

# CITY OF LOS ANGELES

CALIFORNIA

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

JACOB STEVENS  
PRESIDENT

NANCY YAP  
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

January 7, 2026

Council District: # 8

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

**JOB ADDRESS: 1134 EAST 107<sup>TH</sup> STREET, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 6051-014-029**  
Re: Invoice # 904312-9

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: **1134 East 107<sup>th</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.


Following the Department's investigation an order or orders to comply were issued on August 14, 2023 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. The Department imposed non-compliance fee as follows:

| <u>Description</u>                | <u>Amount</u>             |
|-----------------------------------|---------------------------|
| Non-Compliance fee                | 660.00                    |
| Late Charge/Collection fee (250%) | 1,650.00                  |
| Accumulated Interest (1%/month)   | 455.99                    |
| Title Report fee                  | 30.00                     |
| <b>Grand Total</b>                | <b>\$ <u>2,795.99</u></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 **\$2,795.99** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,795.99** 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, Resource Management Bureau

*evp*

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](mailto:latitle@in2-res.com)

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## **Property Title Report**

**Work Order No. T18639**  
Dated as of: 10/17/2025

**Prepared for: City of Los Angeles**

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### **SCHEDULE A**

(Reported Property Information)

**APN #: 6051-014-029**

**Property Address: 1134 E. 107TH ST.      City: Los Angeles      County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: QUITCLAIM DEED**

**Grantee: MIKE G. CASILLAS AND MARTHA L. VEGA**

**Grantor: MIKE G. CASILLAS**

**Deed Date : 01/16/2020**

**Recorded : 02/21/2020**

**Instr No. : 20-0208545**

**MAILING ADDRESS: MIKE G. CASILLAS AND MARTHA L. VEGA**  
1134 E 107TH ST, LOS ANGELES, CA 90002-3411

### **SCHEDULE B**

### **LEGAL DESCRIPTION**

**Lot Number: 41 Block: 9 Tract No: 6478 Brief Description: TRACT # 6478 LOT 41 BLK 9**

### **MORTGAGES/LIENS**

**Type of Document: ADJUSTABLE RATE HOME EQUITY CONVERSION DEED OF TRUST**

**Recording Date: 08/11/2021**

**Document #: 21-1230009**

**Loan Amount: \$825,000**

**Lender Name: OPEN MORTGAGE, LLC**

**Borrowers Name: MIKE G. CASILLAS AND MARTHA L. VEGA**

**MAILING ADDRESS: OPEN MORTGAGE, LLC**  
3130 GOLF RIDGE BLVD STE 110 DOUGLASVILLE, GA 30135

This page is part of your document - DO NOT DISCARD



**20200208545**



Pages:  
0003

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

02/21/20 AT 08:00AM

|        |       |
|--------|-------|
| FEES:  | 30.00 |
| TAXES: | 0.00  |
| OTHER: | 0.00  |
| <hr/>  |       |
| PAID:  | 30.00 |



LEADSHEET



202002210240018

00017914133



010540324

SEQ:  
14

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T18

RECORDING REQUESTED BY:  
TICOR TITLE

AND WHEN RECORDED MAIL TO:

Mike G. Casillas and  
Martha L. Vega  
1134 East 107th St  
Los Angeles, CFA 90003



6051-014-029  
Title Order No.: 00634311

THIS SPACE FOR RECORDER'S USE ONLY:

Escrow No.: 51349

2

**QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$0.00 CITY TRANSFER TAX \$0.00**

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

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area  City of Los Angeles **AND**

Exempt from fee per GC 27388.1 (a) (2); recorded concurrently in connection with a transfer of real property that is residential dwelling to an owner-occupier

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

**Mike G. Casillas, a married man who acquired title as Miguel Casillas, a single man**

do(es) hereby remise, release and forever quitclaim to:

**Mike G. Casillas and Martha L. Vega, Husband and Wife as Joint Tenants**

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.**

A.P. # 6051-014-029

Also Known as: 1134 E. 107th Street, Los Angeles, CA 90002

Dated January 16, 2020

Mike Casillas  
Mike G. Casillas

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 FEBRUARY 14, 2020 before me, JAME E. DUARTE  
appeared Mike G. Casillas ----

A Notary Public personally who proved to me on the

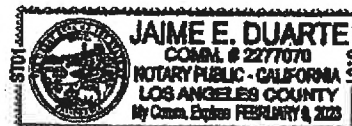
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf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

(Seal)



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

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 41 in Block 9 of Tract No. 6478, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 68, Pages 93 to 99, inclusive of Maps, in the Office of the County Recorder of said County.

APN: 6051-014-029

This page is part of your document - DO NOT DISCARD



**20211230009**



Pages:  
0020

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

08/11/21 AT 08:00AM

|         |        |
|---------|--------|
| FEES :  | 81.00  |
| TAXES : | 0.00   |
| OTHER : | 0.00   |
| SB2 :   | 75.00  |
| PAID :  | 156.00 |



LEADSHEET



202108110980032

00020994341



012543399

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

305744

Recording Requested By:

**Fidelity-Sherman Oaks**

Recording Requested By:

Open Mortgage, LLC 3130 Golf Ridge Blvd., Suite  
110  
Douglasville, GA 30135

When Recorded, mail to:

Open Mortgage, LLC 3130 Golf Ridge Blvd., Suite  
110  
Douglasville, GA 30135

[Space Above This Line For Recording Data]

State of CALIFORNIA

FHA Case No. 197-9434361-962

MIN: 1005986-0005008375-0

Loan No. 4118182

**ADJUSTABLE RATE  
HOME EQUITY CONVERSION DEED OF TRUST**

**THIS DEED OF TRUST SECURES A REVERSE MORTGAGE LOAN**

**THIS SECURITY INSTRUMENT SECURES A LOAN THAT PROVIDES FOR NEGATIVE AMORTIZATION AND COMPOUNDING OF INTEREST. INTEREST THAT IS UNPAID WILL BE ADDED TO PRINCIPAL AND INTEREST WILL BE CHARGED THEREON.**

