

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
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VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

December 30, 2025

Council District: # 2

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

JOB ADDRESS: **7659 NORTH BLUEBELL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2305-039-005**
Re: Invoice #875694-3, 880971-9

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **7659 North Bluebell Avenue, Los Angeles, CA** ("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 13, 2022 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>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	545.42
Title Report fee	30.00
Grand Total	\$ 4,131.98

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$4,131.98** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$4,131.98** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan
Chief, LADBS Resource Management Bureau



ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18554
Dated as of: 09/05/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2305-039-005

Property Address: 7659 N BLUEBELL AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : SHAKE MINASYAN

Grantor : EVERGREEN CONSTRUCTION & INVESTMENTS, INC.

Deed Date : 09/13/2022 Recorded : 09/15/2022

Instr No. : 22-0907779

MAILING ADDRESS: SHAKE MINASYAN
7659 BLUEBELL AVE, NORTH HOLLYWOOD, CA 91605-2002

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 5 Tract No: 24339 Brief Description: TRACT NO 24339 LOT 5

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 11/02/2022 Document #: 22-1040706

Loan Amount: \$192,900

Lender Name: COMERICA BANK

Borrowers Name: SHAKE MINASYAN

MAILING ADDRESS: COMERICA BANK
3551 HAMLIN RD, AUBURN HILLS, MI 48326

Type of Document: NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

Recording Date: 08/19/2025 Document #: 25-0562851

MAILING ADDRESS: AFFINIA DEFAULT SERVICES, LLC
301 E. OCEAN BLVD., STE 1720 LONG BEACH, CA 90802

This page is part of your document - DO NOT DISCARD



20220907779

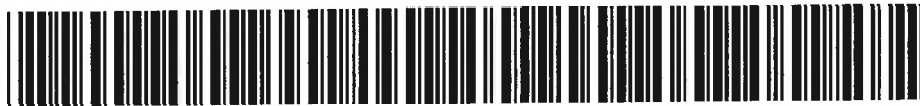


Pages:
0006

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/15/22 AT 01:27PM

FEES :	39.00
TAXES :	0.00
OTHER :	0.00
<hr/>	
PAID :	39.00



LEADSHEET



202209150240038

00022760327



013665813

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

CCN-2305-039-000

RECORDING REQUESTED BY:

Akop Aldzhikyan

WHEN RECORDED MAIL TO:

Mrs. Shake Minasyan
7659 Bluebell Avenue
N. Hollywood, CA 91605

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENT TITLE:

GRANT DEED

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars (\$2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

Pursuant to Senate Bill 2 - Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

Reason for Exemption:

- Exempt from fee per GC 27388.1(a)(2) and GC 27388.2(b); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1(a)(2) and GC 27388.2(b); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1(a)(1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1(b)(2)(D) and GC 27388.2(a); not related to real property.
- Exempt from the fee per GC 27388.1(a)(2) and GC 27388.2(b); this instrument is executed or recorded by a state, or county, or municipality, or other political subdivision of the state.

RECORDING REQUESTED BY:

Akop Aldzhikyan

AND WHEN RECORDED MAIL TO:

Mrs. Shake Minasyan
7924 Woodman Ave., #8
Panorama City, Ca 91402

7659 Bluebell Ave.
N. Hollywood, CA 91605

THIS SPACE FOR RECORDER'S USE ONLY:

AP#: 2305-039-005

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$0.00

[X] 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 [X] City of Los Angeles AND

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

Evergreen Construction & Investments, Inc., a California Corporation

hereby GRANT(s) to:

Shake Minasyan, a Married Woman, as her sole and separate property

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

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

Also Known as: 7659 Bluebell Avenue, (North Hollywood Area), Los Angeles, CA 91605

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

Dated September 13, 2022

Evergreen Construction & Investments, Inc., a California Corporation

By:

Akop Aldzhikyan
Akop Aldzhikyan, Authorized Signer
PRESIDENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 09/14/2022 before me, Mara Khayan,
appeared Akop Aldzhikyan

A Notary Public, personally 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

Mara Khayan

(Seal)



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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 09/14/2022 before me, Mara Khayan, Notary Public
(insert name and title of the officer)

personally appeared Akop Aldzhikyan
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 _____

A handwritten signature in black ink, appearing to be 'MK' or similar initials, written over a horizontal line.

(Seal)

GOVERNMENT CODE SECTION 27361.7

I certify under penalty of perjury that the portion(s) of the document that will not reproduce a readable copy to which this statement is attached, reads as follows:

NOTARY STAMP

Mara Khayan
Notary Public – California
Los Angeles County
Commission # 2356126
My Comm. Expires Apr 29, 2025
Seal Manufacturer Vendor: NNA1
The Great Seal of the State of California
Eureka

This declaration is executed in the City of Rosemead, County of Los Angeles, State of California on September 14, 2022.


BY: 
Chau Nguyen, as the Declarant

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Los Angeles, County of Los Angeles, State of CA, and is described as follows:

LOT 5 OF TRACT 24339 AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 686, PAGE(S) 38 AND 39 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL MINERALS, OIL, PETROLEUM AND KINDRED SUBSTANCES AND NATURAL GAS OR IN SAID LAND, AS RESERVED BY JONAS COMPANY, A CORPORATION, BY DEED RECORDED IN BOOK 414 PAGE 208, OF OFFICIAL RECORDS.

APN: 2305-039-005

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20221040706



Pages:
0011

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

11/02/22 AT 11:23AM

FEES:	78.00
TAXES:	0.00
OTHER:	0.00
SB2:	150.00
PAID:	228.00



LEADSHEET



202211021190027

00022902123



013755319

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

3028656 - MINASTAN

Recording Requested By /
Return To:
COMERICA BANK
CLC SERVICING MC 7303
3551 HAMLIN RD,
AUBURN HILLS, MI 48326-7303

Prepared By:
BETH ADAMS
COMERICA BANK
3551 HAMLIN ROAD
AUBURN HILLS, MI 48326

[Space Above This Line For Recording Data]

MINASYAN
Loan #: 3028656

Trustor/Borrower:
SHAKE MINASYAN
7659 BLUEBELL AVE, NORTH HOLLYWOOD, CA 91605

DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust and Assignment of Rents ("Deed of Trust") secures an obligation which may call for payment of interest at a variable interest rate.

THIS DEED OF TRUST is made this 24TH day of OCTOBER, 2022 between SHAKE MINASYAN, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY whose address is, 7659 BLUEBELL AVE, NORTH HOLLYWOOD, CA 91605, herein called "Trustor," COMERICA BANK, herein called "Trustee," and COMERICA BANK, herein called "Beneficiary", whose address is 1717 Main St., Dallas, TX 75201.

