR Park Area/Cap#: / 3 Parking: PARKING AVAIL

Comp #:13 Distance From Subject:0.45 (miles)
 Address: 6715 CAPPS AVE, RESEDA, CA 91335-5209
 Owner Name: HAZAN NOMI
 Seller Name: VASQUEZ JOSE O & REINA E
 APN: 2126-031-010 Map Reference: 14-B4 / 530-H6 Living Area: 1,416
 County: LOS ANGELES, CA Census Tract: 1310.20 Total Rooms: 5
 Subdivision: 16927 Zoning: LAR1 Bedrooms: 3
 Rec Date: 06/20/2014 Prior Rec Date: 10/29/2001 Bath(F/H): 2 /
 Sale Date: 06/11/2014 Prior Sale Date: 08/14/2001 Yr Built/Eff: 1951 / 1952
 Sale Price: \$1,697,727 Prior Sale Price: \$221,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 642450 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$332,000 Lot Area: 6,018 Pool:
 Total Value: \$266,321 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:14 Distance From Subject:0.45 (miles)
 Address: 6740 CAPPS AVE, RESEDA, CA 91335-5208
 Owner Name: ALMIRA ALDEN B & CHRISTY T
 Seller Name: RODGERS J P SR TRUST
 APN: 2126-030-010 Map Reference: 14-B4 / 530-H6 Living Area: 1,206
 County: LOS ANGELES, CA Census Tract: 1310.20 Total Rooms: 5
 Subdivision: 16927 Zoning: LAR1 Bedrooms: 3
 Rec Date: 06/11/2014 Prior Rec Date: Yr Built/Eff: 1951 / 1951
 Sale Date: 04/24/2014 Prior Sale Date: Air Cond:
 Sale Price: \$420,000 Prior Sale Price: Style: CONVENTIONAL
 Sale Type: FULL Prior Sale Type: Fireplace: Y / 1
 Document #: 602024 Acres: 0.24 Pool:
 1st Mtg Amt: \$378,000 Lot Area: 10,320 Roof Mat: COMPOSITION
 Total Value: \$60,553 # of Stories: 1.00 SHINGLE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:15 Distance From Subject:0.46 (miles)
 Address: 18712 LEMAY ST, RESEDA, CA 91335-5214
 Owner Name: IH5 PROPERTY WEST LP
 Seller Name: MEDINA ALFONSO J
 APN: 2126-035-023 Map Reference: 14-B4 / 530-H6 Living Area: 1,378
 County: LOS ANGELES, CA Census Tract: 1310.20 Total Rooms: 5
 Subdivision: 20976 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/08/2014 Prior Rec Date: 01/18/1979 Bath(F/H): 2 /
 Sale Date: 11/20/2014 Prior Sale Date: Yr Built/Eff: 1956 / 1956
 Sale Price: \$385,000 Prior Sale Price: \$73,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1320194 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$154,956 # of Stories: 1.00 Pool:
 Land Use: SFR Park Area/Cap#: / 2 Roof Mat: ROLL
 Parking: COMPOSITION
 PARKING AVAIL

Comp #:16 Distance From Subject:0.48 (miles)
 Address: 18958 CANTLAY ST, RESEDA, CA 91335-2641
 Owner Name: KERDOUNI SIROS
 Seller Name: SINAY AMIT & E 2009 TRUST
 APN: 2104-034-015 Map Reference: 14-B3 / 530-H5 Living Area: 1,386
 County: LOS ANGELES, CA Census Tract: 1317.02 Total Rooms: 6
 Subdivision: 18660 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/24/2014 Prior Rec Date: 04/21/2014 Bath(F/H): 2 /
 Sale Date: 11/21/2014 Prior Sale Date: 04/04/2014 Yr Built/Eff: 1956 / 1957
 Sale Price: \$455,000 Prior Sale Price: \$380,000 Air Cond: WINDOW
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1404223 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$409,454 Lot Area: 6,041 Pool: POOL
 Total Value: \$249,518 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT REESE**

Date: **February 17, 2015**

JOB ADDRESS: **6846 NORTH WYSTONE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2129-024-027**

CASE#: **504732**

ORDER NO: **A-3340443**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 30, 2013**

COMPLIANCE EXPECTED DATE: **October 30, 2013**

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

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3340443

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.

Comments: Demolish and remove the unpermitted/ unapproved detached storage room.

3. The approximate 15'x15' construction of a attached patio to the dwelling 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.

Comments: Demolish and remove the unpermitted/unapproved patio cover Also, if a new/permitted patio cover is constructed, maintain turning radius to detached garage.

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.

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If you have any questions or require any additional information please feel free to contact me at (818)374-9863.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: BR

Date: September 23, 2013

ROBERT REESE
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 9140
(818)374-9863
Robert.Reese@lacity.org

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REVIEWED BY