

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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

November 9, 2015

Council District: # 12

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

JOB ADDRESS: **15819 WEST LASSEN STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2669-025-001**

On October 4, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **15819 West Lassen Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order on October 3, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 550.00
Late Charge/Collection Fee (250%)	2,215.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Accumulated Interest (1%/month)	646.15
Title Report Fee	42.00
Grand Total	\$ 3,859.71

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,859.71** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept. 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,859.71** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T12302
Dated as of: 08/15/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2669-025-001

Property Address: 15819 W LASSEN ST **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Edwin Serrano and Tania Veronica Serrano, husband and wife as joint tenants

Grantor : Edwin Serrano, a married man as his sole and separate property

Deed Date : 11/30/2010

Recorded : 11/30/2010

Instr No. : 20101741829

MAILING ADDRESS: Edwin Serrano and Tania Veronica Serrano,
15819 Lassen Street, North Hills, CA 91343

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 1 of Tract No 16376, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 507 Pages 5 and 6 of Maps, in the Office of the County Recorder of said County

Assessor's Parcel No: 2669-025-001

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 : \$412,000.00

Dated : 12/12/2005

Trustor : Edwin Serrano

Trustee : Equity Title Co

Beneficiary : MERS, Inc., as nominee for First Franklin a division of Nat City Bank of IN

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. T12302

SCHEDULE B (Continued)

Loan No. : MIN 100425240005982977

Recorded : 12/23/2005

Instr No. : 05 3170213

Maturity Date is: 1/1/2036

MAILING ADDRESS: Equity Title Co – None Shown

MAILING ADDRESS: First Franklin c/o Security Connections
1935 international Way Idaho Falls, ID 83402

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

Assignment of the above referenced security instrument is as follows:

Assignee : Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan
Trust 2006-FF4, Asset-Backed Certificates, Series 2006-FF4

Recorded : 5/20/2014

Instr No. : 20140519818

MAILING ADDRESS: Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage
Loan Trust 2006-FF4, Asset-Backed Certificates, Series 2006-FF4 – C/o M.E. Wileman
2860 Exchange Blvd. No. 100 Southlake, TX 76092

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

Trustee : Cal-Western Reconveyance Corporation a California Corporation

Recorded : 9/29/2010

Instr No. : 20101384161

MAILING ADDRESS: Cal-Western Reconveyance Corporation a California Corporation
525 East Mail Street P.O. Box 22004 EL Cajon CA 92022-9004

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

Trustee : NBS Default Services, LLC

Recorded : 3/27/2015

Instr No. : 20150332965

MAILING ADDRESS NBS Default Services, LLC 301 E. Ocean Blvd, Suite 1720 Long Beach, CA 90802

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

Amount : \$103,000.00

Dated : 12/12/2005

Trustor : Edwin Serrano

Trustee : Equity Title Co

Beneficiary : MERS, Inc., as nominee for First Franklin a division of Nat City Bank of IN

Loan No. : MIN 100425240005982985

Recorded : 12/23/2005

Instr No. : 05 3170214

Maturity Date is: 1/1/2021

MAILING ADDRESS: Equity Title Co – None Shown

MAILING ADDRESS: First Franklin c/o Security Connections

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. T12302

SCHEDULE B (Continued)

1935 international Way Idaho Falls, ID 83402

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

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

Executed by : NBS Default Services, LLC

Recorded : 4/27/2015

Instr No. : 20150471198

MAILING ADDRESS NBS Default Services, LLC 301 E. Ocean Blvd, Suite 1720 Long Beach, CA 90802

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 3/8/2013

Instr No. : 20130355934

Mailing Address: Edwin and Tania V Serrano, 15819 Lassen St North Hills CA, 91343

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

Recording Requested By
Edwin B. & Tania V. Serrano

When recorded mail document to
NAME Edwin B. & Tania V Serrano
ADDRESS 15819 Lassen Street

CITY North Hills
STATE & ZIP CA 91343



Above Space for Recorder's Use Only

APN: 2669-025-001

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0.00

CITY TAX \$ 0.00

- ☒ computed on full value of property conveyed, or
☐ computed on full value of items or encumbrances remaining at time of sale,
☐ Unincorporated area ☒ City of North Hills, and

FOR A FULL VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Edwin Serrano, a married man as his sole and separate property

hereby GRANT(s) to Edwin Serrano and Tania Veronica Serrano husband and wife
as joint tenants.

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

Lot 1 of Tract No 16376, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in
book 507 pages 5 and 6 of maps, in the Office of the County Recorder of said County

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

Edwin Serrano

Dated: November 30, 2010

STATE OF CALIFORNIA

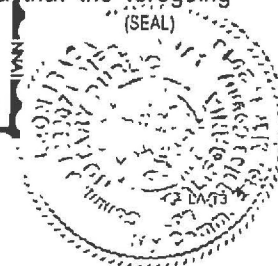
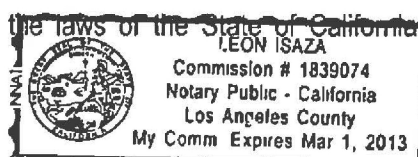
COUNTY OF Los Angeles) SS.

On 11/30/2010 before me, LEON ISAZA a Notary Public, personally
appeared Edwin Serrano 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 signatures(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Leon Isaza



MAIL TAX STATEMENTS TO ADDRESS AS SHOWN ABOVE

12/23/05

RECORDING REQUESTED BY
FINAL LOAN DOCS

AND WHEN RECORDED MAIL TO

FIRST FRANKLIN
c/o SECURITY CONNECTIONS
1935 INTERNATIONAL WAY
IDAHO FALLS, ID 83402

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100425240005982977

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 December 12, 2005, together with all Riders to this document.

(B) "Borrower" is EDWIN SERRANO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY.

