

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

September 08, 2015

Council District: # 14

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

JOB ADDRESS: **2551 EAST CHELSEA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5202-010-023**

On July 25, 2010, 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: **2551 East Chelsea Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed a 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)	582.54
Title Report Fee	42.00
Grand Total	\$ 2,549.54

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 **\$2,549.54** 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 **\$2,549.54** 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. T11932
 Dated as of: 07/02/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5202-010-023

Property Address: 2551 E CHELSEA ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Quitclaim Deed

Grantee : Maria Medina, a married woman as her sole and separate property

Grantor : Maria Medina, a married woman, Carolina Medina, a single woman, Socorro Medina, a single woman, Edward Fose Medina, a single man, and Mayra Medina, a single woman, as joint tenants

Deed Date : 10/16/2003

Recorded : 11/14/2003

Instr No. : 03 3436821

MAILING ADDRESS: Maria Medina,
 2551 Chelsea Street, Los Angeles, CA 90033

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 11 in Block 8 of Desoto Heights, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 31 Page(s) 71 and 72 of Miscellaneous Records in the Office of the County Recorder of said County.

Assessor's Parcel No: 5202-010-023

MORTGAGES/LIENS

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

Amount : \$234,500.00

Dated : 11/3/2005

Trustor : Maria Medina

Trustee : Fremont General Credit Corporation, a California Corporation

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

Work Order No.

SCHEDULE B (Continued)

Beneficiary : MERS, Inc., as nominee for Fremont Investment and Loan

Loan No. : MIN 1001944-1000284469-9

Recorded : 11/10/2005

Instr No. : 05 2724069

Maturity Date is: 12/1/2035

MAILING ADDRESS: Fremont Investment and Loan, 2727 E Imperial Highway, Brea CA 92821

MAILING ADDRESS: Fremont General Credit Corporation, a California Corporation, None Shown

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

An agreement to modify the terms and provisions of said security instrument as therein provided

Recorded : 1/6/2011

Instr No. : 20110027014

MAILING ADDRESS: Litton Loan Servicing LP, None Shown

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

Trustee : Quality Loan Service Corporation

Recorded : 7/27/2009

Instr No. : 20091136507

MAILING ADDRESS: Quality Loan Service Corporation, None Shown

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

Amount : \$12,960.00

Dated : 1/19/2007

Trustor : Maria Medina

Trustee : United Title Company, a California Corporation

Beneficiary : Pedro Gomez

Recorded : 1/22/2007

Instr No. : 20070129715

MAILING ADDRESS: United Title Company, a California Corporation, None Shown

MAILING ADDRESS: Pedro Gomez, None Shown

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

Amount : \$8,640.00

Dated : 5/25/2007

Trustor : Maria Medina

Trustee : United Title Company, a California Corporation

Beneficiary : Pedro Gomez

Recorded : 5/25/2007

Instr No. : 20071279942

MAILING ADDRESS: United Title Company, a California Corporation, None Shown

MAILING ADDRESS: Pedro Gomez, None Shown

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

Trustee : Gerard Warren

Recorded : 4/2/2008

Instr No. : 20080568585

MAILING ADDRESS: Gerard Warren, P.O. Box 1591 Montebello, CA 90640

LANDSAFE TITLE

11/14/03

2

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

03 3436821

Maria Medina
2551 Chelsea Street
Los Angeles, CA 90033

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 35968-YK

TITLE ORDER NO. 03293322

QUITCLAIM DEED

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 Los Angeles, **AND**

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

Maria Medina, a Married Woman, Carolina Medina, a Single Woman, Socorro Medina, a Single Woman, Edward Fose Medina, a Single Man, and Mayra Medina, a Single Woman, as Joint Tenants

hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to:

Maria Medina, a Married Woman as her sole and separate property

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

ALSO KNOWN AS: **2551 CHELSEA STREET, LOS ANGELES, CA 90033**

A.P.# **5202-010-023**

"This is a bonafide gift and the grantor received nothing in return, R&T 11911."

DATED October 16, 2003

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On NOVEMBER 07, 2003

before me, LAZARO MARTINEZ

a Notary Public in and for said State, personally appeared

MARIA MEDINA, CAROLINA MEDINA
SOCORRO MEDINA, EDWARD FOSE MEDINA
AND MAYRA MEDINA

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.

Maria S. Medina
Maria Medina

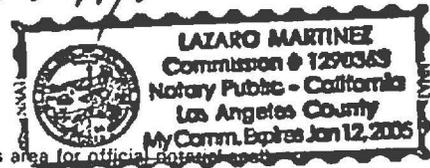
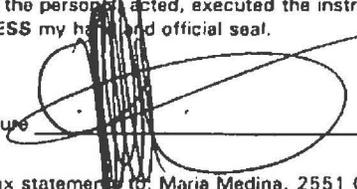
Carolina Medina
Carolina Medina

Socorro Medina
Socorro Medina

Edward Fose Medina
Edward Fose Medina

Mayra Medina
Mayra Medina

Signature



(This area for official notary use)

Mail tax statement to: **Maria Medina, 2551 Chelsea Street, Los Angeles, CA 90033**

RECORDER'S MEMO:
POOR RECORD IS DUE TO
QUALITY OF ORIGINAL DOCUMENT

11/10/05

2

FIDELITY-VAN NUYS
RECORDING REQUESTED BY:
Star Funding, Inc., Escrow Division

AND WHEN RECORDED MAIL TO:

05 2724068

Maria Medina
2551 Chelsea Street
Los Angeles, CA 90033

Order No. 19438370
Escrow No. 05072-SR
Parcel No. 5202-010-023

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

0*

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$ and CITY \$
Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances remaining at the time of sale.
unincorporated area: x Los Angeles and

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

Eduardo Medina, Spouse of Grantee

Hereby GRANTS REMISE, RELEASE AND QUITCLAIM to

Maria Medina, A Married Woman as Her Sole and Separate Property

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

Lot 11 in Block 8 of Desoto Heights, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 31 Page(s) 71 And 72 of Miscellaneous Records in the Office of the County Recorder of said County.

* "This conveyance establishes sole and separate property of a spouse, R&T 11911."

"It is the express intent of the Grantor, being the spouse of the Grantee to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as her sole and separate property."

