

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

December 10, 2014

Council District: # 15

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

JOB ADDRESS: **1435 NORTH LYNTON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7414-023-004**

On October 10, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1435 North Lynton Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on October 10, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	143.09
Title Report fee	42.00
Grand Total	\$ 1,431.65

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,431.65** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,431.65** 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


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10650
Dated as of: 08/07/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 7414-023-004

Property Address: 1435 N LYNTON AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: GAIL N. PATRIDGE, WHO ACQUIRED TITLE WITH NO VESTING

Grantee: GAIL N. PATRIDGE, AN UNMARRIED WOMAN

Instrument: 03 3913552

Book/Page: N/A

Dated: 12/17/2003

Recorded: 12/31/2003

MAILING ADDRESS: GAIL PATRIDGE
1435 LYNTON AVENUE WILMINGTON, CA 90744

SCHEDULE B

LEGAL DESCRIPTION

LOT 35 OF TRACT NO. 26982, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 589, PAGES 35 THROUGH 37, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: GAIL N PATRIDGE, AN UNMARRIED WOMAN

Lender/Beneficiary: MERS AS NOMINEE FOR GREEN POINT MORTGAGE FUNDING, INC.

Trustee: MARIN CONVEYANCING CORP.

Instrument: 06 1108152

Book/Page: N/A

Amount: \$468,000

Open Ended: NO

Dated: 05/11/2006

Recorded: 05/19/2006

Maturity Date: 06/01/2046

SCHEDULE B (Continued)

**MAILING ADDRESS: GREENPOINT MORTGAGE FUNDING INC. 981 AIRWAY COURT,
SUITE E SANTA ROSA, CA 95403-2049**

**ADDITIONAL MAILING ADDRESS: GREEN POINT MORTGAGE FUNDING INC. 100
WOOD HOLLOW DRIVE, NOVATO, CA 94945**

**MAILING ADDRESS: GAIL N PATRIDGE, AN UNMARRIED WOMAN, 1439 LYNTON
AVENUE, WILMINGTON, CA 90744** - OWNER

**MAILING ADDRESS: GREEN POINT MORTGAGE FUNDING INC. 100 WOOD HOLLOW
DRIVE, NOVATO, CA 94945**

**MAILING ADDRESS: "MERS" MORTGAGE ELECTRONIC REGISTRATION SYSTEMS P
O BOX 2026, FLINT, MI 48501-2026**

SAID MORTGAGE IS SUBJECT TO A ASSIGNMENT OF MORTGAGE, FROM
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
GREENPOINT MORTGAGE FUNDING, INC., ITS SUCCESSORS AND ASSIGNS
(ASSIGNOR) TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR LEHMAN XS
TRUST, SERIES 2006-GP4 (ASSIGNEE), DATED 10/17/2012 RECORDED 10/23/2012 AS
INSTRUMENT NO. 20121603680.

**MAILING ADDRESS: FINANCIAL DIMENSIONS, INC. 1400 LEBANON CHURCH ROAD
PITTSBURGH, PA 15236**

**MAILING ADDRESS: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., ITS SUCCESSORS AND
ASSIGNS PO BOX 2026, FLINT, MI 48501-2026**

SAID MORTGAGE IS FURTHER SUBJECT TO A NON-HAMP INTEREST ONLY STEP
RATE LOAN MODIFICATION AGREEMENT, DATED 05/02/2013, RECORDED 11/15/2013
AS INSTRUMENT NO. 20131631997.

**MAILING ADDRESS: INDECOMM GLOBAL SERVICES 2925 COUNTRY DRIVE ST.
PAUL, MN 55117**

CALIFORNIA COUNTIES TITLE CO.

