

Ann Sewill, General Manager
Tricia Keane, Executive Officer

City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor

Los Angeles, CA 90017

Tel: 213.928.9071


housing.lacity.org

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

Eric Garcetti, Mayor

INTER-DEPARTMENTAL MEMORANDUM

TO: **COLLECTIONS BOARD OF REVIEW**
ATTN: SHANE MIN, CONTROLLER'S OFFICE

FROM: **LUZ C. SANTIAGO, ASSISTANT GENERAL MANAGER** 
LOS ANGELES HOUSING DEPARTMENT (LAHD)

DATE: **JUNE 27, 2022**

REGARDING: **WRITE -OFF REQUEST - QUARTER ENDING MARCH 31, 2022 FOR
ACCOUNTS \$5,000 AND OVER**

In accordance with the Los Angeles Administrative Code, Section 5.182 and as the designated head of Los Angeles Housing Department (LAHD) Administration Bureau, I hereby submit for your consideration this report on accounts that are recommended to be written off for the quarter ending, June 30, 2022 based on the following criteria:

- The amount is uncollectible;
- The write-off will not prejudice the position of the City;
- All reasonable collection efforts have been exhausted;
- The debtor cannot be located or discharge of bankruptcy has occurred; and
- The applicable statute of limitations for collection of debt has expired.

The total amount requested to be written off is **\$ 799,890.14** consisting of 20 invoices covering 18 owners of 19 property accounts (APNs). Enclosed is the list of the accounts receivable for write off with amounts \$5,000 and over.

If you have any question about this request, please contact Wedmay Lao of my staff at wedmay.lao@lacity.org.

cc: Andrew Kaplan, Revenue Manager, Office of Finance
Melissa Krance, Revenue Manager/IG, CAO

Attachment: Summary and detail Schedule of Accounts

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Los Angeles Housing Department (LAHD)
Summary Report of Accounts to be Written Off for Quarter Ending 06/30/2022
5K and OVER

I. BY DESCRIPTION

TYPE / DESCRIPTION	<input type="checkbox"/> Count of Invoice ID	Sum of Current Balance
Foreclosure Registry	13	650,870.00
REAP Administrative Fee Balance	6	148,682.14
REAP Prepaid Inspection	1	338.00
Grand Total	20	799,890.14

II. BY SERVICE DATES

Dates of Service	<input type="checkbox"/> Count of Invoice ID	Sum of Current Balance
<input checked="" type="checkbox"/> 2015	13	650,870.00
<input checked="" type="checkbox"/> 2016	1	6,600.00
<input checked="" type="checkbox"/> 2017	3	55,764.50
<input checked="" type="checkbox"/> 2019	3	86,655.64
Grand Total	20	799,890.14

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Los Angeles Housing Department (LAHD)
 Summary Report of Accounts to be Written Off for Quarter Ending 06/30/2022
 5K and OVER BY OWNER/ BY PROPERTY

BY DEBTORS

Debtor	Debtor Address	Values		Count of Debtors
		Count of Invoice ID	Sum of Current Balance	
BANK/NY MELLON 2006-13T1 (CE)	4375 JUTLAND DR #200 SAN DIEGO SAN DIEGO CA 92117	1	6,250.00	1
CENTER STREET LNDG/WF I LLC	41911 5TH ST #202 TEMECULA TEMECULA CA 92590	1	44,655.00	1
DENISE & DANA MITCHELL	2100 S RIDGELEY DR LOS ANGELES, CA 90016-2024	2	22,150.00	1
FASACK INVS LLC	31194 LA BAYA DR #106 WESTLAKE VILLAGE WESTLAKE VILLAGE CA 91362	1	73,405.00	1
FINANCIAL FREEDOM	2900 ESPERANZA XING AUSTIN AUSTIN TX 78758	1	30,500.00	1
FIRST OPTION LENDING INTERNATI	1820 W CARSON ST 202-28 TORRANCE, CA 90501-2858	1	27,048.00	1
HSBC BK USA NA	525 E MAIN ST EL CAJON EL CAJON CA 920229004	1	100,000.00	1
M&T BK	411 IVY ST SAN DIEGO SAN DIEGO CA 92101	1	54,000.00	1
NICHOLAS THOMPCKINS	6201 CIMARRON ST LOS ANGELES, CA 90047-1326	1	9,920.00	1
ONEWEST BK	15000 SURVEYOR BLVD #500 ADDISON ADDISON TX 750019013	1	85,250.00	1
	17100 GILLETTE AVE IRVINE IRVINE CA 92614	1	10,250.00	1
PACIFICA L 23 LLC	314 S FRANKLIN ST 2ND FL TITUSVILLE TITUSVILLE PA 16354	1	67,750.00	1
PARKER FORECLOSURE SVCS LLC	PO BOX 2940 VENTURA VENTURA CA 91436	1	67,750.00	1
PRIVATE MTG FNDG	8190 E KAISER BLVD ANAHEIM HILLS ANAHEIM HILLS CA 92808	2	101,310.00	1
REVERSE MTG SOLUTIONS INC	15000 SURVEYOR BLVD #500 ADDISON ADDISON TX 750019013	1	9,750.00	1
RICARDO QUIROS	8614 BARING CROSS ST LOS ANGELES, CA 90044	1	6,600.00	1
RICHARD BRAXTON	PO BOX 56020 LOS ANGELES, CA 90056-0020	1	64,505.64	1
US BANK TRUST TR LSF8 MASTER TRUST C	1848 LAKE SHORE AVE LOS ANGELES, CA 90026-1716	1	18,796.50	1
Grand Total		20	799,890.14	18