Trustor irrevocably grants, transfers and assigns to Trustee, in trust and with power of sale, all of the real property in the City or Town of NORTH HOLLYWOOD, County of LOS ANGELES, State of California, having the street address of 7659 BLUEBELL AVE and more specifically described as:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:
LOT 5 OF TRACT 24339 AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 686, PAGE(S) 38 AND 39 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PPN: 2305-039-005

7659 BLUEBELL AVE, NORTH HOLLYWOOD, CA, 91605-2002.

Parcel ID Number: _____ together with all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Beneficiary to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property."

THIS DEED OF TRUST ALSO CONSTITUTES A FIXTURE FILING UNDER DIVISION 9 OF THE CALIFORNIA UNIFORM COMMERCIAL CODE AND COVERS GOODS WHICH ARE OR ARE TO BECOME FIXTURES ON THE REAL PROPERTY DESCRIBED HEREIN. TRUSTOR IS A RECORD OWNER OF AN INTEREST IN SAID REAL PROPERTY.

1. THIS DEED OF TRUST SECURES:

a. All of the obligations of Trustor in favor of Beneficiary or order under the terms of a Home Equity Line of Credit Agreement and Disclosure Statement dated OCTOBER 24, 2022, herein called Agreement. The Agreement provides, among other things, for the payment of all sums advanced by Beneficiary from time to time pursuant to the Agreement and for the payment of interest. The maximum principal obligation under the Agreement to be secured by this Deed of Trust at any one time is ONE HUNDRED NINETY-TWO THOUSAND NINE HUNDRED AND 00/100 Dollars (\$192,900.00) unless Beneficiary, with Trustor's written consent, hereafter increases this amount. The Agreement has a maturity date of OCTOBER 27, 2052. Advances made by Beneficiary to protect the security of this Deed of Trust or to preserve the Property shall not be subject to the limitation of the preceding sentence.

The security of this Deed of Trust shall not be affected by the extension, renewal or modification from time to time of the obligations, instruments or agreements described above.

This Deed of Trust secures a revolving line of credit and this Deed of Trust secures the total amount of the Agreement notwithstanding the amount outstanding at any particular time. Beneficiary's interest under, and the lien priority of, this Deed of Trust shall remain unimpaired, notwithstanding a zero balance under the Agreement at any time.

b. Payment of any and all obligations and liabilities, whatsoever, whether primary, secondary, direct, indirect, fixed or contingent, whether now or hereafter due from Trustor (or any successor in interest to Trustor) whether created directly or acquired by assignment if the document evidencing such obligation or liability or any other writing signed by Trustor (or any successor in interest to Trustor) specifically provides that said obligation or liability is secured by this Deed of Trust.

c. Performance of each agreement of Trustor herein contained or contained in any other agreement, instrument or other writing to which Trustor is a party if the same is written in connection with any of the foregoing.

d. Payment of all sums to be expended by the Beneficiary or Trustee pursuant to the terms hereof.

2. TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

a. To keep the Property in good condition and repair; not to remove or demolish any building or improvement thereon; to complete or cause to be completed any construction of buildings or other improvements thereon which are financed in whole or in part by the indebtedness secured hereby and to restore promptly and in good and workmanlike manner any building or other improvement which may be constructed, damaged, or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting the Property or requiring any alteration or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, weed, fertilize, fumigate, spray, prune and do all other acts which from the character or use of the Property may be reasonably necessary, the specific enumerations herein not excluding the general.

b. To provide, maintain and deliver to Beneficiary fire and other insurance on the Property satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary, the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default hereunder or invalidate any act done pursuant to such notice. Trustor shall deliver such policies or acceptable written evidence of such policies to Beneficiary upon demand. Failure to maintain the insurance required under this Deed of Trust or to deliver such policies or acceptable written evidence of the policies to Beneficiary will give Beneficiary the option to purchase insurance on behalf of Trustor. Any insurance policies to Beneficiary will give Beneficiary the option to purchase insurance on behalf of Trustor. Any insurance Beneficiary procures may insure only Beneficiary's interest in the Property and may not provide any coverage for Trustor. Any costs or expenses incurred by Beneficiary in procuring such insurance will be added to the principal balance and will bear interest from the date they are advanced at the highest rate shown in the instrument or instruments evidencing the indebtedness secured by this Deed of Trust. Such amounts shall be payable upon demand, at Beneficiary's option, in the form of larger installments otherwise payable under such instrument or instruments.

c. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of

Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorneys' fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

d. To pay at least ten (10) days before delinquency all taxes and assessments affecting the Property, including, without limitation, assessment on appurtenant water stock, all encumbrances, charges and liens on the Property or any part thereof, and all costs, fees and expenses of this Trust.

e. That should Trustor fail to make any payment or do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may:

(1) Make or do the same in such manner and to such extent as either may deem necessary or appropriate to protect the security hereof, Beneficiary or Trustee being authorized to enter upon the Property for such purposes.

(2) Appear in and defend any action or proceeding purporting to affect the security hereof or the rights or power of Beneficiary or Trustee.

(3) Pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior and superior hereto.

(4) In exercising any such powers, pay necessary expenses, employ counsel and pay his or her reasonable fees.

f. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the maximum rate allowed by law in effect at the date hereof or at the option of Beneficiary, such sums may be added to the principal balance of any indebtedness secured hereby and shall bear the highest rate of interest as any such indebtedness.

g. To pay for any statement provided for by the law in effect on the date hereof regarding the obligation secured hereby in the amount demanded by the Beneficiary but not to exceed the maximum allowed by law at the time the statement is demanded.

3. IT IS FURTHER AGREED THAT:

a. Any award of damages in connection with any condemnation for public use of or injury to the Property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such monies received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

b. By accepting payment of any sum secured hereby after its due date, or after the filing of notice of default and of election to sell, Beneficiary shall not waive its right to require prompt payment when due of all other sums so secured, or to declare default for failure so to pay, or to proceed with the sale under any such notice of default and of election to sell, for any unpaid balance of said indebtedness. If Beneficiary holds any additional security for any obligation secured hereby, it may enforce the sale thereof at its option, either before, contemporaneously with, or after the sale is made hereunder, and on any default of Trustor, Beneficiary may, at its option, offset against any indebtedness owing by it to Trustor, the whole or any part of the indebtedness secured hereby.

c. Without affecting the liability of any person, including, without limitation, Trustor, for the payment of any indebtedness secured hereby, or the lien of this Deed of Trust on the remainder of the Property for the full amount of any indebtedness unpaid, Beneficiary and Trustee are respectively empowered as follows:

(1) Beneficiary may from time to time and without notice (a) release any person liable for the payment of any of the indebtedness, (b) extend the time or otherwise alter the terms of payment of any of the indebtedness, (c) accept additional security therefor of any kind, including deeds of trust or mortgages, (d) alter, substitute or release any of the Property securing the indebtedness.

