

Order#
 670587

 Reference No: Ref#350070TD_L213429812, Ln#1212567, Amt: 227229, Date: 2008-04-23, 350070TD, Amt:
 \$227,229.00, Date: 4/23/2008

Property and Ownership Information			
Name	Maria D. Martinez de Vargas	Completed Date	01/13/2021
		Index Date	12/30/2020
Property Address	14415 S LONESS AVE, COMPTON, CA 90220	Report Type	Current Owner Search
APN# / Parcel # / PIN#	6137-026-018	County	Los Angeles
Title Defect Category	Informational - INEST: Estate Transfers due to Borrower Death;DataTape Integrity - DTI-MTG: Date or Amt is inaccurate or wrong on Datatape.		
Alert Note:			

Vesting Information			
Grantee(s)/Deed Owner	Maria D. Martinez de Vargas, a widow	Deed Date	03/14/2019
Grantor / Prior Owner	Maria D. Martinez de Vargas who acquired title as Maria Dolores Vargas	Recorded Date	03/15/2019
Instrument#	20190234266	Book#	
Consideration (\$)		Page#	
Sale Price(\$)		Deed Type	Grant Deed
Notes			

Probate Information			
Deceased Name	MARTIN VARGAS	Date Of Death	02/21/2019

List of Heirs with property rights			
Maria D. Martinez de Vargas			

Death Certificate Recording			
Doc# or Case#	20190234265	Book# / Page#	/
Recorded Date	03/15/2019		

Last Will and Testament recording			
Doc# or Case#		Book# / Page#	/
Recorded Date			
Misc Estate Documents	AFFIDAVIT - DEATH OF JOINT TENANT	Estate Closed	

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Records, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.

Chain Of Title 1			
Grantee(s)/Deed Owner	Martin Vargas and Maria Dolores Vargas, Husband and Wife, as Joint Tenants	Deed Date	04/24/2008
Grantor / Prior Owner	Martin Vargas, a Married Man as His Sole and Separate Property	Recorded Date	05/01/2008
Instrument#	20080765669	Book#	
Consideration (\$)		Page#	
Sale Price(\$)		Deed Type	INTERSPOUSAL TRANSFER GRANT DEED
Notes			

Chain Of Title 2			
Grantee(s)/Deed Owner	MARTIN VARGAS, a married man as his sole and separate property	Deed Date	11/19/2001
Grantor / Prior Owner	MARIA VARGAS, spouse of Grantee	Recorded Date	11/29/2001
Instrument#	01-2273734	Book#	
Consideration (\$)		Page#	
Sale Price(\$)		Deed Type	INTERSPOUSAL TRANSFER DEED
Notes			

Chain Of Title 3			
Grantee(s)/Deed Owner	MARTIN VARGAS, a married man, as his sole and separate property and LUZ ESTHER BAUTISTA, a single woman, as as joint tenants	Deed Date	11/20/2001
Grantor / Prior Owner	BETTY ANN LAFAYETTE, WHO ACQUIRED TITLE AS BETTY POWELL, AN UNMARRIED WOMAN AND MAGGIE KYLE, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND SHIRLEY PLAZA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, ALL AS JOINT TENANTS	Recorded Date	11/29/2001
Instrument#	01-2273735	Book#	
Consideration (\$)		Page#	
Sale Price(\$)		Deed Type	Grant Deed
Notes			

Open Mortgages Information 1			
Borrower	Martin Vargas, a married man as sole & separate property	Date Signed	04/18/2008

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Lender	JPMorgan Chase Bank, N.A.	Date Recorded	05/01/2008
Trustee	Lawyers Title	Instr Book/Page#	20080765668
Mortgage Type	Deed of Trust	Original Amount(\$)	258,000.00
Comments	MTG-SBJ: Subject Mortgage - Date or Amount is different from DataTape.	Mortgage Maturity Date	05/01/2038

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Related Documents for Mortgage 1

