

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES

CALIFORNIA



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

April 24, 2025

Council District: # 8

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

JOB ADDRESS: 1456 WEST 61<sup>ST</sup> STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6002-025-008  
Re: Invoice #880653-4

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: **1456 West 61<sup>st</sup> Street, Los Angeles, CA** ("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 December 14, 2022, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS 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
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 1,276.56</b>

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 **\$1,276.56** 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 **\$1,276.56** 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

Ana Mae Yutan  
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, 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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T18193***  
***Dated as of: 09/24/2024***

***Prepared for: City of Los Angeles***

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### ***SCHEDULE A*** ***(Reported Property Information)***

***APN #: 6002-025-008***

***Property Address: 1456 W 61ST ST    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: INTERSPOUSAL TRANSFER GRANT DEED***

***Grantee : MARIA A. BACA***

***Grantor : JOSE A. BACA***

***Deed Date : 06/09/2006      Recorded : 06/29/2006***

***Instr No. : 06-1437069***

***MAILING ADDRESS: MARIA A. BACA***  
***1456 W 61ST ST, LOS ANGELES, CA 90047-1527***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 13 Tract No: 9508 Brief Description: TRACT # 9508 LOT 13***

### **MORTGAGES/LIENS**

***Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST***

***Recording Date: 12/20/2018      Document #: 18-1293362***

***Loan Amount: \$280,000***

***Lender Name: FANNIE MAE***

***Borrowers Name: MARIA A. BACA***

***MAILING ADDRESS: FANNIE MAE***  
***2100 ALT. 19 NORTH PALM HARBOR, FL 34683***

This page is part of your document - DO NOT DISCARD

06 1437069

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
06/29/06 AT 08:00am

TITLE(S) :

DEED



L E A D   S H E E T

FEE

D.T.T.

FEE \$33	HH
A.F.N.F. 94	3

CODE  
20

CODE  
19

CODE  
9

NOTIFICATION SENT-\$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black Ink.

Number of AIN's Shown

6002 - 025 - 008

001

THIS FORM IS NOT TO BE DUPLICATED

2

**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL TO:**

Maria A. Baca  
1456 West 61st Street  
Los Angeles, CA 90047

**06 1437069**

Space Above This Line for Recorder's Use Only

A.P.N.: 6002-025-008

File No.: LSD-2368238 (YV)

**INTERSPOUSAL TRANSFER GRANT DEED**

(Excluded from Reappraisal under California Constitution Article 13A ☐ 1 et seq.)

\$0.

The Undersigned Grantor(s) declare(s): DOCUMENTARY TRANSFER TAX \$; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$

This conveyance is solely between spouses and establishes the sole and separate property of a spouse and is EXEMPT from the imposition of the Documentary Transfer Tax pursuant to Section 11930 and/or 11911 et seq. of the Revenue and Taxation Code.

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code, and transfer by Grantor(s) is excluded from reappraisal as a creation, transfer, solely between the spouses of any co-owner's interest.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Jose A. Baca , spouse of grantee**

hereby GRANTS to **Maria A. Baca, a married woman as her sole and separate property**

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

**Attached hereto as Exhibit A.**

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

Dated: 06/09/2006

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

**JOSE A. BACA**

Mail Tax Statements To: **SAME AS ABOVE**

A.P.N.: **6002-025-008**

Interspousal Transfer Grant Deed - continued

File No.: **LSD-2368238 (YV)**

**EXHIBIT A**

**LOT 13 OF TRACT NO. 9508, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 133 PAGE(S) 2 OF MAPS, IN THE OFFICE  
OF THE COUNTY RECORDER OF SAID COUNTY.**

06/29/06

06 1437069

3

A.P.N.: 6002-025-008

File No.: LSD-2368238 (YV)

STATE OF CALIFORNIA )SS  
COUNTY OF SAN BERNARDINO )

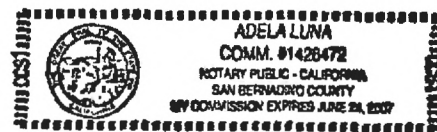
On June 19, 2006, before me, ADELA LUNA, Notary Public,  
Notary Public, personally appeared JOSE BACA, personally known to me

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

WITNESS my hand and official seal.

Signature

Adela Luna



My Commission Expires: June 24, 2007

*This area for official notarial seal*

Notary Name: Adela Luna

Notary Phone: 951-443-7324

Notary Registration Number: 1426472

County of Principal Place of Business: SAN BERNARDINO

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**20181293362**



Pages:  
0002

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

12/20/18 AT 11:28AM

FEES :	20.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	95.00



LEADSHEET



201812202840001

00016091741



009529330

SEQ:  
37

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

[RECORDING REQUESTED BY]  
NATIONWIDE TITLE CLEARING, INC.

[AND WHEN RECORDED MAIL TO]  
Fannie Mae  
C/O Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683

CS Loan Number 0608049920  
FNMA Loan Number 4005011427  
NTC Loan ID 403333137

Document Number: 16091741



Batch Number: 9529330



### CORPORATE ASSIGNMENT OF DEED OF TRUST

Regarding this instrument, contact New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, 75 Beattie Place, Suite 300, Greenville, South Carolina 29601, telephone # 1-800-365-7107, who is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, NATIONSTAR MORTGAGE LLC, WHOSE ADDRESS IS 8950 CYPRESS WATERS BLVD., COPPELL, TX 75019, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS OWNER TRUSTEE ON BEHALF OF CSMC 2018-RPL6 TRUST, WHOSE ADDRESS IS 500 DELAWARE AVENUE, 11TH FLOOR, ATTENTION: CSMC 2018-RPL6, WILMINGTON, DE 19801, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by MARIA A. BACA and recorded on 06/26/2006 as Instrument # 06 1394184 in the office of the LOS ANGELES County Recorder, CA.