Borrower is the trustor under this Security Instrument.

(C) "Lender" is FIRST FRANKLIN, A DIVISION OF NAT. CITY BANK OF IN.
Lender is a National Association
the laws of United States of America
2150 NORTH FIRST STREET, SAN JOSE, California 95131

organized and existing under
Lender's address is

(D) "Trustee" is EQUITY TITLE CO.

(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 December 12, 2005. The Note states that Borrower owes Lender Four Hundred Twelve Thousand and no/100 Dollars (U.S. \$412,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than January 01, 2036.

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

05 3170213

12/23/05

✓ 4

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

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

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

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

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

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

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

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

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

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

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

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

12/23/05

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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

[Type of Recording Jurisdiction]

of LOS ANGELES
[Name of Recording Jurisdiction]

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SEE EXHIBIT A

which currently has the address of

15819 LASSEN STREET
[Street]

(NORTH HILLS AREA), LOS ANGELES, California
[City]

91343
[Zip Code]

("Property Address"):

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 of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash, (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity, or (d) Electronic Funds Transfer.

05 3170213

12/23/05

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 through 12 of this Security Instrument and in any Rider executed by Borrower and recorded with it.


EDWIN SERRANO

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

Witness:

Witness:

State of California
County of Los Angeles

On December 17, 2005
personally appeared EDWIN SERRANO

before me, M. Perez

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: 



Recording Requested by: M. E. Wileman

PLEASE FORWARD RECORDED DOCUMENT TO:
DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE
LOAN TRUST 2006-FF4, ASSET-BACKED
CERTIFICATES, SERIES 2006-IF4

c/o M. E. Wileman
2860 Exchange Blvd. # 100
Southlake, TX 76092



(CORRECTIVE)


Assignment of Deed of Trust

Send Any Notices To Assignee.

For Valuable Consideration, the undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN ITS SUCCESSORS AND ASSIGNS P.O. Box 2026, Flint, MI 48501-2026 (Assignor)** by these presents does assign and set over, without recourse, to **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF4, ASSET-BACKED CERTIFICATES, SERIES 2006-FF4 C/O SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD #300, HIGHLANDS RANCH, CO 80129 (Assignee)** the described deed of trust with all interest, all liens, any rights due or to become due thereon, executed by **EDWIN SERRANO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN ITS SUCCESSORS AND ASSIGNS**. Trustee: **EQUITY TITLE CO** Said deed of trust **Dated: 12/12/2005** is recorded in the **State of CA, County of Los Angeles on 12/23/2005, Document 05 3170213 AMOUNT: \$ 412,000.00** *THIS ASSIGNMENT IS BEING RECORDED TO CORRECT THE ASSIGNEE ON ASSIGNMENT RECORDED ON 09/29/2010 IN DOC#: 20101384162* Property Address: 15819 LASSEN STREET, (NORTH HILLS AREA), LOS ANGELES, CA 91343

IN WITNESS WHEREOF, the undersigned corporation/trust has caused this instrument to be executed as a sealed instrument by its proper officer. Executed on: May 9, 2014
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN ITS SUCCESSORS AND ASSIGNS

By:



Robin Mathews, Assistant Secretary

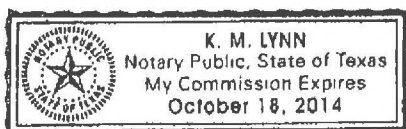


SERRANO PAS *12097346*

State of Texas, County of Tarrant

Before me, K. M. Lynn, Notary Public, personally appeared, Robin Mathews, Assistant Secretary known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on 05/09/2014.



Notary public, K. M. Lynn
My commission expires: October 18, 2014

1008071113 MIN 100425240005982977 MERS Phone 888-679-6377

CA Los Angeles

SLS/ASMT/FFMLT#392

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

100476072

LOAN NO:XXXXXX1002

T.S. NO.:1293805-02 MERS ID: 100425240005982977

WHEREAS, EDWIN SERRANO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY was the original Trustor, EQUITY TITLE CO was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT CITY BANK OF IN was the original Beneficiary under that certain Deed of Trust dated December 12, 2005 and recorded on December 23, 2005 as Instrument No. 05 3170213, in book XX, page XX of Official Records of LOS ANGELES County, California, and

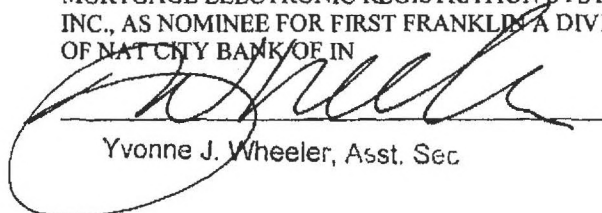
WHEREAS, the undersigned is present Beneficiary under said Deed of Trust, and WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of present Trustee thereunder, in the manner in said Deed of Trust provided.

NOW, THEREFORE, the undersigned hereby substitutes, CAL-WESTERN RECONVEYANCE CORPORATION a California Corporation whose address is 525 EAST MAIN STREET, P.O. BOX 22004, EL CAJON CA 92022-9004 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.