THIS DEED OF TRUST ("Security Instrument") is made on **August 3, 2021**. The trustor is **Mike G Casillas and Martha L Vega, husband and wife as joint tenants**, whose address is **1134 E 107TH STREET, LOS ANGELES, California 90002** ("Borrower"). Borrower is a trustor who is an original borrower under the Loan Agreement and Note. The term "Borrower" does not include the Borrower's successors and assigns. Trustor is an original trustor under this Security Instrument. The term "Trustor" includes Trustor's heirs, executors, administrators, and assigns. The trustee is **Fidelity National Title Company - Sherman Oaks, 5000 Van Nuys Blvd., Ste 500, Sherman Oaks, CA 91403** ("Trustee"). The beneficiary is **Mortgage Electronic Registration Systems Inc. ("MERS")**, which is organized and existing under the laws of Delaware, and whose address is **P.O. Box 2026, Flint, MI 48501-2026**, telephone **(888) 679-MERS**. **Open Mortgage, LLC is organized and existing under the laws of Texas, and has an address of 14101 W Hwy 290, #1300, Austin, TX 78737** ("Lender"). Borrower has agreed to repay to Lender amounts which Lender is obligated to advance, including future advances made on Borrower's behalf, under the terms of a Home Equity Conversion Mortgage Adjustable Rate Loan Agreement dated the same date as this Security Instrument ("Loan Agreement"). The agreement to

repay is evidenced by Borrower's Adjustable-Rate Note dated the same date as this Security Instrument ("Note"). **The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS.** This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest at a rate subject to adjustment (interest), and all renewals, extensions and modifications of the Note, up to a maximum principal amount of **Eight Hundred Twenty Five Thousand Dollars and Zero Cents (U.S. \$825,000.00)**; (b) the payment of all other sums, with interest, advanced under Paragraph 5 to protect the security of this Security Instrument or otherwise due under the terms of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument, the Note and Loan Agreement. For this purpose, Borrower and Trustor irrevocably grant, convey and assign to Trustee, in trust for the benefit of Lender, with power of sale and right of entry and possession, the following described property located in LOS ANGELES County, CALIFORNIA:

**See legal description as Exhibit A attached hereto and made a part hereof for all intents and purposes**

which has the address of  
**1134 E 107TH STREET, LOS ANGELES, California 90002, ("Property Address")**

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

**BORROWER AND TRUSTOR COVENANTS** that each is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered. Borrower and Trustor warrant and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

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

**UNIFORM COVENANTS.** Borrower, Trustor and Lender covenant and agree as follows:

**1. Payment of Principal and Interest.** Borrower shall pay when due the principal of **\$825,000.00**, and interest on the debt evidenced by the Note.

**2. Payment of Property Charges.** Borrower shall pay all property charges consisting of property taxes, hazard insurance premiums, flood insurance premiums, ground rents, condominium fees, planned unit development fees, homeowner's association fees, and any other special assessments that may be required by local or state law in a timely manner, and shall provide evidence of payment to Lender, unless Lender pays property charges as provided for and in accordance with the Loan Agreement.

**3. Fire, Flood and Other Hazard Insurance.** Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including, but not limited to, fire and flood, for which Lender requires insurance. Such insurance shall be maintained in the amounts, and for the periods that Lender requires; Lender has the discretion to increase or decrease the amount of any insurance required at any time provided the amount is equal to or greater than any minimum required by the Federal Housing Commissioner ("Commissioner"). Whether or not Lender imposes a flood insurance requirement, Borrower shall at a minimum insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Commissioner. If the Lender imposes insurance requirements, all insurance shall be carried with companies approved by Lender, and the insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss to Lender instead of to Borrower and Lender jointly. Insurance proceeds shall be applied to restoration or repair of the damaged Property, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied first to the reduction of any indebtedness under a Second Note and Second Security Instrument (as described in Paragraph 15) held by the Commissioner on the Property and then to the reduction of the indebtedness under the Note and this Security Instrument. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

**4. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** Borrower shall occupy, establish, and use the Property as Borrower's Principal Residence after the execution of this Security Instrument and Borrower (or at least one Borrower, if initially more than one person are Borrowers) shall continue to occupy the Property as Borrower's Principal Residence for the term of this Security Instrument.

Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a Principal Residence. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease.

**5. Charges to Borrower and Protection of Lender's Rights in the Property.** Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in Paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall

promptly furnish to Lender receipts evidencing these payments. Borrower shall promptly discharge any lien which has priority over this Security Instrument in the manner provided in Paragraph 14(c).

If Borrower fails to make these payments or pay the property charges required by Paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of property taxes, hazard insurance and other items mentioned in Paragraph 2.

To protect Lender's security in the Property, Lender shall advance and charge to Borrower all amounts due to the Commissioner for the Mortgage Insurance Premium as defined in the Loan Agreement as well as all sums due to the loan servicer for servicing activities as defined in the Loan Agreement. Any amounts disbursed by Lender under this Paragraph shall become an additional debt of Borrower as provided for in the Loan Agreement and shall be secured by this Security Instrument.

**6. Inspection.** Lender or its agent may enter on, inspect or make appraisals of the Property in a reasonable manner and at reasonable times provided that Lender shall give the Borrower notice prior to any inspection or appraisal specifying a purpose for the inspection or appraisal which must be related to Lender's interest in the Property. If the Property is vacant or abandoned or the loan is in default, Lender may take reasonable action to protect and preserve such vacant or abandoned Property without notice to the Borrower.

**7. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation, or other taking of any part of the Property, or for conveyance in place of condemnation shall be paid to Lender. The proceeds shall be applied first to the reduction of any indebtedness under a Second Note and Second Security Instrument held by the Commissioner on the Property, and then to the reduction of the indebtedness under the Note and this Security Instrument. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

**8. Fees.** Lender may collect fees and charges authorized by the Commissioner .

**9. Non-Borrowing Spouse.** Borrower, N/A is married under the laws of **California** to N/A ("Non-Borrowing Spouse"), who is not a Borrower under the terms of the "Note," "Loan Agreement" or this Security Instrument.

(a) **Eligible Non-Borrowing Spouse** - A Non-Borrowing Spouse identified by the Borrower who meets, and continues to meet, the Qualifying Attributes requirements established by the Commissioner that the Non-Borrowing Spouse must satisfy in order to be eligible for the Deferral Period.

(b) **Ineligible Non-Borrowing Spouse** - A Non-Borrowing Spouse who does not meet the Qualifying Attributes requirements established by the Commissioner that the Non-Borrowing Spouse must satisfy in order to be eligible for the Deferral Period.

