

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
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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

September 09, 2025

Council District # 5

Case #: 1030049

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

JOB ADDRESS: 2568 S MILITARY AVE

CONTRACT NO.: 280206672-3 C142032 C144906 C141028-3

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$2,100.00. The cost of fencing the subject lot was \$5,828.12.

It is proposed that a lien for the total amount of \$9,234.68 be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

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

Shawn Eshbach, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On December 02, 2024 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to fence the lot, on the parcel located at **2568 S MILITARY AVE** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows: *See Attached Title Report for Legal Description*

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
CLEAN	C5019	April 03, 2025	\$2,100.00
FENCE	F4602		\$5,828.12
			<u>\$7,928.12</u>

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	934478-5	\$356.16	\$890.40	\$1,246.56
				<u>\$1,246.56</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T18292	\$30.00
FULL	T18532	\$30.00
		<u>\$60.00</u>

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$6,079.10 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$9,234.68**, be recorded against said property.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: September 09, 2025

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

Report and lien confirmed by
City Council on:

Shawn Eshbach, Principal Inspector
Lien Review



ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: JAIME RIOS
JOB ADDRESS: **2568 S MILITARY AVE**
ASSESSORS PARCEL NO.: 4256-023-027

CASE #: 1030049

Last Full Title: 08/26/2025

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|----------------------------|
| 1 THE BANK OF NEW YORK MELLON
C/O: NEWREZ LLC F/K/A NEW PENN
75 BEATTIE PLACE
SUITE 300
GREENVILLE, SC 29601 | Capacity: OWNER |
| 2 BARRETT DAFFIN FRAPPIER TREDER & WEISS LLP
C/O: JESUS ANGULO
4004 BELT LINE ROAD
SUITE 100
ADDISON, TX 75001 | Capacity: INTERESTED PARTY |
| 3 NEWREZ LLC
C/O: BARON SILVERSTEIN
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034 | Capacity: INTERESTED PARTY |
| 4 NEWREZ LLC
C/O: SPENCER MOSNESS
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034 | Capacity: INTERESTED PARTY |
| 5 NEWREZ LLC
C/O: NICOLA SANTORO
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034 | Capacity: INTERESTED PARTY |



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

Property Title Report

Work Order No. T18292
Dated as of: 12/13/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4256-023-027

Property Address: 2568 S MILITARY AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUSTEE DEED UPON SALE

Grantee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATESHOLDERS OF CWALT, INC

Grantor: BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP

Deed Date : 06/21/2023

Recorded : 06/22/2023

Instr No. : 23-0408139

***MAILING ADDRESS: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATESHOLDERS OF CWALT, INC
75 SEATTLE SLEW LN # 300, GREENVILLE, SC 29617***

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 264 Tract No: 6939 Brief Description: TRACT # 6939 LOT 264

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.



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

Property Title Report

Work Order No. T18532
Dated as of: 08/22/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4256-023-027

Property Address: 2568 S MILITARY AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUSTEE DEED UPON SALE

Grantee : THE BANK OF NEW YORK MELLON FKA BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC8, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-OC8

Grantor : BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP

Deed Date : 06/21/2023 Recorded : 06/22/2023

Instr No. : 23-0408139

***MAILING ADDRESS: THE BANK OF NEW YORK MELLON FKA BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC8, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-OC8
75 SEATTLE SLEW LN # 300, GREENVILLE, SC 29617***

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 264 Tract No: 6939 Brief Description: TRACT # 6939 LOT 264

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

Property Detail Report

For Property Located At :

2568 MILITARY AVE, LOS ANGELES, CA 90064-1932



Owner Information

Owner Name: **BANK OF NY MELLON SER 2006-OC8**
 Mailing Address: **75 BEATTIE PL STE 300, GREENVILLE SC 29601-2138 C/O NEWREZ LLC**
 Vesting Codes: **// CE**

Location Information

Legal Description:	TRACT # 6939 LOT 264	APN:	4256-023-027
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2711.00 / 2	Subdivision:	6939
Township-Range-Sect:		Map Reference:	41-F5 /
Legal Book/Page:	93-50	Tract #:	6939
Legal Lot:	264	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	WLA	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/22/2023 / 06/01/2023	Deed Type:	TRUSTEE'S DEED (FORECLOSURE)
Sale Price:	\$1,367,468	1st Mtg Document #:	
Document #:	408139		