12/31/03

RECORDING REQUESTED BY:
Crown Reliance Escrow Corporation
Escrow No. 15433-CJ
Title Order No. 3037070

03 3913552

When Recorded Mail Document
and Tax Statement To:

Gail Patridge
1435 Lynton Avenue
Wilmington, Ca. 90744

3037070

APN: 7414-023-004

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

0
7
0
3
3

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00 City Transfer Tax is \$0.00

Deed to confirm Title
No Consideration

- 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 Wilmington

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Gail N. Patridge, Who acquired title with no vesting

hereby GRANT(S) to Gail N. Patridge, An Unmarried Woman

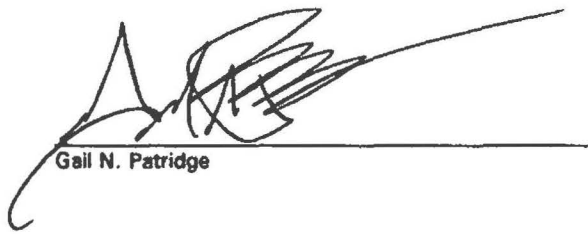
the following described real property in the City of Wilmington,
County of Los Angeles, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

7414-023-004

DATED: December 17, 2003

STATE OF CALIFORNIA
COUNTY OF ORANGE
ON DECEMBER 23, 2003 before me,
TONY SCALERO personally appeared
GAIL N. PATRIDGE

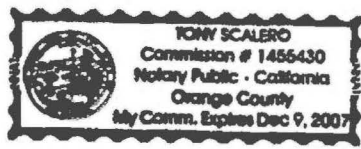


Gail N. Patridge

~~personally known to me (or 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.~~

Witness my hand and official seal.

Signature TONY SCALERO



12/31/03

CALIFORNIA COUNTIES TITLE COMPANY

**8707 Research Drive, Irvine, California 92618
(949) 727-3900**

I certify under penalty of perjury under government code 27361.7 that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Tony Scalero

ID #: 1455430 VIN#: NNA1

Date commission expires: December 9, 2007

County where bond is filed: Orange

Place of execution: Irvine

Date: December 30, 2003



Signature

Elizabeth Funaro, for: California Counties Title Company

03 3913552

LANDSAFE TITLE

Recording Requested By
GreenPoint Mortgage Funding,
Inc.
Return To
GreenPoint Mortgage Funding,
Inc.
981 Airway Court, Suite E
Santa Rosa, CA 95403-2049

06 1108152

γ

Prepared By
GreenPoint Mortgage Funding,
Inc.
100 Wood Hollow Drive,
Novato, CA 94945

03374604-75 [Space Above This Line For Recording Data]

7414-027-004

DEED OF TRUST

MIN 100013800895509749

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated May 11, 2006 together with all Riders to this document
- (B) "Borrower" is Gail N Patridge, An Unmarried Woman

Borrower's address is 1439 Lynton Avenue, Wilmington, CA 90744
Borrower is the trustor under this Security Instrument
(C) "Lender" is GreenPoint Mortgage Funding, Inc.

Lender is a Corporation organized and existing under the laws of the State of New York

CALIFORNIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3005 1/01

 -6A(CA) (0207)

Page 1 of 15

VMP MORTGAGE FORMS - (800)521-7291

05/19/06

Lender's address is 100 Wood Hollow Drive, Novato, CA 94945

(D) "Trustee" is Marin Conveyancing Corp.

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. 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

(F) "Note" means the promissory note signed by Borrower and dated May 11, 2006. The Note states that Borrower owes Lender four hundred sixty-eight thousand and 00/100 Dollars (U.S. \$468,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than June 1, 2046.

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable].

- Adjustable Rate Rider
- Balloon Rider
- VA Rider
- Occupancy Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Interim Interest Rider
- Second Home Rider
- 1-4 Family Rider
- Other(s) [specify]
- Occupancy Rider

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation, or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

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(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U S C Section 2601 et seq.) and its implementing regulation, Regulation X (24 C F R Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

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 (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note, and (ii) 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 the County of Los Angeles

[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

As more particularly described in exhibit "A" attached hereto and made a part hereof.