Document Type	Instrument	Book	Page	Sign Date	Recording Date	Party1 / Assignor	Party2 / Assignee
Assignment of Mortgage (or DoT)	20110145749			01/11/2011	01/26/2011	JPMORGAN CHASE BANK, N.A.	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for FEDERAL NATIONAL MORTGAGE ASSOCIATION
Assignment of Mortgage (or DoT)	20151055111			08/21/2015	08/27/2015	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FEDERAL NATIONAL MORTGAGE ASSOCIATION	FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION
Assignment of Mortgage (or DoT)	20151091078			08/27/2015	09/03/2015	FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION	T D SERVICE COMPANY
Lis Pendens (Notice of Pendency or Notice of Default)	20151175868			09/21/2015	09/23/2015	T D SERVICE COMPANY	Martin Vargas
Notice of Sale (Notice of Trustee Sale)	20151631187			12/23/2015	12/29/2015	T D SERVICE COMPANY	Martin Vargas
Assignment of Mortgage (or DoT)	20190021389			12/20/2018	01/08/2019	FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE	WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
Substitution of Trustee	20190508174			05/24/2019	06/03/2019	Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust	First American Title Insurance Company
Rescission	20191147369			10/23/2019	10/25/2019	FIRST AMERICAN TITLE INSURANCE COMPANY AS AGENT FOR THE BENEFICIARY	MARTIN VARGAS AND MARIA DOLORES VARGAS

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Active Judgments and Liens					
Doc # or Case# or Bk/Pg	Plaintiff's Name	Defendant's Name	Description	Date Recorded	Amount(\$)
20181274347 /	JOSEPH KELLY, TAX COLLECTOR of the County of Los Angeles, State of California	MARIA VARGAS	CERTIFICATE OF TAX LIEN (State Tax Lien or Warrant)	12/17/2018	150.42
20190963261 /	KEITH KNOX, ACTING TAX COLLECTOR of the County of Los Angeles, State of California	MARIA IRMA VARGAS	CERTIFICATE OF TAX LIEN (State Tax Lien or Warrant)	09/17/2019	136.75
20191382976 /	KEITH KNOX, ACTING TAX COLLECTOR of the County of Los Angeles, State of California	MARIA VARGAS	CERTIFICATE OF TAX LIEN (State Tax Lien or Warrant)	12/12/2019	150.11
20200064482 /	COUNTY OF RIVERSIDE	MARIA E VARGAS	ABSTRACT OF SUPPORT JUDGMENT (Child Support Lien)	01/17/2020	0.00
20201134434 /	KEITH KNOX, TAX COLLECTOR of the County of Los Angeles, State of California	MARIA IRMA VARGAS	CERTIFICATE OF TAX LIEN (State Tax Lien or Warrant)	09/18/2020	617.86
20201407515 /	The Franchise Tax Board of the State of California	MARIA S VARGAS	Notice of State Tax Lien (State Tax Lien or Warrant)	11/06/2020	17,242.29
20201673139 /	KEITH KNOX, TAX COLLECTOR of the County of Los Angeles, State of California	MARIA VARGAS	CERTIFICATE OF TAX LIEN (State Tax Lien or Warrant)	12/17/2020	149.76
20201752177 /	CALIFORNIA DEPARTMENT OF TAX AND FREE ADMINISTRATION	MARIA VARGAS	NOTICE OF STATE TAX LIEN (State Tax Lien or Warrant)	12/30/2020	2,101.04

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Property Tax Status						
Tax Year	Jurisdiction	Installment	Property Tax Status	Date (Due Paid)	Good Through	Amount(\$)
Parcel # 6137-026-018						
2020	County	1st	Paid	12/10/2020		1,458.69
2020	County	2nd	Due	04/10/2021		1,458.67
Tax Status Disclaimer						
Please note that ProTitleUSA has made every effort to ensure the accuracy of this tax information. With that said, ProTitleUSA will not assume responsibility for any inaccuracies in the tax reporting as collecting agencies continually modify and update their records. If at any time it appears that a tax amount has been adjusted, please contact us immediately so we can investigate and update our records accordingly. Exact charges and figures depend on many factors which can be detailed by local officials. The tax information contained within this report was the most accurate information available at the time the search was completed. This data will not appear on any title policy as this is solely for informational purposes.						

Property Tax Assessment				
Parcel #	6137-026-018	Annual Tax Amount	2,917.36	
Legal Description	Lt 95 Map 252/34 (Tr 12933)			
Tax Year	Land Value(\$)	Improvements(\$)	Home Exemp(\$)	Total Assessed(\$)
2020				205,416.00

Additional Information
HOA Name:

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▼ Summary

AIN: 6137-026-018 ⁸

Situs Address:
14415 S LONESS AVE
COMPTON CA 90220-1247

Use Type: Single Family Residence
Parcel Type: Regular Fee Parcel
Tax Rate Area: 03798

Parcel Status: **ACTIVE**
Create Date:
Delete Date:
Tax Status: **CURRENT**
Year Defaulted:
Exemption: None

Building (0101) & Land Overview

Use Code: 0100
Design Type: 0110
Quality Class: D5A

of Units: 1
Beds/Baths: 2/1
Building SqFt: 770

Year Built: 1943
Effective Year: 1943
Land SqFt: 5,035



(<http://assessormap.co.la.ca.us>)

