

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

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

JOHN WEIGHT
EXECUTIVE OFFICER

April 24, 2024

Council District: # 8

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

JOB ADDRESS: **157 EAST 101ST STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6063-001-030**
Re: Invoice #783376-8

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: **157 East 101st 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 October 1, 2018 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
Title Report fee	30.00
Grand Total	\$ 2,340.00

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 **\$2,340.00** 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 **\$2,340.00** 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

Chavez
Ana Mac Yutan
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T17124

Dated as of: 07/29/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6063-001-030

Property Address: 157 E 101ST ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ANGEL R. CORTES HUERTA AND REYNA E. PAZ

Grantor : ANGEL R. CORTES HUERTA

Deed Date : 08/27/2013

Recorded : 08/29/2013

Instr No. : 13-1270781

**MAILING ADDRESS: ANGEL R. CORTES HUERTA AND REYNA E. PAZ
157 E 101ST ST, LOS ANGELES, CA 90003**

SCHEDULE B

LEGAL DESCRIPTION

**Lot Number: 54 Tract No: 5298 Brief Description: TRACT # 5298 LOT COM AT SE COR OF LOT 54TH
N 0 08'15 W 90.72 FT TH S 89 28'30 W 45 FT TH S 90.57 FT TO SW COR OF SD LOT TH E**

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 06/07/2012

Document #: 12-0848725

Loan Amount: \$184,208

Lender Name: BRIGHTEN LENDING DBA PREMIER MORTGAGE BANKERS

Borrowers Name: ANGEL R. CORTES HUERTA AND REYNA E. PAZ

**MAILING ADDRESS: BRIGHTEN LENDING DBA PREMIER MORTGAGE BANKERS
4808 BALDWIN AVE. #201 TEMPLE CITY, CA 91780**

This page is part of your document - DO NOT DISCARD



20131270781



Pages:
0003

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

08/29/13 AT 12:03PM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
PAID:	22.00



LEADSHEET



201308290080018

00008235471



005739230

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name
Street Address
City
State
Zip

Angel R. Cortes Huerta
157 E. 101st Street
Los Angeles, CA 90003

08/29/2013



20131270781

RECORDERS USE ONLY

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

GRANT DEED

TAX PARCEL NO. 6063 001 030

The undersigned declares that the documentary transfer tax is \$0.00 and is
X computed on the full value of the interest of the property conveyed, or is
computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The land, tenements or realty is located in
unincorporated area X city Los Angeles and

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

Angel R. Cortes Huerta, a Married Man who acquired title as an unmarried man

hereby GRANT(S) to

Angel R. Cortes Huerta and Reyna E. Paz, Husband and Wife as Joint Tenants

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

Lot 54 of Tract No. 5298 as per map recorded in book 59. Page(s) 72 inclusive of maps, in the office of the county recorder of the said county.

Excepting therefrom the Northerly 45 feet

Dated 08/27/2013

STATE OF CALIFORNIA,
COUNTY OF Los Angeles)

ARC
Angel R. Cortes Huerta

On August 27, 2013

before me,

Reyna D. Garcia

Notary Public

personally appeared

Angel R. Cortes Huerta

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.

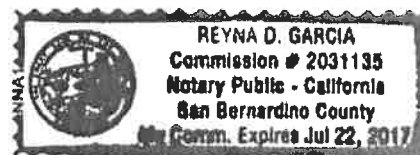
WITNESS my hand and official seal

Signature

Reyna D. Garcia

, Notary Public

(Notary Seal)



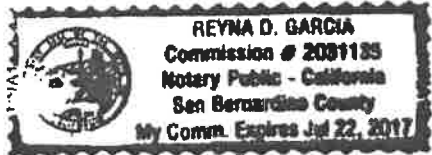
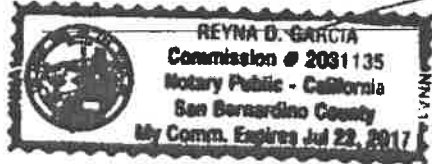
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On August 27, 2013 before me, Reyna D. Garcia, Notary Public

personally appeared Angel R. Cortes Huerta



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 [Signature] Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: August 27, 2013 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Angel R. Cortes Huerta Signer's Name: [Signature]

