

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

February 23, 2016

Council District: # 7

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

**JOB ADDRESS: 14316 WEST RAVEN STREET, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 2508-019-048**

On June 06, 2014, 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: **14316 West Raven 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.

Pursuant to Section 98.0421, the property owner was issued an order on June 06, 2014, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,288.56</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** 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 **\$1,288.56** 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 Ongole*  
Steve Ongole  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. 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. T12674  
Dated as of: 10/01/2015

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 2508-019-048

Property Address: 14316 W RAVEN ST       City: Los Angeles      County: Los Angeles

### VESTING INFORMATION

Type of Document: GRANT DEED  
Grantee : RAYMUNDO R GALVAN  
Grantor : XOCITL GUERERRO,  
Deed Date : 07/19/2012      Recorded : 07/24/2012  
Instr No. : 12-1093308

MAILING ADDRESS: RAYMUNDO R GALVAN  
14316 RAVEN ST SYLMAR CA 91342

### SCHEDULE B

#### LEGAL DESCRIPTION

Lot: 6 Tract No: 25807 Abbreviated Description: LOT:6 CITY:REGION/CLUSTER:  
01/01150 TR#:25807 TRACT # 25807 LOT 6 City/Muni/Twp: REGION/CLUSTER: 01/01150

#### MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST  
Recording Date: 05/31/2013      Document #: 13-0813588  
Loan Amount: \$268,000  
Lender Name: JUST MORTGAGE INC  
Borrowers Name: RAYMUNDO R GALVAN

MAILING ADDRESS: JUST MORTGAGE INC  
P.O BOX 2026 FLINT, MI 48501

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

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*Work Order No. T12674*

***SCHEDULE B (Continued)***

***Type of Document:*** Notice Of Rescission

***Recording Date:*** 09/12/2014

***Document #:*** 14-0968488

***MAILING ADDRESS:*** QUALITY LOAN SERVICE CORPORATION  
2141 5TH AVE, SAN DIEGO, CA 92101

***Type of Document:*** Notice Of Sale (Aka Notice Of Trustee's Sale)

***Recording Date:*** 08/01/2014

***Document #:*** 14-0803502

***MAILING ADDRESS:*** QUALITY LOAN SERVICE CORPORATION  
2141 5TH AVE, SAN DIEGO, CA 92101

***Type of Document:*** Notice Of Default

***Recording Date:*** 02/10/2014

***Document #:*** 14-0141862

***MAILING ADDRESS:*** QUALITY LOAN SERVICE CORPORATION  
2141 5TH AVE, SAN DIEGO, CA 92101

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Raymundo R. Galvan  
14316 Raven Street  
Sylmar, CA 91342

THIS SPACE FOR RECORDER'S USE ONLY:

## GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$-0- "This is a bonafide gift and the grantor received nothing in  
return, R & T 11911."

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,

**Xochitl Guerro, a Single Woman**

hereby GRANT(s) to:

**Raymundo R. Galvan, a Married Man**

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:  
Lot 6 of Tract 25807 as per Map Recorded in Book 674, Page 90 to 93 inclusive of Maps, in the Office of the  
County Recorder of said County.

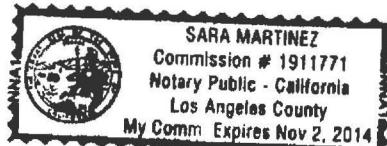
Also Known as: 14316 Raven Street, Sylmar, CA 91342  
AP# 2508-019-048

DATED July 19, 2012  
STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On July 23, 2012  
before me, Sara Martinez  
A Notary Public in and for said State personally appeared  
Xochitl Guerro

  
Xochitl Guerro

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

I certify under PENALTY OF PERJURY under the laws of the State  
of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

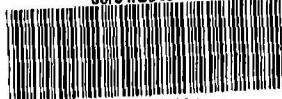


Signature

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

(Seal)

05/31/2013



\*20130813588\*

Person Requesting Recording:

CITIMORTGAGE, INC

LAUREN MCGROTTY

1000 TECHNOLOGY DRIVE, MS 321

O'FALLON, MO 63368-2240

When Recorded Mail To:

CT LIEN SOLUTIONS

PO BOX 29071

GLENDALE, CA 91209-9071



PIN: 2508-019-048

**ASSIGNMENT OF DEED OF TRUST**

MERS SIS # 888-679-6377 MIN: 100187100511725294

**KNOW ALL MEN BY THESE PRESENTS:**

That Mortgage Electronic Registration Systems, Inc. as nominee for JUST MORTGAGE, INC. whose mailing address is P.O. Box 2026, Flint, MI, 48501-2026 herein designated as the Assignor does hereby grant, bargain, sell, assign, transfer and set over unto CitiMortgage, Inc. whose mailing address is 1000 Technology Drive, O'Fallon, MO, 63368, herein designated as the Assignee, that certain Deed of Trust recorded in the Official Records of Los Angeles County, California and executed by RAYMUNDO R. GALVAN dated 01/02/2009 filed 01/12/2009 and recorded in Official Records Instrument No: 20090037955, of the Public.

TO HAVE AND TO HOLD the same unto the said Assignee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Assignor has caused these presents to be executed in its name on

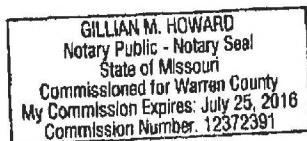
5/31/13

Mortgage Electronic Registration Systems, Inc. as nominee for JUST MORTGAGE, INC.

By: Amy L. Kitsmiller  
Assistant Secretary

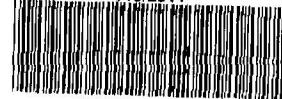
STATE OF MISSOURI, ST. CHARLES COUNTY

On 5/21/13 before me, the undersigned, a notary public in and for said state, personally appeared **Amy L. Kitsmiller, Assistant Secretary of Mortgage Electronic Registration Systems, Inc. as nominee for JUST MORTGAGE, INC.** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public Gillian M. Howard  
Commission Expires: 07/25/2016

02/10/2014



\*20140141862\*

Recording requested by:  
Quality Loan Service Corp

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

TS No.: CA-13-592919-JP  
Order No.: 130189360-CA-API  
APN No.: 2508-019-048

Space above this line for Recorder's use

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

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

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP  
LUU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LUỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION**, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this Notice of Default may be recorded (which date of recordation appears on this notice). This amount is **\$21,875.52** as of **2/6/2014** and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in

writing prior to the time the notice of sale is posted (which may not be earlier than three-months after this Notice of Default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

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

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

**CitiMortgage, Inc.**  
**C/O Quality Loan Service Corporation**  
**2141 5th Avenue**  
**San Diego, CA 92101**  
**619-645-7711**

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

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

NOTICE IS HEREBY GIVEN: That the undersigned is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 1/2/2009, executed by **RAYMOND R. GALVAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, as Trustor, to secure certain obligations in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR JUST MORTGAGE, INC.**, as beneficiary, recorded 1/12/2009, as Instrument No. 20090037955, of Official Records in the Office of the Recorder of LOS ANGELES County, California describing land therein: **as more fully described in said Deed of Trust.**

Said obligations including 1 NOTE(S) FOR THE ORIGINAL sum of **\$268,000.00**, that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

**The installments of principal and interest which became due on 3/1/2013, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents.**

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

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

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

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

Dated: **FEB 06 2014**

Quality Loan Service Corp., Trustee



By: Silver De Vera, Assistant Secretary

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**CALIFORNIA DECLARATION OF COMPLIANCE**  
**CAL. CIV. CODE § 2923.55(c)**