Effective Date: 08-06-2010

8-5-10

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., AS NOMINEE FOR FIRST FRANKLIN A DIVISION
OF NAT CITY BANK OF IN



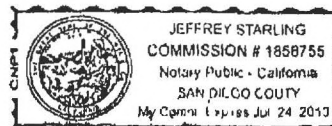
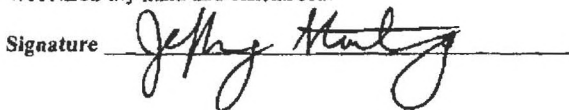
Yvonne J. Wheeler, Asst. Sec

State of California
County of San Diego

On SEP 08 2010 before me, Jeffrey Starling
a Notary Public, personally appeared Yvonne J. Wheeler, 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. (Seal)

WITNESS my hand and official seal

Signature



17A



**CAL-WESTERN
RECONVEYANCE
CORPORATION**

3

T.S. NO. 1298805-02
LOAN NO. XXXXXX 1082

AFFIDAVIT OF MAILING SUBSTITUTION OF TRUSTEE
PURSUANT TO CALIFORNIA CIVIL CODE §2934a

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

THE UNDERSIGNED BEING SWORN, SAY(S):

A COPY OF THE SUBSTITUTION OF TRUSTEE HAS BEEN MAILED, PRIOR TO OR CONCURRENTLY WITH THE RECORDING THEREOF, IN THE MANNER PROVIDED IN SECTION 2934a OF THE CIVIL CODE OF CALIFORNIA, TO ALL PERSONS TO WHOM A COPY OF THE NOTICE OF DEFAULT WOULD BE REQUIRED TO BE MAILED BY THE PROVISIONS OF SUCH SECTION.

Dated: 9.24.10

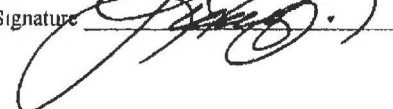

Carrie Dickman

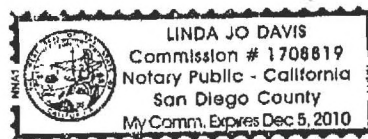
State of California
County of San Diego

On 9/24/2010 before me, Linda Jo Davis, a Notary Public, personally appeared Carrie Dickman, 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.

(Seal)

Signature 



ASUB DOC

Rev 10/02/09

Cal-Western Reconveyance Corporation
525 East Main Street, El Cajon, California 92020 • P.O. Box 22004, El Cajon, California 92022-9004
TEL: (619) 590-9200 • FAX: (619) 590-9299 • Website: www.cwrc.com

APN:2669-025-001
Recording Requested By
NBS Default Services, LLC

When recorded, mail to:
NBS Default Services, LLC
301 E. Ocean Blvd. Suite 1720
Long Beach, CA 90802



Trustee's Sale No: 9462-2402

SUBSTITUTION OF TRUSTEE

WHEREAS EDWIN SERRANO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY was the original Trustor, and EQUITY TITLE CO was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT CITY BANK OF IN, ITS SUCCESSORS AND ASSIGNS was the original Beneficiary under that certain Deed of Trust dated 12/12/2005, and recorded on 12/23/2005 under Instrument No.: 05 3170213, Official Records of Los Angeles County, California; and **WHEREAS**, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FFMLT TRUST 2006-FF4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF4, 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 the place and instead of said original Trustee or previously substituted Trustee;

NOW, THEREFORE, the undersigned hereby substitutes NBS DEFAULT SERVICES, LLC, whose address is 301 E. Ocean Blvd. Suite 1720, Long Beach, CA 90802, as Successor 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: MAR 12 2015

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR FFMLT TRUST 2006-FF4, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2006-FF4 by
Specialized Loan Servicing LLC, its attorney-in-fact

By: [Signature]
Name: Ami McKernan
Title: Second Assistant Vice President

State of Colorado
County of Douglas

The foregoing instrument was acknowledgment before me this MAR 12 2015 by
Ami McKernan Second Assistant Vice President Specialized Loan Servicing LLC, a Delaware
Limited Liability Company, on behalf of the LLC.

[Signature]
(Notary's official Signature)
3-6-2018
(Commission Expiration)

LORI ANN HEID
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144010513
MY COMMISSION EXPIRES 03/06/2018

RECORDING REQUESTED BY:
LPS Default Title & Closing
3220 El Camino Real
Irvine, CA 92602



WHEN RECORDED MAIL TO:
NBS Default Services, LLC
301 E. Ocean Blvd. Suite 1720
Long Beach, CA 90802

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 2669-025-001 TS No.: 9462-2402 TSG ORDER No.:150019281-CA-VOI

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

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

違約通知

注：本文件包含一个信息摘要

채무 불이행 통지서

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

AVISO DE INCUMPLIMIENTO

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

PABATID NG HINDI PAGKAKABAYAD

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

THÔNG BÁO VỀ VIỆC QUÁ HẠN TRẢ NỢ

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

(The above statement is made pursuant to CA Civil Code Section 2923.3(c)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(c)(2).)

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$220,342.95 as of 04/23/2015, 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

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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 three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

**Specialized Loan Servicing LLC
c/o NBS Default Services, LLC
301 E. Ocean Blvd. Suite 1720
Long Beach, CA 90802
Attn: Foreclosure Dept.
Phone: 800-766-7751
Fax: 562-983-5379**

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 NBS Default Services, LLC is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 12/12/2005, executed by EDWIN SERRANO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor(s), to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT CITY BANK OF IN, ITS SUCCESSORS AND ASSIGNS, as beneficiary, recorded on 12/23/2005 as Document No.: 05 3170213, of Official Records in the Office of the Recorder of Los Angeles County, California describing land therein as: As more fully described on said Deed of Trust.

Included among these obligations is one Note(s) for the original sum of \$412,000.00 that that beneficial interest under such Deed of Trust and the obligations secured thereby presently held by the beneficiary or its agent; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of:

Installment of Principal and Interest which became due on 03/01/2010, plus impounds and/or advances together with late charges, and all subsequent installments of principal, interest, plus impounds and/or advances and late charges and any reoccurring obligation that become due, including trustee's fees and expenses.

That by reason therefore, the present beneficiary under such Deed of Trust 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.

NOTHING IN THIS NOTICE SHALL BE CONSTRUED AS WAIVER OF ANY OTHER FEES OWING TO THE BENEFICIARY, OR OTHER DEFAULT BY THE TRUSTOR, PURSUANT TO THE TERMS OF THE LOAN DOCUMENTS.