(2) Trustee may, at any time, and from time to time, upon the written request of Beneficiary (a) consent to the making of any map or plat of the Property, (b) join in granting any easement or creating any restriction thereon, (c) join in any

subordination or other agreement affecting this Deed of Trust or the lien or charge thereof or, (d) reconvey, without any warranty, all or any part of the Property.

d. Upon (a) written request of Beneficiary stating that all sums secured hereby have been paid or (b) performance of all obligations of the Trustor hereunder and under each and every note, guarantee, Agreement or other writing evidencing the indebtedness secured hereby, and upon surrender of this Deed of Trust to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the Property then held hereunder. The recital in such reconveyance of any matters of facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such reconveyance, Trustee may destroy said note, guarantee, Agreement or other evidence of indebtedness and this Deed of Trust (unless directed in such request to retain them).

e. Trustor hereby gives to and confers upon Beneficiary the right, power and authority during the continuance of these trusts to collect the rents, issues and profits of the Property and of any personal property located thereon, and hereby absolutely and unconditionally assigns all such rents, issues and profits to Beneficiary; provided, however, that Beneficiary hereby consents to the collection and retention of such rents, issues and profits as they accrue and become payable only if Trustor is not, at such time, in default with respect to payment of any indebtedness secured hereby or in the performance of any agreement hereunder. Upon any such default, Beneficiary may at any time, without notice, either in person, by agent, or by a receiver to be appointed by a court, without regard to the adequacy of any security for the indebtedness hereby secured and without limiting the generality of Section 2.e.(1), above, enter upon and take possession of the Property or any part thereof, and in its own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine; also perform such acts of repair, nurturing, cultivation, irrigation, weeding, fertilizing, fumigation, spraying, pruning or protection, as may be necessary or proper to conserve the value of the Property or any trees, planting or crops growing thereon; also lease the same or any part thereof for such rental, term, and upon such conditions as its judgment may dictate; also prepare for harvest, sever, remove, and sell any crops that may be growing upon the premises, and apply the net proceeds thereof to the indebtedness secured hereby. The entering upon and taking possession of the Property and performance or failure to perform any of the acts described in the preceding sentence, the collection of or failure to collect such rents, issues and profits, and the application thereof as aforesaid, shall not waive or cure any default or notice of default hereunder, or invalidate any act done pursuant to such notice and shall not constitute or otherwise result in any assumption by or liability of Beneficiary for maintenance, depreciation, misuse or risk of loss other than for damage or loss to the Property due to Beneficiary's gross negligence or intentional torts. Trustor also assigns to Trustee, as further security for the performance of the obligations secured hereby, all prepaid rents and all monies which may have been or may hereafter be deposited with said Trustor by any lessee of the premises herein described, to secure the payment of any rent, and upon default in the performance of any of the provisions hereof, Trustor agrees to deliver such rents and deposits to the Trustee.

f. Upon default by Trustor in the performance of any payment or other obligation secured hereby or in the performance of any agreement hereunder, or if, whether voluntarily or involuntarily, there is a sale or transfer of all or any part of (i) the Property or an interest therein, or (ii) a beneficial interest in Trustor and Trustor is not a natural person, or if Trustor ceases to use the Property as Trustor's primary residence, Beneficiary may declare all sums secured hereby immediately due without notice or demand and no waiver of this right shall be effective unless in writing and signed by Beneficiary.

g. Waiver of a right granted to Beneficiary hereunder as to one transaction or occurrence shall not be deemed to be a waiver of the right as to any subsequent transaction or occurrence. Beneficiary may rescind any notice before Trustee's sale by executing a notice of rescission and recording the same, or as otherwise required by applicable law. The recordation of such notice shall constitute also a cancellation of any prior declaration of default and demand for sale, and of any acceleration of maturity of indebtedness affected by any prior declaration or notice of default. The exercise by Beneficiary of the right of rescission shall not constitute a waiver of any default then existing or subsequently occurring, nor impair the right of the Beneficiary to execute other declarations of default and demand for sale, or notices of default and of election to cause the Property to be sold, nor otherwise affect the Agreement or Deed of Trust, or any of the rights, obligations or remedies of the Beneficiary or Trustee hereunder.

h. At least ninety (90) days or any other period required by law having elapsed between the recordation of the notice of default and the date of sale, Trustee, having first given notice of sale as then required by law, shall sell the Property at the time and place of sale fixed by it in the notice of sale, either as a whole or in separate parcels, and in such order as the

Trustee may determine, at public auction to the highest bidder for cash, in lawful money of the United States of America, payable at the time of sale except as otherwise permitted by law. Trustee may postpone sale of all or any portion of the Property by public announcement at the time of sale, and from time to time thereafter may postpone the sale by public announcement, all as permitted by law. Trustee shall deliver to the purchaser its deed conveying the Property so sold, but without any covenant or warranty, expressed or implied. The recital in any such deed of any matters or facts, stated either specifically or in general terms, or as conclusions of law or fact, shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee or Beneficiary, may purchase at the sale. After deducting all costs, fees and expenses of Trustee and of this trust, including costs of evidence of title in connection with the sale, the Trustee shall apply the proceeds of this sale to the payment of all sums then secured hereby, in such order and manner as may be required by the Beneficiary; the remainder, if any, to be paid to the person or persons legally entitled thereto. If Beneficiary shall elect to bring suit to foreclose, Beneficiary shall be entitled to reasonable attorney's fees and litigation costs.

i. Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed of Trust is recorded and the name and address of the new Trustee.

j. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including without limitation, pledgees, of the note, guarantee, Agreement, or other evidence of indebtedness secured hereby, whether or not named as Beneficiary herein. In this Deed of Trust, whenever the context so requires, the singular number includes the plural.

k. Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

l. If Trustor or any successor in interest to Trustor sells, transfers or encumbers any interest in the Property, whether voluntarily or involuntarily, or if a beneficial interest in Trustor is sold or transferred, voluntarily or involuntarily, and Trustor is not a natural person: (a) the transferor and the transferee shall each immediately give written notice of said transfer to the Beneficiary, at its address designated on the first page of this Deed of Trust; (b) if the Deed of Trust secures Trustor's obligation under an Agreement as defined herein, all credit extended by Beneficiary under the Agreement, whether before or after the property is transferred, shall be secured under this Deed of Trust as if no transfer had occurred except for credit extended by Beneficiary more than five days after it has received the written notices required by this paragraph.

m. The pleading of any statute of limitations as a defense to any and all obligations secured by this Deed of Trust is hereby waived to the full extent permitted by law.

n. Trustor shall not demolish or remove any improvements from the Property without Beneficiary's prior written consent. As a condition to the removal of any improvements, Beneficiary may require Trustor to make arrangements satisfactory to Beneficiary to replace such improvements with improvements of at least equal value.

o. All promises, agreements and statements Trustor has made in this Deed of Trust shall survive the execution and delivery of this Deed of Trust, shall be continuing in nature and shall remain in full force and effect until such time as the Agreement is paid in full.

p. Trustor authorizes Beneficiary to the fullest extent permitted under applicable law, without notice or demand and without affecting his liability under this Deed of Trust, from time to time, to:

1. Renew, extend, accelerate, decrease or increase the amount of the indebtedness, or otherwise change the time for payment of any of the indebtedness or any other term thereof;

2. Renew, extend, accelerate, terminate or otherwise modify any of the collateral security documents securing any of the indebtedness, and any notes and/or any other evidence of indebtedness in connection with any of the foregoing, including, without limitation, increase or decrease of the rate of interest thereon; while diminishing, releasing or discharging the liability of the undersigned hereunder.