Dated on 12/17 /2018 (MM/DD/YYYY)  
NATIONSTAR MORTGAGE LLC

By: Holly Hardy  
Holly Hardy  
Vice President of Loan Documentation

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

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 12/17 /2018 (MM/DD/YYYY), by Holly Hardy as Vice President of Loan Documentation of NATIONSTAR MORTGAGE LLC, who, as such Vice President of Loan Documentation being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Ashley Morrell  
Ashley Morrell GG212021  
Notary Public - State of FLORIDA  
Commission expires: 04/29/2022



ASHLEY MORRELL  
Notary Public - State of Florida  
Commission # GG 212021  
My Comm. Expires: Apr 29, 2022  
Bonded Through National Notary Assn.

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
FNMA1 403333137 2018-RPL2-PL4-SALE DOCR T131812-12:00:15 [C-1] FRMCA1



\*D0034320372\*



# EXHIBIT B

ASSIGNED INSPECTOR: **JOHN PARKER**  
JOB ADDRESS: **1456 WEST 61<sup>ST</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6002-025-008**

Date: **April 24, 2025**

Last Full Title: **09/24/2024**

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- |   |                            |
|---|----------------------------|
| 1) MARIA A. BACA<br>1456 WEST 61 <sup>ST</sup> STREET<br>LOS ANGELES, CA 90047-1527 | CAPACITY: OWNER            |
| 2) FANNIE MAE<br>2100 ALT. 19 NORTH<br>PALM HARBOR, FL 34683                        | CAPACITY: INTERESTED PARTY |

**Property Detail Report****For Property Located At :****1456 W 61ST ST, LOS ANGELES, CA 90047-1527**

RealQuest

**Owner Information**

Owner Name: **BACA MARIA A**  
 Mailing Address: **1456 W 61ST ST, LOS ANGELES CA 90047-1527 C022**  
 Vesting Codes: **MW / / SE**

**Location Information**

Legal Description:	<b>TRACT # 9508 LOT 13</b>	APN:	<b>6002-025-008</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2372.01 / 3</b>	Subdivision:	<b>9508</b>
Township-Range-Sect:		Map Reference:	<b>51-E4 /</b>
Legal Book/Page:	<b>133-2</b>	Tract #:	<b>9508</b>
Legal Lot:	<b>13</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>C34</b>	Munic/Township:	<b>LOS ANGELES</b>
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>06/29/2006 / 06/09/2006</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1437069</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>05/02/2000 / 04/17/2000</b>	1st Mtg Amount/Type:	<b>\$135,788 / FHA</b>
Sale Price:	<b>\$137,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>660795</b>
Document #:	<b>660794</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$48.82</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>GATEWAY TITLE CO.</b>		
Lender:	<b>MISCELLANEOUS FIN</b>		
Seller Name:	<b>WRIGHT CYRUS D</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>06/10/1999 / 05/12/1999</b>	Prior Lender:	<b>CROSSLAND MTG CORP</b>
Prior Sale Price:	<b>\$107,000</b>	Prior 1st Mtg Amt/Type:	<b>\$85,600 / CONV</b>
Prior Doc Number:	<b>1066242</b>	Prior 1st Mtg Rate/Type:	<b>/ FIXED RATE LOAN</b>
Prior Deed Type:	<b>GRANT DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>2,806</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>5</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>3 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1927 / 1968</b>	Roof Type:		Style:	<b>SPANISH</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1</b>	Roof Material:	<b>ROLL COMPOSITION</b>	Condition:	
Other Improvements:	<b>FENCE</b>				

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.12</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,352</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	\$523,756	Assessed Year:	2023	Property Tax:	\$6,689.67
Land Value:	\$207,597	Improved %:	60%	Tax Area:	212
Improvement Value:	\$316,159	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$523,756				

# EXHIBIT D

ASSIGNED INSPECTOR: **JOHN PARKER**  
JOB ADDRESS: **1456 WEST 61<sup>ST</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6002-025-008**

Date: April 24, 2025

CASE NO.: 968863  
ORDER NO.: A-5864366

EFFECTIVE DATE OF ORDER TO COMPLY: **December 14, 2022**  
COMPLIANCE EXPECTED DATE: **January 13, 2023**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5864366

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

BACA, MARIA A  
1456 W 61ST ST  
LOS ANGELES, CA 90047

The undersigned hereby certifies that the notice  
has been served on the owner of the property  
in the above named address, in the following manner:

DEC 02 2022

The undersigned hereby certifies that the notice  
has been served on the owner of the property  
in the above named address, in the following manner:

CASE #: 968863  
ORDER #: A-5864366  
EFFECTIVE DATE: December 14, 2022  
COMPLIANCE DATE: January 13, 2023

OWNER OF  
SITE ADDRESS: 1456 W 61ST ST  
ASSESSORS PARCEL NO.: 6002-025-008  
ZONE: R1; One-Family Zone

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 fence is in need of maintenance.**

You are therefore ordered to: Maintain all fences in good repair and keep straight, uniform and structurally sound with approved materials.

Code Section(s) in Violation: 91.8104.13, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: All property lines

Comments: Loose blocks and plywood not approved for fence materials

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.



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

**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.

**PENALTY WARNING:**

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

**APPEAL PROCEDURES:**

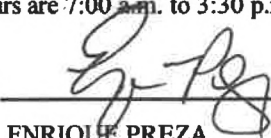
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order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

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 (213)978-4513.

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

Inspector:



ENRIQUE PREZA  
8475 S Vermont  
LOS ANGELES, CA 90044  
(213)978-4513

Enrique.Preza@lacity.org



REVIEWED BY

Date: November 30, 2022

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.



**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)