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



This page is part of your document - DO NOT DISCARD



20120848725



Pages:
0010

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

06/07/12 AT 08:00AM

FEES:	64.00
TAXES:	0.00
OTHER:	0.00
PAID:	64.00



LEADSHEET



201206070240006

00005930484



004050360

SEQ:
12

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t17

CALCOUNTIES TITLE NATION

Recording Requested By:

BRIGHTEN LENDING DBA
PREMIER MORTGAGE BANKERS

06/07/2012



20120848725

And After Recording Return To:

BRIGHTEN LENDING DBA PREMIER MORTGAGE BANKERS
4808 BALDWIN AVENUE #201
TEMPE CITY, CALIFORNIA 91780
Loan Number: 0000015413

4110792
6069-001-030

[Space Above This Line For Recording Data]

DEED OF TRUST

FHA CASE NO.

197-5653843-703

MIN: 100379100000154137

THIS DEED OF TRUST ("Security Instrument") is made on MAY 24, 2012
The trustor is ANGEL R. CORTES HUERTA, AN UNMARRIED MAN.

("Borrower").

The trustee is CALCOUNTIES TITLE NATION

790 E. COLORADO BLVD., 4TH FLOOR, PASADENA, CALIFORNIA 91101 ("Trustee").

The beneficiary is Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. BRIGHTEN LENDING DBA PREMIER MORTGAGE BANKERS

("Lender")

is organized and existing under the laws of CALIFORNIA
and has an address of 4808 BALDWIN AVENUE #201, TEMPE CITY, CALIFORNIA
91780

Borrower owes Lender the principal sum of ONE HUNDRED EIGHTY-FOUR THOUSAND TWO
HUNDRED EIGHT AND 00/100 Dollars (U.S. \$184,208.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides
for monthly payments, with the full debt, if not paid earlier, due and payable on JUNE 1, 2042.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest,
and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest,
advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's
covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably
grants and conveys to Trustee, in trust, with power of sale, the following described property located in
LOS ANGELES County, California:



LOT 54 OF TRACT NO. 5298, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59 PAGE(S) 72, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THE NORTHERLY 45 FEET.
A.P.N.: 6063-001-030

which has the address of 157 EAST 101ST STREET

LOS ANGELES
[City]

, California

[Street]

90003

[Zip Code]

("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, 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 or canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants 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 and Lender covenant and agree as follows:

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payment of Taxes, Insurance, and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. §2601 *et seq.* and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.



If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall account to Borrower for the excess funds as required by RESPA. If the amounts of funds held by Lender at any time are not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower to make up the shortage as permitted by RESPA.

The Escrow Funds are pledged as additional security for all sums secured by this Security Instrument. If Borrower tenders to Lender the full payment of all such sums, Borrower's account shall be credited with the balance remaining for all installment items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c).

3. Application of Payments. All payments under paragraphs 1 and 2 shall be applied by Lender as follows:

FIRST, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;

SECOND, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

THIRD, to interest due under the Note;

FOURTH, to amortization of the principal of the Note; and

FIFTH, to late charges due under the Note.

4. 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 fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. 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 directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged Property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in paragraph 2, or change the amount of such payments. 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.

5. 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 within sixty days after the execution of this Security Instrument (or within sixty days of a later sale or transfer of the Property) and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that requirement will cause undue hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall notify Lender of any extenuating circumstances. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect 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. 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.

6. **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, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in paragraph 3, and then to prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments, which are referred to in paragraph 2, or change the amount of such payments. 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.

7. **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.

If Borrower fails to make these payments or the payments 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 taxes, hazard insurance and other items mentioned in paragraph 2.

Any amounts disbursed by Lender under this paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement at the Note rate, and at the option of Lender shall be immediately due and payable.

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 operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to 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 10 days of the giving of notice.