Parcel ID Number 7414-023-004-000 which currently has the address of
1435 Lynton Avenue [Street]
Wilmington [City], California 90744 [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 and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it

Witnesses

Gail R. Partridge (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

05.19.06

LZMP-SA(CA) (0207)

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Form 3006 1/01

06 1108152

State of California
County of LOS ANGELES

On MAY 13, 2006


Gail N Patridge

before me, ^{} ss.} K. SOLOMON, NOTARY PUBLIC
personally appeared

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(or 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

WITNESS my hand and official seal

 (Seal)



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ADJUSTABLE RATE RIDER
Monthly Treasury Average Index - Payment and Rate Caps

THIS ADJUSTABLE RATE RIDER is made this 11th day of May, 2006 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to GreenPoint Mortgage Funding, Inc.

("Lender") of the same date and covering the property described in the Security Instrument and located at 1435 Lynton Avenue, Wilmington, CA 90744

[Property Address]

THE NOTE CONTAINS PROVISIONS THAT WILL CHANGE THE INTEREST RATE AND THE MONTHLY PAYMENT. THERE MAY BE A LIMIT ON THE AMOUNT THAT THE MONTHLY PAYMENT CAN INCREASE. THE PRINCIPAL AMOUNT TO REPAY COULD BE GREATER THAN THE AMOUNT ORIGINALLY BORROWED, BUT NOT MORE THAN THE LIMIT STATED IN THE NOTE

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for changes in the interest rate and the monthly payments, as follows

2. INTEREST

(A) Interest Rate

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 2.000 %. The interest rate I will pay may change

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 7(B) of this Note

(B) Interest Rate Change Dates

The interest rate I will pay may change on the first day of July, 2006 and on that day every month thereafter. Each date on which my interest rate could change is

829R-OB (02/05) GreenPoint Mortgage Funding, Inc.

05/19/06

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider

[Handwritten signature]
Gail N. Patridge

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

829R-08 (02/05) GreenPoint Mortgage Funding, Inc.

Page 5 of 5

05/19/06

06 1108152

OCCUPANCY RIDER TO MORTGAGE/ DEED OF TRUST/SECURITY DEED

THE OCCUPANCY RIDER is made this 11th day of May, 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note (the "Note") to GreenPoint Mortgage Funding, Inc. (the "Lender") of the same date and covering the property described in the Security Instrument and located at

1435 Lynton Avenue, Wilmington, CA 90744

("Property Address")

ADDITIONAL COVENANTS In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows

- 1 That the above-described property will be personally occupied by the Borrower as their principal residence within 60 days after the execution of the Security Instrument and Borrower shall continue to occupy the property as their principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld
- 2 That if residency is not established as promised above as well as in the Security Instrument, the Lender may, without further notice, take any or all of the following actions:
 - a increase the interest rate on the Note by one-half of one percent (0.500%) per annum on a fixed-rate loan or increase the Margin on an Adjustable Rate Note by one-half of one percent (0.500%) per annum and to adjust the principal and interest payments to the amount required to pay the loan in full within the remaining term, and/or
 - b charge a non-owner occupancy rate adjustment fee of two percent (2.00%) of the original principal balance and/or
 - c require payment to reduce the unpaid principal balance of the loan to the lesser of (1) 70% of the purchase price of the property or (2) 70% of the appraised value at the time the loan was made. The reduction of the unpaid principal balance shall be due and payable within thirty (30) days following receipt of a written demand for payment, and if not paid within thirty (30) days will constitute a default under the terms and provisions of the Note and Security Instrument, and/or
 - d declare a default under the terms of the Note and Security Instrument and begin foreclosure proceedings, which may result in the sale of the above-described property; and/or
 - e refer what is believed to be fraudulent acts to the proper authorities for prosecution. It is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements or reports for the purpose of influencing in any way the action of the Lender in granting a loan on the above property under the provisions of TITLE 18, UNITED STATES CODE, SECTIONS 1010 AND 1014.