/Geocortex/Essentials/REST/sites
/PAIS/VirtualDirectory/AssessorMaps
/ViewMap.html?val=6137-026)
Parcel Map (<http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=6137-026>) / Map Index
(<http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=6137-NDX>)

2021 Roll Preparation			2020 Current Roll		RC	Year	2004 Base Value	
\$	153,830	\$	150,814		P	2004	\$	132,200
\$	55,694	\$	54,602		P	2004	\$	48,566
\$	209,524	\$	205,416				\$	180,766

Assessor's Responsible Division

District: South District Office
Region: 10
Cluster: 10167 COUNTY-CARSON

South District Office (<https://maps.google.com/?q=1401+E.+Willow+St.+Signal+Hill%2C+CA+90755>)
1401 E. Willow St.
Signal Hill, CA 90755

Phone: (562) 256-1701
Toll Free: 1 (888) 807-2111
M-F 7:30 am to 5:00 pm

Please set a location or search for an address.



▼ Building and Land Characteristics

Land Information

Use Code = 0100 (Single Family Residence)							
Total SqFt (GIS):	5,035	Sewers:	Yes	Corner Lot:	No	Zoning:	(Refer Issuing Agency)
Total SqFt (PDB):	5,049	Flight Path:	No	Golf Front:	No	Code Split:	No
Usable SqFt:	5,036	X-Traffic:	No	Horse Lot:	No	Impairment:	None
Acres:		Freeway:	No	View:	None		
Land W' x D':	51 x 99						

Situs Address:
14415 S LONESS AVE COMPTON CA 90220-1247

Legal Description (for assessment purposes):
TRACT NO 12933 LOT 95

Use Code: 0100 (Single Family Residence)
0 = Residential
1 = Single Family Residence
0 = Unused or Unknown Code (No Meaning)
0 = Unused or Unknown Code (No Meaning)

Building Information

SUBPART:	0101	# of Units:	1	Year Built:	1943	RCN Other:	\$ 890
Design Type:	0110	Beds/Baths:	2/1	Effective Year:	1943	RCN Other Trended:	\$ 8,843
Quality Class:	D5A	Building SqFt:	770	Depreciation:	UN70 / / 0	Year Change:	1970

Design Type: 0110
0 = Residential
1 = Single Family Residence
1 = Floor or Wall Heat
0 = Unused or Unknown Code (No Meaning)

SUMMARY:	Total	# of Units:	1
		Beds/Baths:	2/1
		Building SqFt:	770
		Avg SqFt/Unit:	770

▼ Events History

Ownership () Parcel Change ()

Show Re-Assessable Only: ☐

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
03/15/2019	50	No	1	00%-0	1	\$ 9	\$ 205,416
05/01/2008	50	No		00%-0		\$ 0	\$ 174,461
01/06/2004	50	Yes	1	50%-0	K	\$ 0	\$ 158,018
11/29/2001	50	Yes	1	00%-0	K	\$ 129,000	\$ 129,000
08/15/2000	50	No		00%-0		\$ 0	\$ 20,146

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
04/03/2000	50	No		00%-0		\$ 0	\$ 0
12/30/1996	50	No		00%-0		\$ 0	\$ 18,642
03/25/1985	50	No		00%-0		\$ 0	\$ 15,256
05/28/1969	50	Yes	1	00%-0	A	\$ 0	\$ 0

▼

Assessment History

Show All: ☐ Hide Inactive Rolls: ☐

Showing 1 to 10 of 43 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
221-PSEG				03/15/2019	\$ 209,524	\$ 153,830	\$ 55,694
2200000	R	A	07/06/2020	03/15/2019	\$ 205,416	\$ 150,814	\$ 54,602
2190000	R	A	07/01/2019	05/01/2008	\$ 201,389	\$ 147,857	\$ 53,532
2180000	R	A	07/19/2018	05/01/2008	\$ 197,441	\$ 144,958	\$ 52,483
2170000	R	A	06/26/2017	05/01/2008	\$ 193,570	\$ 142,116	\$ 51,454
2160000	R	A	07/05/2016	05/01/2008	\$ 189,776	\$ 139,330	\$ 50,446
2150000	R	A	06/23/2015	05/01/2008	\$ 186,927	\$ 137,238	\$ 49,689
2140000	R	A	06/24/2014	05/01/2008	\$ 183,266	\$ 134,550	\$ 48,716
2130000	R	A	06/25/2013	05/01/2008	\$ 158,000	\$ 116,000	\$ 42,000
2120000	R	A	06/27/2012	05/01/2008	\$ 150,000	\$ 110,000	\$ 40,000