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

9. **Grounds for Acceleration of Debt.**

(a) **Default.** Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

- (i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or
- (ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

(b) **Sale Without Credit Approval.** Lender shall, if permitted by applicable law (including section 341(d) of the Garn-St. Germain Depository Institutions Act of 1982, 12 U.S.C. 1701j-3(d)) and with the prior approval of the Secretary, require immediate payment in full of all sums secured by this Security Instrument if:

- (i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent), and
- (ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property, but his or her credit has not been approved in accordance with the requirements of the Secretary.

(c) **No Waiver.** If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.



(d) **Regulations of HUD Secretary.** In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

(e) **Mortgage Not Insured.** Borrower agrees that if this Security Instrument and the Note are not determined to be eligible for insurance under the National Housing Act within 60 DAYS from the date hereof, 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 Secretary dated subsequent to 60 DAYS 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 Secretary.

10. Reinstatement. Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. 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 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 the lien created by this Security Instrument.

11. Borrower Not Released; Forbearance by Lender Not a Waiver. Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. 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.

12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 9(b). Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Notices. Any notice to Borrower 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 Borrower designates by notice 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 provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

14. 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.

15. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.



16. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substances affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 16, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 16, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. 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 the 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 the 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 17.

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 the Security Instrument is paid in full.

18. Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 18, 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 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.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under paragraph 9, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 *et seq.*) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this paragraph 18 or applicable law.

19. 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, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is 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.

20. 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.

21. 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.

22. Riders to this Security Instrument. If one or more riders are executed by Borrower 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)].

- | | | |
|---|--|--|
| <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Growing Equity Rider |
| <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Rehabilitation Loan Rider |
| <input type="checkbox"/> Non-Owner Occupancy Rider | <input type="checkbox"/> Other [Specify] | |

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BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in pages 1 through 9 of 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 set forth above.



ANGEL R. CORTES HUERTA (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

Witness:

Witness:



10
RP

[Space Below This Line For Acknowledgment]

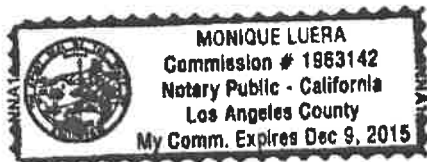
State of CALIFORNIA)
) ss.
County of LOS ANGELES)

On May 28, 2012 before me, Monique Luera, Notary Public
personally appeared ANGEL R. CORTES HUERTA

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.



Monique Luera
NOTARY SIGNATURE
Monique Luera
(Typed Name of Notary)

NOTARY SEAL



EXHIBIT B

ASSIGNED INSPECTOR: **KIM DOEPPING**
JOB ADDRESS: **157 EAST 101ST STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6063-001-030**

Date: April 24, 2024

Last Full Title: **07/29/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ANGEL R. CORTES HUERTA AND REYNA E. PAZ
157 E. 101ST ST.
LOS ANGELES, CA 90003

CAPACITY: OWNERS
- 2) BRIGHTEN LENDING DBA. PREMIER MORTGAGE BANKERS
4808 BALDWIN AVE. #201
TEMPLE CITY, CA 91780

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
157 E 101ST ST, LOS ANGELES, CA 90003-4701



RealQuest

Owner Information

Owner Name: HUERTA ANGEL R/PAZ REYNA E
 Mailing Address: 157 E 101ST ST, LOS ANGELES CA 90003-4701 C046
 Vesting Codes: //

Location Information

Legal Description: **TRACT # 5298 LOT COM AT SE COR OF LOT 54 TH N 0 08'15" W 90.72 FT TH S 89 28'30" W 45 FT TH S 90.57 FT TO SW COR OF SD LOT TH E 45 FT TO BEG PART OF LOT 54**

County:	LOS ANGELES, CA	APN:	6063-001-030
Census Tract / Block:	2405.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	5298
Legal Book/Page:	59-72	Map Reference:	58-B3 /
Legal Lot:	54	Tract #:	5298
Legal Block:		School District:	LOS ANGELES
Market Area:	C37	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	08/29/2013 / 08/27/2013	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1270781		