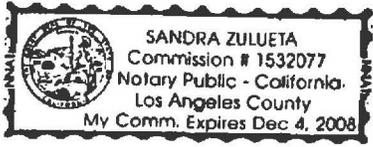
Dated Oct. 30, 2005

Eduardo Medina
Eduardo Medina

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S.

On Oct 30, 2005, before me, Sandra Zulueta,
personally appeared Eduardo Medina
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]



2

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

Maria Medina
2551 Chelsea Street
Los Angeles, CA 90033

01-1862440

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Affidavit Death Of Joint Tenant

THIS FORM PROVIDED BY: LAW OFFICES OF I. DAVID SMALL (310) 828-9352
233 Wilshire Blvd., Suite 400 Santa Monica, CA 90401

STATE OF CALIFORNIA)

County of LOS ANGELES)

Maria Medina, of legal age, being first duly sworn, deposes and says:

That Jose Rincon, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Jose Rincon, named as one of the parties in that certain Grant Deed dated August 30, 2000, executed by Jose Rincon to Jose Rincon, a single man and Maria Medina, a married woman as her sole and separate property, as joint tenants, recorded as Instrument No. 01-1581312, on August 24, 2001, of Official Records of Los Angeles County, California covering the following described real property:

Lot 11 in Block 8 of DeSoto Heights, as per map recorded in book 31, pages 71 and 72 of miscellaneous records in the office of the county recorder of said county.

More Commonly Known As: 2551 Chelsea Street
Los Angeles, CA 90033

Assessor's Parcel Number: 5202-010-023

Dated September 6th, 2001

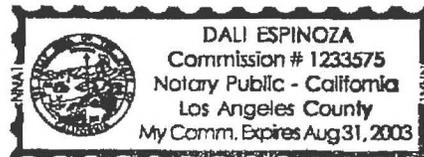
X Maria Medina
Maria Medina

SUBSCRIBED AND SWORN TO before me

this 6th day of September 2001

Signature Dali Espinoza

DALI ESPINOZA - NOTARY PUBLIC
Name (Typed or Printed)



Mail Tax Statement To: Maria Medina
2551 Chelsea Street, Los Angeles, CA 90033

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES • REGISTRAR-RECORDER/COUNTY CLERK

CERTIFICATE OF DEATH

3 200019040941

STATE OF CALIFORNIA USE BLANK FOR ONLY NO TRIBES, WHITEOUTS OR ALTERATIONS V. 11 (REV. 1/00)		LOCAL REGISTRATION NUMBER	
1. NAME (LAST, FIRST, MIDDLE) JOSE		3. LAST (FAMILY) RINCON	
4. DATE OF BIRTH M/M/DD/CCYY 11/18/1914	5. AGE AT DEATH 85	6. SEX M	7. DATE OF DEATH M/M/DD/CCYY 09/28/2000
8. STATE M/D/ST AZ	9. SOCIAL SECURITY NO. 563-09-3750	11. MILITARY SERVICE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	12. MARITAL STATUS Widowed
13. RACE White	15. HISPANIC - SPECIFY <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	13. EDUCATION - YEARS COMPLETED 12	
17. OCCUPATION Planner	18. KIND OF BUSINESS Aerospace	16. USUAL EMPLOYER Lockheed	
19. YEARS IN OCCUPATION 32			
20. RESIDENCE - STREET AND NUMBER OR LOCATION 2551 Chelsea St.			
21. CITY Los Angeles	22. COUNTY Los Angeles	23. ZIP CODE 90033	24. YRS IN COUNTY 72
25. STATE OR FOREIGN COUNTRY California			
26. NAME, RELATIONSHIP Michael Rincon, Son		27. MAILING ADDRESS (STREET AND NUMBER OR RURAL ROUTE NUMBER, CITY OR TOWN, STATE, ZIP) 5364 Somerset St. Los Angeles CA 90032	
28. NAME OF SURVIVING SPOUSE - FIRST		30. LAST (MAIDEN NAME)	
31. NAME OF FATHER - FIRST Augustine		33. LAST Rincon	
32. MIDDLE		34. BIRTH STATE TX	
35. NAME OF MOTHER - FIRST Reyes		37. LAST (MAIDEN) Gonzales	
36. MIDDLE		38. BIRTH STATE NM	
39. DATE M/M/DD/CCYY 10/03/2000			
40. PLACE OF FINAL DISPOSITION Resurrection Cemetery 966 N. Potrero Grande, Montebello CA 90640			
41. TYPE OF DISPOSITION Burial		42. SIGNATURE OF EMBALMER <i>Alvario Van Pelt</i>	
43. LICENSE NO. 7074		47. DATE M/M/DD/CCYY 10/02/2000	
44. NAME OF FUNERAL DIRECTOR Turner & Stevens, Alhambra		45. LICENSE NO. FD 17	
46. SIGNATURE OF LOCAL REGISTRAR <i>Mark [Signature]</i>		47. DATE M/M/DD/CCYY 10/02/2000	
101. PLACE OF DEATH Residence		102. IF HOSPITAL, SPECIFY ONE: <input type="checkbox"/> IP <input type="checkbox"/> ER/OP <input type="checkbox"/> OOA	
103. FACILITY OTHER THAN HOSPITAL <input type="checkbox"/> CONV. <input type="checkbox"/> MOSP. <input type="checkbox"/> RES. <input type="checkbox"/> CARE <input type="checkbox"/> OTHER		104. COUNTY Los Angeles	
105. STREET ADDRESS - STREET AND NUMBER OR LOCATION 2551 Chelsea St.		106. CITY Los Angeles	
107. DEATH WAS CAUSED BY (ENTER ONLY ONE CAUSE PER LINE FOR A, B, C, AND D) (A) METASTATIC COLON CANCER		108. DEATH REPORTED TO CORONER TIME INTERVAL BETWEEN ONSET AND DEATH MONTHS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
109. BIOPSY PERFORMED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		110. AUTOPSY PERFORMED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
111. USED IN DETERMINING CAUSE <input type="checkbox"/> YES <input type="checkbox"/> NO		112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107 NONE	
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? IF YES, LIST TYPE OF OPERATION AND DATE. NO			
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED DATE WHEN ATTENDED SINCE DECEASED LAST BECAME 08/11/2000 09/22/2000		115. SIGNATURE AND TITLE OF CERTIFIER <i>Eric Emont M.D.</i> ERIC EMONT M.D., 1515 N. VERMONT L.A. CA. 90027	
116. LICENSE NO. A041135		117. DATE M/M/DD/CCYY 09/28/2000	
118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP ERIC EMONT M.D., 1515 N. VERMONT L.A. CA. 90027		120. INJURY AT WORK <input type="checkbox"/> YES <input type="checkbox"/> NO	
121. INJURY DATE M/M/DD/CCYY		122. HOUR	
123. PLACE OF INJURY		124. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)	
119. MANNER OF DEATH <input type="checkbox"/> NATURAL <input type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE <input type="checkbox"/> PENDING INVESTIGATION <input type="checkbox"/> COULD NOT BE DETERMINED			
125. LOCATION - STREET AND NUMBER OR LOCATION AND CITY, ZIP			
126. SIGNATURE OF CORONER OR DEPUTY CORONER		127. DATE M/M/DD/CCYY	
128. TYPED NAME, TITLE OF CORONER OR DEPUTY CORONER		129. FAX AUTH. # 447-15833	
STATE REGISTRAR		CENSUS TRACT	