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05/19/06

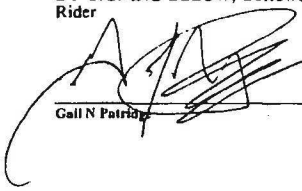
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It is further understood and agreed that any forbearance by the Lender in exercising any right or remedy given here, or by applicable law, shall not be a waiver of such right or remedy.

Should any clause, section or part of this Occupancy Rider be held or declared to be void or illegal for any reason, all other clauses, sections or parts of this Occupancy Rider which can be effected without such illegal clause, section or part shall nevertheless continue in full force and effect

It is further specifically agreed that the Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies set forth above, including but not limited to, reasonable attorney's fees

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Occupancy Rider


Call N Patrick

(Borrower)

(Borrower)

(Borrower)

(Borrower)

(Borrower)

(Borrower)

(Borrower)

(Borrower)

05/19/06

06 1108152

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**INTERIM INTEREST RIDER TO
ADJUSTABLE RATE RIDER AND MORTGAGE, DEED OF TRUST OR
DEED TO SECURE DEBT**

This Rider is made this 11th day of May, 2006, and is incorporated into and shall be deemed to amend and supplement the Adjustable Rate Rider (the "Rider") and the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument") of the same date herewith, given by undersigned ("Borrower") to evidence Borrower's indebtedness to GreenPoint Mortgage Funding, Inc. its successors and assigns ("Lender") which indebtedness is secured by a Security Instrument and covering the property described in the Security Instrument and located at

1435 Lynton Avenue, Wilmington, CA 90744

Notwithstanding anything to the contrary set forth in the Note, Rider and Security Instrument, Lender and Borrower hereby acknowledge and agree to the following

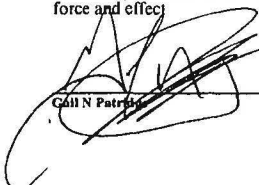
2. INTEREST

(A) Interest Rate

Interest will be charged on unpaid principal until the full amount of Principal has been paid. Until the first day of the calendar month that immediately precedes the first payment date set forth in Section 3(A) of the Note, I will pay interest at a yearly rate of 7.625%. Thereafter, I will pay interest at a yearly rate of 2.000%, until the first Interest Change Date (as defined in Section 2(B) of the Note)

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 7(B) of this Note

All other provisions of the Note, Rider and Security Instrument are unchanged by this Addendum and remain in full force and effect



Gail N. Patrick (Borrower) _____ (Borrower)

(Borrower) _____ (Borrower)

(Borrower) _____ (Borrower)

(Borrower) _____ (Borrower)

05/19/06

06 1108152

When Recorded Mail To:
Financial Dimensions, Inc.
1400 Lebanon Church Road
Pittsburgh, PA 15236

765997

Assignment of Deed of Trust

Dated: October 17, 2012

78054172

MIN: 100013800895509749

MERS Phone: 888-679-6377

For value received Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc., its successors and assigns, P.O. Box 2026, Flint, MI 48501-2026, the undersigned hereby grants, assigns and transfers to U.S. Bank National Association AS TRUSTEE FOR Lehman XS Trust, Series 2006-GP4 all beneficial interest under a certain Deed of Trust dated May 11, 2006 executed by GAIL N. PATRIDGE and recorded in Book XX on Page(s) XX as Document Number 06 1108152 on May 19, 2006 in the office of the County Recorder of Los Angeles County, California.

MORTGAGE AMOUNT: \$468,000.00

Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc., its successors and assigns

By:

Mary Xiong,
Assistant Secretary

STATE OF Minnesota)

COUNTY Ramsey) SS

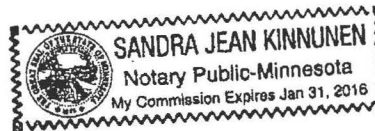


U03074622

The foregoing instrument was acknowledged before me this date, October 17, 2012 by Mary Xiong , Assistant Secretary of Mortgage Electronic Registration Systems, Inc.

Prepared By:
Marcy Koopman
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

Sandra Jean Kinnunen, Notary Public
My Commission expires: January 31, 2016



Executed effective as of the day and year first above written.