Last Market Sale Information

Recording/Sale Date:	06/07/2012 / 10/11/2011	1st Mtg Amount/Type:	\$184,208 / FHA
Sale Price:	\$189,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	848725
Document #:	848724	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$193.45
New Construction:		Multi/Split Sale:	
Title Company:	CALCOUNTIES TITLE NATION		
Lender:	PREMIER MTG BANKERS		
Seller Name:	CRISSETTE LLC		

Prior Sale Information

Prior Rec/Sale Date:	08/03/2005 / 07/18/2005	Prior Lender:	MORTGAGE INV LNDG ASSOC INC
Prior Sale Price:	\$335,000	Prior 1st Mtg Amt/Type:	\$268,000 / CONV
Prior Doc Number:	1844784	Prior 1st Mtg Rate/Type:	5.55 / ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	977	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:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1927 / 1927	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:	Building Permit				

Site Information

Zoning:	LAR2	Acres:	0.09	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,091	Lot Width/Depth:	45 x 91	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$219,308	Assessed Year:	2021	Property Tax:	\$2,995.66
Land Value:	\$116,036	Improved %:	47%	Tax Area:	461
Improvement Value:	\$103,272	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$219,308				

Comparable Sales Report

For Property Located At

**157 E 101ST ST, LOS ANGELES, CA 90003-4701**

18 Comparable(s) Selected.

Report Date: 08/04/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$189,000	\$235,000	\$1,300,000	\$741,500
Bldg/Living Area	977	888	1,109	1,024
Price/Sqft	\$193.45	\$261.69	\$1,463.96	\$727.86
Year Built	1927	1923	1971	1934
Lot Area	4,091	4,187	5,703	5,183
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$219,308	\$19,409	\$431,000	\$172,483
Distance From Subject	0.00	0.05	0.45	0.23

* = user supplied for search only

Comp #:1

Distance From Subject:0.05 (miles)

Address: **136 E 101ST ST, LOS ANGELES, CA 90003-4702**Owner Name: **LAGG INVESTMENTS LLC**Seller Name: **OCEAN DEV INC**APN: **6063-008-006**Map Reference: **58-B3 /**Living Area: **1,036**County: **LOS ANGELES, CA**Census Tract: **2405.00**Total Rooms: **6**Subdivision: **5756**Zoning: **LAR2**Bedrooms: **2**Rec Date: **03/29/2022**Prior Rec Date: **02/02/1984**Bath(F/H): **1 /**Sale Date: **02/23/2022**

Prior Sale Date:

Yr Built/Eff: **1923 / 1923**Sale Price: **\$1,150,000**Prior Sale Price: **\$51,000**

Air Cond:

Sale Type: **FULL**

Prior Sale Type:

Style:

Document #: **349536**Acres: **0.12**Fireplace: **Y / 1**1st Mig Amt: **\$805,000**Lot Area: **5,403**

Pool:

Total Value: **\$363,728**# of Stories: **1**

Roof Mat:

Land Use: **SFR**Park Area/Cap#: **/**Parking: **ATTACHED GARAGE****Comp #:**2

Distance From Subject:0.07 (miles)

Address: **231 E 101ST ST, LOS ANGELES, CA 90003-4703**Owner Name: **UBIAS CARLOS E R/UBIAS YURELIA R**Seller Name: **ZARAGOZA JOSE & REYNA D**APN: **6063-002-027**Map Reference: **58-B3 /**Living Area: **1,109**County: **LOS ANGELES, CA**Census Tract: **2406.00**

Total Rooms:

Subdivision: **5298**Zoning: **LAR2**Bedrooms: **3**Rec Date: **01/11/2022**Prior Rec Date: **03/13/2000**Bath(F/H): **2 /**Sale Date: **11/29/2021**Prior Sale Date: **02/11/2000**Yr Built/Eff: **1942 / 1944**Sale Price: **\$541,000**Prior Sale Price: **\$114,500**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **42154**Acres: **0.13**Fireplace: **/**1st Mig Amt: **\$510,581**Lot Area: **5,473**

Pool:

Total Value: **\$162,557**# of Stories: **1**

Roof Mat:

Land Use: **SFR**Park Area/Cap#: **/**

Parking:

Comp #:3

Distance From Subject:0.07 (miles)

Address: **207 E CENTURY BLVD, LOS ANGELES, CA 90003-4711**Owner Name: **EZEVIRO FRANCIS**Seller Name: **AMERICAN FINL RSRCS INC**APN: **6052-016-033**Map Reference: **58-B3 /**Living Area: **1,049**

County:	LOS ANGELES, CA	Census Tract:	2406.00	Total Rooms:	
Subdivision:	6602	Zoning:	LAR2	Bedrooms:	3
Rec Date:	03/29/2022	Prior Rec Date:	08/08/2018	Bath(F/H):	2 /
Sale Date:	02/28/2022	Prior Sale Date:	05/25/2018	Yr Built/Eff:	1939 / 1942
Sale Price:	\$431,000	Prior Sale Price:	\$355,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	344555	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$323,250	Lot Area:	4,294	Pool:	
Total Value:	\$365,850	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.08 (miles)

Address: **230 E 101ST ST, LOS ANGELES, CA 90003-4704**

Owner Name: **3LA FUND B LLC**

Seller Name: **OCEAN DEV INC**

APN:	6063-007-012	Map Reference:	58-B3 /	Living Area:	1,036
County:	LOS ANGELES, CA	Census Tract:	2406.00	Total Rooms:	
Subdivision:	5298	Zoning:	LAR2	Bedrooms:	3
Rec Date:	07/11/2022	Prior Rec Date:	01/15/2021	Bath(F/H):	2 /
Sale Date:	04/13/2022	Prior Sale Date:	12/11/2020	Yr Built/Eff:	1927 / 1930
Sale Price:	\$1,300,000	Prior Sale Price:	\$445,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	707973	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$975,000	Lot Area:	5,436	Pool:	
Total Value:	\$25,763	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.13 (miles)

Address: **215 E 103RD ST, LOS ANGELES, CA 90003-4719**

Owner Name: **ACOSTA 2008 TRUST**

Seller Name: **OCEAN DEV INC**

APN:	6063-010-023	Map Reference:	58-B3 /	Living Area:	1,056
County:	LOS ANGELES, CA	Census Tract:	2406.00	Total Rooms:	
Subdivision:	5294	Zoning:	LAR2	Bedrooms:	2
Rec Date:	05/05/2022	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	04/08/2022	Prior Sale Date:		Yr Built/Eff:	1923 / 1942
Sale Price:	\$1,275,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	488889	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$956,250	Lot Area:	5,376	Pool:	
Total Value:	\$20,545	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.13 (miles)

Address: **240 E 99TH ST, LOS ANGELES, CA 90003-4227**

Owner Name: **HERNANDEZ HENRY V C/CHAVEZ NORMA**

Seller Name: **HAWKINS CHARLES E**

APN:	6052-016-011	Map Reference:	58-B3 /	Living Area:	1,088
County:	LOS ANGELES, CA	Census Tract:	2406.00	Total Rooms:	
Subdivision:	6602	Zoning:	LAR2	Bedrooms:	2
Rec Date:	11/30/2021	Prior Rec Date:	04/07/2000	Bath(F/H):	1 /
Sale Date:	09/21/2021	Prior Sale Date:	01/19/2000	Yr Built/Eff:	1963 / 1963
Sale Price:	\$515,000	Prior Sale Price:	\$129,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1769011	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$505,672	Lot Area:	5,100	Pool:	
Total Value:	\$169,912	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7 Distance From Subject:0.19 (miles)

Address: **326 E 101ST ST, LOS ANGELES, CA 90003-4808**

Owner Name: **ALEXANDER JUANITA/ALEXANDER RAYMOND**

Seller Name: **ALEXANDER JUANITA & RAYMOND**

APN:	6063-006-013	Map Reference:	58-B3 /	Living Area:	988
County:	LOS ANGELES, CA	Census Tract:	2406.00	Total Rooms:	
Subdivision:	6401	Zoning:	LAR2	Bedrooms:	2