Property Tax Payment Inquiry

Last updated Monday January 11, 2021

Assessor ID Number: 6137-026-018 Year: 20 Seq. No.: 000

ELECTRONIC FUND TRANSFER (EFT) NUMBER

ID#: 19 6137 026 018 7 YEAR: 20 SEQUENCE: 000 6

Installment 1

Tax Amount	\$1,458.69
Penalty Amount	\$0.00
Total Due	\$1,458.69
Paid Amount	\$1,458.69
Balance Due	\$0.00
Delinquent If Not Paid By	

Installment 2

Tax Amount	\$1,458.67
Pen/Cost Amount	\$0.00
Total Due	\$1,458.67
Paid Amount	\$0.00
Balance Due	\$1,458.67
Delinquent If Not Paid By	04/12/2021

Message:

Tax Status: CURRENT

For help or inquiries regarding online payments, contact us at info@ttc.lacounty.gov.

Our business hours are 8:00 a.m. to 5:00 p.m., Pacific Time, Monday through Friday, excluding [Los Angeles County holidays](#).
Our office is located in the Kenneth Hahn Hall of Administration, 225 North Hill Street, First Floor Lobby, Los Angeles, CA 90012.

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20190234266



Pages:
0003

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

03/15/19 AT 10:52AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	25.00



LEADSHEET



201903153310011

00016372627



009693775

SEQ:
02

DAR - Courier (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E209820

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME

Maria Vargas

STREET ADDRESS

14415 S. Lonestar AV

CITY, STATE &
ZIP CODE

Compton, CA 90220

SPACE ABOVE FOR RECORDER'S USE ONLY

Grant Deed

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☒ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:
Parcel No. 6137-026-018

AND WHEN RECORDED MAIL TO:

MARIA D. MARTINEZ DE VARGAS
14415 SOUTH LONESS AVENUE
PARAMOUNT, CA 90723

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$-0-

- ☐ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unincorporated area: **X** Compton, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Maria D. Martinez de Vargas who acquired title as Maria Dolores Vargas

hereby GRANT(S) to Maria D. Martinez de Vargas, a widow

Lot 95 in of Tract No. 12933, in the City of Compton, County of Los Angeles, State of California, as per map recorded in Book 252 Page(s) 34 And 35 of Maps in the Office of the County Recorder of Said County.

"This conveyance confirms a change of name, and the grantor & grantee are the same party, R & T 11911."

Property commonly known as: 14415 South Lonest Avenue, Compton, CA 90220

Date March 14, 2019

Maria D. Martinez de Vargas
Maria D. Martinez de Vargas

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

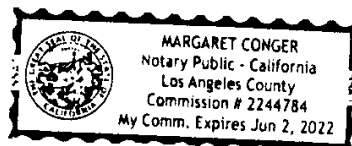
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } S.S.

On March 14, 2019 before me, Margaret Conger, Notary Public, personally appeared Maria D. Martinez de Vargas 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 M Conger (Seal)



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20190021389



Pages:
0003

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

01/08/19 AT 11:34AM

FEES:	23.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	98.00



LEADSHEET



201901083280039

00016145690



009560132

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

2880613

E:502968

Prepared By and Return To:
Kathleen Collins
Collateral Department
Meridian Asset Services, LLC
3201 34th Street South, Suite 310
St. Petersburg, FL 33711
(727) 497-4650

Space above for Recorder's use



7971765

ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE**, whose address is **13150 WORLDGATE DRIVE, HERNDON, VA 20170**, (ASSIGNOR), does hereby grant, assign and transfer to **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST**, whose address is **C/O PRETIUM MORTGAGE CREDIT MANAGEMENT, 120 SOUTH SIXTH STREET, #2100, MINNEAPOLIS, MN 55402**, (ASSIGNEE), its successors, transferees and assigns forever, all beneficial interest under that certain deed of trust, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Date of Deed of Trust: **4/18/2008**

Original Loan Amount: **\$258,000.00**

Executed by (Borrower(s)): **MARTIN VARGAS**

Original Trustee: **LAWYERS TITLE**

Original Beneficiary: **JPMORGAN CHASE BANK, N.A.**

Filed of Record: In Book **N/A**, Page **N/A**,

Document/Instrument No: **20080765668** in the Recording District of **LOS ANGELES, CA**, Recorded on **5/1/2008**.

Property more commonly described as: **14415 S LONESS AVE, COMPTON, CALIFORNIA 90220**

IN WITNESS WHEREOF, the undersigned by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this assignment.