## 10. Grounds for Acceleration of Debt.

### (a) Due and Payable - Death.

(i) Except as provided in Paragraph 10(a)(ii), Lender may require immediate payment in full of all sums secured by this Security Instrument if a Borrower dies and the Property is not the Principal Residence of at least one surviving Borrower.

(ii) Lender shall defer the due and payable requirement under Paragraph 10(a)(i) above for any period of time ("Deferral Period") in which a Non-Borrowing Spouse identified in Paragraph 9 qualifies as an Eligible Non-Borrowing Spouse and certifies all of the following conditions are, and continue to be, met:

- a. Such Eligible Non-Borrowing Spouse remained the spouse of the identified Borrower for the duration of such Borrower's lifetime;
- b. Such Eligible Non-Borrowing Spouse has occupied, and continues to occupy, the Property as [his/her] Principal Residence;
- c. Such Eligible Non-Borrowing Spouse has established legal ownership or other ongoing legal right to remain in the Property;
- d. All other obligations of the Borrower under the Note, the Loan Agreement and this Security Instrument continue to be satisfied;
- e. The Note is not eligible to be called due and payable for any other reason; and
- f. If requested by Lender, such Eligible Non-Borrowing Spouse and the Trustor, if different, sign an enforceable agreement suspending the statute of limitations applicable to the enforcement of a real property lien (including, without limitation, as pursuant to California Civil Code Section 1923.2) and any other document(s) Lender deems necessary to preserve (I) the priority of Lender's lien on the Property, (II) Lender's right to foreclose the security interest in the Property, and (III) Lender's right to exercise its default remedies available under this Security Instrument and the Note.

This sub paragraph (ii) is inapplicable or null and void if an Eligible Non-Borrowing Spouse is or becomes an Ineligible Non-Borrowing Spouse at any time. Further, during a deferral of the due and payable status, should any of the conditions for deferral cease to be met, such a deferral shall immediately cease and the Note will become immediately due and payable in accordance with the provisions of Paragraph 7(A)(i) of the Note.

**(b) Due and Payable - Sale.** Lender may require immediate payment in full of all sums secured by this Security Instrument if all of a Borrower's title in the Property (or his or her beneficial interest in a trust owning all or part of the Property) is sold or otherwise transferred and no other Borrower retains title to the Property in fee simple or retains a leasehold under a lease for not less than 99 years which is renewable or a lease having a remaining period of not less than 50 years beyond the date of the 100th birthday of the youngest Borrower or retains a life estate (or retaining a beneficial interest in a trust with such an interest in the Property). A deferral of due and payable status is not permitted when a Lender requires immediate payment in full under this Paragraph.

**(c) Due and Payable with Commissioner Approval.** - Lender may require immediate payment in

full of all sums secured by this Security Instrument, upon approval of the Commissioner, if:

(i) The Property ceases to be the Principal Residence of a Borrower for reasons other than death and the Property is not the Principal Residence of at least one other Borrower; or

(ii) For a period of longer than twelve (12) consecutive months, a Borrower fails to occupy the Property because of physical or mental illness and the Property is not the Principal Residence of at least one other Borrower (Provided that, temporary absences from the home not exceeding 60 consecutive days shall not cause the mortgage to become due and payable; and, extended absences from the home exceeding 60 consecutive days, but less than one year, shall not cause the mortgage to become due and payable if the borrower has taken prior action which secures and protects the home in a manner satisfactory to the Lender, as specified in this Security Instrument, the Note and Loan Agreement); or

(iii) An obligation of the Borrower under this Security Instrument is not performed.

A deferral of due and payable status is not permitted when a Lender requires immediate payment in full under this Paragraph 10(c).

**(d) Notice and Certification to Lender.** Borrower shall complete and provide to the Lender on an annual basis a certification, in a form prescribed by the Lender, stating whether the Property remains the Borrower's Principal Residence and, if applicable, the Principal Residence of his or her Non-Borrowing Spouse. Where a Borrower has identified a Non-Borrowing Spouse in Paragraph 9 and the identified Non-Borrowing Spouse qualifies as an Eligible Non-Borrowing Spouse, the Borrower shall also complete and provide to the Lender on an annual basis an Eligible Non-Borrowing Spouse certification, in a form prescribed by the Lender, certifying that all requirements for the application of a Deferral Period continue to apply and continue to be met. During a Deferral Period, the annual Principal Residence certification must continue to be completed and provided to the Lender by the Eligible Non-Borrowing Spouse. The Borrower shall also notify Lender whenever any of the events listed in Paragraph 10 (b) and (c) occur.

**(e) Notice to Commissioner and Borrower.** Lender shall notify the Commissioner and Borrower whenever the loan becomes due and payable under Paragraph 10 (b) and (c). Lender shall not have the right to commence foreclosure until Borrower has had thirty (30) days after notice to either:

(i) Correct the matter which resulted in the Security Instrument coming due and payable; or

(ii) Pay the balance in full; or

(iii) Sell the Property for the lesser of the balance or ninety-five percent (95%) of the appraised value and apply the net proceeds of the sale toward the balance; or

(iv) Provide the Lender with a deed-in-lieu of foreclosure.

**(f) Notice to Commissioner and Eligible Non-Borrowing Spouse.** Lender shall notify the Commissioner and any Eligible Non-Borrowing Spouse whenever any event listed in Paragraph 10 (b) and (c) occurs during a Deferral Period.

**(g) Trusts.** Conveyance of a Borrower's interest in the Property to a trust which meets the requirements of the Commissioner, or conveyance of a trust's interests in the Property to a Borrower, shall not be considered a conveyance for purposes of this Paragraph 10. A trust shall not be considered an occupant or be considered as having a Principal Residence for purposes of this Paragraph 10.

**(h) Mortgage Not Insured.** Borrower agrees that should this Security Instrument and the Note not be eligible for insurance under the National Housing Act within eight (8) months from the date hereof, if permitted by applicable law Lender may, at its option, require immediate payment-in-full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Commissioner dated subsequent to eight (8) months from the date hereof, declining to insure this Security Instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Commissioner.