3. Accept partial payments on the indebtedness;

4. Substitute, withdraw, waive, decrease, increase, release, exchange or otherwise alter any collateral security, in whole or in part, securing the indebtedness or any guarantee of the indebtedness;

5. Apply any and all such collateral security and direct the order or manner of sale thereof as Beneficiary in its sole discretion may determine;

6. Release or substitute any one or more of the guarantors of the indebtedness, and otherwise deal with Obligor, Trustor, or any other guarantor as Beneficiary may elect;

7. Settle or release, either by agreement on terms satisfactory to Beneficiary or by operation of law or otherwise, compound, compromise, collect or otherwise liquidate any indebtedness and/or collateral security therefore in any manner; and/or consent to the transfer to any collateral security and bid and purchase at any sale; all without in any way diminishing, releasing or discharging the liability of the undersigned hereunder.

q. Trustor waives: notice of acceptance of the Deed of Trust, any document evidencing or relating to the indebtedness; diligence and all demands, presentments, protests, notices of protest; notices of nonperformance; notices of dishonor; and notices of the existence, creation or incurring of any new or additional indebtedness.

r. Trustor waives, to the fullest extent permitted under applicable law, any defense arising by reason of the cessation from any other kind against Obligor, Trustor or any guarantor or by reason of the cessation from any action of any kind against Obligor. Beneficiaries' rights under the Deed of Trust shall be enforceable without regard to the validity, regularity or enforceability of the indebtedness or any document evidencing the same, any notes or other evidence of the indebtedness, any other guarantee of the indebtedness of any collateral security documents securing any of the indebtedness. Trustor specifically agrees that the failure of Beneficiary to perfect any lien on or security in any property given by Obligor, Trustor or any guarantor to secure payment of the indebtedness, or failure to record or file any document relating thereto, shall not terminate, diminish or otherwise affect Beneficiary's rights under Deed of Trust.

s. Trustor shall not have any right of subrogation to any of the rights of Beneficiary against Obligor, Trustor or any guarantor, and any action by Beneficiary which may affect any right of subrogation that the undersigned may have had shall not affect or be raised by the undersigned as a defense to any rights or obligations that the undersigned owes to Beneficiary. Trustor waives any right to enforce any remedy which Beneficiary now has or may hereafter have against Obligor, Trustor or any guarantor, and waives any benefit of, and any other right to participate in, any collateral security for the indebtedness now or hereafter held by Beneficiary.

t. Trustor assumes the responsibility for keeping himself informed of the financial conditions of Obligor, Trustor or any guarantor and of all other circumstances bearing upon the risk of non-payment of the indebtedness. Beneficiary shall have no duty to advise the undersigned of information known to Beneficiary regarding such condition or any such circumstance. Beneficiary has no duty to inquire into the powers of Obligor, Trustor, or any guarantor or the officers, directors or agents thereof acting or purporting to act in its behalf and/or their behalf.

u. None of the terms or provisions hereof may be waived, altered, modified, or amended except by an instrument in writing, duly executed by the party to be charged thereby, and the rights, obligations and liabilities hereunder shall be governed by, and shall be construed and interpreted in accordance with, the laws of the state of California.

v. To the extent not prohibited by law, the Trustor (or any of them) hereby grants to the Beneficiary a security interest under the California Uniform Commercial Code in all deposit accounts and other property of the Trustor (or any of them) held by the Beneficiary, to secure all obligations of the Trustor or Obligor to the Beneficiary; provided, however, that this security interest shall not secure any indebtedness which is or hereafter becomes "consumer credit" subject to the disclosure requirements of the Truth in Lending Act and Regulation Z promulgated thereunder, both as amended from time to time.

4. DEFAULT:

Except as may be prohibited by applicable law, and subject to any notice required by applicable law, if we default on any term in the Agreement and/or of any term of this Deed of Trust, you or the Trustee may, in accordance with applicable law, pursue and enforce any rights you or the Trustee have under applicable law, including, without limitation, the right to: (i) accelerate all amounts due under the Agreement; (ii) foreclose upon this Deed of Trust, invoke the power of sale conveyed hereunder and sell the Property, either in whole or in part or in separate parcels at different times, if necessary, until the indebtedness due under the Agreement is satisfied or the Property is exhausted, whichever occurs first; (iii) enter on and take possession of the Property; (iv) collect the rental payments, including over-due rental payments, directly from tenants, and you are appointed as our agent and attorney-in-fact to collect any such rents by any appropriate proceeding; (v) manage the Property, including signing, cancelling and changing leases; and (vi) seek appointment of a receiver for the Property and we hereby appoint you as our attorney-in-fact with authority to consent for us to the appointment of a receiver. This means that, among other rights you or the Trustee may pursue and enforce, you or the Trustee may arrange for the Property to be sold, as provided by law, in order to pay off what we owe under the Agreement and under this Deed of Trust. If the money you receive from the sale is not enough to pay off what we owe you, we will still owe you the difference which you may seek to collect from us in accordance with applicable law. We agree that the interest rate set forth in the Agreement will continue before and after a default, entry of a judgment and foreclosure. Subject to applicable law, if you acquire the Property at a forced sale following our default, our right to any insurance proceeds resulting from damage to the Property prior to the acquisition shall pass to you to the extent of the sums secured by this Deed of Trust immediately prior to acquisition. In addition, subject to applicable law, you shall be entitled to collect all reasonable fees and costs actually incurred by you or your agents and/or the Trustee or the Trustee's agents arising out of or related to this Deed of Trust or the Agreement, including, but not limited to, reasonable attorneys' fees and costs of foreclosure, property preservation, documentary evidence, abstracts and title reports.

5. WITH REGARD TO ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES, TRUSTOR AGREES:

a. As used in this Paragraph 5:

(1) "Environmental Law" means all federal, state and local law concerning the public health, safety or welfare, environment or a Hazardous Substance, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Sec. 9601 et seq., Resource Conservation and Recovery Act, 42 U.S.C. Sec. 6901 et seq., Toxic Substances Control Act, 15 U.S.C. Sec. 2601 et seq., Hazardous Materials Transportation Act, 49 U.S.C. Sec. 1801 et seq., Clean Water Act and Water Quality Act of 1987, 33 U.S.C. Sec. 1251 et seq., Safe Drinking Water Act, 41 U.S.C. Sec. 300f et seq., Clean Air Act, 42 U.S.C. Sec. 7901 et seq., Carpenter-Presley-Tanner Hazardous Account Act, Cal. Health & Safety Code Sec. 25300 et seq., Hazardous Waste Control Law, Cal. Health & Safety Code Sec. 25100 et seq., Porter-Cologne Water Quality Control Act, Cal. Water Code Sec. 1300 et seq., Hazardous Waste Disposal Land Use Law, Cal. Health & Safety Code Sec. 25220 et seq., Safe Drinking Water and Toxic Enforcement Act of 1986, Cal. Health & Safety Code Sec. 25249.5 et seq., Hazardous Substances Underground Storage Tank Law, Cal. Health & Safety Code Sec. 25280 et seq., Air Resources Law, Cal. Health & Safety Code Sec. 3900 et seq., Hazardous Materials Release Response Plans and Inventory, Cal. Health & Safety Code Sec. 25500 et seq., and Toxic Pits Cleanup Act of 1984, Cal. Health & Safety Code Sec. 25208 et seq.