Date: **DEC 20 2018**

FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, BY MERIDIAN ASSET SERVICES, LLC, ITS ATTORNEY-IN-FACT

By: 
MARK WATERMAN

Title: **VICE PRESIDENT**


Witness Name: **KIMBERLY JEAN LITCHFIELD**

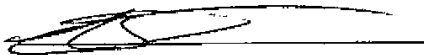
2880613

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

State of **FLORIDA**
County of **PINELLAS**

On **DEC 20 2018**, before me, **NICHOLAS SHANE MATTHEWS**, a Notary Public, personally appeared **MARK WATERMAN, VICE PRESIDENT** of/for **MERIDIAN ASSET SERVICES, LLC, AS ATTORNEY-IN-FACT FOR FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE**, personally known to me 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 **FLORIDA** that the foregoing paragraph is true and correct. I further certify **MARK WATERMAN**, signed, sealed, attested and delivered this document as a voluntary act in my presence.

Witness my hand and official seal.



(Notary Name): **NICHOLAS SHANE MATTHEWS**
My commission expires: **1/16/2022**



NICHOLAS SHANE MATTHEWS
Commission # **GG 175931**
Expires **January 16, 2022**
Bonded thru Budget Notary Services

2880613

This page is part of your document - DO NOT DISCARD



20190508174



Pages:
0003

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

06/03/19 AT 08:00AM

FEES:	23.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	98.00



LEADSHEET



201906030260024

00016684252



009863265

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

8579739 RCV

E548170

Recording Requested By:
FATCO - Orange County

When Recorded Mail To:
First American Title Insurance Company
4795 Regent Blvd, Mail Code 1011-F
Irving, TX 75063
866-429-5179

TSG No.: 8579739
TS No.: A547077
APN: 6137-026-018
Property Address: 14415 S. LONESS AVE
COMPTON, CA 90220

TS No.: A547077
TSG No.: 8579739

SUBSTITUTION OF TRUSTEE

WHEREAS,

MARTIN VARGAS AND MARIA DOLORES VARGAS, HUSBAND AND WIFE, AS JOINT TENANTS

was the original Trustor, **LAWYERS TITLE** was the original Trustee, and **JPMORGAN CHASE BANK, N.A.** was the original Beneficiary under that certain Deed of Trust Dated **04/18/2008** and recorded on **05/01/2008** as Instrument No. **20080765668**, of Official Records of **LOS ANGELES** County, California; and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes **First American Title Insurance Company**, whose address is: 4795 Regent Blvd, Mail Code 1011-F, Irving TX 75063, as Trustee under said Deed of Trust.

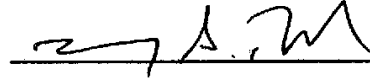
Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

SUBSTITUTION OF TRUSTEE - PAGE 2

TS No. : A547077
TSG No. : 8579739

California

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust,
not individually but as Trustee for Pretium Mortgage
Acquisition Trust By: Selene Finance LP as Attorney-in-Fact



Printed Name : Korey A. Rudd

Title : Team Lead Foreclosure

Date: 5/24/19

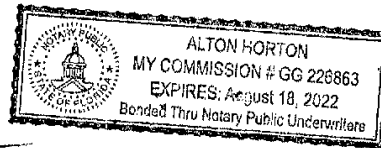
State Of: Florida

County Of: Duval

The foregoing instrument was acknowledged before me this 24 day of May, 2019, by
Korey A. Rudd


Notary Public Alton Horton

☒ Personally known OR
☐ Produced identification



Type of identification produced: _____

This page is part of your document - DO NOT DISCARD



20191147369



Pages:
0002

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

10/25/19 AT 08:00AM

FEES:	20.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	95.00



LEADSHEET



201910250260028

00017351706



010233828

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

8579739 JC

E248911

Recording Requested By
First American Title Insurance Company

When Recorded & Mail Tax Statements To :
First American Title Insurance Company
4795 Regent Blvd, Mail Code 1011-F
Irving, TX 75063