This is to certify that this document is a true copy of the official record filed with the Registrar-Recorder/County Clerk

01 1862440

Conny B. McCormack

CONNIE B. MCCORMACK
Registrar-Recorder/County Clerk

This copy not valid unless prepared on engraved border displaying the Seal and Signature of the Registrar-Recorder/County Clerk.

SEP 05 2001
19-615925



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

11/10/05

9/

FIDELITY-VAN NUYS

FIDELITY-VAN NUYS
Recording Request By:

05 2724069

Return To:
FREMONT INVESTMENT & LOAN
P.O. BOX 34078
FULLERTON, CA 92834-34078

Prepared By:
BARBARA LIGON

1000284469
19438370
5202-10-23

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1001944-1000284469-9

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 **November 3, 2005**, together with all Riders to this document.
- (B) "Borrower" is **MARIA MEDINA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY**

Borrower's address is **2551 CHELSEA STREET, LOS ANGELES, CA 90033**. Borrower is the trustor under this Security Instrument.

(C) "Lender" is **FREMONT INVESTMENT & LOAN**

Lender is a **CORPORATION** organized and existing under the laws of **CALIFORNIA**

CALIFORNIA-Single Family-Fannie Mae/Freddle Mac UNIFORM INSTRUMENT WITH MERS Form 3005 1/01

VMP -6A(CA) (0207)

Page 1 of 15

Initials: *H. S.M.*

VMP MORTGAGE FORMS - (800)521-7291



11/10/05

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Lender's address is

2727 E IMPERIAL HIGHWAY, BREA CA 92821

(D) "Trustee" is **FREMONT GENERAL CREDIT CORPORATION, A CALIFORNIA CORPORATION**

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated **November 3, 2005**

The Note states that Borrower owes Lender **Two Hundred Thirty-Four Thousand, Five Hundred and No/100** ----- Dollars

(U.S. \$ **234,500.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **December 1, 2035**

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

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

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

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

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

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

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

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

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

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

05 2724069

11/10/05

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(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of LOS ANGELES :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

LOT 11 IN BLOCK 8 OF DESOTO HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 71 AND 72 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel ID Number: 5202-010-023
2551 CHELSEA ST
LOS ANGELES
("Property Address"):

which currently has the address of
[Street]
[City], California 90033 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

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

05 2724069

11/10/05

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

Witnesses:

Maria Medina (Seal)
MARIA MEDINA -Borrower

_____ (Seal)
-Borrower

05 2724069

11/10/05

Handwritten mark

State of California
County of Los Angeles

} ss.

On November 3, 2005 before me, Hector Amendola, a notary public
personally appeared

Maria Socorro Medina

, ~~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] _____ (Seal)



05 2724069

After Recording Return To:
Brown & Associates
2316 Southmore
Pasadena, TX 77502

This document was prepared by Brown & Associates

Space Above This Line For Recording Data
MODIFICATION AGREEMENT
(Step Two of Two-Step Documentation Process)

Borrower ("I"): ¹ Maria Medina
Lender or Servicer ("Lender"): Litton Loan Servicing LP
Date of first lien mortgage, deed of trust, or security deed ("Mortgage") and Note ("Note"): 11/9/2005
and/or Document/Instrument Number 052724069
Loan Number: 40088692
Property Address ("Property"): 2551 Chelsea St, Los Angeles, CA 90033-1408
Legal Description: LOT 11 IN BLOCK 8 OF DESOTO HEIGHTS, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31
PAGES 71 AND 72 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.
Parcel: 5202-010-023

If my representations in Section 1 continue to be true in all material respects, then this Modification Agreement ("Agreement") will, as set forth in Section 3, amend and supplement (1) the Mortgage on the Property, and (2) the Note secured by the Mortgage. The Mortgage and Note together, as they may previously have been amended, are referred to as the "Loan Documents." Capitalized terms used in this Agreement and not defined have the meaning given to them in Loan Documents.

I understand that after I sign and return two copies of this Agreement to the Lender, the Lender will send me a signed copy of this Agreement. This Agreement will not take effect unless the preconditions set forth in Section 2 have been satisfied

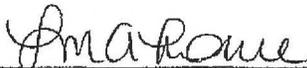
- 1 **My Representations** I certify, represent to Lender and agree:
- A. I am experiencing a financial hardship, and as a result, (i) I am in default under the Loan Documents, and (ii) I do not have sufficient income or access to sufficient liquid assets to make the monthly mortgage payments now or in the near future;
 - B. The Property has not been condemned;
 - C. There has been no change in the ownership of the Property since I signed the Loan Documents;
 - D. I have provided documentation for all income that I receive (and I understand that I am not required to disclose child support or alimony unless I chose to rely on such income when requesting to qualify for the Modification);

¹ If more than one Borrower or Mortgagor is executing this document, each is referred to as "I." For purposes of this document words signifying the singular (such as "I") shall include the plural (such as "we") and vice versa where appropriate.