Borrower(s): RAYMUNDO R GALVAN

Property Address: 14316 RAVEN STREET  
(SYLMAR AREA) LOS ANGELES CA 91342

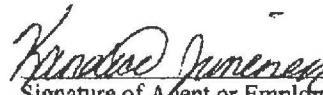
The undersigned, as an authorized agent or employee of the mortgage servicer named below, declares as follows:

1.  The mortgage servicer has contacted the borrower to assess the borrower's financial situation and explore options for the borrower to avoid foreclosure as required by California Civil Code § 2923.55(b)(2). Initial contact was made on 12/2/2013.
2.  [NA] The mortgage servicer has tried with due diligence to contact the borrower as required by California Civil Code § 2923.55(f) but has not made contact despite such due diligence. The due diligence efforts were satisfied on NA.
3.  [NA] No contact was required because the individual did not meet the definition of "borrower" under California Civil Code § 2920.5(c).
4.  [NA] The requirements of California Civil Code § 2923.55 do not apply because the loan is not secured by a first lien mortgage or deed of trust on "owner-occupied" residential real property as defined by California Civil Code § 2924.15.

I certify that this declaration is accurate, complete and supported by competent and reliable evidence which the mortgage servicer has reviewed to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

CitiMortgage, Inc.

Dated: 1/21/2014

  
\_\_\_\_\_  
Signature of Agent or Employee

Kandice Jimenez  
Printed Name of Agent or Employee

Recording requested by:

09/12/2014



\*20140968488\*

When recorded mail to:

Quality Loan Service Corporation  
411 Ivy Street  
San Diego, CA 92101

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TS No.: CA-13-592919-JP  
Order No.: 130189360-CA-API

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### **Rescission of Notice of Default and Election to Sell Under Deed of Trust**

**NOTICE IS HEREBY GIVEN:** That **QUALITY LOAN SERVICE CORPORATION** is duly appointed Trustee under a Deed of Trust dated 1/2/2009, executed by **RAYMUNDO R. GALVAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, as Trustor, to secure certain obligations in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR JUST MORTGAGE, INC.**, as Beneficiary, recorded 1/12/2009, as Instrument No. **20090037955**, of Official Records in the Office of the Recorder of **LOS ANGELES** County, California describing land therein as more fully described on the above referenced deed of trust.

Said obligations including one note for the sum of \$268,000.00.

Whereas, the present beneficiary under that certain Deed of Trust herein above described, heretofore delivered to the Trustee thereunder written Declaration of Default and Demand for Sale; and Whereas, Notice was heretofore given of breach of obligations for which said Deed of Trust is security and of election to cause to be sold the property therein described; and Whereas, a Notice of Default was recorded on the day and in the book and page set forth below:

Notice was recorded on **2/10/2014** in the office of the Recorder of **LOS ANGELES** County, California, Instrument No. **20140141862**, in Book , Page , of Official Records.

23

TS No.: CA-13-592919-JP

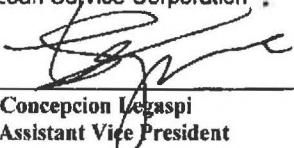
3

**NOW; THEREFORE, NOTICE IS HEREBY GIVEN** that the present Beneficiary and/or the Trustee, does hereby rescind, cancel and withdraw said Declaration of Default and Demand for Sale and said Notice of Breach and Election to Cause Sale; it being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default past, present or future under said Deed of Trust, or as impairing any right or remedy thereunder, but is, and shall be deemed to be, only an election, without prejudice, not to cause a sale to be made pursuant to said Declaration and Notice, and shall no way jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or the Trustee, under said Deed of Trust, nor modify nor alter in any respect any of the terms, covenants, conditions or obligations thereof, and said Deed of Trust and all obligations secured thereby are hereby reinstated and shall be and remain in force and effect the same as if said Declaration of Default and Notice of Breach had not been made and given.

Dated:

Quality Loan Service Corporation

SEP 09 2014

  
By: Concepcion Legaspi  
Its: Assistant Vice President

Recording requested by:  
Quality Loan Service Corp.