Last Market Sale Information

Recording/Sale Date:	08/04/2006 / 05/12/2006	1st Mtg Amount/Type:	\$650,000 / CONV
Sale Price:		1st Mtg Int. Rate/Type:	7.12 / ADJ
Sale Type:	N	1st Mtg Document #:	1729964
Document #:	1729963	2nd Mtg Amount/Type:	\$179,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ ADJ
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	GREENPOINT MTG FNDG		
Seller Name:	SINGH GAGANJIT		

Prior Sale Information

Prior Rec/Sale Date:	06/20/2000 / 06/07/2000	Prior Lender:	MISCELLANEOUS FIN
Prior Sale Price:	\$370,000	Prior 1st Mtg Amt/Type:	\$277,500 / CONV
Prior Doc Number:	944213	Prior 1st Mtg Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,758	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1949 / 1960	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **FENCE; ADDITION**

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	7,430	Lot Width/Depth:	58 x 121	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$1,642,200	Assessed Year:	2024	Property Tax:	\$20,003.69
Land Value:	\$1,428,000	Improved %:	13%	Tax Area:	67
Improvement Value:	\$214,200	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$1,642,200				

Comparable Sales Report

For Property Located At

2568 MILITARY AVE, LOS ANGELES, CA 90064-1932



RealQuest

9 Comparable(s) Selected.

Report Date: 08/20/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$1,275,000	\$2,300,000	\$1,732,333
Bldg/Living Area	1,758	1,520	1,791	1,693
Price/Sqft	\$0.00	\$761.88	\$1,333.33	\$1,018.74
Year Built	1949	1925	1979	1944
Lot Area	7,430	3,778	7,439	5,898
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	3	3
Stories	1.00	1.00	2.00	1.11
Total Value	\$1,642,200	\$111,786	\$2,184,840	\$1,052,193
Distance From Subject	0.00	0.08	0.47	0.32

* = user supplied for search only

Comp #1

Distance From Subject: 0.08 (miles)

Address: **2630 GREENFIELD AVE, LOS ANGELES, CA 90064-3128**
 Owner Name: **FINKEL ALEX/PULLAN SASHA**
 Seller Name: **PULLAN FAMILY TRUST**
 APN: **4256-026-027** Map Reference: **41-F5 /** Living Area: **1,719**
 County: **LOS ANGELES, CA** Census Tract: **2711.00** Total Rooms: **5**
 Subdivision: **6939** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **07/07/2025** Prior Rec Date: **10/03/2008** Bath(F/H): **3 /**
 Sale Date: **06/17/2025** Prior Sale Date: **09/26/2008** Yr Built/Eff: **1938 / 1971**
 Sale Price: **\$2,000,000** Prior Sale Price: **\$629,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **450696** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$800,000** Lot Area: **6,193** Pool:
 Total Value: **\$961,153** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE ATTACHED GARAGE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #2

Distance From Subject: 0.20 (miles)

Address: **2657 TILDEN AVE, LOS ANGELES, CA 90064-3110**
 Owner Name: **BILARDELLO NICHOLAS/BILARDELLO ALESSANDRA**
 Seller Name: **CAPULLITO TRUST**
 APN: **4256-018-029** Map Reference: **41-F5 /** Living Area: **1,726**
 County: **LOS ANGELES, CA** Census Tract: **2711.00** Total Rooms: **6**
 Subdivision: **7417** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **04/04/2025** Prior Rec Date: **02/01/1984** Bath(F/H): **3 /**
 Sale Date: **04/01/2025** Prior Sale Date: Yr Built/Eff: **1979 / 1979**
 Sale Price: **\$1,315,000** Prior Sale Price: **\$162,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONTEMPORARY**
 Document #: **217455** Acres: **0.09** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,183,500** Lot Area: **3,778** Pool:
 Total Value: **\$1,555,000** # of Stories: **2** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #3

Distance From Subject: 0.29 (miles)

Address: **11241 PEARL ST, LOS ANGELES, CA 90064-3118**
 Owner Name: **LEE JOHN H/HUH LISA J**
 Seller Name: **HADA DEAN I & STAN**

APN:	4256-011-003	Map Reference:	41-F5 /	Living Area:	1,727
County:	LOS ANGELES, CA	Census Tract:	2711.00	Total Rooms:	5
Subdivision:	11488	Zoning:	LAR1	Bedrooms:	4
Rec Date:	08/08/2025	Prior Rec Date:	01/23/1991	Bath(F/H):	3 /
Sale Date:	07/16/2025	Prior Sale Date:	12/1990	Yr Built/Eff:	1939 / 1990
Sale Price:	\$1,340,000	Prior Sale Price:	\$245,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	540384	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$1,005,000	Lot Area:	5,980	Pool:	
Total Value:	\$607,106	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #4 Distance From Subject:0.30 (miles)