APN: 6137-026-018
Property Address 14415 S. LONESS AVE
COMPTON CA 90220

Title Order # 8579739
TS Number A547077

**RESCISSION OF NOTICE OF DEFAULT AND ELECTION TO SELL
UNDER DEED OF TRUST**


NOTICE IS HEREBY GIVEN: That First American Title Insurance Company is duly appointed Trustee under a Deed of Trust dated 04/18/2008, executed by MARTIN VARGAS AND MARIA DOLORES VARGAS, HUSBAND AND WIFE, AS JOINT TENANTS, as Trustor(s), to secure certain obligations in favor of JPMORGAN CHASE BANK, N.A. as beneficiary, recorded 05/01/2008 as 20080765668, Book Page, of Official Records in the Office of the Recorder of LOS ANGELES COUNTY, CALIFORNIA describing land therein as: 14415 S. LONESS AVE, COMPTON, CA, 90220, AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST said obligations including one note for the sum of \$ 258,000.00. Whereas, the present beneficiary under that certain Deed of Trust hereinabove described, heretofore delivered to the Trustee thereunder written Declaration of Default and Demand for Sale; and Whereas, Notice was heretofore given of breach of obligations for which said Deed of Trust is security and of election to cause to be sold the property therein described; and Whereas, a Notice of Default was recorded on the day and in the book and page set forth below:

Notice was recorded on 09/23/2015 in the office of the Recorder of LOS ANGELES COUNTY, CALIFORNIA, Instrument No. 2015-1175868 in Book/Page of Official Records.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the present Beneficiary, does hereby rescind, cancel and withdraw said Declaration of Default and Demand for Sale and said Notice of Breach and Election to Cause Sale; it being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default--past, present or future under said Deed of Trust, or as impairing any right or remedy thereunder, but is, and shall be deemed to be, only an election, without prejudice, not to cause a sale to be made pursuant to said Declaration and Notice, and shall nowise jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or the Trustee, under said Deed of Trust, nor modify nor alter in any respect any of the terms, covenants, conditions or obligations thereof, and said Deed of Trust and all obligations secured thereby are hereby reinstated and shall be and remain in force and effect the same as if said Declaration of Default and Notice of Breach had not been made and given.

Dated: OCT 23 2019

FIRST AMERICAN TITLE INSURANCE COMPANY AS AGENT FOR THE BENEFICIARY


BY: Tammy Rossum
Authorized Signatory



Recording requested by:
JOSEPH KELLY
TAX COLLECTOR
COUNTY OF LOS ANGELES

When recorded mail to:

VARGAS, MARIA DBA
LOS SOMBREROS RESTAURANT
8019 FLORENCE AVE
DOWNEY CA 90240

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

20181274347
12/17/2018 08:08:49
\$0.00

CERTIFICATE OF TAX LIEN

FILED BY LOS ANGELES COUNTY TAX COLLECTOR
225 North Hill St., Rm. 122
Los Angeles, California 90012

CERTIFICATE NUMBER: 18313-24399

This is to notify you that a tax lien has been filed with respect to unsecured property.

I, **JOSEPH KELLY, TAX COLLECTOR** of the County of Los Angeles, State of California, in compliance with the provisions of Section 2191.3 of the Revenue and Taxation Code, do hereby certify that there are on record in my office delinquent unsecured property taxes which were duly assessed, computed and levied together with penalties and costs prescribed by law for the years and in the amounts set forth below. Additional penalties will accrue on said taxes at the rate of 1 ½ % on the 1st day of each month beginning on the second month after delinquency.

NAME OF ASSESSEE:

VARGAS, MARIA DBA
LOS SOMBREROS RESTAURANT
8019 FLORENCE AVE
DOWNEY CA 90240

YEAR/BILL NUMBER: 18/40620082
INDEX NUMBER: 43204320
SITUS OR ADDRESS: 8019 FLORENCE AVE
DOWNEY

TAX AMOUNT	COLLECTION COST	TOTAL LIEN AMOUNT	AMOUNT DUE**
101.42	49.00	150.42	Call Number Below

**** For current amount due, call (213) 893-7935. Upon payment of the tax and all applicable penalties, a Release of Lien will be mailed to you along with recording instructions.**

From the time of recordation of this certificate, for a period of ten years or any extension thereof, the amount required to be paid as shown herein together with all accrued interest and penalties thereon will constitute a lien upon all real and personal property owned or hereafter acquired by the above names assessee with the County of Los Angeles. A copy of the recorded lien will be mailed to you under separate cover by the Los Angeles County Registrar-Recorder's Office.

NOTE:

There will be a service charge for any check returned by the bank for any reason.

JOSEPH KELLY, TAX COLLECTOR
COUNTY OF LOS ANGELES



Recording requested by:
KEITH KNOX
ACTING TAX COLLECTOR
COUNTY OF LOS ANGELES

When recorded mail to:

VARGAS, MARIA IRMA
12700 ELLIOTT AVE SP 00451
EL MONTE CA* CA 91732

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

20190963261
09/17/2019 08:48:32
\$0.00

CERTIFICATE OF TAX LIEN

FILED BY LOS ANGELES COUNTY TAX COLLECTOR **CERTIFICATE NUMBER:** 19253-05316
225 North Hill St., Rm. 122
Los Angeles, California 90012

This is to notify you that a tax lien has been filed with respect to unsecured property.