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 Summary Report of Accounts to be Written Off for Quarter Ending 06/30/2022
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BY APN

APN	Debtor	Debtor Address	Values		Number of APNs
			Count of Invoice ID	Sum of Current Balance	
2074037007	ONEWEST BK	15000 SURVEYOR BLVD #500 ADDISON ADDISON TX 750019013	1	85,250.00	1
2234007021	REVERSE MTG SOLUTIONS INC	15000 SURVEYOR BLVD #500 ADDISON ADDISON TX 750019013	1	9,750.00	1
2339003020	FINANCIAL FREEDOM	2900 ESPERANZA XING AUSTIN AUSTIN TX 78758	1	30,500.00	1
2385004032	ONEWEST BK	17100 GILLETTE AVE IRVINE IRVINE CA 92614	1	10,250.00	1
2414025001	FASACK INVS LLC	31194 LA BAYA DR #106 WESTLAKE VILLAGE WESTLAKE VILLAGE CA	1	73,405.00	1
2566004026	BANK/NY MELLON 2006-13T1 (CE)	4375 JUTLAND DR #200 SAN DIEGO SAN DIEGO CA 92117	1	6,250.00	1
2606013027	HSBC BK USA NA	525 E MAIN ST EL CAJON EL CAJON CA 920229004	1	100,000.00	1
2609030018	PARKER FORECLOSURE SVCS LLC	PO BOX 2940 VENTURA VENTURA CA 91436	1	67,750.00	1
2623003003	PACIFICA L 23 LLC	314 S FRANKLIN ST 2ND FL TITUSVILLE TITUSVILLE PA 16354	1	67,750.00	1
4388005028	PRIVATE MTG FNDG	8190 E KAISER BLVD ANAHEIM HILLS ANAHEIM HILLS CA 92808	1	50,655.00	1
4388005029	PRIVATE MTG FNDG	8190 E KAISER BLVD ANAHEIM HILLS ANAHEIM HILLS CA 92808	1	50,655.00	1
5032009003	RICHARD BRAXTON	PO BOX 56020 LOS ANGELES, CA 90056-0020	1	64,505.64	1
5063019003	DENISE & DANA MITCHELL	2100 S RIDGELEY DR LOS ANGELES, CA 90016-2024	2	22,150.00	1
5073030062	CENTER STREET LNDG/WF I LLC	41911 5TH ST #202 TEMECULA TEMECULA CA 92590	1	44,655.00	1
5104020036	US BANK TRUST TR LSF8 MASTER T	1848 LAKE SHORE AVE LOS ANGELES, CA 90026-1716	1	18,796.50	1
5110012012	FIRST OPTION LENDING INTERNATI	1820 W CARSON ST 202-28 TORRANCE, CA 90501-2858	1	27,048.00	1
5113033001	M&T BK	411 IVY ST SAN DIEGO SAN DIEGO CA 92101	1	54,000.00	1
6001022013	NICHOLAS THOMPCKINS	6201 CIMARRON ST LOS ANGELES, CA 90047-1326	1	9,920.00	1
6038017010	RICARDO QUIROS	8614 BARING CROSS ST LOS ANGELES, CA 90044	1	6,600.00	1
Grand Total			20	799,890.14	19

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