Address: 10832 ASHBY AVE, LOS ANGELES, CA 90064-3213

Owner Name: JENSEN MACMICHAEL/VU MARY

Seller Name: CHANG LIVING TRUST

APN:	4255-021-027	Map Reference:	41-F4 /	Living Area:	1,791
County:	LOS ANGELES, CA	Census Tract:	2678.00	Total Rooms:	5
Subdivision:	12376	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/03/2025	Prior Rec Date:	09/16/2015	Bath(F/H):	3 /
Sale Date:	03/21/2025	Prior Sale Date:	09/14/2015	Yr Built/Eff:	1945 / 2000
Sale Price:	\$2,200,000	Prior Sale Price:	\$1,599,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	213165	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$1,977,800	Lot Area:	6,073	Pool:	
Total Value:	\$1,855,770	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #5 Distance From Subject:0.36 (miles)

Address: 2810 S BENTLEY AVE, LOS ANGELES, CA 90064-4004

Owner Name: MADHAV SANJAY K

Seller Name: FIRESTONE LINDSAY TRUST

APN:	4251-004-001	Map Reference:	41-F5 /	Living Area:	1,777
County:	LOS ANGELES, CA	Census Tract:	2717.02	Total Rooms:	5
Subdivision:	7417	Zoning:	LAR1	Bedrooms:	4
Rec Date:	12/17/2024	Prior Rec Date:	06/14/2022	Bath(F/H):	3 /
Sale Date:	11/27/2024	Prior Sale Date:	05/23/2022	Yr Built/Eff:	1946 / 1993
Sale Price:	\$1,976,000	Prior Sale Price:	\$2,100,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	896609	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$600,000	Lot Area:	5,431	Pool:	
Total Value:	\$2,184,840	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #6 Distance From Subject:0.37 (miles)

Address: 10770 CUSHDON AVE, LOS ANGELES, CA 90064-3219

Owner Name: SUNDLIN LINDA S/SUNDLIN RAYMOND W

Seller Name: SURVIVORS KEAN TRUST

APN:	4255-025-009	Map Reference:	41-F4 /	Living Area:	1,520
County:	LOS ANGELES, CA	Census Tract:	2678.00	Total Rooms:	6
Subdivision:	13037	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/23/2025	Prior Rec Date:	02/18/1975	Bath(F/H):	2 /
Sale Date:	05/19/2025	Prior Sale Date:		Yr Built/Eff:	1944 / 1956
Sale Price:	\$1,450,000	Prior Sale Price:	\$20,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	342784	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$1,087,500	Lot Area:	5,751	Pool:	
Total Value:	\$111,786	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #7 Distance From Subject:0.42 (miles)

Address: 2254 CAMDEN AVE, LOS ANGELES, CA 90064-1906			
Owner Name: CHANG GRACE			
Seller Name: FISHBEIN G & CROSS K L/TR			
APN: 4322-014-012	Map Reference: 41-F4 /	Living Area: 1,725	
County: LOS ANGELES, CA	Census Tract: 2678.00	Total Rooms: 6	
Subdivision: 5609	Zoning: LAR1	Bedrooms: 3	
Rec Date: 08/08/2025	Prior Rec Date: 10/06/2017	Bath(F/H): 2 /	
Sale Date: 07/17/2025	Prior Sale Date: 08/07/2017	Yr Built/Eff: 1925 / 1960	
Sale Price: \$2,300,000	Prior Sale Price: \$1,690,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: TUDOR	
Document #: 539530	Acres: 0.15	Fireplace: Y / 1	
1st Mtg Amt: \$500,000	Lot Area: 6,739	Pool:	
Total Value: \$1,885,223	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking: DETACHED GARAGE	