09/2/13
Date

[Signature]
GAIL N PATRIDGE

Date

Date

Date

BORROWER ACKNOWLEDGMENT

State of _____

County of _____

On this __ day of _____, _____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared GAIL N PATRIDGE, personally known to me or identified to my satisfaction to be the person(s) who executed the within instrument, and they duly acknowledged that said instrument is their act and deed, and that they, being authorized to do so, executed and delivered said instrument for the purposes therein contained.

Witness my hand and official seal

(SEE NOTARIED)

Notary Public
My Commission Expires: _____

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGEMENT**

State of California

County of Los Angeles

On 05/02/2013 before me, Gabriela Fischer, Notary Public
(Here insert name and title of the officer)

Personally appeared Gail N. Patridge

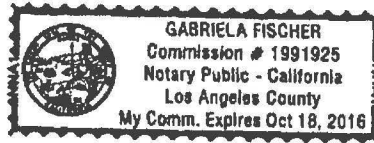
Who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/~~they~~ executed the same in ~~his~~/~~her~~/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed this 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 of Notary Public Gabriela Fischer

(Notary Seal)



Ocwen Loan Servicing, LLC
By: USA K Howard
Title: Authorized Officer
Date: 5/13/13

LENDER ACKNOWLEDGMENT

State of IOWA
County of Winn

On this 13 day of May, 2013, before me, the undersigned, a Notary Public in and for said county and state, personally appeared USA K Howard, personally known to me or identified to my satisfaction to be the person who executed the within instrument as Authorized Officer of Ocwen Loan Servicing, LLC, said instrument is the act and deed of said entity, and that they, being authorized to do so, executed and delivered said instrument for the purposes therein contained.

Witness my hand and official seal.

Alice M Decker
Notary Public
My Commission Expires: 10/20/15 Alice M Decker

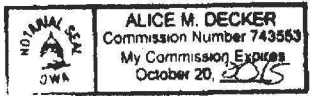


EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

Date: **December 10, 2014**

JOB ADDRESS: **1435 NORTH LYNTON AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7414-023-004**

Last Full Title: **08/07/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). GAIL N. PATRIDGE
1435 LYNTON AVENUE
WILMINGTON, CA. 90744-1930
CAPACITY: OWNER
- 2). GAIL N. PATRIDGE
1439 LYNTON AVENUE
WILMINGTON, CA. 90744-1930
CAPACITY: OWNER
- 3). GREENPOINT MORTGAGE FUNDING INC.
981 AIRWAY COURT, SUITE E
SANTA ROSA, CA. 95403-2049
CAPACITY: INTERESTED PARTIES
- 4). GREEN POINT MORTGAGE FUNDING INC
100 WOOD HOLLOW DRIVE
NOVATO, CA. 94945
CAPACITY: INTERESTED PARTIES
- 5). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
P.O. BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES
- 6). FINANCIAL DIMENSIONS, INC.
1400 LEBANON CHURCH ROAD
PITTSBURGH, PA. 15236
CAPACITY: INTERESTED PARTIES
- 7). INDECOMM GLOBAL SERVICES
2925 COUNTRY DRIVE STREET
PAUL, MN. 55117
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1435 LYNTON AVE, WILMINGTON, CA 90744-1930

 CoreLogic
RealQuest Professional

Owner Information

Owner Name: PATRIDGE GAIL N
Mailing Address: 1435 LYNTON AVE, WILMINGTON CA 90744-1930 C014
Vesting Codes: UW //

Location Information

Legal Description:	TRACT NO 26982 LOT 35	APN:	7414-023-004
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2943.01 / 2	Subdivision:	26982
Township-Range-Sect:		Map Reference:	74-A3 / 794-C5
Legal Book/Page:	689-35	Tract #:	26982
Legal Lot:	35	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	195	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	12/31/2003 / 12/17/2003	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	3913553
Document #:	3913552		