**11. No Deficiency Judgments.** Borrower shall have no personal liability for payment of the debt secured by this Security Instrument. Lender may enforce the debt only through sale of the Property. Lender shall not be permitted to obtain a deficiency judgment against Borrower if the Security Instrument is foreclosed. If this Security Instrument is assigned to the Commissioner upon demand by the Commissioner, Borrower shall not be liable for any difference between the mortgage insurance benefits paid to Lender and the outstanding indebtedness, including accrued interest, owed by Borrower at the time of the assignment.

**12. Reinstatement.** Subject to applicable law, Borrower has a right to be reinstated if Lender has required immediate payment in full. This right applies even after foreclosure proceedings are instituted. To reinstate this Security Instrument, Borrower shall correct the condition which resulted in the requirement for immediate payment in full. Foreclosure costs and reasonable and customary attorney's and trustee's fees as allowed by law, and expenses properly associated with the foreclosure proceeding shall be added to the Principal Balance. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two (2) years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of this Security Instrument.

**13. Deferral Period Reinstatement.** If a Deferral Period ceases or becomes unavailable because a Non-Borrowing Spouse no longer satisfies the Qualifying Attributes for a Deferral Period and has become an Ineligible Non-Borrowing Spouse, neither the Deferral Period nor this Security Instrument may be reinstated. In the event a Deferral Period ceases because an obligation of the Note, the Loan Agreement, or this Security Instrument has not been met or the Note has become eligible to be called due and payable and is in default for a reason other than death, an Eligible Non-Borrowing Spouse may have a Deferral Period and this Security Instrument reinstated provided that the condition which resulted in the Deferral Period ceasing is corrected within thirty (30) days. A Lender may require the Eligible Non-Borrowing Spouse to pay for foreclosure costs and reasonable and customary attorney's fees and expenses properly associated with the foreclosure proceeding, such costs may not be added to the Principal Balance. Upon reinstatement by an Eligible Non-Borrowing Spouse, the Deferral Period and this Security Instrument and the obligations that it secures shall remain in effect as if the Deferral Period

had not ceased and the Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) the Lender has accepted a reinstatement of either the Deferral Period or this Security Instrument within the past two (2) years immediately preceding the current notification to the Eligible Non-Borrowing Spouse that the mortgage is due and payable; (ii) reinstatement of either the Deferral Period or this Security Instrument will preclude foreclosure in the future, or (iii) reinstatement of either the Deferral Period or Security Instrument will adversely affect the priority of this Security Instrument.

#### **14. Lien Status.**

##### **(a) Modification.**

Borrower and Trustor agree to extend this Security Instrument in accordance with this Paragraph 14(a). If Lender determines that the original lien status of this Security Instrument is jeopardized under state law (including but not limited to situations where the amount secured by this Security Instrument equals or exceeds the maximum principal amount stated to be secured by the lien of this Security Instrument or the maximum period under which loan advances retain the same lien priority initially granted to loan advances has expired) and state law permits the original lien status to be maintained for future loan advances through the execution and recordation of one or more documents, then Lender shall obtain title evidence at Borrower's expense. If the title evidence indicates that the Property is not encumbered by any liens (except this Security Instrument, the Second Security Instrument described in Paragraph 15(A) and any subordinate liens that the Lender determines will also be subordinate to any future loan advances), Lender shall request the Borrower and Trustor to execute any documents necessary to protect the lien status of future loan advances. Borrower and Trustor agree to execute such documents. If state law does not permit the original lien status to be extended to future loan advances, Borrower will be deemed to have failed to have performed an obligation under this Security Instrument.

##### **(b) Tax Deferral Programs.**

Borrower shall not participate in a real estate tax deferral program, if any liens created by the tax deferral are not subordinate to this Security Instrument.

##### **(c) Prior Liens.**

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operates to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to all amounts secured by this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within ten (10) days of the giving of notice.

**15. Relationship to Second Security Instrument.**

**(a) Second Security Instrument.** In order to secure payments which the Commissioner may make to or on behalf of Borrower pursuant to Section 255(i)(1)(A) of the National Housing Act and the Loan Agreement, the Commissioner has required Borrower to execute a Second Note and a Second Security Instrument on the Property.

**(b) Relationship of First and Second Security Instruments.** Payments made by the Commissioner shall not be included in the debt under the Note unless:

(i) This Security Instrument is assigned to the Commissioner; or

(ii) The Commissioner accepts reimbursement by the Lender for all payments made by the Commissioner.

If the circumstances described in (i) or (ii) occur, then all payments by the Commissioner, including interest on the payments, but excluding late charges paid by the Commissioner, shall be included in the debt under the Note.

**(c) Effect on Borrower.** Where there is no assignment or reimbursement as described in (b)(i) or (ii) and the Commissioner makes payments to Borrower, then Borrower shall not:

(i) Be required to pay amounts owed under the Note, or pay any rents and revenues of the Property under Paragraph 23 to Lender or a receiver of the Property, until the Commissioner has required payment-in-full of all outstanding principal and accrued interest under the Second Note; or

(ii) Be obligated to pay interest or shared appreciation under the Note at any time, whether accrued before or after the payments by the Commissioner, and whether or not accrued interest has been included in the principal balance under the Note.

**(d) No Duty of the Commissioner.** The Commissioner has no duty to Lender to enforce covenants of the Second Security Instrument or to take actions to preserve the value of the Property, even though Lender may be unable to collect amounts owed under the Note because of restrictions in this Paragraph 15.

**16. Forbearance by Lender Not a Waiver.** Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**17. Successors and Assigns Bound; Joint and Several Liability.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender. Borrower may not assign any rights or obligations under this Security Instrument or under the Note, except to a trust that meets the requirements of the Commissioner. Borrower's covenants and agreements shall be joint and several.

Notwithstanding anything to the contrary herein, upon the death of the last surviving Borrower, the Borrower's successors and assigns will be bound to perform Borrower's obligations under this Security Instrument.

**18. Notices.** Any notice to Borrower or Trustor provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address all Borrowers jointly designate. Notices to Trustor shall be given at the address provided by Trustor to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice to a Non-Borrowing Spouse provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower, Lender, Trustor or Non-Borrowing Spouse when given as provided in this Paragraph 18.

**19. Governing Law; Severability.** This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

**20. Borrower's and Trustor's Copy.** Borrower shall be given one conformed copy of the Note and this Security Instrument, and Trustor shall be given one conformed copy of this Security Instrument.