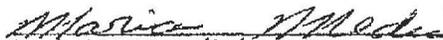
- M. I agree that if any document related to the Loan Documents and/or this Agreement is lost, misplaced, misstated, inaccurately reflects the true and correct terms and conditions of the loan as modified, or is otherwise missing, I will comply with the Lender's request to execute, acknowledge, initial and deliver to the Lender any documentation the Lender deems necessary. If the original promissory note is replaced, the Lender hereby indemnifies me against any loss associated with a demand on the original note. All documents the Lender requests of me under this Section 4.N. shall be referred to as "Documents." I agree to deliver the Documents within ten (10) days after I receive the Lender's written request for such replacement.
- N. If my Loan Documents govern a home equity loan or line of credit, then I agree that as of the Modification Effective Date, I am terminating my right to borrow new funds under my home equity loan or line of credit. This means that I cannot obtain additional advances, and must make payments according to this Agreement. (Lender may have previously terminated or suspended my right to obtain additional advances under my home equity loan or line of credit, and if so, I confirm and acknowledge that no additional advances may be obtained.)

In Witness Whereof, the Lender and I have executed this Agreement.

Mortgage Electronic Registration Systems, Inc – Nominee for Lender



By: Lori A. Lowe
Title: Asst Secretary
20101210_AM - CB - ModTrack Export - ALTMOD.txt



Maria Medina a/k/a Maria Succoro Medina

12-30-10
Date

BORROWER ACKNOWLEDGMENT

STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

On 12-30-2010 before me, Daniel Santos, a Notary Public, personally appeared MARIA SUCORO MEDINA

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

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal

Daniel Santos



(Seal)

LENDER ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HARRIS §

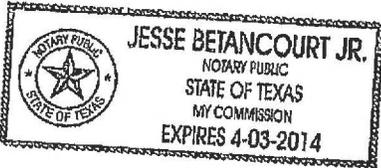
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Lori A Lowe, Assistant Secretary of Mortgage Electronic Registration Systems, Inc. well known to me to be the person and to hold such office, and that she acknowledged.

1. That she executed the same in my presence freely and voluntarily
2. That she is the proper corporate officer to perform such acts:
 - (a) That such act was taken under authority duly vested in her by said corporations by proper resolution of its Board of Directors;
 - (b) That she signed this proof to attest to the truth of these facts

SIGNED AND SWORN TO before me on this 1-3-11, 2010

WITNESS my hand and seal in the County and State last aforesaid

Notary Public in and for the State of Texas



Recording requested by

When recorded mail to

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



Space above this line for recorders use

TS # CA-09-269769-BL
MERS MIN No.:
100194410002844699

Order # 090252247-CA-MAI

Loan # 40088692

Substitution of Trustee

WHEREAS, MARIA MEDINA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY was the original Trustor, FREMONT GENERAL CREDIT CORPORATION, A CALIFORNIA CORPORATION was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT INVESTMENT & LOAN was the original Beneficiary under that certain Deed of Trust dated 11/3/2005 and recorded on 11/10/2005 as Instrument No. 05 2724069, in book xxx, page xxx of Official Records of LOS ANGELES County, CA, and

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

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

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

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

Substitution of Trustee - CA
TS # CA-09-269769-BL
Page 2

Dated: 4/8/2009

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

By *[Signature]* *[Signature]*
Denise Bailey Assistant Secretary

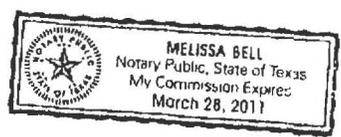
State of Texas
County of Harris

On 7/17/09 Date before me, Melissa Bell a notary public, personally appeared Denise Bailey who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *[Signature]* (Seal)



4

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

TS No.: **CA-09-269769-BL**

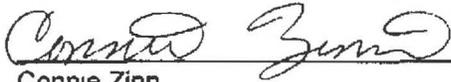
Trustor: **MARIA MEDINA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY**

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

2141 5th Avenue
San Diego, CA 92101

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

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed at San Diego, CA on 7/21/2009.



Connie Zinn

01/22/07

RECORDING REQUESTED BY

Gomez and Associates
AND WHEN RECORDED MAIL TO



20070129715

2

Name **Pedro Gomez**
Street Address **5256 E. Beverly Blvd.**
City & State **Los Angeles, CA 90022**
Zip **70702040**
Title Order No **70702040** Escrow No

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Short Form Deed of Trust and Assignment of Rents

This form furnished by United Title Company

THIS DEED OF TRUST, made this **19th** day of **January 2007**, between

MARIA MEDINA, a married woman as her sole and separate property

, herein called TRUSTOR,

whose address is **2551 Chelsea Street** **Los Angeles** **CA** **90033**
(number and street) (city) (state) (zip code)

UNITED TITLE COMPANY, a California corporation, herein called TRUSTEE, and

PEDRO GOMEZ, a single man

, herein called BENEFICIARY,

WITNESSETH That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in **LOS ANGELES** County, California, described as:

LOT 11 IN BLOCK 8 OF DESOTO HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 71 AND 72 OF RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A. P. N. 5202-010-023

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the rights, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits

For the purpose of securing: 1 Performance of each agreement of Trustor incorporated by reference or contained herein. 2 Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ **12,960.00** executed by Trustor in favor of Beneficiary or order

To protect the Security of This Deed of Trust, Trustor Agrees By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611						

San Diego Series 2 Book 1961, Page 183887

(which provisions, identical in all counties, are printed on the reverse of page 1 hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

4

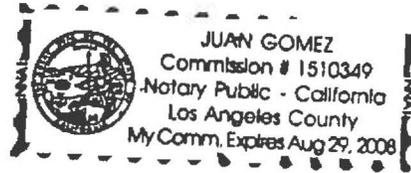
The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS

On January 19, 2007, before me the undersigned, a Notary Public in and for said State, personally appeared Maria Medina

Maria Medina
Maria Medina

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 *Juan Gomez*
Juan Gomez

(This area for official notarial seal)

07 0129715



United Title Company

REGIONAL OFFICES

LOS ANGELES COUNTY
3250 Wilshire Blvd 18th Floor
Los Angeles, CA 90010
(213) 385-3600

