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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

February 07, 2025

Council District # 2

Case #: 970110

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

JOB ADDRESS: 10936 W OTSEGO ST

CONTRACT NO.: B138088-3 C141028-1 C141028-2 C141028-3 C135857-3 C144906 B138088-2 C142032
D139992-2 D139992-3

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the barricading of all openings, cleaning of the lot, fencing of the lot and demolition of the building(s) at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$5,219.20. The cost of cleaning the subject lot was \$4,762.50. The cost of fencing the subject lot was \$8,714.05. The cost of demolishing the subject building(s) was \$59,903.20.

It is proposed that a lien for the total amount of **\$78,628.95** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

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

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

Shawn Eshbach, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On September 20, 2022 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, fence the lot, and demolish and remove or repair the building(s) on the parcel on the parcel located at **10936 W OTSEGO ST** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows: *See Attached Title Report for Legal Description*

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

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	B4748	February 03, 2023	\$401.52
BARRICADE	B4785	April 04, 2023	\$2,542.96
BARRICADE	B4839	August 03, 2023	\$1,338.40
BARRICADE	B4855	September 27, 2023	\$535.36
BARRICADE	B4896	December 13, 2023	\$400.96
CLEAN	C4863	August 10, 2023	\$2,887.50
CLEAN	C4897	September 25, 2023	\$300.00
CLEAN	C4940	May 02, 2024	\$525.00
CLEAN	C4942	May 02, 2024	\$1,050.00
DEMOLITION	D1502	October 16, 2024	\$57,523.20
DEMOLITION/ASBESTOS REPORT	D1493		\$2,380.00
FENCE	F4531		\$1,266.72
FENCE	F4575		\$2,934.62
FENCE	F4367	August 08, 2023	\$965.89
FENCE	F4386	October 05, 2023	\$380.02
FENCE	F4450	January 16, 2024	\$633.36
FENCE	F4475	March 01, 2024	\$1,266.72
FENCE	F4494	May 01, 2024	\$1,266.72
			<hr/> <hr/>
			\$78,598.95

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T18320	\$30.00
		<hr/> <hr/>
		\$30.00

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$56,157.94 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$30.00 for a total of **\$78,628.95**, be recorded against said property.

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

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

DATED: February 07, 2025

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



Report and lien confirmed by
City Council on:

Shawn Eshbach, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

February 06, 2025

ASSIGNED INSPECTOR: GLEN RAND
JOB ADDRESS: 10936 W OTSEGO ST
ASSESSORS PARCEL NO.: 2419-003-023

CASE #: 970110

Last Full Title: 02/05/2025

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 HALEKAKIS, NICK J
PO BOX 570155
TARZANA, CA 91354-0155

Capacity: OWNER

2 PNC MORTGAGE
3232 NEWMARK DRIVE
MIAMISBURG, OH 45342

Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T18320
Dated as of: 02/04/2025

Prepared for: City of Los Angeles

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

APN #: 2419-003-023

Property Address: 10936 W OTSEGO ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INTERSPOUSAL TRANSFER DEED

Grantee : NICK J. HALEKAKIS

Grantor : MEGAN T. LORICK HALEKAKIS AND NICK JOHN HALEKAKIS

Deed Date : 09/13/2023 Recorded : 09/18/2023

Instr No. : 23-0622234

MAILING ADDRESS: NICK J. HALEKAKIS

PO BOX 570155, TARZANA, CA 91357-0155

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 72 Tract No: 7274 Brief Description: TRACT NO 7274 LOT 72

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 03/20/2019 Document #: 19-0244862

Loan Amount: \$424,000

Lender Name: PNC MORTGAGE

Borrowers Name: NICK J. HALEKAKIS

MAILING ADDRESS: PNC MORTGAGE

3232 NEWMARK DRIVE MIAMISBURG, OH 45342

Property Detail Report

For Property Located At :

10936 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3934



RealQuest

Owner Information

Owner Name: HALEKAKIS NICK J
Mailing Address: PO BOX 570155, TARZANA CA 91357-0155 B002
Vesting Codes: MM // SE