The beneficiary, mortgage servicer, or agent of beneficiary or mortgage servicer declares that it has complied with California Civil Code Section 2923.5, and/or 2923.55, wherever applicable. The Declaration is attached.

Dated: April 23, 2015

NBS Default Services, LLC, as Trustee for the Beneficiary

By: 

Miriam Rodriguez, Foreclosure Associate

This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only.

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California Declaration of Compliance
(Civ. Code § 2923.55(c))

Borrower(s): EDWIN SERRANO

Property Address: 15819 LASSEN ST NORTH HILLS CA 91343
Trustee's Sale No.: 9462-2402

The undersigned declares as follows:

I am employed by the undersigned mortgage servicer, and I have reviewed its business records for the borrower's loan, including the borrower's loan status and loan information, to substantiate the borrower's present loan default and the right to foreclose. The information set forth herein is accurate, complete and supported by competent and reliable evidence that I have reviewed in the mortgage servicer's business records. Those records reflect *one* of the following.

- ☒ The mortgage servicer contacted the borrower to assess the borrower's financial situation and to explore options for the borrower to avoid foreclosure as required by California Civil Code § 2923.55. Thirty days, or more, have passed since the initial contact was made.
- ☐ The mortgage servicer has exercised due diligence to contact the borrower pursuant to California Civil Code § 2923.55(f) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure." Thirty (30) days, or more, have passed since these due diligence efforts were satisfied.
- ☐ The mortgage servicer was not required to comply with California Civil Code § 2923.55 because the individual does not meet the definition of a "borrower" under Civil Code § 2920.5(c).
- ☐ No contact was made with the borrower pursuant to Civil Code § 2923.55 because the above-referenced loan is not secured by a first lien mortgage or deed of trust that secures a loan described in Civil Code § 2924.15(a)

Executed on MAR 27 2015, at Highlands Ranch Colorado

Specialized Loan Servicing LLC as servicer for
Deutsche Bank National Trust Company, as Trustee
for FFMLT Trust 2006-FF4, Mortgage Pass-
Through Certificates, Series 2006-FF4

By:

Ami McKernan
[Name of Signer]

Ami McKernan

Second Assistant Vice President

12/23/05

RECORDING REQUESTED BY
FINAL LOAN DOCS

AND WHEN RECORDED MAIL TO
FIRST FRANKLIN
c/o SECURITY CONNECTIONS
1935 INTERNATIONAL WAY
IDAHO FALLS, ID 83402

[Space Above This Line For Recording Data]

DEED OF TRUST (Secondary Lien)

MIN: 100425240005982985

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19, and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated **December 12, 2005**, together with all Riders to this document.

(B) "Borrower" is **EDWIN SERRANO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**

Borrower is the trustor under this Security Instrument.

(C) "Lender" is **FIRST FRANKLIN A DIVISION OF NAT CITY BANK OF IN**
Lender is a **National Association** organized and existing under
the laws of **United States of America**. Lender's address is
2150 NORTH FIRST STREET, SAN JOSE, California 95131

(D) "Trustee" is **EQUITY TITLE CO**

**THIS DEED OF TRUST IS SECOND AND
SUBJECT TO A FIRST DEED OF TRUST
RECORDING CONCURRENTLY**

(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 **December 12, 2005**. The Note states that Borrower owes Lender **One Hundred Three Thousand and no/100**
Dollars (U.S. \$ 103,000 00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **January 01, 2021**.

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

05 3170214

12/23/05

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(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, if allowed under Applicable Law, 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 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"/> Biweekly Payment Rider |
| <input type="checkbox"/> Home Improvement Rider | <input type="checkbox"/> Revocable Trust 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

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

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

12/23/05

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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

[Type of Recording Jurisdiction]

of LOS ANGELES
[Name of Recording Jurisdiction]

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SEE EXHIBIT A

Assessor's Identification Number 2669-025-001

which currently has the address of

15819 LASSEN STREET

[Street]

(NORTH HILLS AREA), LOS ANGELES, California
[City]

91343
[Zip Code]

("Property Address")

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

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest and Other Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and if allowable under Applicable Law, any prepayment charges and late charges due under the Note. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash, (b) money order, (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

12/23/05

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be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

22. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Lender may charge such person or persons a reasonable fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law. If the fee charged does not exceed the fee set by Applicable Law, the fee is conclusively presumed to be reasonable.

23. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

24. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

25. Request for Notice of Default and Sale. In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any notice of default and a copy of any notice of sale under the deed of trust (or mortgage) recorded

, in Book _____ page _____ records of _____
County, (or filed for record with recorder's serial number _____
County) California, executed by

EDWIN SERRANO

as trustor (or mortgagor) in which

is named as beneficiary (or mortgagee) and

as trustee be mailed to Name FIRST FRANKLIN

at Address 2150 NORTH FIRST STREET, SAN JOSE, California 95131

Notice: A copy of any notice of default and of any notice of sale will be sent only to the address contained in this recorded request. If your address changes, a new request must be recorded.

Signature _____

EDWIN SERRANO

12/23/05


05 3170214

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**REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Security Instrument to give Notice to Lender, at Lender's address set forth on page one of this Security Instrument, of any default under the superior encumbrance and of any sale or other foreclosure action

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 through 11 of this Security Instrument and in any Rider executed by Borrower and recorded with it.