Comp #: 8		Distance From Subject: 0.42 (miles)	
Address: 2912 GREENFIELD AVE, LOS ANGELES, CA 90064-4020			
Owner Name: GUO JINGYI			
Seller Name: RAE FAMILY TRUST			
APN: 4251-007-015	Map Reference: 41-F5 /	Living Area: 1,543	
County: LOS ANGELES, CA	Census Tract: 2717.04	Total Rooms: 7	
Subdivision: 6939	Zoning: LAR1	Bedrooms: 4	
Rec Date: 02/26/2025	Prior Rec Date: 03/18/1975	Bath(F/H): 2 /	
Sale Date: 02/03/2025	Prior Sale Date:	Yr Built/Eff: 1937 / 1939	
Sale Price: \$1,275,000	Prior Sale Price: \$41,500	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 121459	Acres: 0.13	Fireplace: /	
1st Mtg Amt: \$765,000	Lot Area: 5,695	Pool:	
Total Value: \$185,136	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking: ATTACHED GARAGE	

Comp #: 9		Distance From Subject: 0.47 (miles)	
Address: 2715 SELBY AVE, LOS ANGELES, CA 90064-4224			
Owner Name: ROIZEN IGOR/ROIZEN ELIZABETH			
Seller Name: PAPET FAMILY TRUST			
APN: 4255-017-011	Map Reference: 42-A4 /	Living Area: 1,712	
County: LOS ANGELES, CA	Census Tract: 2711.00	Total Rooms: 8	
Subdivision: 12382	Zoning: LAR1	Bedrooms: 4	
Rec Date: 06/05/2025	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 05/20/2025	Prior Sale Date:	Yr Built/Eff: 1945 / 1956	
Sale Price: \$1,735,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 377329	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 7,439	Pool:	
Total Value: \$123,720	# of Stories: 1	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	

Foreclosure Activity Report

For Property Located At



RealQuest

2568 MILITARY AVE, LOS ANGELES, CA 90064-1932

Most Recent Foreclosure Transaction:

Foreclosure Doc Type:	TRUSTEE'S DEED (FORECLOSURE)	Foreclosure Stage:	REO
Recording Date:	06/22/2023		
Foreclosure Doc #:	408139		
Buyer 1:	BANK OF NY MELLON SER 2006-OC8	Buyer is Lender:	Y
Buyer 2:			
Sale Date:	06/01/2023	Sale Price:	\$1,367,468

Original Mortgage Information:

Mtg Recording Date: 08/04/2006
Mtg Doc #: 1729964
Mtg Book/Page:

Location Information:

Legal Description:	TRACT # 6939 LOT 264	APN:	4256-023-027
County:	LOS ANGELES, CA	Map Reference:	41-F5 /
Subdivision:	6939	Township-Range-Sect:	
Legal Lot:	264	Munic/Township:	LOS ANGELES
Legal Block:			

Last Market Sale Information:

Sale Date:	05/12/2006	1 st Mtg Amount/Type:	\$650,000 / CONV
Recording Date:	08/04/2006	1 st Mtg Int. Rate/Type:	7.12 / ADJ
Sale Price:		2 nd Mtg Amount/Type:	\$179,000 / CONV
Sale Type:	N	2 nd Mtg Int. Rate/Type:	/ ADJ
Deed Type:	GRANT DEED	Seller:	SINGH GAGANJIT
Deed Doc #:	1729963		

Owner Information:

Owner Name:	BANK OF NY MELLON SER 2006-OC8		
Mailing Address:	75 BEATTIE PL STE 300		
City:	GREENVILLE		
State:	SC	Carrier Route:	C006
Zip:	29601-2138		

Owner Transfer Information:

Sale Date:	06/01/2023	Deed Type:	TRUSTEE'S DEED (FORECLOSURE)
Recording Date:	06/22/2023	Deed Doc #:	408139
Sale Price:	\$1,367,468	Vesting Codes:	/ / CE

Property Characteristics:

Living Area:	1,758	Parking Type:	PARKING AVAIL
Total Rooms:	5	Garage Area:	
Bedrooms:	3	Garage Capacity:	
Bath (F/H):	2 /	Parking Spaces:	2
Year Built / Eff:	1949 / 1960	Pool:	POOL
Fireplace:	1	Pool Area:	
# of Stories:	1	Style:	CONVENTIONAL
Quality:			

Site Information:

Land Use:	SFR	Acres:	0.17
Zoning:	LAR1	Lot Area:	7,430
Site Influence:		Res/Comm Units:	1 /

Tax Information:

Assessed Value:	\$1,642,200	Property Tax:	\$20,003.69
Land Value:	\$1,428,000	Tax Area:	67

Improvement Value: **\$214,200**
Total Taxable Value: **\$1,642,200**

Tax Exemption:
Improvement %: **13%**