(2) "Hazardous Substance" means any substance which has characteristics of ignitability, corrosivity, toxicity, reactivity or radioactivity or other characteristics which render it dangerous or potentially dangerous to public health, safety or welfare or the environment, including without limitation, (i) petroleum or any fraction or other byproduct thereof, (ii) asbestos, (iii) lead, (iv) cyanide, (v) polychlorinated biphenyls, (vi) urea formaldehyde and (vii) anything defined as a "hazardous material," "toxic substance," "hazardous substance," "hazardous waste" or "waste" under any Environmental Law, including without limitation, "hazardous substance" as defined in Cal. Health & Safety Code Sec. 25316 and "waste" and "hazardous substance" as defined in Cal. Water Code Sec. 13050(d) and Sec. 13050(p)(1), respectively. The term is intended by Trustor and Beneficiary to be interpreted in its most comprehensive and cumulative sense.

b. Trustor represents and warrants that except as disclosed to and acknowledged in writing by Beneficiary before the date of this Deed of Trust.

(1) No Hazardous Substance has been located, used, manufactured, generated, treated, handled, stored, spilled, disposed

of, discharged or released by any person on, under or about the Property.

(2) Trustor has no knowledge of or reason to believe that there is any pending or threatened investigation, assessment, claim, demand, action or proceeding of any kind relating to (i) any alleged or actual Hazardous Substance located under or about the Property or (ii) alleged or actual violation or noncompliance by Trustor or any tenant of Trustor with regard to any Environmental Law involving the Property.

(3) Neither Trustor nor any tenant of Trustor is required by any Environmental Law to obtain or maintain any permit, license, financial responsibility certificate or other approval as a condition to its business operations or in connection with its use, development or maintenance of the Property.

c. Trustor represents and warrants that Trustor and every tenant of Trustor have been, are and will remain in full compliance with any Environmental Law applicable to its business operations and its use, development or maintenance of the Property.

d. Trustor agrees to permit, or cause any tenant of Trustor to permit, Beneficiary to enter and inspect the Property at any reasonable time for purposes of determining, as Beneficiary deems necessary or desirable: (i) the existence, location and nature of any Hazardous Substance on, under or about the Property, (ii) the existence, location, nature, magnitude and spread of any Hazardous Substance that has been spilled, disposed of, discharged or released on, under or about the Property or (iii) whether or not Trustor and any tenant of Trustor are in compliance with applicable Environmental Law. If Trustor or its tenant fails to comply fully with the terms hereof, Beneficiary may obtain affirmative injunctive relief therefor.

e. Trustor agrees to indemnify and hold Beneficiary and its successors or assigns harmless from and against all losses, claims, demands, liabilities, damages, cleanup, response and remediation costs, penalties and expenses, including, without limitation, all costs of litigation and attorneys' fees, which Beneficiary and its successors and assigns may directly or indirectly sustain or suffer as a consequence of any inaccuracy or breach of any representation, warranty or promise made in this Deed of Trust in connection with any Hazardous Substance or Environmental Law. Notwithstanding any of the language in the Deed of Trust to the contrary, this indemnity covers claims asserted after all the indebtedness secured by this Deed of Trust has been paid and discharged, whether or not the Deed of Trust has also been reconveyed to Trustor. The only exclusions hereto may relate to claims arising out of the affirmative acts of Beneficiary or of a third party after Trustor's interest in the Property has terminated.

f. The provisions of this Paragraph 5 shall not be affected by the acquisition by Beneficiary or its successors or assigns of any ownership or other interest in the Property beyond Beneficiary's security interest in the Property created under this Deed of Trust, whether or not such acquisition is pursuant to the foreclosure of this Deed of Trust or a merger of the interest of the Beneficiary or its successors and assigns in the Property.

6. ADDITIONAL PROVISIONS:

a. The execution of this Deed of Trust by any person who has no present interest in the Property shall not be deemed to indicate that such an interest presently exists. Rather, execution of this Deed of Trust by such a person shall constitute such person's agreement that if such person hereafter acquires an interest in the Property, such interest shall be subject to Beneficiary's interest hereunder.

b. The execution of this Deed of Trust by any person who has a present interest in the Property shall not in itself be deemed to indicate that such person is liable to Beneficiary for any obligation described in Section 1., above. Any personal liability of such person to Beneficiary shall be determined on an independent basis (such as execution of the document or documents evidencing the obligation described in Section 1., above). Execution of this Deed of Trust by any such person shall nevertheless indicate that such person's interest in the Property shall be subject to Beneficiary's interest hereunder.

c. If any paragraph, clause or provision of this Deed of Trust is construed or interpreted by a court of competent jurisdiction to be void, invalid, or unenforceable, such decision shall affect only those paragraphs, clauses, or provisions so construed or interpreted and shall not affect the remaining paragraphs, clauses or provisions.

d. Any married person executing this Deed of Trust in an individual capacity agrees that recourse may be had to his or her separate property for satisfaction of all sums secured under this Deed of Trust.

e. If more than one person has executed this Deed of Trust as the "Trustor," the obligations of all such persons under this Deed of Trust shall be joint and several. In this Deed of Trust, whenever, the context so requires, the masculine gender includes the feminine and/or neutral and the singular number includes the plural.

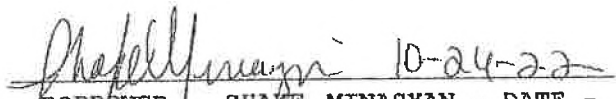
7. RIDERS:

The following Riders are to be executed by Borrower [check box as applicable]:

- 1-4 Family Rider
- Condominium Rider
- Second Home Rider
- Planned Unit Development Rider
- Other(s) [specify]

The undersigned Trustors request that a copy of any notice of default, and of any notice of sale hereunder, be mailed to their respective addresses.

By signing below, Trustor agrees to all the terms and conditions of this Deed of Trust.