Rec Date:	02/07/2022	Prior Rec Date:	Bath(F/H):	1 /	
Sale Date:	01/28/2022	Prior Sale Date:	Yr Built/Eff:	1924 / 1924	
Sale Price:	\$505,000	Prior Sale Price:	Air Cond:		
Sale Type:	FULL	Prior Sale Type:	Style:		
Document #:	148214	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$404,000	Lot Area:	5,180	Pool:	
Total Value:	\$20,771	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:8 Distance From Subject:0.21 (miles)

Address: 144 W CENTURY BLVD, LOS ANGELES, CA 90003-4602

Owner Name: CREST CAPITAL LLC

Seller Name: ROMERO RIGOBERTO

APN:	6053-021-016	Map Reference:	58-B3 /	Living Area:	1,042
County:	LOS ANGELES, CA	Census Tract:	2405.00	Total Rooms:	
Subdivision:	3064	Zoning:	LAR2	Bedrooms:	2
Rec Date:	04/08/2022	Prior Rec Date:	06/13/2017	Bath(F/H):	1 /
Sale Date:	02/15/2022	Prior Sale Date:	04/12/2017	Yr Built/Eff:	1927 / 1927
Sale Price:	\$500,000	Prior Sale Price:	\$345,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	391720	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,579	Pool:	
Total Value:	\$369,907	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:9 Distance From Subject:0.22 (miles)

Address: 134 W 102ND ST, LOS ANGELES, CA 90003-4606

Owner Name: BETANCOURT JESUS R/RIVERA MIRNA S

Seller Name: SANCHEZ FERMIN JR

APN:	6053-027-017	Map Reference:	58-B3 /	Living Area:	1,004
County:	LOS ANGELES, CA	Census Tract:	2405.00	Total Rooms:	
Subdivision:	3064	Zoning:	LAR2	Bedrooms:	3
Rec Date:	12/03/2021	Prior Rec Date:	05/21/2015	Bath(F/H):	2 /
Sale Date:	11/19/2021	Prior Sale Date:	05/18/2015	Yr Built/Eff:	1924 / 1970
Sale Price:	\$510,000	Prior Sale Price:	\$309,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	
Document #:	1797078	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$500,762	Lot Area:	4,187	Pool:	
Total Value:	\$343,084	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10 Distance From Subject:0.25 (miles)

Address: 151 E 105TH ST, LOS ANGELES, CA 90003-4726

Owner Name: YUPE MARIA A

Seller Name: YUPE ALVARO

APN:	6063-017-029	Map Reference:	58-B4 /	Living Area:	898
County:	LOS ANGELES, CA	Census Tract:	2411.10	Total Rooms:	5
Subdivision:	5745	Zoning:	LAR2	Bedrooms:	2
Rec Date:	01/24/2022	Prior Rec Date:	01/27/2010	Bath(F/H):	1 /
Sale Date:	11/30/2021	Prior Sale Date:	11/10/2009	Yr Built/Eff:	1923 / 1923
Sale Price:	\$235,000	Prior Sale Price:	\$135,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	BUNGALOW
Document #:	87777	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$223,250	Lot Area:	5,401	Pool:	
Total Value:	\$160,978	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	CARPORT

Comp #:11 Distance From Subject:0.25 (miles)

Address: 360 E 101ST ST, LOS ANGELES, CA 90003-4808

Owner Name: MARTINEZ ALMA C L/HERNANDEZ JAYNE

Seller Name: ORELLANA OSCAR A

APN:	6063-006-021	Map Reference:	58-B3 /	Living Area:	1,026
County:	LOS ANGELES, CA	Census Tract:	2406.00	Total Rooms:	
Subdivision:	6401	Zoning:	LAR2	Bedrooms:	2
Rec Date:	01/20/2022	Prior Rec Date:	03/30/2018	Bath(F/H):	1 /

Sale Date:	12/15/2021	Prior Sale Date:	02/07/2018	Yr Built/Eff:	1924 / 1931
Sale Price:	\$450,000	Prior Sale Price:	\$280,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	75305	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$360,000	Lot Area:	5,180	Pool:	
Total Value:	\$294,328	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:12 Distance From Subject:0.25 (miles)