Last Market Sale Information

Recording/Sale Date:	07/29/1996 /	1st Mtg Amount/Type:	\$170,550 / CONV
Sale Price:	\$189,500	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1213862	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$97.28
New Construction:		Multi/Split Sale:	

Title Company: FIRST AMERICAN TITLE INS
CO/NY
Lender: PFF BK&TR
Seller Name: ZEPEDA GUSTAVO & ROSA

Prior Sale Information

Prior Rec/Sale Date:	08/30/1991 / 08/1991	Prior Lender:	WORLD S&L
Prior Sale Price:	\$212,000	Prior 1st Mtg Amt/Type:	\$169,600 / CONV
Prior Doc Number:	1369098	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,948	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	5	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1962 / 1962	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	2.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	5,700	Lot Width/Depth:	61 x 98	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$251,757	Assessed Year:	2014	Property Tax:	\$3,207.57
Land Value:	\$107,345	Improved %:	57%	Tax Area:	400
Improvement Value:	\$144,412	Tax Year:	2013	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$244,757				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1435 LYNTON AVE, WILMINGTON, CA 90744-1930**1 Comparable(s) Selected.**

Report Date: 12/29/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$189,500	\$402,000	\$402,000	\$402,000
Bldg/Living Area	1,948	1,857	1,857	1,857
Price/Sqft	\$97.28	\$216.48	\$216.48	\$216.48
Year Built	1962	1952	1952	1952
Lot Area	5,700	4,990	4,990	4,990
Bedrooms	5	3	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	2.00	1.00	1.00	1.00
Total Value	\$251,757	\$211,868	\$211,868	\$211,868
Distance From Subject	0.00	0.30	0.30	0.30

* = user supplied for search only

Comp #:	1	Distance From Subject:0.3 (miles)	
Address:	1650 EUDORA AVE, WILMINGTON, CA 90744-1218		
Owner Name:	GUERRERO ALEJANDRO		
Seller Name:	SERNA MOISES & MARIA I		
APN:	7414-020-003	Map Reference:	74-A2 / 794-C4
County:	LOS ANGELES, CA	Census Tract:	2943.01
Subdivision:	9	Zoning:	LAR1
Rec Date:	10/09/2014	Prior Rec Date:	12/21/1999
Sale Date:	09/17/2014	Prior Sale Date:	11/30/1999
Sale Price:	\$402,000	Prior Sale Price:	\$115,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1065990	Acres:	0.11
1st Mtg Amt:	\$381,900	Lot Area:	4,990
Total Value:	\$211,868	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,857
		Total Rooms:	4
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1952 / 1982
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION
			SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

Date: **December 10, 2014**

JOB ADDRESS: **1435 NORTH LYNTON AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7414-023-004**

CASE#: **517220**

ORDER NO: **A-3354079**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 10, 2013**

COMPLIANCE EXPECTED DATE: **October 13, 2013**

DATE COMPLIANCE OBTAINED: **October 31, 2013**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3354079

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BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

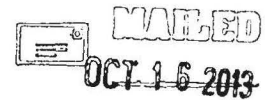
ORDER TO COMPLY AND NOTICE OF FEE

PATRIDGE, GAIL N
1435 LYNTON AVE
WILMINGTON, CA 90744

CASE #
IMSP
CARTS
PCIS
CNAT

CASE #: 517220
ORDER #: A-3354079
EFFECTIVE DATE: October 10, 2013
COMPLIANCE DATE: October 13, 2013

OWNER OF
SITE ADDRESS: 1435 N LYNTON AVE
ASSESSORS PARCEL NO.: 7414-023-004
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 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 150 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. The recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.811.8, 91.103.1, 12.21A.1.(a) of the L.A.M.C.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

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 day 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 \$550.00 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 \$1,925.00.

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.

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.

If you have any questions or require any additional information please feel free to contact me at (310)732-4532. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: October 09, 2013

DALE SCHWARTZ
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4532
Dale.Schwartz@lacity.org


REVIEWED BY