 10-24-22
 - BORROWER - SHAKE MINASYAN - DATE -

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 10/24/2022 before me,

Jennine H. Garcia, Notary Public

(here insert name and title of the officer)

personally appeared

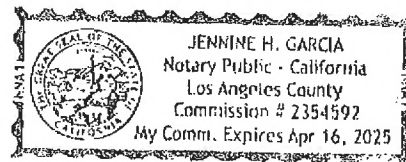
Shake Minasyan

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 Jennine H. Garcia (Seal)



This page is part of your document - DO NOT DISCARD



20250562851



Pages:
0006

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

08/19/25 AT 08:00AM

FEES :	41.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	116.00



LEADSHEET



202508190990014

00025745386



015476136

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

250379455 RP

RECORDING REQUESTED BY:
ServiceLink

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 2305-039-005

TS No.: 23-07246CA

TSG Order No.: 250379455

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

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

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

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

IMPORTANT NOTICE

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 (5) business days prior to the date set for the sale of your property. No sale date may be set until approximately ninety (90) days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is **\$11,492.85** as of **08/15/2025** 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 to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three (3) 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

* The summary documents shall be provided to the trustor(s) and/or vested owner(s), Cal. Civ. Code § 2923.3(c)(2). These summaries are not required to be recorded or published, Cal. Civ. Code § 2923.3(a).

FORECLOSURE, OR IF YOUR PROPERTY IS IN FORECLOSURE FOR ANY OTHER REASON, CONTACT:

**Comerica Bank
c/o Affinia Default Services, LLC
301 E. Ocean Blvd., Suite 1720, Long Beach, CA 90802
Attn: Foreclosure Dept.
Phone: (833) 290-7452
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 Affinia 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 October 24, 2022, executed by Shake Minasyan, a married woman, as her sole and separate property, as Trustor(s), to secure certain obligations in favor of Comerica Bank, as beneficiary, recorded on November 2, 2022, Instrument No.: 20221040706 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 \$192,900.00 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:

- 1) **Installment of Principal and Interest which became due on January 21, 2025, 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.

Pursuant to California Civil Code Section 2924.13(c)(1), a declaration is attached hereto.

Dated: August 15, 2025


By: Fidel Aguirre
Foreclosure Associate
Affinia Default Services, LLC, as Trustee

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.



**Declaration of Mortgage Servicer
Pursuant to Cal. Civ. Code § 2923.5(b)**

Mortgage Servicer: Comerica Bank, a Texas banking association
Property Address: 7659 Bluebell Ave, North Hollywood, CA 91605

The undersigned, as an employee, officer or authorized agent of Comerica Bank, a Texas banking association, declares the following:

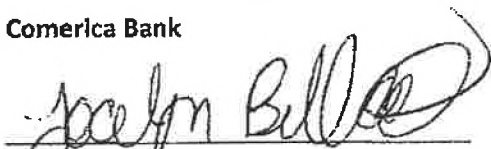
- The mortgage servicer has contacted the borrower to assess the borrower's financial situation and explore options for the borrower to avoid foreclosure. Thirty days, or more, have passed since the initial contact was made.
- The mortgage servicer has exercised due diligence to contact the borrower to assess the borrower's financial situation and explore options for the borrower to avoid foreclosure. Thirty days, or more, have passed since these due diligence efforts were satisfied.
- No contact was required by the mortgage servicer because the individual(s) did not meet the definition of "borrower" pursuant to Cal. Civ. Code § 2920.5(c).
- The requirements of Cal. Civ. Code § 2923.5 do not apply because the loan is not secured by a first lien mortgage or deed of trust on "owner-occupied" or qualifying tenant-occupied residential real property.

With respect to Cal. Civ. Code § 3273.10:

- The mortgage servicer has not denied the borrower a forbearance request made during the effective time period.
- The mortgage servicer was unable to approve the borrower's request for forbearance during the effective time period and a copy of the written notice denying the request is attached.
 - Forbearance was subsequently provided.
 - Forbearance was not subsequently provided.
- The requirements of Cal. Civ. Code § 3273.10 do not apply because the borrower was not current on payments as of February 1, 2020.

I certify that these declarations are accurate, complete and supported by competent and reliable evidence. I have reviewed competent and reliable evidence to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

Comerica Bank


By: Jocelyn Billock
Its Officer

Dated: June 24, 2025

Subordinate Lien Declaration
Civil Code § 2924.13

Borrower(s): Shake Minasyan

Property Address: 7659 Bluebell Ave North Hollywood, CA 91605

Current Mortgage Servicer: **Comerica Bank**

Trustee's Sale No.:

The undersigned, as an authorized agent or employee of the below current mortgage servicer, declares pursuant to Cal. Civ. Code § 2924.13(c) that the available servicing records reflect the following:

1. To the best of the current mortgage servicer's knowledge, no unlawful practices as described in Cal. Civ. Code § 2924.13(b) occurred in relation to this loan.
2. The current mortgage servicer engaged in an unlawful practices as defined under Cal. Civ. Code § 2924.13(b) during the servicing of this loan:
 - a. Failed to provide any written communication regarding the loan to the borrower for at least 3 years under the following occurrences:
 - i. Between _____ and _____.
 - ii. Between _____ and _____.
 - b. Failed to provide the transfer of loan servicing notice to the borrower when required upon the following instances:
 - i. Transfer from _____ to _____ in _____ (year).
 - ii. Transfer from _____ to _____ in _____ (year).
 - c. Failed to provide the transfer of loan ownership notice to the borrower when required upon the following instances:
 - i. Transfer from _____ to _____ in _____ (year).
 - ii. Transfer from _____ to _____ in _____ (year).
 - d. Failed to provide a periodic account statement to the borrower when required by law or contract in the following instances:
 - i. Between _____ and _____.
 - ii. Between _____ and _____.
 - e. Conducting or threatening to conduct a foreclosure when the borrower was previously provided written notice that the loan was written-off, charged-off, or discharged:
 - i. Contact/notice dated _____.
 - ii. Contact/notice dated _____.
 - f. Conducting or threatening to conduct a foreclosure when the applicable statute of limitations expired.
 - i. Contact/notice dated _____.
 - ii. Contact/notice dated _____.

(SIGNATURE ON THE FOLLOWING PAGE)

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

Dated: 07-21-2025

Comerica Bank

Signature

A handwritten signature in black ink, appearing to read 'R. Stoudemire', is written over a horizontal line.