Address: 350 E 102ND ST, LOS ANGELES, CA 90003-4812

Owner Name: WILLIE OSCAR W JR

Seller Name: OCEAN DEV INC

APN:	6063-011-018	Map Reference:	58-B3 /	Living Area:	1,044
County:	LOS ANGELES, CA	Census Tract:	2406.00	Total Rooms:	5
Subdivision:	6401	Zoning:	LAR2	Bedrooms:	3
Rec Date:	03/15/2022	Prior Rec Date:	04/27/2021	Bath(F/H):	1 /
Sale Date:	12/16/2021	Prior Sale Date:	04/19/2021	Yr Built/Eff:	1924 / 1940
Sale Price:	\$1,225,000	Prior Sale Price:	\$460,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	297089	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$881,250	Lot Area:	5,140	Pool:	
Total Value:	\$431,000	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:13 Distance From Subject:0.29 (miles)

Address: 343 E 104TH ST, LOS ANGELES, CA 90003-4907

Owner Name: YOUNG MORRIS/YOUNG MONICA T

Seller Name: OCEAN DEV INC

APN:	6063-014-027	Map Reference:	58-B3 /	Living Area:	888
County:	LOS ANGELES, CA	Census Tract:	2406.00	Total Rooms:	5
Subdivision:	6401	Zoning:	LAR2	Bedrooms:	2
Rec Date:	06/01/2022	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	04/26/2022	Prior Sale Date:		Yr Built/Eff:	1923 / 1923
Sale Price:	\$1,300,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	585070	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$96,950	Lot Area:	5,182	Pool:	
Total Value:	\$19,409	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	GARAGE

Comp #:14 Distance From Subject:0.30 (miles)

Address: 242 E 105TH ST, LOS ANGELES, CA 90003-4729

Owner Name: LEWIS FELISHA B/WAYNE WALTER E

Seller Name: ARTHUR P & SIMS C L/TR

APN:	6063-023-011	Map Reference:	58-B4 /	Living Area:	1,070
County:	LOS ANGELES, CA	Census Tract:	2411.10	Total Rooms:	
Subdivision:	5745	Zoning:	LAR2	Bedrooms:	3
Rec Date:	04/15/2022	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	04/13/2022	Prior Sale Date:		Yr Built/Eff:	1923 / 1939
Sale Price:	\$485,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	419337	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$476,190	Lot Area:	5,400	Pool:	
Total Value:	\$26,437	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:15 Distance From Subject:0.39 (miles)

Address: 210 W 105TH ST, LOS ANGELES, CA 90003-4521

Owner Name: CLEGG JODY LIVING TRUST

Seller Name: OCEAN DEV INC

APN:	6074-006-003	Map Reference:	58-B4 /	Living Area:	1,016
County:	LOS ANGELES, CA	Census Tract:	2411.20	Total Rooms:	
Subdivision:	3064	Zoning:	LAR2	Bedrooms:	3
Rec Date:	02/22/2022	Prior Rec Date:	07/06/2021	Bath(F/H):	1 /

Sale Date:	01/13/2022	Prior Sale Date:	06/22/2021	Yr Built/Eff:	1947 / 1947
Sale Price:	\$1,235,000	Prior Sale Price:	\$425,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	203928	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$922,500	Lot Area:	5,403	Pool:	
Total Value:	\$29,842	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	16	Distance From Subject:	0.41 (miles)
Address:	344 E 106TH ST, LOS ANGELES, CA 90003-4915		
Owner Name:	TRUJILLO ESTEBAN		
Seller Name:	DUONG KIM P		
APN:	6063-027-015	Map Reference:	58-B4 /
County:	LOS ANGELES, CA	Census Tract:	2408.00
Subdivision:	5745	Zoning:	LAR2
Rec Date:	07/01/2022	Prior Rec Date:	01/07/2013
Sale Date:	05/17/2022	Prior Sale Date:	11/29/2012
Sale Price:	\$640,000	Prior Sale Price:	\$205,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	686916	Acres:	0.12
1st Mtg Amt:	\$628,408	Lot Area:	5,200
Total Value:	\$233,210	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
Living Area:	1,000	Total Rooms:	
Bedrooms:	3	Bath(F/H):	1 /
Yr Built/Eff:	1971 / 1971	Air Cond:	
Style:		Fireplace:	/
Pool:		Roof Mat:	
Parking:			