**21. Third-Party Beneficiary.** Except as set forth in Paragraph 10(a)(ii) and only for an Eligible Non-Borrowing Spouse, this Security Instrument does not and is not intended to confer any rights or remedies upon any person other than the parties. Borrower agrees that it is not a third-party beneficiary to the Contract of Insurance between HUD and Lender.

**22. Capitalized Terms.** Capitalized terms not defined in this Security Instrument shall have the meanings ascribed to them in the Loan Agreement.

**NON-UNIFORM COVENANTS.** Borrower, Trustor and Lender covenant and agree as follows:

**23. Assignment of Rents.** Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in this Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by this Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this Paragraph 23.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by this Security Instrument is paid in full.

**24. Foreclosure Procedure.** If Lender requires immediate payment-in-full under Paragraph 10, Lender may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all costs and expenses incurred in pursuing the remedies provided in this Paragraph 24, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

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

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

**25. Lien Priority.** The full amount secured by this Security Instrument shall have the same priority over

any other liens on the Property as if the full amount had been disbursed on the date the initial disbursement was made, regardless of the actual date of any disbursement. The amount secured by this Security Instrument shall include all direct payments by Lender to Borrower and all other loan advances permitted by this Security Instrument for any purpose. This lien priority shall apply notwithstanding any State constitution, law or regulation, except that this lien priority shall not affect the priority of any liens for unpaid State or local governmental unit special assessments or taxes.

**26. Adjustable-Rate Feature.** Under the Note, the initial stated interest rate of 2.445% which accrues on the unpaid principal balance ("Initial Interest Rate") is subject to change, as described below. When the interest rate changes, the new adjusted interest rate will be applied to the total outstanding principal balance. Each adjustment to the interest rate will be based upon the weekly average yield on United States Treasury Securities adjusted to a constant maturity of one year ("Index") plus a margin. The Index is published in the Federal Reserve Bulletin and made available by the United States Treasury Department in Statistical Release H.15 (519). If the Index is no longer available, Lender will be required to use any index prescribed by the Commissioner. Lender will give Borrower notice of new index

Lender will perform the calculations described below to determine the new adjusted interest rate. The interest rate may change on **October 1, 2021 and on the first day of each succeeding month.** "Change Date" means each date in which the interest rate could change.

The value of the Index will be determined, using the most recent Index figure available thirty (30) days before the Change Date ("Current Index"). Before each Change Date, the new interest rate will be calculated by adding a margin to the Current Index, then rounded to the nearest-one eighth of one percentage point (0.125%). This rounded sum of the margin plus the Current Index will be called the "Calculated Interest Rate" for each Change Date. The Calculated Interest Rate will be compared to the interest rate in effect immediately prior to the current Change Date (the "Existing Interest Rate").

The Calculated Interest Rate will never increase above the lesser of (a) the maximum rate permitted under applicable law and (b) 12.445%

The Calculated Interest Rate will be adjusted if necessary to comply with the rate limitation(s) described above and will be in effect until the next Change Date. At any change date, if the Calculated Interest Rate equals the Existing Interest Rate, the interest rate will not change.

**27. Obligatory Loan Advances.** Lender's responsibility to make Loan Advances under the terms of the Loan Agreement shall be deemed obligatory.

**28. Reconveyance.** Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Lender may charge such person or persons a reasonable fee for reconveying the Property as permitted under applicable law. If the fee charged does

not exceed the fee set by applicable law, the fee is conclusively presumed to be reasonable.

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

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

**31. Riders to this Security Instrument.** If one or more riders are executed by Borrower and Trustor, and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es).]

Condominium Rider

Planned Unit Development Rider

Other [Specify]      Multi-Family Rider / 1-4 Family Rider

**32. Nominee Capacity of MERS.** MERS serves as beneficiary of record and secured party solely as nominee for Lender and its successors and assigns and holds legal title to the interests granted, assigned, and transferred herein. All payments or deposits with respect to the Secured Obligations shall be made to Lender, all advances under the Loan Documents shall be made by Lender, and all consents, approvals, or other determinations required or permitted of Beneficiary herein shall be made by Lender. MERS shall at all times comply with the instructions of Lender and its successors and assigns. If necessary to comply with law or custom, MERS (for the benefit of Lender and its successors and assigns) may be directed by Lender to exercise any or all of those interests, including without limitation, the right to foreclose and sell the Property, and take any action required of Lender, including without limitation, a release, discharge or reconveyance of this Deed of Trust.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to Borrower at the address of the Borrower set forth above. A copy of any Notice of Default and any Notice of sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

Mike Casillas (SEAL)  
Mike G Casillas

8/3/21  
Date

Martha L Vega (SEAL)  
Martha L Vega

8-3-2021  
Date

[Space Below This Line For 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.

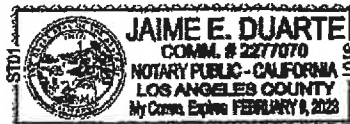
State of CALIFORNIA

County of LOS ANGELES

On AUGUST 3, 2021 before me, JAIME E. DUARTE NOTARY PUBLIC personally appeared MIKE CASILLAS AND MARTHA L. VEGA, 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 Jaime E. Duarte (Seal)

**Loan Originator Organization**

Mortgage Loan Originator Organization: **MONEYLINE FUNDING, INC.**

Nationwide Mortgage Licensing system and Registry Identification Number: **237400**

**Individual Loan Originator**

Mortgage Loan Originator: **John Pierre Ashou**

Nationwide Mortgage Licensing system and Registry Identification Number: **239676**

## **EXHIBIT A**

Exhibit A to the Security Instrument made on **August 3, 2021**, by **Mike G Casillas and Martha L Vega, husband and wife as joint tenants ("Borrower")** to **Mortgage Electronic Registration Systems, Inc. ("MERS") ("Beneficiary")**. The Property is located in the county of **LOS ANGELES**, state of **California**, described as follows:

### **Description of Property**

See Attached Exhibit A

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 41 IN BLOCK 9 OF TRACT NO. 6478, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 68, PAGES 93 TO 99, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6051-014-029