ORANGE COUNTY
1301 Dove Street, Suite 300
Newport Beach, CA 92660
(714) 724-3838

INLAND EMPIRE
RIVERSIDE/SAN BERNARDINO COUNTIES
1400 East Cooley Drive
Colton, CA 92324
(909) 370-3500

SAN DIEGO COUNTY
8880 Rio San Diego Drive, Suite 100
San Diego, CA 92108
(619) 497-0800

VENTURA COUNTY
4165 E Thousand Oaks Boulevard, Suite 290
Westlake Village, CA 91362
(805) 449-4242

DEED OF TRUST

WITH POWER OF SALE
(SHORT FORM)



United Title Company
(AS TRUSTEE)



HEAD OFFICE

3250 Wilshire Blvd, 18th Floor
Los Angeles, CA 90010
(213) 385-3600
Los Angeles, CA 90076

DO NOT RECORD

REQUEST
FOR FULL RECONVEYANCE

To be used only when note has been paid.

TO UNITED TITLE COMPANY: Trustee.

Dated

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

By

By

MAIL RECONVEYANCE TO:



Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee at P O Box 76925, Los Angeles, CA 90076 for cancellation before reconveyance will be made

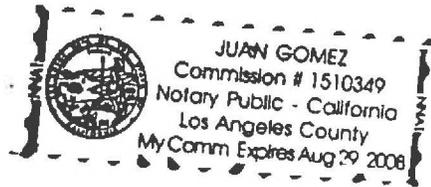
State of California
County of **Los Angeles**

On **January 19, 2007** before me, **Juan Gomez,**
A notary Public in and for said State,
personally appeared, **Maria Medina**

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.

Juan Gomez
Juan Gomez



07 0129715

RECORDING REQUESTED BY
Gomez and Associates
 AND WHEN RECORDED MAIL TO:

05/25/07

Name **Pedro Gomez**
 Street Address **5256 E. Beverly Blvd.**
 City & State **Los Angeles, CA 90022**
 Zip



20071279942

Title Order No. **70702040** Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Short Form Deed of Trust and Assignment of Rents

This form furnished by United Title Company

THIS DEED OF TRUST, made this **25th** day of **May** **2007**, between

MARIA MEDINA, a married woman as her sole and separate property, herein called TRUSTOR,

whose address is **2551 Chelsea St.** **Los Angeles** **CA** **90033**
(number and street) (city) (state) (zip code)

UNITED TITLE COMPANY, a California corporation, herein called TRUSTEE, and

PEDRO GOMEZ, a single man, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in **L O S A N G E L E S** County, California, described as:

LOT 11 IN BLOCK 8 OF DESOTO HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 31 PAGES 71 AND 72 OF THE MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. 5202-010-023

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the rights, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the purpose of securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of **\$ 8,640.00** executed by Trustor in favor of Beneficiary or order

To protect the Security of This Deed of Trust, Trustor Agrees. By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego Series 2					

San Diego Series 2 Book 1961, Page 183887

3

(which provisions, identical in all counties, are printed on the reverse of page 1 hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

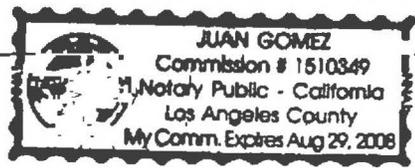
The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinafter set forth.

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS.

On May 25, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Maria Medina

Maria Medina
Maria Medina

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 Juan Gomez

(This area for official notarial seal)

4

State of California }
County of Los Angeles }

On May 25, 2007 before me, Juan Gomez, a notary public,
(Insert Name of Notary Public and Title)
personally appeared Maria Medina

personally known to me (or proved to me 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 Juan Gomez
Juan Gomez



2

RECORDING REQUESTED BY

Certified Trustee Services

WHEN RECORDED MAIL TO
Gerard Warren
P. O. Box 1591
Montebello, CA 90640



Space above this line for Recorder's use

SUBSTITUTION OF TRUSTEE BY BENEFICIARY

Whereas, **MARIA MEDINA, a married woman as her sole & separate property** was the original Trustor(s),
UNITED TITLE COMPANY, a California corporation was the original Trustee, and
PEDRO GOMEZ, a single man was the original Beneficiary
under that certain Deed of Trust dated **May 25, 2007** and recorded on **May 25, 2007**
as Instrument No. **2007-1279942** in the office of the County Recorder of **Los Angeles**
County, California and

Whereas, the undersigned is the present Beneficiary under said Deed of Trust, and
Whereas, the undersigned desire(s) to substitute a new Trustee in place and stead of said Original
Trustee thereunder,

Now, Therefore, the undersigned hereby substitutes **GERARD WARREN** whose address is:
P.O. Box 1591 Montebello, CA 90640, as Trustee under said Deed of Trust.

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

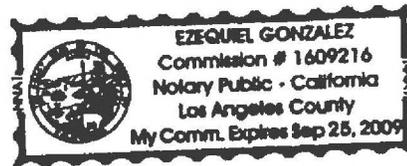
Dated: **March 28, 2008**

Beneficiary or present owner of record

Pedro Gomez

State of California,
County of **Los Angeles**

On **March 28, 2008** before me,
Ezequiel Gonzalez a Notary Public in and for
said State, personally appeared **Pedro Gomez**
who proved to me on the basis of satisfactory evidence
to be the person whose name is subscribed to the
within instrument and acknowledged that he executed
the same in his authorized capacity(ies), of which the
person(s) executed the Instrument.



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

WITNESS my hand and official seal

Signature
Ezequiel Gonzalez

RECORDING REQUESTED BY

Certified Trustee Services

AND WHEN RECORDED MAIL TO

Gerard Warren
P.O. Box 1591
Montebello, CA 90640-7591



Space above this line for Recorder's use

IMPORTANT NOTICE

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the date of this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$ 974.73 as of April 1, 2008 and will increase until your account becomes current.