Name

Robert Stoudemire

Property Detail Report

For Property Located At :
**7659 BLUEBELL AVE, NORTH HOLLYWOOD, CA
 91605-2002**



Owner Information

Owner Name: **MINASYAN SHAKE**
 Mailing Address: **7659 BLUEBELL AVE, NORTH HOLLYWOOD CA 91605-2002 C016**
 Vesting Codes: **MW // SE**

Location Information

Legal Description:	TRACT NO 24339 LOT 5	APN:	2305-039-005
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1216.00 / 2	Subdivision:	24339
Township-Range-Sect:		Map Reference:	16-B2 /
Legal Book/Page:	686-38	Tract #:	24339
Legal Lot:	5	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	NHO	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/15/2022 / 09/13/2022	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	907779		

Last Market Sale Information

Recording/Sale Date:	07/01/2015 / 05/07/2015	1st Mtg Amount/Type:	/
Sale Price:	\$470,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	791848	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$270.11
New Construction:		Multi/Split Sale:	
Title Company:	TITLE 365		
Lender:			
Seller Name:	LEWIS FAMILY TRUST		

Prior Sale Information

Prior Rec/Sale Date:	08/25/1967 /	Prior Lender:	
Prior Sale Price:	\$34,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,740	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1962 / 1972	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;SHED				

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	5,807	Lot Width/Depth:	52 x 111	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$752,682	Assessed Year:	2024	Property Tax:	\$9,389.67
Land Value:	\$450,323	Improved %:	40%	Tax Area:	13
Improvement Value:	\$302,359	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$752,682				

Comparable Sales Report

For Property Located At



7659 BLUEBELL AVE, NORTH HOLLYWOOD, CA 91605-2002

10 Comparable(s) Selected.

Report Date: 09/17/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$470,000	\$500,000	\$1,206,000	\$919,650
Bldg/Living Area	1,740	1,509	1,999	1,772
Price/Sqft	\$270.11	\$251.76	\$728.96	\$529.61
Year Built	1962	1953	1964	1959
Lot Area	5,807	5,552	10,243	6,821
Bedrooms	3	3	4	4
Bathrooms/Restrooms	3	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$752,682	\$85,955	\$686,039	\$274,941
Distance From Subject	0.00	0.05	0.46	0.29

*= user supplied for search only

Comp #:	1	Distance From Subject:	0.05 (miles)
Address:	7710 BLUEBELL AVE, NORTH HOLLYWOOD, CA 91605-2003		
Owner Name:	REYES TOMAS H		
Seller Name:	DIGITAL HORIZON VENTURES INC		
APN:	2305-032-009	Map Reference:	16-B2 /
County:	LOS ANGELES, CA	Census Tract:	1216.00
Subdivision:	22260	Zoning:	LAR1
Rec Date:	01/28/2025	Prior Rec Date:	06/21/2024
Sale Date:	01/07/2025	Prior Sale Date:	05/30/2024
Sale Price:	\$1,100,000	Prior Sale Price:	\$880,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	53867	Acre:	0.17
1st Mtg Amt:	\$825,000	Lot Area:	7,203
Total Value:	\$102,816	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,509
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1957 / 1957
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.15 (miles)
Address:	7547 BLUEBELL AVE, NORTH HOLLYWOOD, CA 91605-2020		
Owner Name:	DANIELYAN SUSANNA		
Seller Name:	BROWN J T & N S F/TR		
APN:	2305-030-019	Map Reference:	16-B3 /
County:	LOS ANGELES, CA	Census Tract:	1216.00
Subdivision:	22592	Zoning:	LAR1
		Living Area:	1,545
		Total Rooms:	6
		Bedrooms:	4

Rec Date:	05/23/2025	Prior Rec Date:	07/25/1994	Bath(F/H):	3 /
Sale Date:	03/25/2025	Prior Sale Date:		Yr Built/Eff:	1957 / 1957
Sale Price:	\$975,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	343928	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$926,250	Lot Area:	6,591	Pool:	
Total Value:	\$100,564	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:3				Distance From Subject:0.18 (miles)	
Address:	12844 ELKWOOD ST, NORTH HOLLYWOOD, CA 91605-2034				
Owner Name:	SOTOMAYOR DAVID J				
Seller Name:	VILLAVICENCIO V R L/TR				
APN:	2305-033-055	Map Reference:	16-A2 /	Living Area:	1,580
County:	LOS ANGELES, CA	Census Tract:	1216.00	Total Rooms:	6
Subdivision:	19157	Zoning:	LAR1	Bedrooms:	4
Rec Date:	09/08/2025	Prior Rec Date:	06/09/2010	Bath(F/H):	2 /
Sale Date:	08/27/2025	Prior Sale Date:	04/30/2010	Yr Built/Eff:	1959 / 1959
Sale Price:	\$831,500	Prior Sale Price:	\$380,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	610723	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$665,169	Lot Area:	5,552	Pool:	POOL
Total Value:	\$480,880	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:4				Distance From Subject:0.27 (miles)	
Address:	12635 DIVAN PL, NORTH HOLLYWOOD, CA 91605-2126				
Owner Name:	BADALYAN HOLDINGS INC				
Seller Name:	DIMENTE HELEN M TRUST				
APN:	2305-018-004	Map Reference:	16-B2 /	Living Area:	1,999
County:	LOS ANGELES, CA	Census Tract:	1216.00	Total Rooms:	6
Subdivision:	20279	Zoning:	LAR1	Bedrooms:	4
Rec Date:	06/12/2025	Prior Rec Date:	07/21/1988	Bath(F/H):	3 /
Sale Date:	04/14/2025	Prior Sale Date:	07/1988	Yr Built/Eff:	1955 / 1963
Sale Price:	\$870,000	Prior Sale Price:	\$170,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	395556	Acres:	0.24	Fireplace:	Y / 1
1st Mtg Amt:	\$806,000	Lot Area:	10,243	Pool:	
Total Value:	\$148,032	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:5				Distance From Subject:0.28 (miles)	
Address:	13016 STAGG ST, NORTH HOLLYWOOD, CA 91605-1930				
Owner Name:	VOSKERCHYAN SONA/VOSKERCHYAN LIZA				
Seller Name:	THORPE LYNDA LIVING TRUST				
APN:	2303-019-084	Map Reference:	16-A2 /	Living Area:	1,692
County:	LOS ANGELES, CA	Census Tract:	1220.00	Total Rooms:	6
Subdivision:	28747	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/25/2025	Prior Rec Date:	04/30/1976	Bath(F/H):	2 /
Sale Date:	06/02/2025	Prior Sale Date:		Yr Built/Eff:	1964 / 1964
Sale Price:	\$950,000	Prior Sale Price:	\$61,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	423077	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$750,000	Lot Area:	5,817	Pool:	POOL
Total Value:	\$140,871	# of Stories:	1	Roof Mat:	GRAVEL & ROCK

Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE
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Comp #:	6				Distance From Subject:	0.29 (miles)
Address:	12952 ELKWOOD ST, NORTH HOLLYWOOD, CA 91605-1939					
Owner Name:	KARAYAN ARMAN & ANNA/KARAYAN TEREZA					
Seller Name:	MEDALLA LIVING TRUST					
APN:	2303-019-062	Map Reference:	16-A2 /	Living Area:	1,978	
County:	LOS ANGELES, CA	Census Tract:	1220.00	Total Rooms:	5	
Subdivision:	27644	Zoning:	LAR1	Bedrooms:	3	
Rec Date:	08/12/2025	Prior Rec Date:	03/17/1997	Bath(F/H):	2 /	
Sale Date:	08/05/2025	Prior Sale Date:		Yr Built/Eff:	1963 / 1967	
Sale Price:	\$775,000	Prior Sale Price:	\$154,000	Air Cond:		
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	544709	Acres:	0.14	Fireplace:	Y / 1	
1st Mtg Amt:	\$736,250	Lot Area:	6,097	Pool:		
Total Value:	\$272,149	# of Stories:	1	Roof Mat:	GRAVEL & ROCK	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL	