**1-4 Family Rider**  
(Assignment of Rents)



THIS 1-4 FAMILY RIDER is made on **08/03/2021** and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed ("Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note ("Note") to **Open Mortgage, LLC** ("Lender") of the same date and covering the Property described in the Security Instrument and located at:

**1134 E 107TH STREET, LOS ANGELES, California 90002**

**1-4 FAMILY COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT.** In addition to the Property described in Security Instrument, the following items now or hereafter attached to the Property to the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention, and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

**B. USE OF PROPERTY; COMPLIANCE WITH LAW.** Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

**C. SUBORDINATE LIENS.** Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

**D. RENT LOSS INSURANCE.** Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required in the Security Instrument.

**E. "BORROWER'S RIGHT TO REINSTATE" DELETED.**

**F. ASSIGNMENT OF LEASES.** Upon Lender's request after default, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph F, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

**G. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION.** Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of default to Borrower: (i) all Rents received by Borrower shall be held by



Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Section 9.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not performed, and will not perform, any act that would prevent Lender from exercising its rights under this paragraph.

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

**I. CROSS-DEFAULT PROVISION.** Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

Mike G Casillas *Mike Casillas*

*8/3/21*  
Date

Martha L Vega *Martha*

*B-3-2021*  
Date

# EXHIBIT B

ASSIGNED INSPECTOR: **MICHAEL SERRETI**  
JOB ADDRESS: **1134 EAST 107<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6051-014-029**

Date: **January 7, 2026**

Last Full Title: **10/17/2025**

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1) MIKE G. CASILLAS AND MARTHA L. VEGA  
1134 E. 107<sup>TH</sup> STREET  
LOS ANGELES, CA 90002-3411  
CAPACITY: OWNERS
  
- 2) OPEN MORTGAGE, LLC  
3130 GOLF RIDGE BOULEVARD, SUITE 110  
DOUGLASVILLE, GA 30135  
CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At :

1134 E 107TH ST, LOS ANGELES, CA 90002-3411



RealQuest

**Owner Information**

Owner Name: **CASILLAS MIKE G/VEGA MARTHA L**  
 Mailing Address: **1134 E 107TH ST, LOS ANGELES CA 90002-3411 C043**  
 Vesting Codes: **SM / /**

**Location Information**

|                       |                            |                       |              |
|-----------------------|----------------------------|-----------------------|--------------|
| Legal Description:    | <b>TRACT # 6478 LOT 41</b> | APN:                  | 6051-014-029 |
| County:               | LOS ANGELES, CA            | Alternate APN:        |              |
| Census Tract / Block: | 2408.00 / 1                | Subdivision:          | 6478         |
| Township-Range-Sect:  |                            | Map Reference:        | 58-C4 /      |
| Legal Book/Page:      | 68-93                      | Tract #:              | 6478         |
| Legal Lot:            | 41                         | School District:      | LOS ANGELES  |
| Legal Block:          | 9                          | School District Name: | LOS ANGELES  |
| Market Area:          | C37                        | Munic/Township:       | LOS ANGELES  |
| Neighbor Code:        |                            |                       |              |

**Owner Transfer Information**

|                      |                         |                     |                 |
|----------------------|-------------------------|---------------------|-----------------|
| Recording/Sale Date: | 02/21/2020 / 01/16/2020 | Deed Type:          | QUIT CLAIM DEED |
| Sale Price:          |                         | 1st Mtg Document #: | 208546          |
| Document #:          | 208545                  |                     |                 |

**Last Market Sale Information**

|                      |                                |                         |                  |
|----------------------|--------------------------------|-------------------------|------------------|
| Recording/Sale Date: | 12/13/2002 / 10/08/2002        | 1st Mtg Amount/Type:    | \$168,295 / CONV |
| Sale Price:          | \$173,500                      | 1st Mtg Int. Rate/Type: | / FIXED          |
| Sale Type:           | FULL                           | 1st Mtg Document #:     | 3055758          |
| Document #:          | 3055757                        | 2nd Mtg Amount/Type:    | /                |
| Deed Type:           | GRANT DEED                     | 2nd Mtg Int. Rate/Type: | /                |
| Transfer Document #: |                                | Price Per SqFt:         | \$103.15         |
| New Construction:    |                                | Multi/Split Sale:       |                  |
| Title Company:       | FIRST SOUTHWESTERN TITLE COMPA |                         |                  |
| Lender:              | WASHINGTON MUTUAL BK FA        |                         |                  |
| Seller Name:         | SECRETARY OF HUD               |                         |                  |

**Prior Sale Information**

|                      |                         |                          |                   |
|----------------------|-------------------------|--------------------------|-------------------|
| Prior Rec/Sale Date: | 06/16/2000 / 05/08/2000 | Prior Lender:            | GUILD MTG CO      |
| Prior Sale Price:    | \$150,000               | Prior 1st Mtg Amt/Type:  | \$148,773 / FHA   |
| Prior Doc Number:    | 931626                  | Prior 1st Mtg Rate/Type: | / FIXED RATE LOAN |
| Prior Deed Type:     | GRANT DEED              |                          |                   |

**Property Characteristics**

|                     |             |                    |  |                |        |
|---------------------|-------------|--------------------|--|----------------|--------|
| Gross Area:         |             | Parking Type:      |  | Construction:  |        |
| Living Area:        | 1,682       | Garage Area:       |  | Heat Type:     | HEATED |
| Tot Adj Area:       |             | Garage Capacity:   |  | Exterior wall: |        |
| Above Grade:        |             | Parking Spaces:    |  | Porch Type:    |        |
| Total Rooms:        |             | Basement Area:     |  | Patio Type:    |        |
| Bedrooms:           | 5           | Finish Bsmnt Area: |  | Pool:          |        |
| Bath(F/H):          | 3 /         | Basement Type:     |  | Air Cond:      | YES    |
| Year Built / Eff:   | 1933 / 1941 | Roof Type:         |  | Style:         |        |
| Fireplace:          | /           | Foundation:        |  | Quality:       |        |
| # of Stories:       | 1           | Roof Material:     |  | Condition:     |        |
| Other Improvements: |             |                    |  |                |        |