While your property is in foreclosure, you still must pay 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 require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

7

To find out the amount you must pay, or to arrange for payment to stop foreclosure, or if your property is in foreclosure for any reason, contact:

Pedro Gomez, 5256 E. Beverly Blvd. Los Angeles, CA 90022 (323) 725-3995

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

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION. NOTICE IS HEREBY GIVEN: that **Gerard Warren**

is duly appointed Trustee under a Deed of Trust dated **May 25, 2007** executed by: **Maria Medina, a married woman as her sole & separate property** as Trustor to secure certain obligations in favor of **Pedro Gomez, a single man** as beneficiary, recorded **May 25, 2007** as instrument no. **2007-1279942**

of official records in the office of the County Recorder's of the **Los Angeles** County, California, as more fully described in the above mentioned Deed of Trust, said obligations including the note(s) for the sum of **\$ 8,640.00**

that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

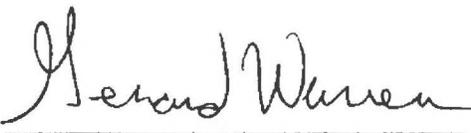
"THE INSTALLMENT OF PRINCIPAL AND INTEREST DUE August 26, 2007 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, [ADVANCES MADE FOR DELINQUENT TAXES, DELINQUENT PAYMENTS ON ANY SENIOR LIEN, DELINQUENT PAYMENTS ON FIRE INSURANCE PREMIUMS AND ATTORNEY FEE'S, PLUS CONTRACTUAL LATE CHARGES.]

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Dated: April 1, 2008

Certified Trustee Services

P.O. Box 1591
Montebello, CA 90640

By: 
Gerard Warren

Recording requested by
Quality Loan Service Corp

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



2

090252247

TS # CA-09-269769-BL

Loan # 40088692

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/3/2005. 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.

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

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

Trustor(s): **MARIA MEDINA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY**
Recorded: **11/10/2005 as Instrument No. 05 2724069 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California;**

Date of Sale: **8/17/2009 at 10:30 AM**
Place of Sale: **At the West side of the Los Angeles County Courthouse, directly facing Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, CA 90650**

Amount of unpaid balance and other charges: **\$254,210.86**
The purported property address is: **2551 Chelsea St
Los Angeles, CA 90033**

Assessors Parcel No. **5202-010-023**

The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, please refer to the referenced legal description for property location. In the event no common address or common designation of the property is provided herein directions to the location of the property may be obtained within 10 days of the date of first publication of this Notice of Sale by sending a written request to **Litton Loan Servicing LP 4828 Loop Central Drive Houston TX 77081**

Pursuant to California Civil Code §2923.54 the undersigned, on behalf of the beneficiary, loan servicer or authorized agent, declares as follows:

[1] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed;

[2] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 .

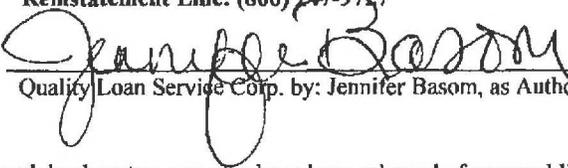
6

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

Date: 7/22/2009

Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101
619-645-7711 For NON SALE information only
Sale Line: 714-730-2727 or Login to: www.fidelityasap.com
Reinstatement Line: (800) 247-9727



Quality Loan Service Corp. by: Jennifer Basom, as Authorized Agent.

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only.

THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE.

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

02 0347600

Mail To:

1 I. David Small SBN: 080676
Law Offices of I. David Small
2 233 Wilshire Blvd., Suite 400
Santa Monica, CA 90401
3 (310) 574-3037
4 (310) 574-1327 fax

5 I. David Small, Petitioner In Pro Per

6
7
8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 COUNTY OF LOS ANGELES

10 I. DAVID SMALL,
11 Petitioner,
12 vs.
13 MARIA MEDINA,
14 Respondent.

Case No. BS 073 233

NOTICE OF PENDENCY OF ACTION
(LIS PENDENS)

15
16 PLEASE TAKE NOTICE that the above captioned action by
17 I. David Small, against Maria Medina affects title to and/or
18 possession of real property, legally described as:

19
20 Lot 11 in Block 8 of DeSoto Heights as per map
21 recorded in Book 31, Pages 71 and 72 of Miscellaneous
22 Records in the office of the County Recorder of said
23 county; APN 5202 010 023;

24 ///
25 ///

1 and more commonly known as 2551 Chelsea Street in the city and
2 county of Los Angeles.

3
4 Dated: FEB. 12, 2002

By: 
I David Small, Attorney in
Pro Per

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PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action. My business address is 233 Wilshire Blvd. Ste. 400, Santa Monica, CA 90401.

On February 13, 2002, I served the foregoing document described as:

NOTICE OF PENDENCY OF ACTION (LIS PENDENS)

by placing () originals (XX) copies to all interested parties herein below mentioned:

Maria Medina
2551 Chelsea Street
Los Angeles, CA 90033

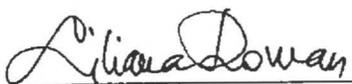
(XX) (BY FIRST CLASS MAIL). I am readily familiar with the firm's practice of collection and processing correspondence for mailing. Under that practice, it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid in Santa Monica, California in the ordinary course of business. I am aware that on motion of the party served, services is presumed invalid if postal cancellation date or postage meter is more than one day after date of deposit for mailing in affidavit.

() (BY PERSONAL SERVICE). I personally served the document(s) named above to all interested parties.

() (BY FACSIMILE). I personally faxed the document(s) named above to all interested parties at _____.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed this 13th day of February, 2002, at Santa Monica, California.


Liliana Roman

11/14/03

2

LANDSAFE TITLE

03 3436819

RECORDING REQUESTED BY

I. David Small, Esq.

AND WHEN RECORDED MAIL TO

Law Offices of I. David Small
233 Wilshire Blvd., Suite 400
Santa Monica, CA 90401

0293322-75
5202-010-023

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES, CENTRAL DISTRICT**

I. DAVID SMALL,

Petitioner,

vs.

MARIA MEDINA,

Respondent.

Case No. BS 073 233

NOTICE OF WITHDRAWAL OF NOTICE
OF PENDENCY OF ACTION (LIS
PENDENS)

CCP § 405.50

PLEASE TAKE NOTICE that I. DAVID SMALL withdraws the notice of pendency of action recorded in this action on February 13, 2002, as Instrument No. 02-347600 of official records, in the office of Los Angeles County, California, so that it does not (1) constitute constructive or actual notice of any of the matters contained, claimed, alleged, or contended in it or of any matters relating to this lawsuit or (2) create any duty of inquiry in any person dealing with the affected property described in the notice after the date of recordation of this notice of withdrawal.