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

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TS No. CA-13-592919-JP  
Order No.: 130189360-CA-API

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## NOTICE OF TRUSTEE'S SALE

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

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP  
LUU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/2/2009. 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): **RAYMUNDO R. GALVAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**

Recorded: **1/12/2009 as Instrument No. 20090037955** of Official Records in the office of the Recorder of LOS ANGELES County, California;

Date of Sale: **8/28/2014 at 9:00 AM**

Place of Sale: **At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, in the Vineyard Ballroom**

Amount of unpaid balance and other charges: **\$273,376.38**

The purported property address is: **14316 RAVEN STREET, SYLMAR, CA 91342**

Assessor's Parcel No.: **2508-019-048**

**NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

**NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-13-592919-JP. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

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

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

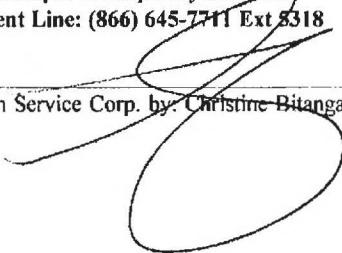
If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report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

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

Date: 7/28/14

Quality Loan Service Corporation  
2141 5th Avenue  
San Diego, CA 92101  
619-645-7711 For NON SALE information only  
Sale Line: 800-280-2832  
Or Login to: <http://www.qualityloan.com>  
Reinstatement Line: (866) 645-7711 Ext 5318

Quality Loan Service Corp. by: Christine Bitanga, as Authorized Agent.



## EXHIBIT B

ASSIGNED INSPECTOR: JOHN HAMILTON

Date: February 23, 2016

**JOB ADDRESS: 14316 WEST RAVEN STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): 2508-019-048

Last Full Title: 10/01/2015

Last Update to Title:

## **LIST OF OWNERS AND INTERESTED PARTIES**

- 1). RAYMUNDO R GALVAN, AND SARA MARTINEZ  
14316 RAVEN ST  
SYLMAR, CA. 91342 CAPACITY: OWNERS
- 2). JUST MORTGAGE  
P.O. BOX 2026  
FLINT, MI 48501 CAPACITY: INTERESTED PARTIES
- 3). QUALITY LOAN SERVICE CORPORATION  
2141 5<sup>TH</sup> AVE  
SAN DIEGO, CA 92101 CAPACITY: INTERESTED PARTIES

## Property Detail Report

For Property Located At :

14316 RAVEN ST, SYLMAR, CA 91342-4741



CoreLogic

RealQuest Professional

### Owner Information

Owner Name: GALVAN RAYMUNDO R/MARTINEZ SARA  
 Mailing Address: 14316 RAVEN ST, SYLMAR CA 91342-4741 C020  
 Vesting Codes: MM//JT

### Location Information

Legal Description: TRACT # 25807 LOT 6  
 County: LOS ANGELES, CA  
 Census Tract / Block: 1070.10 / 1  
 Township-Range-Sect: 674-90  
 Legal Book/Page: 6  
 Legal Lot: SYL  
 Legal Block:  
 Market Area:  
 Neighbor Code:

APN:	2508-019-048
Alternate APN:	
Subdivision:	25807
Map Reference:	2-E4 /
Tract #:	25807
School District:	LOS ANGELES
School District Name:	
Munic/Township:	

### Owner Transfer Information

Recording/Sale Date: 11/10/2015 / 10/22/2015  
 Sale Price:  
 Document #: 1372631

Deed Type: GRANT DEED  
 1st Mtg Document #: /

### Last Market Sale Information

Recording/Sale Date: 01/12/2009 / 11/03/2008  
 Sale Price: \$305,000  
 Sale Type: FULL  
 Document #: 37954  
 Deed Type: GRANT DEED  
 Transfer Document #: /  
 New Construction:  
 Title Company: EQUITY TITLE  
 Lender: JUST MTG INC  
 Seller Name: CRUZ MARTIN S R