Comp #:	7				Distance From Subject:	0.36 (miles)
Address:	12937 BLYTHE ST, NORTH HOLLYWOOD, CA 91605-1945					
Owner Name:	SULTANYAN VARUJAN J					
Seller Name:	ARUTUNYAN KARINE					
APN:	2303-018-025	Map Reference:	16-A2 /	Living Area:	1,679	
County:	LOS ANGELES, CA	Census Tract:	1220.00	Total Rooms:	5	
Subdivision:	27645	Zoning:	LAR1	Bedrooms:	3	
Rec Date:	05/29/2025	Prior Rec Date:	08/10/2017	Bath(F/H):	2 /	
Sale Date:	05/15/2025	Prior Sale Date:	06/23/2017	Yr Built/Eff:	1963 / 1963	
Sale Price:	\$1,149,000	Prior Sale Price:	\$615,000	Air Cond:	WALL	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	354953	Acres:	0.14	Fireplace:	Y / 1	
1st Mtg Amt:	\$1,091,550	Lot Area:	6,214	Pool:		
Total Value:	\$686,039	# of Stories:	1	Roof Mat:	GRAVEL & ROCK	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE	

Comp #:	8				Distance From Subject:	0.44 (miles)
Address:	7838 ATOLL AVE, NORTH HOLLYWOOD, CA 91605-1837					
Owner Name:	RAGNAR ENTERPRISES					
Seller Name:	GERSHON A & A F/TR					
APN:	2303-014-039	Map Reference:	16-A2 /	Living Area:	1,986	
County:	LOS ANGELES, CA	Census Tract:	1220.00	Total Rooms:	6	
Subdivision:	26999	Zoning:	LARS	Bedrooms:	3	
Rec Date:	08/27/2025	Prior Rec Date:	10/15/1997	Bath(F/H):	2 /	
Sale Date:	07/12/2025	Prior Sale Date:	04/01/1997	Yr Built/Eff:	1964 / 1964	
Sale Price:	\$500,000	Prior Sale Price:		Air Cond:		
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL	
Document #:	582135	Acres:	0.18	Fireplace:	Y / 1	
1st Mtg Amt:		Lot Area:	7,979	Pool:		
Total Value:	\$105,223	# of Stories:	1	Roof Mat:	GRAVEL & ROCK	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL	

Comp #:	9				Distance From Subject:	0.45 (miles)
Address:	7914 VANSKOY AVE, NORTH HOLLYWOOD, CA 91605-2231					
Owner Name:	KARAPETYAN ARSEN/HOVHANNISYAN LUSINE					
Seller Name:	CHOLAKYAN HENRY & GOHAR					

APN:	2308-012-012	Map Reference:	16-B2 /	Living Area:	1,933
County:	LOS ANGELES, CA	Census Tract:	1210.20	Total Rooms:	7
Subdivision:	17900	Zoning:	LAR1	Bedrooms:	4
Rec Date:	02/26/2025	Prior Rec Date:	11/04/2010	Bath(F/H):	2 /
Sale Date:	02/20/2025	Prior Sale Date:	10/13/2010	Yr Built/Eff:	1953 / 2013
Sale Price:	\$1,206,000	Prior Sale Price:	\$386,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	120948	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$1,104,394	Lot Area:	6,001	Pool:	POOL
Total Value:	\$626,884	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:10				Distance From Subject:	0.46 (miles)
Address:	7960 ETHEL AVE, NORTH HOLLYWOOD, CA 91605-1942				
Owner Name:	MONTERO GERARD/BACA MONICA A				
Seller Name:	BACA FAMILY TRUST				
APN:	2303-018-030	Map Reference:	16-A2 /	Living Area:	1,821
County:	LOS ANGELES, CA	Census Tract:	1220.00	Total Rooms:	6
Subdivision:	27786	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/20/2025	Prior Rec Date:	09/19/1986	Bath(F/H):	2 /
Sale Date:	06/09/2025	Prior Sale Date:	09/1986	Yr Built/Eff:	1964 / 1964
Sale Price:	\$840,000	Prior Sale Price:	\$134,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	412181	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$755,000	Lot Area:	6,511	Pool:	
Total Value:	\$85,955	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JOSE RUBIO**
JOB ADDRESS: **7659 NORTH BLUEBELL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2305-039-005**

Date: **December 30, 2025**

CASE NO.: **971668**
ORDER NO.: **A-5826184**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 13, 2022**
COMPLIANCE EXPECTED DATE: **November 12, 2022**
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5826184

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

MINASYAN, SHAKE
7659 BLUEBELL AVE
NORTH HOLLYWOOD, CA 91605

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day,

OCT 06 2022

CASE #: 971668
ORDER #: A-5826184
EFFECTIVE DATE: October 13, 2022
COMPLIANCE DATE: November 12, 2022

OWNER OF
SITE ADDRESS: 7659 N BLUEBELL AVE
ASSESSORS PARCEL NO.: 2305-039-005
ZONE: R1; One-Family Zone

To the address as shown on the
last equalized assessment roll.
Initiated by

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. The approximate 5' x 6' construction of a bathroom to the rear property was constructed without the required permits and approvals.

You are therefore ordered to: 1)Demolish and remove all construction work performed without the required permit(s), AND 2)Restore the existing approved/permitted structure to its original condition if it was altered in any way, OR 3) Submit plans, obtain the required permit(s) and expose the work for proper inspection

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

Comments: Obtain permits for complete scope of work, including but not limited to: Building, plumbing, electrical and HVAC without the benefit of permits or approvals

2. The approximate 16' x 16' construction of a patio cover and BBQ area to the rear of property was constructed without the required permits and approvals.

You are therefore ordered to: 1)Demolish and remove all construction work performed without the required permit(s),

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

AND 2) Restore the existing approved/permitted structure to its original condition if it was altered in any way, OR 3) Submit plans, obtain the required permit(s) and expose the work for proper inspection.

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

Comments: Obtain permits for complete scope of work, including but not limited to: Building, plumbing, electrical and HVAC without the benefit of permits or approvals

3. The remodel of the dwelling was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s), AND 2) Restore the existing approved/permitted structure to its original condition if it was altered in any way, OR 3) Submit plans, obtain the required permit(s) and expose the work for proper inspection.

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

Comments: Obtain permits for complete scope of work, including but not limited to: Building, plumbing, electrical and HVAC without the benefit of permits or approvals.

4. Plumbing work has been done without the required permits and approvals

You are therefore ordered to: Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

5. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 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 days 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 \$660.00 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 \$2,310.00.

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.

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For routine City business and non-emergency services: Call 3-1-1
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PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9851.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: October 05, 2022

BRYAN MEYER
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9851
Bryan.Meyer@lacity.org


REVIEWED BY

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