10366983-151

11/14/03

3

The notice of pendency of action that is withdrawn concerned real property located in Los Angeles, County, California, commonly known as 2551 Chelsea Street and described as follows:

Lot 11 in Block 8 of De Soto Heights as per map recorded in Book 31, Pages 71 and 72 of Miscellaneous Records in the office of the County Recorder of said county.

The Assessor's Parcel Number is: 5202-010-023.

Dated: OCT. 8, 2003

LAW OFFICES OF I. DAVID SMALL

By:

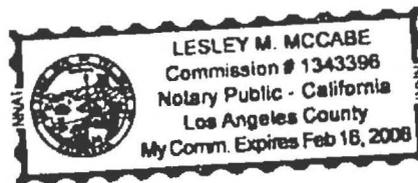
[Signature]
I David Small, In Pro Per

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On October 8, 2003, before me, Lesley M. McCabe, personally appeared I. DAVID SMALL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary



03 3436819

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

2

NAME Maria Medina
STREET ADDRESS 2551 Chelsea Street
CITY Los Angeles, CA
STATE California
ZIP 90033

03 2764423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

HOMESTEAD DECLARATION

I, Maria Medina

(Full Name of Declarant(s))

do hereby certify and declare as follows:

(1) I hereby claim as a declared homestead the premises located in the City of Los Angeles, County of Los Angeles, State of California commonly known as 2551 Chelsea Street
Los Angeles, CA 90033

(Street Address)

and more particularly described as follows: [Give complete legal description]

Lot 11 in block 8 of Desoto Heights, as per map recorded in book 31, pages 71 and 72 of Miscellaneous records in the County recorder of said County.

(2) I am the declared homestead owner of the above declared homestead.

(3) I own the following interest in the above declared homestead:

(4) The above declared homestead is [strike inapplicable clause] my principal dwelling, and [strike inapplicable clause] the principal dwelling of my spouse, and I am currently residing on that declared homestead.

(5) The facts stated in this Declaration are true as of my personal knowledge.

Dated September 3rd, 2003

Maria S. Medina
(Signature of Declarant(s))
MARIA SOCORRO MEDINA

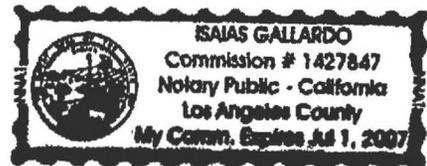
STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 9/03/03 before me, Isaias Gallardo Notary Public personally appeared
(Name/Title i.e. "Jane Doe, Notary Public")

Maria Medina
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.



Isaias Gallardo
(Signature of Notary)

(Seal)



EXHIBIT B

ASSIGNED INSPECTOR: **RUBEN REYES**

Date: **September 08, 2015**

JOB ADDRESS: **2551 EAST CHELSEA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5202-010-023**

Last Full Title: **07/02/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARIA MEDINA
2551 CHELSEA ST.
LOS ANGELES, CA 90033 CAPACITY: OWNER

- 2). FREMONT INVESTMENT AND LOAN
2727 E. IMPERIAL HWY.
BREA, CA 92821 CAPACITY: INTERESTED PARTIES

- 3). GERARD WARREN
P.O. BOX 1591
MONTEBELLO, CA 90640 CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
2551 CHELSEA ST, LOS ANGELES, CA 90033-1408

**Owner Information**

Owner Name: **MEDINA MARIA**
 Mailing Address: **2551 CHELSEA ST, LOS ANGELES CA 90033-1408 C023**
 Vesting Codes: **MW // SE**

Location Information

Legal Description:	DE SOTO HEIGHTS LOT 11	APN:	5202-010-023
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2031.00 / 2	Subdivision:	DE SOTO HEIGHTS
Township-Range-Sect:		Map Reference:	45-B2 /
Legal Book/Page:		Tract #:	
Legal Lot:	11	School District:	LOS ANGELES
Legal Block:	8	School District Name:	
Market Area:	BOYH	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/10/2005 / 10/30/2005	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	2724069
Document #:	2724068		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	929	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1940 / 1945	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		
Other Improvements:	FENCE;PLAY/RMPS ROOM				

Site Information

Zoning:	LARD1.5	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,713	Lot Width/Depth:	50 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$185,420	Assessed Year:	2015	Property Tax:	\$2,320.83
Land Value:	\$140,667	Improved %:	24%	Tax Area:	4
Improvement Value:	\$44,753	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$178,420				

Comparable Sales Report

For Property Located At

2551 CHELSEA ST, LOS ANGELES, CA 90033-1408

6 Comparable(s) Selected.

Report Date: 09/08/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$270,000	\$390,000	\$330,833
Bldg/Living Area	929	822	1,011	912
Price/Sqft	\$0.00	\$267.06	\$474.45	\$367.65
Year Built	1940	1911	1949	1929
Lot Area	6,713	2,753	7,880	5,549
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$185,420	\$23,819	\$297,000	\$172,454
Distance From Subject	0.00	0.03	0.46	0.34