 (Seal) (Seal)
EDWIN SERRANO -Borrower -Borrower

(Seal) (Seal)
-Borrower -Borrower

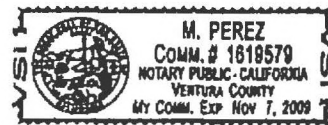
(Seal) (Seal)
-Borrower -Borrower

Witness

Witness

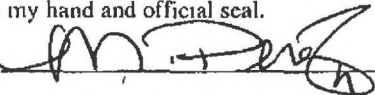
State of California)
County of Los Angeles)

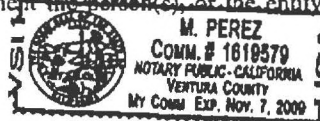
On December 17, 2005 before me, M. Perez
personally appeared EDWIN SERRANO



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: 



CALIFORNIA DEED OF TRUST—Single Family—Secondary Lien

THE COMPLIANCE SOURCE, INC. ©
ITEM 8495L11 (0304)—MERSMFC3118

(Page 11 of 11 pages)

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10214

4000598298

GREATLAND ■
Toll Free Call 1-800-530-9393 Fax 616-791-1131

12/23/05

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National City®

**BALLOON RIDER TO MORTGAGE, DEED OF TRUST OR SECURITY DEED
FIRST FRANKLIN**

Date December 12, 2005

1. BORROWER(S): EDWIN SERRANO

Property Address: 15819 LASSEN STREET
(NORTH HILLS AREA), LOS ANGELES, CA 91343

2. **DEFINED TERMS; RIDER A PART OF THE SECURITY INSTRUMENT.** "Rider" means this Balloon Rider to Mortgage, Deed of Trust or Security Deed which is attached to, made a part of and amends and supplements the Mortgage, Deed of Trust or Security Deed ("Security Instrument") which Borrower(s) gave to FIRST FRANKLIN A DIVISION OF NAT CITY BANK OF IN ("the Lender") and which is dated the same date as this Rider. The Security Instrument secures the Note and Security Agreement ("Note") and covers the property described therein located at the address set forth above. The term "the Lender" includes Lender's successors and assigns. In the event there are any conflicts between this Rider and the Security Instrument or the Note, the provisions of the Rider will control.

3. **BALLOON NOTE.** The final payment due under the Note is larger than the previous monthly payments. The final payment includes a substantial payment of principal. The Note is commonly called a "balloon note."

4. **BALLOON NOTE AGREEMENT.** Borrower(s) understand and agree as follows:

THIS LOAN IS PAYABLE IN FULL ON THE MATURITY DATE SET FORTH IN THE SECURITY INSTRUMENT. THE BORROWER MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN, UNPAID INTEREST AND OTHER SUMS THEN DUE.

5. **SIGNATURES.** BORROWER HAS READ AND AGREES TO ALL PROVISIONS OF THIS RIDER.

©2004 National City Corporation

MFCD6049
FF0139L1

4000598298

05 3170214

12/23/05

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 and 2 of this Balloon Rider.

EDWIN SERRANO
Type or print name

X


Signature

Type or print name

X

Signature

Type or print name

X

Signature

Type or print name

X

Signature

Type or print name

X

Signature

Type or print name

X

Signature

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

03/08/2013



20130355934

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. 5654736)

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 16376 1 M B 507-5/6

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 2669-025-001
AKA 15819 W LASSEN ST
LOS ANGELES

Owner:

SERRANO EDWIN AND TANIA V
15819 LASSEN ST
NORTH HILLS CA, 91343

DATED: This 21st Day of February, 2013

CITY OF LOS ANGELES

By Steve Ongele

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **STEPHEN NICKLES**

Date: **November 09, 2015**

JOB ADDRESS: **15819 WEST LASSEN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2669-025-001**

Last Full Title: **08/15/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). EDWIN SERRANO AND TANIA VERONICA SERRANO
15819 LASSEN ST.
NORTH HILLS, CA 91343
CAPACITY: OWNERS

- 2). FIRST FRANKLIN C/O SECURITY CONNECTIONS
1935 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
CAPACITY: INTERESTED PARTIES

- 3). DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE
FIRST FRANKLIN LOAN TRUST 2006-FF4
C/O M.E. WILEMAN
2860 EXCHANGE BLVD. #100
SOUTHLAKE, TX 76092
CAPACITY: INTERESTED PARTIES

- 4). CAL-WESTERN RECONVEYANCE CORPORATION
525 E. MAIN ST., P.O. BOX 22004
EL CAJON, CA 92022-9004
CAPACITY: INTERESTED PARTIES

- 5). NBS DEFAULT SERVICES, LLC
301 E. OCEAN BLVD., SUITE 1720
LONG BEACH, CA 90802
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
15819 LASSEN ST, NORTH HILLS, CA 91343-1613

**Owner Information**

Owner Name: **SERRANO EDWIN & TANIA V**
 Mailing Address: **15819 LASSEN ST, NORTH HILLS CA 91343-1613 C065**
 Vesting Codes: **HW//JT**

Location Information

Legal Description:	TRACT # 16376 LOT 1	APN:	2669-025-001
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1098.00 / 4	Subdivision:	16376
Township-Range-Sect:		Map Reference:	8-B4 /
Legal Book/Page:	507-5	Tract #:	16376
Legal Lot:	1	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	NOH	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/30/2010 / 11/30/2010	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1741829		

Last Market Sale Information

Recording/Sale Date:	12/23/2005 / 12/09/2005	1st Mtg Amount/Type:	\$412,000 / CONV
Sale Price:	\$515,000	1st Mtg Int. Rate/Type:	6.75 / ADJ
Sale Type:	FULL	1st Mtg Document #:	3170213
Document #:	3170212	2nd Mtg Amount/Type:	\$103,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$369.97
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	FIRST FRANKLIN FIN'L CORP		
Seller Name:	WOLDANSKI WOJTEK		

Prior Sale Information

Prior Rec/Sale Date:	08/17/2001 / 08/14/2001	Prior Lender:	AMERICAS WHOLESALE LENDER
Prior Sale Price:	\$165,000	Prior 1st Mtg Amt/Type:	\$156,750 / CONV
Prior Doc Number:	1521088	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,392	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1956 / 1956	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;FENCED YARD;SHED				