**Site Information**

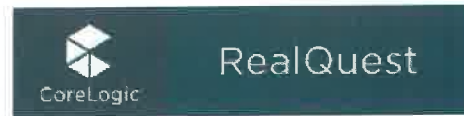
|                 |        |                  |          |             |                            |
|-----------------|--------|------------------|----------|-------------|----------------------------|
| Zoning:         | LAR1   | Acres:           | 0.15     | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area:       | 6,403  | Lot Width/Depth: | 40 x 160 | State Use:  |                            |
| Land Use:       | SFR    | Res/Comm Units:  | 1 /      | Water Type: |                            |
| Site Influence: | CORNER |                  |          | Sewer Type: | TYPE UNKNOWN               |

**Tax Information**

|                      |           |                |      |                |            |
|----------------------|-----------|----------------|------|----------------|------------|
| Total Value:         | \$329,151 | Assessed Year: | 2024 | Property Tax:  | \$4,458.16 |
| Land Value:          | \$191,681 | Improved %:    | 42%  | Tax Area:      | 461        |
| Improvement Value:   | \$137,470 | Tax Year:      | 2024 | Tax Exemption: | HOMEOWNER  |
| Total Taxable Value: | \$322,151 |                |      |                |            |

## Comparable Sales Report

For Property Located At



**1134 E 107TH ST, LOS ANGELES, CA 90002-3411**

**4 Comparable(s) Selected.**

Report Date: 10/23/2025

**Summary Statistics:**

|                       | Subject   | Low       | High      | Average   |
|-----------------------|-----------|-----------|-----------|-----------|
| Sale Price            | \$173,500 | \$572,500 | \$681,000 | \$617,875 |
| Bldg/Living Area      | 1,682     | 1,500     | 1,606     | 1,558     |
| Price/Sqft            | \$103.15  | \$356.48  | \$448.62  | \$397.51  |
| Year Built            | 1933      | 1913      | 1956      | 1940      |
| Lot Area              | 6,403     | 5,229     | 7,696     | 6,498     |
| Bedrooms              | 5         | 2         | 3         | 3         |
| Bathrooms/Restrooms   | 3         | 1         | 3         | 2         |
| Stories               | 1.00      | 1.00      | 1.00      | 1.00      |
| Total Value           | \$329,151 | \$45,360  | \$419,153 | \$282,811 |
| Distance From Subject | 0.00      | 0.20      | 0.44      | 0.29      |

\*= user supplied for search only

Comp #:1 Distance From Subject:0.20 (miles)

Address: **958 E 104TH ST, LOS ANGELES, CA 90002-3255**

Owner Name: **MATEO FRANCISCO J/MATEO MARIA J**

Seller Name: **ZACKERY RUBY J**

|                                |                                    |                                  |
|--------------------------------|------------------------------------|----------------------------------|
| APN: <b>6051-018-031</b>       | Map Reference: <b>58-C3 /</b>      | Living Area: <b>1,606</b>        |
| County: <b>LOS ANGELES, CA</b> | Census Tract: <b>2408.00</b>       | Total Rooms:                     |
| Subdivision: <b>6478</b>       | Zoning: <b>LAR1</b>                | Bedrooms: <b>2</b>               |
| Rec Date: <b>03/28/2025</b>    | Prior Rec Date: <b>02/04/2011</b>  | Bath(F/H): <b>2 /</b>            |
| Sale Date: <b>02/24/2025</b>   | Prior Sale Date: <b>01/06/2011</b> | Yr Built/Eff: <b>1956 / 1973</b> |
| Sale Price: <b>\$615,000</b>   | Prior Sale Price: <b>\$239,000</b> | Air Cond:                        |
| Sale Type: <b>FULL</b>         | Prior Sale Type: <b>FULL</b>       | Style:                           |
| Document #: <b>200170</b>      | Acres: <b>0.12</b>                 | Fireplace: <b>/</b>              |
| 1st Mtg Amt: <b>\$603,860</b>  | Lot Area: <b>5,371</b>             | Pool:                            |
| Total Value: <b>\$300,185</b>  | # of Stories: <b>1</b>             | Roof Mat:                        |
| Land Use: <b>SFR</b>           | Park Area/Cap#: <b>/</b>           | Parking:                         |

Comp #:2 Distance From Subject:0.25 (miles)

Address: **10448 W ZAMORA AVE, LOS ANGELES, CA 90002-3555**

Owner Name: **AMAYA JOSE L D/GARCIA SOFIA**

Seller Name: **BRANDON LARRY J**

|                                |                               |                           |
|--------------------------------|-------------------------------|---------------------------|
| APN: <b>6065-006-006</b>       | Map Reference: <b>58-D4 /</b> | Living Area: <b>1,518</b> |
| County: <b>LOS ANGELES, CA</b> | Census Tract: <b>2420.00</b>  | Total Rooms:              |
| Subdivision: <b>11743</b>      | Zoning: <b>LAR1</b>           | Bedrooms: <b>3</b>        |

|              |                   |                   |                   |               |                    |
|--------------|-------------------|-------------------|-------------------|---------------|--------------------|
| Rec Date:    | <b>08/22/2025</b> | Prior Rec Date:   | <b>01/24/2014</b> | Bath(F/H):    | <b>3 /</b>         |
| Sale Date:   | <b>08/15/2025</b> | Prior Sale Date:  | <b>01/13/2014</b> | Yr Built/Eff: | <b>1944 / 1978</b> |
| Sale Price:  | <b>\$681,000</b>  | Prior Sale Price: | <b>\$305,000</b>  | Air Cond:     |                    |
| Sale Type:   | <b>FULL</b>       | Prior Sale Type:  | <b>FULL</b>       | Style:        |                    |
| Document #:  | <b>573782</b>     | Acres:            | <b>0.12</b>       | Fireplace:    | <b>/</b>           |
| 1st Mtg Amt: | <b>\$668,665</b>  | Lot Area:         | <b>5,229</b>      | Pool:         |                    |
| Total Value: | <b>\$366,546</b>  | # of Stories:     | <b>1</b>          | Roof Mat:     |                    |
| Land Use:    | <b>SFR</b>        | Park Area/Cap#:   | <b>/</b>          | Parking:      |                    |