Comp #:	17	Distance From Subject:	0.43 (miles)
Address:	9808 AVALON BLVD, LOS ANGELES, CA 90003-4315		
Owner Name:	HERNANDEZ EDITH K/FIJAR JENNIFER M		
Seller Name:	WILLARD GERALD		
APN:	6050-025-016	Map Reference:	58-C3 /
County:	LOS ANGELES, CA	Census Tract:	2407.00
Subdivision:	11872	Zoning:	LARD2
Rec Date:	11/19/2021	Prior Rec Date:	
Sale Date:	11/09/2021	Prior Sale Date:	
Sale Price:	\$510,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1722340	Acres:	0.13
1st Mtg Amt:	\$500,762	Lot Area:	5,651
Total Value:	\$33,913	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
Living Area:	1,019	Total Rooms:	
Bedrooms:	3	Bath(F/H):	1 /
Yr Built/Eff:	1945 / 1945	Air Cond:	
Style:		Fireplace:	/
Pool:		Roof Mat:	
Parking:			

Comp #:	18	Distance From Subject:	0.45 (miles)
Address:	616 E 99TH ST, LOS ANGELES, CA 90002-2714		
Owner Name:	FANNING ABRAHAM N		
Seller Name:	TOLBERT TERESA L		
APN:	6050-025-020	Map Reference:	58-C3 /
County:	LOS ANGELES, CA	Census Tract:	2407.00
Subdivision:	11872	Zoning:	LAR1
Rec Date:	04/11/2022	Prior Rec Date:	
Sale Date:	02/28/2022	Prior Sale Date:	
Sale Price:	\$540,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	397401	Acres:	0.13
1st Mtg Amt:	\$552,420	Lot Area:	5,703
Total Value:	\$33,458	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
Living Area:	1,056	Total Rooms:	6
Bedrooms:	3	Bath(F/H):	1 /
Yr Built/Eff:	1945 / 1945	Air Cond:	
Style:	CONVENTIONAL	Fireplace:	/
Pool:		Roof Mat:	COMPOSITION SHINGLE
Parking:	DETACHED GARAGE		

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**
JOB ADDRESS: **157 EAST 101ST STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6063-001-030**

Date: April 24, 2024

CASE NO.: 826404
ORDER NO.: A-4817431

EFFECTIVE DATE OF ORDER TO COMPLY: **October 1, 2018**
COMPLIANCE EXPECTED DATE: **October 31, 2018**
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4817431

1061204201867712

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATTELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

HUERTA, ANGEL R AND PAZ, REYNA E
157 E 101ST ST
LOS ANGELES, CA 90003

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

SEP 18 2018

CASE #: 826404
ORDER #: A-4817431
EFFECTIVE DATE: October 01, 2018
COMPLIANCE DATE: October 31, 2018

OWNER OF

SITE ADDRESS: 157 E 101ST ST

ASSESSORS PARCEL NO.: 6063-001-030

ZONE: R2; Two Family Zone

To the address as shown on the
last equalized assessment roll.
Initialed by *gn*

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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be **SUBSTANDARD** as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: GARAGE

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
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2. Not providing or maintaining the required covered off street parking.

You are therefore ordered to: Provide/maintain required off-street parking.

Code Section(s) in Violation: 12.21A4, 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.

Location: GARAGE

Comments: Garage is being occupied, no space to park a vehicle

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

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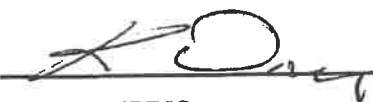
For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org


1061204201867712

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: September 17, 2018

KIM DOEPPING
8475 S. VERMONT AVE.SUITE 210
LOS ANGELES, CA 90044
(213)978-4508

Kim.Doepping@lacity.org

REVIEWED BY

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