Site Information

Zoning:	LARS	Acres:	0.20	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	8,653	Lot Width/Depth:	66 x 131	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$468,000	Assessed Year:	2015	Property Tax:	\$5,878.33
Land Value:	\$374,000	Improved %:	20%	Tax Area:	16
Improvement Value:	\$94,000	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$468,000				

Comparable Sales Report

For Property Located At

15819 LASSEN ST, NORTH HILLS, CA 91343-1613

15 Comparable(s) Selected.

Report Date: 11/03/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$515,000	\$363,000	\$581,000	\$449,467
Bldg/Living Area	1,392	1,221	1,555	1,350
Price/Sqft	\$369.97	\$295.47	\$471.97	\$334.79
Year Built	1956	1943	1957	1953
Lot Area	8,653	6,624	15,043	8,262
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$468,000	\$60,335	\$428,000	\$251,702
Distance From Subject	0.00	0.06	0.48	0.33

*= user supplied for search only

Comp #: 1				Distance From Subject: 0.06 (miles)	
Address:		15851 LASSEN ST, NORTH HILLS, CA 91343-1613			
Owner Name:		MEJIA NANCY/VIDALES LAURA S			
Seller Name:		MORALES ANA			
APN:	2669-025-006	Map Reference:	8-B4 /	Living Area:	1,428
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	6
Subdivision:	16376	Zoning:	LARS	Bedrooms:	4
Rec Date:	08/19/2015	Prior Rec Date:	08/14/1995	Bath(F/H):	2 /
Sale Date:	07/17/2015	Prior Sale Date:		Yr Built/Eff:	1956 / 1956
Sale Price:	\$430,000	Prior Sale Price:	\$169,090	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1020013	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$422,211	Lot Area:	8,450	Pool:	
Total Value:	\$367,142	# of Stories:	1.00	Roof Mat:	COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	SHINGLE
					PARKING AVAIL

Comp #:		Distance From Subject:	
Address:		0.14 (miles)	
Owner Name:			
Seller Name:			
APN:	2671-002-003	Map Reference:	8-B4 /
County:	LOS ANGELES, CA	Census Tract:	1172.02
Subdivision:	19776	Zoning:	LARS
Rec Date:	07/28/2015	Prior Rec Date:	04/09/1968
Sale Date:	05/14/2015	Prior Sale Date:	
Sale Price:	\$450,000	Prior Sale Price:	\$6,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	917170	Acres:	0.17
1st Mtg Amt:	\$405,000	Lot Area:	7,560
Total Value:	\$65,848	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,523
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1957 / 1957
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:				Distance From Subject:0.21 (miles)			
Address:		10006 GLORIA AVE, NORTH HILLS, CA 91343-1612					
Owner Name:		CALDERON MANUEL A G/BLANCO EVELIN M G					
Seller Name:		ISAACS CHRISTOPHER W					
APN:		2669-017-016		Map Reference:		8-B3 /	
County:		LOS ANGELES, CA		Census Tract:		1098.00	
Subdivision:		17820		Zoning:		LARS	
Rec Date:		07/22/2015		Prior Rec Date:		08/23/2013	
Sale Date:		06/23/2015		Prior Sale Date:		07/24/2013	
Sale Price:		\$480,000		Prior Sale Price:		\$375,000	
Sale Type:		FULL		Prior Sale Type:		FULL	
Document #:		886393		Acres:		0.18	
1st Mtg Amt:		\$200,000		Lot Area:		7,640	
Total Value:		\$382,492		# of Stories:		1.00	
Land Use:		SFR		Park Area/Cap#:		/ 2	
				Living Area:		1,452	
				Total Rooms:		5	
				Bedrooms:		4	
				Bath(F/H):		2 /	
				Yr Built/Eff:		1953 / 1966	
				Air Cond:		CENTRAL	
				Style:		CONVENTIONAL	
				Fireplace:		/	
				Pool:			
				Roof Mat:		COMPOSITION	
				Parking:		SHINGLE	
						PARKING AVAIL	

Comp #: 4		Distance From Subject: 0.23 (miles)	
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Address: 9952 GAYNOR AVE, NORTH HILLS, CA 91343-1605		
Owner Name: SMITH COURTNEY		
Seller Name: CALVIN GLENN C & JEANNEN N		
APN: 2669-018-017	Map Reference: 8-B3 /	Living Area: 1,416
County: LOS ANGELES, CA	Census Tract: 1098.00	Total Rooms: 6
Subdivision: 17820	Zoning: LARS	Bedrooms: 3
Rec Date: 04/27/2015	Prior Rec Date: 01/26/2001	Bath(F/H): 2 /
Sale Date: 03/09/2015	Prior Sale Date: 12/20/2000	Yr Built/Eff: 1953 / 1955
Sale Price: \$464,000	Prior Sale Price: \$220,000	Air Cond: EVAP COOLER
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 473109	Acres: 0.17	Fireplace: Y / 1
1st Mtg Amt: \$417,000	Lot Area: 7,596	Pool:
Total Value: \$275,817	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #: 5		Distance From Subject: 0.3 (miles)
Address: 15732 ROMAR ST, NORTH HILLS, CA 91343-1520		
Owner Name: SALAS LUZ V		
Seller Name: DEUTSCHE BANK 2004-3		
APN: 2661-021-016	Map Reference: 8-B3 /	Living Area: 1,222
County: LOS ANGELES, CA	Census Tract: 1098.00	Total Rooms: 5
Subdivision: 7827	Zoning: LARA	Bedrooms: 2
Rec Date: 07/30/2015	Prior Rec Date: 04/21/2004	Bath(F/H): 2 /
Sale Date: 07/28/2015	Prior Sale Date: 03/03/2004	Yr Built/Eff: 1943 / 1952
Sale Price: \$363,000	Prior Sale Price: \$355,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 925604	Acres: 0.15	Fireplace: /
1st Mtg Amt: \$332,000	Lot Area: 6,624	Pool:
Total Value: \$375,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL

Comp #: 6		Distance From Subject: 0.31 (miles)
Address: 16051 LASSEN ST, NORTH HILLS, CA 91343-1632		
Owner Name: BAGHRAM OSHIN		
Seller Name: PETRAS JOSEPH		
APN: 2669-023-003	Map Reference: 8-A4 /	Living Area: 1,221
County: LOS ANGELES, CA	Census Tract: 1098.00	Total Rooms: 5
Subdivision: 17820	Zoning: LARS	Bedrooms: 3
Rec Date: 06/02/2015	Prior Rec Date: 06/04/2012	Bath(F/H): 2 /
Sale Date: 03/09/2015	Prior Sale Date: 04/11/2012	Yr Built/Eff: 1953 / 1953
Sale Price: \$450,000	Prior Sale Price: \$335,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 643199	Acres: 0.17	Fireplace: /
1st Mtg Amt: \$417,000	Lot Area: 7,454	Pool: POOL
Total Value: \$350,107	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #: 7		Distance From Subject: 0.34 (miles)
Address: 15838 LEMARSH ST, NORTH HILLS, CA 91343-1410		
Owner Name: RO JENNIFER E		
Seller Name: FIGUEROA ALEJANDRA TRUST		
APN: 2669-012-027	Map Reference: 8-B3 /	Living Area: 1,498
County: LOS ANGELES, CA	Census Tract: 1098.00	Total Rooms: 6
Subdivision: 17980	Zoning: LARS	Bedrooms: 3
Rec Date: 07/27/2015	Prior Rec Date: 05/26/1995	Bath(F/H): 2 /
Sale Date: 06/17/2015	Prior Sale Date:	Yr Built/Eff: 1954 / 1980
Sale Price: \$482,500	Prior Sale Price: \$110,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 909265	Acres: 0.18	Fireplace: /
1st Mtg Amt: \$434,250	Lot Area: 7,890	Pool:
Total Value: \$162,787	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #: 8		Distance From Subject: 0.37 (miles)
Address: 9831 MARKLEIN AVE, NORTH HILLS, CA 91343-2130		
Owner Name: RANDALL KELLY D		
Seller Name: RODRIGUEZ ROMAN		
APN: 2656-001-024	Map Reference: 8-B4 /	Living Area: 1,242
County: LOS ANGELES, CA	Census Tract: 1172.01	Total Rooms: 5
Subdivision: 19006	Zoning: LARS	Bedrooms: 3
Rec Date: 02/24/2015	Prior Rec Date: 06/07/2004	Bath(F/H): 2 /
Sale Date: 02/11/2015	Prior Sale Date: 04/28/2004	Yr Built/Eff: 1954 / 1954
Sale Price: \$425,000	Prior Sale Price: \$415,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 200609	Acres: 0.18	Fireplace: /
1st Mtg Amt: \$417,302	Lot Area: 7,873	Pool:
Total Value: \$428,000	# of Stories: 1.00	Roof Mat: WOOD SHAKE
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL

Comp #:9		Distance From Subject:0.37 (miles)	
Address: 9930 COLLETT AVE, NORTH HILLS, CA 91343-1620			
Owner Name: BUILTWAY LLC			
Seller Name: WEINSTEIN FAMILY TRUST			
APN: 2669-021-016	Map Reference: 8-A3 /	Living Area: 1,234	
County: LOS ANGELES, CA	Census Tract: 1098.00	Total Rooms: 5	
Subdivision: 17820	Zoning: LARS	Bedrooms: 3	
Rec Date: 10/22/2015	Prior Rec Date: 06/07/1977	Bath(F/H): 2 /	
Sale Date: 10/20/2015	Prior Sale Date:	Yr Built/Eff: 1953 / 1953	
Sale Price: \$407,500	Prior Sale Price: \$53,000	Air Cond: WALL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1295922	Acres: 0.19	Fireplace: /	
1st Mtg Amt:	Lot Area: 8,179	Pool:	
Total Value: \$101,840	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE	

Comp #:10		Distance From Subject:0.39 (miles)	
Address: 16129 LASSEN ST, NORTH HILLS, CA 91343-1617			
Owner Name: MERINO IVAN J & CLAUDIA E			
Seller Name: BRAN CHRISTINA M & EMERSON F			
APN: 2669-023-010	Map Reference: 8-A4 /	Living Area: 1,273	
County: LOS ANGELES, CA	Census Tract: 1098.00	Total Rooms: 5	
Subdivision: 17820	Zoning: LARS	Bedrooms: 3	
Rec Date: 05/22/2015	Prior Rec Date: 01/15/2013	Bath(F/H): 2 /	
Sale Date: 04/10/2015	Prior Sale Date: 12/27/2012	Yr Built/Eff: 1953 / 1953	
Sale Price: \$440,000	Prior Sale Price: \$340,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 600350	Acres: 0.17	Fireplace: /	
1st Mtg Amt: \$387,000	Lot Area: 7,457	Pool:	
Total Value: \$348,366	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #:11		Distance From Subject:0.4 (miles)	
Address: 9927 COLLETT AVE, NORTH HILLS, CA 91343-1619			
Owner Name: HAKOBYAN ANNA			
Seller Name: POWELL HOMES LLC			
APN: 2669-023-017	Map Reference: 8-A4 /	Living Area: 1,231	
County: LOS ANGELES, CA	Census Tract: 1098.00	Total Rooms: 5	
Subdivision: 17820	Zoning: LARS	Bedrooms: 3	
Rec Date: 08/20/2015	Prior Rec Date: 01/28/2015	Bath(F/H): 2 /	
Sale Date: 07/16/2015	Prior Sale Date: 01/14/2015	Yr Built/Eff: 1953 / 1954	
Sale Price: \$581,000	Prior Sale Price: \$401,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1028747	Acres: 0.35	Fireplace: /	
1st Mtg Amt: \$558,607	Lot Area: 15,043	Pool: POOL	
Total Value: \$200,506	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE	