|              |  |                   |                   |               |                            |
|--------------|--|-------------------|-------------------|---------------|----------------------------|
| Comp #:3     | Distance From Subject:0.26 (miles)                 |                   |                   |               |                            |
| Address:     | <b>1354 E 108TH ST, LOS ANGELES, CA 90059-1104</b> |                   |                   |               |                            |
| Owner Name:  | <b>5 STAR DISCOUNT HOMES LLC</b>                   |                   |                   |               |                            |
| Seller Name: | <b>RADICAL ENTS INC</b>                            |                   |                   |               |                            |
| APN:         | <b>6070-002-004</b>                                | Map Reference:    | <b>58-D4 /</b>    | Living Area:  | <b>1,606</b>               |
| County:      | <b>LOS ANGELES, CA</b>                             | Census Tract:     | <b>2420.00</b>    | Total Rooms:  | <b>5</b>                   |
| Subdivision: | <b>ALTON TR</b>                                    | Zoning:           | <b>LAR2</b>       | Bedrooms:     | <b>3</b>                   |
| Rec Date:    | <b>04/10/2025</b>                                  | Prior Rec Date:   | <b>05/21/2024</b> | Bath(F/H):    | <b>1 /</b>                 |
| Sale Date:   | <b>03/27/2025</b>                                  | Prior Sale Date:  | <b>05/07/2024</b> | Yr Built/Eff: | <b>1913 / 1920</b>         |
| Sale Price:  | <b>\$572,500</b>                                   | Prior Sale Price: | <b>\$500,000</b>  | Air Cond:     |                            |
| Sale Type:   | <b>FULL</b>  | Prior Sale Type:  | <b>FULL</b>       | Style:        | <b>CONVENTIONAL</b>        |
| Document #:  | <b>231944</b>                                      | Acres:            | <b>0.18</b>       | Fireplace:    | <b>/</b>                   |
| 1st Mtg Amt: | <b>\$1,160,000</b>                                 | Lot Area:         | <b>7,696</b>      | Pool:         |                            |
| Total Value: | <b>\$419,153</b>                                   | # of Stories:     | <b>1</b>          | Roof Mat:     | <b>COMPOSITION SHINGLE</b> |
| Land Use:    | <b>SFR</b>   | Park Area/Cap#:   | <b>/</b>          | Parking:      | <b>GARAGE</b>              |

|              |  |                   |                   |               |                    |
|--------------|--|-------------------|-------------------|---------------|--------------------|
| Comp #:4     | Distance From Subject:0.44 (miles)                 |                   |                   |               |                    |
| Address:     | <b>1510 E 108TH ST, LOS ANGELES, CA 90059-1108</b> |                   |                   |               |                    |
| Owner Name:  | <b>OCEAN DEV INC</b>                               |                   |                   |               |                    |
| Seller Name: | <b>SMITH ALBERTA L TRUST</b>                       |                   |                   |               |                    |
| APN:         | <b>6070-003-016</b>                                | Map Reference:    | <b>58-D4 /</b>    | Living Area:  | <b>1,500</b>       |
| County:      | <b>LOS ANGELES, CA</b>                             | Census Tract:     | <b>2420.00</b>    | Total Rooms:  |                    |
| Subdivision: | <b>2</b>   | Zoning:           | <b>LAR2</b>       | Bedrooms:     | <b>3</b>           |
| Rec Date:    | <b>04/10/2025</b>                                  | Prior Rec Date:   | <b>09/18/1986</b> | Bath(F/H):    | <b>2 /</b>         |
| Sale Date:   | <b>02/11/2025</b>                                  | Prior Sale Date:  |                   | Yr Built/Eff: | <b>1950 / 1955</b> |
| Sale Price:  | <b>\$603,000</b>                                   | Prior Sale Price: |                   | Air Cond:     |                    |
| Sale Type:   | <b>FULL</b>  | Prior Sale Type:  |                   | Style:        |                    |
| Document #:  | <b>233424</b>                                      | Acres:            | <b>0.18</b>       | Fireplace:    | <b>/</b>           |
| 1st Mtg Amt: | <b>\$805,000</b>                                   | Lot Area:         | <b>7,696</b>      | Pool:         |                    |
| Total Value: | <b>\$45,360</b>                                    | # of Stories:     | <b>1</b>          | Roof Mat:     |                    |
| Land Use:    | <b>SFR</b>   | Park Area/Cap#:   | <b>/</b>          | Parking:      |                    |

# EXHIBIT D

ASSIGNED INSPECTOR: **MICHAEL SERETTI**  
JOB ADDRESS: **1134 EAST 107<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6051-014-029**

Date: **January 7, 2026**

CASE NO.: **974475**  
ORDER NO.: **A-6023658**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 14, 2023**  
COMPLIANCE EXPECTED DATE: **September 13, 2023**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-6023658

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT  
JOSELYN GEAGA-ROSENTHAL  
VICE-PRESIDENT  
JACOB STEVENS  
MOISES ROSALES  
NANCY YAP

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

ORDER TO COMPLY AND NOTICE OF FEE

CASILLAS, MIKE G AND VEGA, MARTHA L  
1134 E 107TH ST  
LOS ANGELES, CA 90002

CASE #: 974475  
ORDER #: A-6023658  
EFFECTIVE DATE: August 14, 2023  
COMPLIANCE DATE: September 13, 2023

OWNER OF  
SITE ADDRESS: 1134 E 107TH ST  
ASSESSORS PARCEL NO.: 6051-014-029  
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. Plumbing permit is required for the bathroom remodel.

You are therefore ordered to: 1) Obtain the required plumbing permit for the bathroom remodel.

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

Location: Front portion of duplex.

2. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Obtain bathroom remodel permit

3. Permit required.

You are therefore ordered to: 1) Obtain the required mechanical permit(s).

The undersigned mailed this notice  
by regular mail to the address  
to the addresses on this day.

AUG 01 2023

To the address as shown on the  
first copy of this notice mailed  
Mailed by

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, 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

Code Section(s) in Violation: 95.112.1, 12.21A.1.(a),95.111.0 of the L.A.M.C.

**4. Electrical permit required.**

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.

Code Section(s) in Violation: 93.0201, 93.0104, 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.

**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.

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

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)978-4508 .  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: July 28, 2023

EUSEBIO GUZMAN  
8475 S VERMONT AVE  
LOS ANGELES, CA 90044  
(213)978-4508  
Eusebio.Guzman@lacity.org

  
REVIEWED BY

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, I provide reasonable accommodation to ensure equal access to its programs, services and activities.



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