1st Mtg Amount/Type:	\$268,000 / CONV
1st Mtg Int. Rate/Type:	/
1st Mtg Document #:	37955
2nd Mtg Amount/Type:	/
2nd Mtg Int. Rate/Type:	/
Price Per SqFt:	\$168.98
Multi/Split Sale:	

### Prior Sale Information

Prior Rec/Sale Date: 01/30/1998 / 12/18/1997  
 Prior Sale Price: \$136,000  
 Prior Doc Number: 162973  
 Prior Deed Type: GRANT DEED

Prior Lender: FIRST FRANKLIN FIN'L  
 Prior 1st Mtg Amt/Type: \$108,700 / CONV  
 Prior 1st Mtg Rate/Type: 9.25 / ADJ

### Property Characteristics

Gross Area:	1,805	Parking Type:	PARKING AVAIL	Construction:	
Living Area:		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:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1962 / 1962	Roof Type:		Style:	EVAP COOLER
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	CONVENTIONAL
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;ADDITION;SHED				

### Site Information

Zoning:	LAR1	Acres:	0.22	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	9,625	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

### Tax Information

Total Value:	\$373,982	Assessed Year:	2015	Property Tax:	\$4,726.01
Land Value:	\$169,060	Improved %:	55%	Tax Area:	16
Improvement Value:	\$204,922	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$373,982				

## Comparable Sales Report

For Property Located At

14316 RAVEN ST, SYLMAR, CA 91342-4741



CoreLogic

RealQuest Professional

## 4 Comparable(s) Selected.

## Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$305,000	\$400,000	\$450,000	\$424,750
Bldg/Living Area	1,805	1,590	1,849	1,717
Price/Sqft	\$168.98	\$216.33	\$274.86	\$248.51
Year Built	1962	1948	1954	1951
Lot Area	9,625	6,205	10,056	7,526
Bedrooms	3	3	5	4
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$373,982	\$113,479	\$397,000	\$296,680
Distance From Subject	0.00	0.29	0.48	0.36

\*= user supplied for search only

Comp #:1	Address: 14357 HERRON ST, SYLMAR, CA 91342-5118			Distance From Subject: 0.29 (miles)
Owner Name:	IH6 PROPERTY WEST LP			
Seller Name:	DANIEL TRUST			
APN:	2507-020-023	Map Reference:	2-E4 /	Living Area: 1,849
County:	LOS ANGELES, CA	Census Tract:	1070.20	Total Rooms: 7
Subdivision:	14404	Zoning:	LAR1	Bedrooms: 5
Rec Date:	01/22/2016	Prior Rec Date:	12/26/1969	Bath(F/H): 2 /
Sale Date:	11/04/2015	Prior Sale Date:		Yr Built/Eff: 1948 / 1958
Sale Price:	\$400,000	Prior Sale Price:	\$12,500	Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	78146	Acres:	0.16	Fireplace: Y / 1
1st Mtg Amt:		Lot Area:	7,093	Pool:
Total Value:	\$113,479	# of Stories:	1.00	Roof Mat: WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

Comp #:2	Address: 14167 DYER ST, SYLMAR, CA 91342-4130			Distance From Subject: 0.33 (miles)
Owner Name:	OROZCO MARIO A			
Seller Name:	MERLOS JUAN A			
APN:	2508-002-024	Map Reference:	2-E3 /	Living Area: 1,619
County:	LOS ANGELES, CA	Census Tract:	1064.03	Total Rooms: 6
Subdivision:	7602	Zoning:	LAR1	Bedrooms: 3
Rec Date:	09/28/2015	Prior Rec Date:	02/20/2013	Bath(F/H): 2 /
Sale Date:	07/20/2015	Prior Sale Date:	02/08/2013	Yr Built/Eff: 1953 / 1958
Sale Price:	\$445,000	Prior Sale Price:	\$360,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	1196834	Acres:	0.23	Fireplace: Y / 1
1st Mtg Amt:	\$408,017	Lot Area:	10,056	Pool:
Total Value:	\$368,858	# of Stories:	1.00	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