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.03 (miles)
Address:	1278 RICARDO ST, LOS ANGELES, CA 90033-1419		
Owner Name:	LAGATTA WESLEY L		
Seller Name:	AVILEZ JOSEPHINE		
APN:	5202-010-018	Map Reference:	45-B2 /
County:	LOS ANGELES, CA	Census Tract:	2031.00
Subdivision:	DE SOTO HEIGHTS	Zoning:	LARD1.5
Rec Date:	07/10/2015	Prior Rec Date:	
Sale Date:	06/27/2015	Prior Sale Date:	
Sale Price:	\$270,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	835550	Acres:	0.18
1st Mtg Amt:		Lot Area:	7,880
Total Value:	\$23,819	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,011
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1911 / 1911
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.27 (miles)
Address:	1000 TREMONT ST, LOS ANGELES, CA 90033-2039		
Owner Name:	LOPEZ ABRAHAM		
Seller Name:	MENA LEOBARDO & VIRGINIA		
APN:	5177-009-001	Map Reference:	45-B3 /
County:	LOS ANGELES, CA	Census Tract:	2032.00
Subdivision:	ROSSS CARNATION TR	Zoning:	LAR2
Rec Date:	05/01/2015	Prior Rec Date:	03/09/1992
Sale Date:	04/20/2015	Prior Sale Date:	03/1992
Sale Price:	\$290,000	Prior Sale Price:	\$130,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	502798	Acres:	0.06
1st Mtg Amt:	\$275,500	Lot Area:	2,753
Total Value:	\$155,874	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	870
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1922 / 1926
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.39 (miles)
Address:	2746 WABASH AVE, LOS ANGELES, CA 90033-2603		
Owner Name:	GUTIERREZ ALFREDO & RAQUEL		
Seller Name:	PARAMOUNT VILLAS LLC		
APN:	5177-013-020	Map Reference:	45-B3 /
County:	LOS ANGELES, CA	Census Tract:	2037.10
Subdivision:	FOREST HEIGHTS	Zoning:	LARD1.5
Rec Date:	02/11/2015	Prior Rec Date:	08/13/2014
Sale Date:	09/17/2014	Prior Sale Date:	08/11/2014
Sale Price:	\$390,000	Prior Sale Price:	\$268,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	151612	Acres:	0.14
1st Mtg Amt:	\$292,500	Lot Area:	5,918
Total Value:	\$268,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	822
		Total Rooms:	2
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1921 / 1923
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	

Comp #:	4	Distance From Subject:	0.44 (miles)
Address:	1259 ATWOOD ST, LOS ANGELES, CA 90063-2618		
Owner Name:	CASTRUITA SUZANNE		
Seller Name:	BLUE BEAR CAPITAL CORP		
APN:	5229-008-008	Map Reference:	45-C3 /
County:	LOS ANGELES, CA	Census Tract:	2032.00
Subdivision:	8453	Zoning:	LAR1
Rec Date:	02/18/2015	Prior Rec Date:	
Sale Date:	01/06/2015	Prior Sale Date:	
Sale Price:	\$355,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	176953	Acres:	0.11
1st Mtg Amt:	\$332,500	Lot Area:	4,753
Total Value:	\$255,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	903
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1949 / 1949
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.46 (miles)
Address:	1244 ATWOOD ST, LOS ANGELES, CA 90063-2604		
Owner Name:	JAUREGUI DANIEL/COLLINS MICHAEL		
Seller Name:	RODRIGUEZ ANTHONY P		
APN:	5229-009-006	Map Reference:	45-C3 /
County:	LOS ANGELES, CA	Census Tract:	2032.00
Subdivision:	8453	Zoning:	LAR1
Rec Date:	01/28/2015	Prior Rec Date:	09/26/2014
Sale Date:	12/16/2014	Prior Sale Date:	09/04/2014
Sale Price:	\$365,000	Prior Sale Price:	\$200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	97266	Acres:	0.11
1st Mtg Amt:	\$330,125	Lot Area:	4,988
Total Value:	\$297,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	858
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1949 / 1949
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.46 (miles)
Address:	2450 HOUSTON ST, LOS ANGELES, CA 90033-2520		
Owner Name:	WALKER AVENUE INVESTORS LLC		
Seller Name:	DE LA REE ROBERTO		
APN:	5177-021-003	Map Reference:	45-B3 /
County:	LOS ANGELES, CA	Census Tract:	2037.10
Subdivision:	BROOKLYN HEIGHTS GANAHL TR	Zoning:	LAR3
Rec Date:	02/17/2015	Prior Rec Date:	11/04/1968
Sale Date:	01/05/2015	Prior Sale Date:	
Sale Price:	\$315,000	Prior Sale Price:	\$18,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	169792	Acres:	0.16
1st Mtg Amt:		Lot Area:	7,002
Total Value:	\$35,032	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,008
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1924 / 1926
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: RUBEN REYES

Date: September 08, 2015

JOB ADDRESS: 2551 EAST CHELSEA STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5202-010-023

CASE#: 214023

ORDER NO: A-2555099

EFFECTIVE DATE OF ORDER TO COMPLY: June 30, 2010

COMPLIANCE EXPECTED DATE: July 25, 2010

DATE COMPLIANCE OBTAINED: No Compliance To Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2555099

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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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

MEDINA, MARIA
2551 CHELSEA ST
LOS ANGELES, CA 90033

CASE #: 214023
ORDER #: A-2555099
EFFECTIVE DATE: June 30, 2010
COMPLIANCE DATE: July 25, 2010

LPK
JUN 24 2010

OWNER OF
SITE ADDRESS: 2551 E CHELSEA ST
ASSESSORS PARCEL NO.: 5202-010-023
ZONE: RD1.5; Min. Per Unit 1,500

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Comments: Unapproved construction includes, but is not limited to;
Interior partition walls, wall construction enclosing the original door openings, plumbing (water supply, waste and vents, fixtures; including kitchen sink, bathtub/shower, vanity sink, toilet), electrical.

2. The construction of an approximate 12'X 28' Patio Roof attached at the rear of the Single Family 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 permits.
2) Restore the existing structures to its originally approved condition. OR
3) Submit plans, obtain the required permits and make the structures comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

Location: Constructed between the house and the garage/guest room.

Comments: Construction has enclosed approximately 10'X 21' of this unapproved 12'X 38' patio roof.

3. The construction of an approximate 10'X 23' addition to the garage/guest room was/is constructed without the required permits and approvals.

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

OR

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

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

Location: Located at the rear of the garage/guest room.

4. Unapproved construction. The approximate 10'X 11' patio roof attached at the rear of the garage/guest room was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

5. Failure to provide or maintain the required off street parking.

You are therefore ordered to: 1) Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A.4.(h) and 12.21A.4.(m) of the L.A.M.C.

Comments: The unapproved construction at the garage has eliminated the required access and the required parking area.

Supplemental to Order to Comply #1707024 with the effective date 03.03.2008.

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.

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

PENALTY WARNING:

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

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)252-3051.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: June 24, 2010

JOHN STEPHENS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3051


REVIEWED BY

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