Comp #:12		Distance From Subject:0.45 (miles)	
Address: 15919 TUBA ST, NORTH HILLS, CA 91343-1444			
Owner Name: SHAW DANIEL & KAYLA			
Seller Name: NOCHENSON FAMILY TRUST			
APN: 2669-002-006	Map Reference: 8-B3 /	Living Area: 1,555	
County: LOS ANGELES, CA	Census Tract: 1098.00	Total Rooms: 5	
Subdivision: 22113	Zoning: LARS	Bedrooms: 3	
Rec Date: 02/27/2015	Prior Rec Date: 07/03/2001	Bath(F/H): 2 /	
Sale Date: 02/05/2015	Prior Sale Date: 05/10/2001	Yr Built/Eff: 1957 / 1957	
Sale Price: \$460,000	Prior Sale Price: \$252,500	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 216615	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$368,000	Lot Area: 7,600	Pool:	
Total Value: \$79,717	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE	

Comp #:13		Distance From Subject:0.47 (miles)	
Address: 15436 LASSEN ST, MISSION HILLS, CA 91345-2922			
Owner Name: RUBIO RODANTE/CRUZ ESTRELLA			
Seller Name: TRI-LO INVESTMENTS INC			
APN: 2656-003-007	Map Reference: 8-C4 /	Living Area: 1,272	
County: LOS ANGELES, CA	Census Tract: 1172.01	Total Rooms: 6	
Subdivision: 19006	Zoning: LARS	Bedrooms: 3	
Rec Date: 03/06/2015	Prior Rec Date: 01/15/2009	Bath(F/H): 2 /	
Sale Date: 02/19/2015	Prior Sale Date: 12/16/2008	Yr Built/Eff: 1954 / 1955	
Sale Price: \$400,000	Prior Sale Price: \$260,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 248317	Acres: 0.18	Fireplace: /	
1st Mtg Amt:	Lot Area: 7,809	Pool: POOL	
Total Value: \$278,579	# of Stories: 1.00	Roof Mat: WOOD SHAKE	

Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE
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Comp #:14			Distance From Subject:0.47 (miles)		
Address: 15824 DEVONSHIRE ST, GRANADA HILLS, CA 91344-7130					
Owner Name: GIBBONS ELITA					
Seller Name: HABALIK EMIL					
APN:	2669-001-026	Map Reference:	8-B3 /	Living Area:	1,413
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	5
Subdivision:	19286	Zoning:	LARS	Bedrooms:	3
Rec Date:	04/23/2015	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	03/24/2015	Prior Sale Date:		Yr Built/Eff:	1957 / 1957
Sale Price:	\$444,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	455669	Acres:	0.19	Fireplace:	/
1st Mtg Amt:	\$355,200	Lot Area:	8,373	Pool:	
Total Value:	\$60,335	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:15			Distance From Subject:0.48 (miles)		
Address: 16001 TUBA ST, NORTH HILLS, CA 91343-1446					
Owner Name: GRIGORIAN DRO					
Seller Name: ADONIS INC					
APN:	2669-003-012	Map Reference:	8-B3 /	Living Area:	1,275
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	5
Subdivision:	18737	Zoning:	LARS	Bedrooms:	3
Rec Date:	05/07/2015	Prior Rec Date:	11/13/2014	Bath(F/H):	2 /
Sale Date:	04/17/2015	Prior Sale Date:	11/04/2014	Yr Built/Eff:	1954 / 1954
Sale Price:	\$465,000	Prior Sale Price:	\$299,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	529082	Acres:	0.19	Fireplace:	/
1st Mtg Amt:	\$372,000	Lot Area:	8,384	Pool:	
Total Value:	\$299,000	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **STEPHEN NICKLES**

Date: **November 09, 2015**

JOB ADDRESS: **15819 WEST LASSEN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2669-025-001**

CASE#: **481001**

ORDER NO: **A-3121604**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 03, 2012**

COMPLIANCE EXPECTED DATE: **October 04, 2012**

DATE COMPLIANCE OBTAINED: **March 26, 2014**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3121604

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

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

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

ORDER TO COMPLY AND NOTICE OF FEE

SERRANO, EDWIN AND TANIA V
15819 LASSEN ST
NORTH HILLS, CA 91343

OCT 04 2012

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

CASE #: 481001
ORDER #: A-3121604
EFFECTIVE DATE: October 03, 2012
COMPLIANCE DATE: October 04, 2012

OWNER OF

SITE ADDRESS: 15819 W LASSEN ST

ASSESSORS PARCEL NO.: 2669-025-001

ZONE: RS; Suburban Zone

Signature

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

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

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

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

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

VIOLATION(S):

1. The pool enclosure is not constructed to code.

You are therefore ordered to: Construct the pool enclosure so that it has 1) Access gates through the enclosure are required to open away from the swimming pool and to be self-closing with a self-latching device placed no lower than 60 inches above the ground, 2) A top barrier that is no less than 60" tall and 3) No area that can be comprised by a young child to gain access.

Code Section(s) in Violation: 91.3109.3, 91.6109, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Location: Rear of property

2. The recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear yard

NON-COMPLIANCE FEE WARNING:

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

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

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

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

PENALTY WARNING:

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

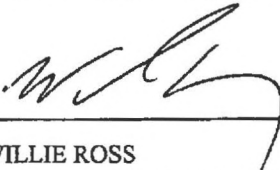
APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9840.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: October 03, 2012


WILLIE ROSS
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(818)374-9840


REVIEWED BY