I, **KEITH KNOX, ACTING TAX COLLECTOR** of the County of Los Angeles, State of California, in compliance with the provisions of Section 2191.3 of the Revenue and Taxation Code, do hereby certify that there are on record in my office delinquent unsecured property taxes which were duly assessed, computed and levied together with penalties and costs prescribed by law for the years and in the amounts set forth below. Additional penalties will accrue on said taxes at the rate of 1 ½ % on the 1st day of each month beginning on the second month after delinquency.

NAME OF ASSESSEE:

VARGAS, MARIA IRMA
12700 ELLIOTT AVE SP 00451
EL MONTE CA* CA 91732

YEAR/BILL NUMBER: 18/49852525

INDEX NUMBER:

SITUS OR ADDRESS: 12700 ELLIOTT AVE SP 00451
EL MONTE CA* CA 91732

TAX AMOUNT	COLLECTION COST	TOTAL LIEN AMOUNT	AMOUNT DUE**
87.75	49.00	136.75	Call Number Below

**** For current amount due, call (213) 893-7935. Upon payment of the tax and all applicable penalties, a Release of Lien will be mailed to you along with recording instructions.**

From the time of recordation of this certificate, for a period of ten years or any extension thereof, the amount required to be paid as shown herein together with all accrued interest and penalties thereon will constitute a lien upon all real and personal property owned or hereafter acquired by the above names assessee with the County of Los Angeles. A copy of the recorded lien will be mailed to you under separate cover by the Los Angeles County Registrar-Recorder's Office.

NOTE:

There will be a service charge for any check returned by the bank for any reason.

KEITH KNOX, ACTING TAX COLLECTOR
COUNTY OF LOS ANGELES



Recording requested by:
KEITH KNOX
ACTING TAX COLLECTOR
COUNTY OF LOS ANGELES

When recorded mail to:

VARGAS,MARIA DBA
LOS SOMBREROS RESTAURANT
8019 FLORENCE AVE
DOWNEY CA 90240

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

20191382976
12/12/2019 08:08:15
\$0.00

CERTIFICATE OF TAX LIEN

FILED BY LOS ANGELES COUNTY TAX COLLECTOR
225 North Hill St., Rm. 122
Los Angeles, California 90012

CERTIFICATE NUMBER: 19312-27039

This is to notify you that a tax lien has been filed with respect to unsecured property.

I, **KEITH KNOX, ACTING TAX COLLECTOR** of the County of Los Angeles, State of California, in compliance with the provisions of Section 2191.3 of the Revenue and Taxation Code, do hereby certify that there are on record in my office delinquent unsecured property taxes which were duly assessed, computed and levied together with penalties and costs prescribed by law for the years and in the amounts set forth below. Additional penalties will accrue on said taxes at the rate of 1 ½ % on the 1st day of each month beginning on the second month after delinquency.

NAME OF ASSESSEE:

VARGAS,MARIA DBA
LOS SOMBREROS RESTAURANT
8019 FLORENCE AVE
DOWNEY CA 90240

YEAR/BILL NUMBER: 19/40618709

INDEX NUMBER: 43204320


SITUS OR ADDRESS: 8019 FLORENCE AVE
DOWNEY

TAX AMOUNT	COLLECTION COST	TOTAL LIEN AMOUNT	AMOUNT DUE**
101.11	49.00	150.11	Call Number Below

**** For current amount due, call (213) 893-7935. Upon payment of the tax and all applicable penalties, a Release of Lien will be mailed to you along with recording instructions.**

From the time of recordation of this certificate, for a period of ten years or any extension thereof, the amount required to be paid as shown herein together with all accrued interest and penalties thereon will constitute a lien upon all real and personal property owned or hereafter acquired by the above names assessee with the County of Los Angeles. A copy of the recorded lien will be mailed to you under separate cover by the Los Angeles County Registrar-Recorder's Office.

NOTE:
There will be a service charge for any check returned by the bank for any reason.