Comp #:3	Address: 12841 HERRICK AVE, SYLMAR, CA 91342-4037			Distance From Subject: 0.36 (miles)
Owner Name:	LOZANO ROBERT & MARTA			
Seller Name:	CASTANEDA MARIA			
APN:	2506-028-014	Map Reference:	2-D4 /	Living Area: 1,590
County:	LOS ANGELES, CA	Census Tract:	1070.10	Total Rooms: 6
Subdivision:	10035	Zoning:	LAR1	Bedrooms: 3
Rec Date:	08/18/2015	Prior Rec Date:	08/31/2012	Bath(F/H): 2 /
Sale Date:	08/07/2015	Prior Sale Date:	08/03/2012	Yr Built/Eff: 1950 / 1974
Sale Price:	\$404,000	Prior Sale Price:	\$300,000	Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	1013488	Acres:	0.15	Fireplace: Y / 1
1st Mtg Amt:	\$417,332	Lot Area:	6,749	Pool:
Total Value:	\$307,381	# of Stories:	1.00	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking: PARKING AVAIL

Comp #:4	Address: 14447 LYLE ST, SYLMAR, CA 91342-4147			Distance From Subject: 0.48 (miles)
Owner Name:	ESCUADRA JOSE S & SILVIA			

Seller Name:	<b>VILLAMARIONA MARCELA</b>		
APN:	<b>2505-022-009</b>	Map Reference:	<b>2-D3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1064.03</b>
Subdivision:	<b>18894</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>07/07/2015</b>	Prior Rec Date:	<b>02/18/2015</b>
Sale Date:	<b>05/21/2015</b>	Prior Sale Date:	<b>02/10/2015</b>
Sale Price:	<b>\$450,000</b>	Prior Sale Price:	<b>\$315,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>813917</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$411,070</b>	Lot Area:	<b>6,205</b>
Total Value:	<b>\$397,000</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>
		Living Area:	<b>1,809</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>5</b>
		Bath(F/H):	<b>3 /</b>
		Yr Built/Eff:	<b>1954 / 1971</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION</b>
			<b>SHINGLE</b>
		Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**  
JOB ADDRESS: **14316 WEST RAVEN STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2508-019-048**

Date: **February 23, 2016**  
**CASE#: 595990**  
**ORDER NO: A-3521844**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 06, 2014**  
COMPLIANCE EXPECTED DATE: **July 06, 2014**  
DATE COMPLIANCE OBTAINED: **May 09, 2014**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3521844

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS  
—  
HELENA JUBANY  
PRESIDENT  
VAN AMBATIELOS  
VICE-PRESIDENT  
E. FELICIA BRANNON  
VICTOR H. CUEVAS  
GEORGE HOVAGUIMIAN  
—

# 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

## ORDER TO COMPLY AND NOTICE OF FEE

GALVAN, RAYMUNDO R  
14316 RAVEN ST  
SYLMAR, CA 91342

OWNER OF  
SITE ADDRESS: 14316 W RAVEN ST  
ASSESSORS PARCEL NO.: 2508-019-048  
ZONE: R1; One-Family Zone

On MAY 30 2014 the

Date

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

CASE #: 595990

ORDER #: A-3521844

EFFECTIVE DATE: June 06, 2014  
COMPLIANCE DATE: July 06, 2014

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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

**NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.**  
Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

### **VIOLATION(S):**

#### **1. Open storage within the required yards.**

You are therefore ordered to: Discontinue the open storage of materials in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

#### **2. Rubbish, garbage, trash and debris on the premises.**

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**NON-COMPLIANCE FEE WARNING:**

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

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 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 err 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)374-9856.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: May 22, 2014

JOHN HAMILTON  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9856  
John.Hamilton@lacity.org

  
REVIEWED BY