Location Information

Legal Description:	TRACT NO 7274 LOT 72		
County:	LOS ANGELES, CA	APN:	2419-003-023
Census Tract / Block:	1255.01 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	7274
Legal Book/Page:	90-40	Map Reference:	23-E2 /
Legal Lot:	72	Tract #:	7274
Legal Block:		School District:	LOS ANGELES
Market Area:	NHO	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	09/18/2023 / 09/13/2023	Deed Type:	INTERSPOUSAL DEED TRANSFER
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Sale Price:		1st Mtg Document #:	
Document #:	622234		

Last Market Sale Information

Recording/Sale Date:	02/17/1987 / 12/1986	1st Mtg Amount/Type:	\$120,800 / CONV
Sale Price:	\$151,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	235740
Document #:	235739	2nd Mtg Amount/Type:	\$7,700 / PRIVATE PARTY
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$106.41
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	SEARS MTG CORP		
Seller Name:	JIMENEZ MICHAEL A		

Prior Sale Information

Prior Rec/Sale Date:	05/26/1983 /	Prior Lender:	
Prior Sale Price:	\$118,000	Prior 1st Mtg Amt/Type:	\$116,000 / VA
Prior Doc Number:	594720	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,419	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1927 / 1927	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	ROLL COMPOSITION	Condition:	POOR
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LAR3	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,807	Lot Width/Depth:	43 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$288,992	Assessed Year:	2024	Property Tax:	\$23,963.91
Land Value:	\$124,397	Improved %:	57%	Tax Area:	13
Improvement Value:	\$164,595	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$288,992				

Comparable Sales Report

For Property Located At



RealQuest

10936 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3934

7 Comparable(s) Selected.

Report Date: 02/03/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$151,000	\$915,000	\$1,430,000	\$1,206,286
Bldg/Living Area	1,419	1,332	1,563	1,486
Price/Sqft	\$106.41	\$585.79	\$1,053.02	\$817.70
Year Built	1927	1928	2018	1949
Lot Area	5,807	933	8,001	5,834
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	4	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$288,992	\$496,061	\$1,365,000	\$782,892
Distance From Subject	0.00	0.19	0.41	0.33

* = user supplied for search only

Distance From Subject:0.19 (miles)

Comp #:	1				
Address:	10810 HESBY ST, NORTH HOLLYWOOD, CA 91601-4605				
Owner Name:	POINT VIEW CO LLC				
Seller Name:	HAZZARD FAMILY TRUST				
APN:	2419-005-013	Map Reference:	23-E2 /	Living Area:	1,494
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	5
Subdivision:	7274	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	10/08/2024	Prior Rec Date:	06/30/1989	Bath(F/H):	1 /
Sale Date:	09/30/2024	Prior Sale Date:	06/1989	Yr Built/Eff:	1928 / 1928
Sale Price:	\$929,000	Prior Sale Price:	\$285,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	686247	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,397	Pool:	
Total Value:	\$524,310	# of Stories:	1	Roof Mat:	ROLL
					COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:**2**

Distance From Subject:**0.28 (miles)**

Address:**4825 CRANER AVE, NORTH HOLLYWOOD, CA 91601-4649**

Owner Name:**LAM TRUNG/LAU RACHAEL**

Seller Name:**AGAN MARY**

APN:**2421-014-046**

Map Reference:**/**

Living Area:**1,562**

County:**LOS ANGELES, CA**

Census Tract:**1255.02**

Total Rooms:

Subdivision:

Zoning:**LAR3**

Bedrooms:**3**

Rec Date:**09/27/2024**

Prior Rec Date:**02/16/2022**

Bath(F/H):**4 /**

Sale Date:**08/19/2024**

Prior Sale Date:**01/20/2022**

Yr Built/Eff:**2018 / 2018**

Sale Price:**\$915,000**

Prior Sale Price:**\$1,125,000**

Air Cond:**CENTRAL**

Sale Type:**FULL**

Prior Sale Type:**FULL**

Style:

Document #:**661385**

Acres:**0.02**

Fireplace:**/**

1st Mtg Amt:**\$766,500**

Lot Area:**933**

Pool:

Total Value:**\$1,170,449**

of Stories:

Roof Mat:

Land Use:**SFR**

Park Area/Cap#:**/**

Parking:

Comp #:	3	Distance From Subject:0.33 (miles)
Address:	4912 DENNY AVE, NORTH HOLLYWOOD, CA 91601-4737	
Owner Name:	YAP ALLISON L/LONDON RYAN	

Seller Name:	OLEARY KARLA J FAMILY TRUST		
APN:	2421-003-016	Map Reference:	23-F2 /
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:	8	Zoning:	LAR1
Rec Date:	07/19/2024	Prior Rec Date:	11/20/1990
Sale Date:	06/25/2024	Prior Sale Date:	10/1990
Sale Price:	\$1,300,000	Prior Sale Price:	\$285,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	480266	Acres:	0.15
1st Mtg Amt:	\$1,040,000	Lot Area:	6,751
Total Value:	\$503,949	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ATTACHED GARAGE

Comp #:	4	Distance From Subject:	0.34 (miles)
Address:	5054 CARTWRIGHT AVE, NORTH HOLLYWOOD, CA 91601-4013		
Owner Name:	YI BENJAMIN		
Seller Name:	TURNER SARAH		
APN:	2419-014-002	Map Reference:	23-F2 /
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:	1	Zoning:	LAR1
Rec Date:	09/23/2024	Prior Rec Date:	06/03/2013
Sale Date:	09/11/2024	Prior Sale Date:	05/08/2013
Sale Price:	\$1,210,000	Prior Sale Price:	\$649,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	645809	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,253
Total Value:	\$783,515	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.38 (miles)
Address:	4912 CARTWRIGHT AVE, NORTH HOLLYWOOD, CA 91601-4727		
Owner Name:	FESTEKJIAN ARTOUN		
Seller Name:	TELENKO AUSTIN & MARIDETH		
APN:	2421-002-015	Map Reference:	23-F2 /
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:	8	Zoning:	LAR1
Rec Date:	01/06/2025	Prior Rec Date:	10/31/2023
Sale Date:	11/15/2024	Prior Sale Date:	10/10/2023
Sale Price:	\$1,430,000	Prior Sale Price:	\$1,365,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	7259	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,751
Total Value:	\$1,365,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.39 (miles)
Address:	4908 CARTWRIGHT AVE, NORTH HOLLYWOOD, CA 91601-4727		
Owner Name:	CYRUS MICAH		
Seller Name:	LEON MONICA		
APN:	2421-002-016	Map Reference:	23-F2 /
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:	8	Zoning:	LAR1
Rec Date:	12/06/2024	Prior Rec Date:	08/06/1997
Sale Date:	11/26/2024	Prior Sale Date:	
Sale Price:	\$1,250,000	Prior Sale Price:	\$181,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	860660	Acres:	0.15
1st Mtg Amt:	\$1,062,500	Lot Area:	6,751
Total Value:	\$496,061	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL

Comp #:7		Distance From Subject:0.41 (miles)	
Address: 5120 WILLOWCREST AVE, NORTH HOLLYWOOD, CA 91601-4051			
Owner Name: KRIEGER ETHEL			
Seller Name: FLUCK JASON S			
APN: 2419-016-024	Map Reference: 23-F2 /	Living Area: 1,339	
County: LOS ANGELES, CA	Census Tract: 1255.01	Total Rooms: 6	
Subdivision: 9732	Zoning: LAR1	Bedrooms: 3	
Rec Date: 01/16/2025	Prior Rec Date: 09/13/2013	Bath(F/H): 1 /	
Sale Date: 12/18/2024	Prior Sale Date: 08/29/2013	Yr Built/Eff: 1929 / 1929	
Sale Price: \$1,410,000	Prior Sale Price: \$530,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 32772	Acres: 0.18	Fireplace: Y / 1	
1st Mtg Amt: \$1,198,500	Lot Area: 8,001	Pool:	
Total Value: \$636,959	# of Stories: 1	Roof Mat: ROLL COMPOSITION	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	

Foreclosure Activity Report

For Property Located At



10936 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3934

Foreclosure Activity Report is not available

10936 OTSEGO ST NORTH HOLLYWOOD CA 91601

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

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