KEITH KNOX, ACTING TAX COLLECTOR
COUNTY OF LOS ANGELES

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

20200064482
01/17/2020 08:13:51
\$0.00

RECORDING REQUESTED BY

RIVERSIDE COUNTY DEPARTMENT OF CHILD SUPPORT SERVICES

COUNTY CODE: 0606500

WHEN RECORDED MAIL TO

RIVERSIDE COUNTY DEPARTMENT OF CHILD SUPPORT SERVICES
2041 IOWA AVE
RIVERSIDE CA 92507-2414

DOCUMENT TITLE

NOTICE OF SUPPORT JUDGMENT

ATTORNEY OR PARTY WITHOUT ATTORNEY (name, address, and State Bar number):

After recording, return to:

BRUCE WAGNER

CHIEF DEPUTY CHILD SUPPORT ATTORNEY

RIVERSIDE COUNTY

DEPARTMENT OF CHILD SUPPORT SERVICES

2041 IOWA AVE

RIVERSIDE CA 92507-2414

200000002250422

TEL NO.: (866) 801-3212

FAX NO. (optional): (951) 955-9193

E-MAIL ADDRESS (optional):

ATTORNEY
FORJUDGMENT
CREDITORASSIGNEE
OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 4175 MAIN ST

MAILING ADDRESS: 4175 MAIN ST

CITY AND ZIP CODE: RIVERSIDE 92501-3676

BRANCH NAME: FAMILY LAW COURT

FOR RECORDER'S USE ONLY

PETITIONER/PLAINTIFF: COUNTY OF RIVERSIDE

CASE NUMBER:

CSRI1908781

RESPONDENT/DEFENDANT: MARIA E VARGAS

FOR COURT USE ONLY

ABSTRACT OF SUPPORT JUDGMENT

This document is a notice under
Family Code section 4506.**Court stamp not required.**Any electronic signature affixed below
has been officially adopted by the
requesting governmental agency.

1. The ☒ original judgment creditor ☐ assignee of record
applies for an abstract of a support judgment and represents the following:

a. Judgment debtor's

name and last known address

MARIA E VARGAS
84383 ROSAL AVE
COACHELLA CA 92236-3217

b. Driver's license no. and state: D7073187 CALIFORNIA

c. Social security number [last four digits]: XXX-XX-2454

d. Birth date: 12/17/1985

Date: 01/16/2020

KIMBERLY BRITT

(TYPE OR PRINT NAME)

☐ Unknown☐ Unknown☐ Unknown

(SIGNATURE OF APPLICANT OR ATTORNEY)

2. I CERTIFY that the judgment entered in this action contains
an order for payment of spousal, family, or child support.

3. Judgment creditor (name): County of RIVERSIDE
Department of Child Support Services
whose address appears on this form above the court's name.

4. ☒ The support is ordered to be paid to the following county
officer (name and address):

RIVERSIDE
PO BOX 989067
WEST SACRAMENTO CA 95798-9067

5. Judgment debtor (full name as it appears in judgment):
MARIA E VARGAS

6. a. A judgment was entered on (date): 01/10/2020

b. Renewal was entered on (date):

c. Renewal was entered on (date):

7. ☐ An execution lien is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

8. A stay of enforcement has

a. ☒ not been ordered by the court.b. ☐ been ordered by the court effective until
(date):

9. ☐ This is an installment judgment.

This document is a notice under
Family Code section 4506.

Clerk, by **No signature required.**, Deputy

[SEAL]

This document is a
notice under Family
Code section 4506.

**No court seal
required.**

This abstract issued on
(date): **No date required under
FC § 4506**



Recording requested by:
KEITH KNOX
TAX COLLECTOR
COUNTY OF LOS ANGELES

When recorded mail to:

VARGAS, MARIA IRMA
12700 ELLIOTT AVE SP 00451
EL MONTE CA* CA 91732

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

20201134434
09/18/2020 08:04:00
\$0.00

CERTIFICATE OF TAX LIEN

FILED BY LOS ANGELES COUNTY TAX COLLECTOR
225 North Hill St., Rm. 122
Los Angeles, California 90012

CERTIFICATE NUMBER: 20254-05772

This is to notify you that a tax lien has been filed with respect to unsecured property.

I, **KEITH KNOX, TAX COLLECTOR** of the County of Los Angeles, State of California, in compliance with the provisions of Section 2191.3 of the Revenue and Taxation Code, do hereby certify that there are on record in my office delinquent unsecured property taxes which were duly assessed, computed and levied together with penalties and costs prescribed by law for the years and in the amounts set forth below. Additional penalties will accrue on said taxes at the rate of 1 ½ % on the 1st day of each month beginning on the second month after delinquency.

NAME OF ASSESSEE:

VARGAS, MARIA IRMA
12700 ELLIOTT AVE SP 00451
EL MONTE CA* CA 91732

YEAR/BILL NUMBER: 19/49852502

INDEX NUMBER:

SITUS OR ADDRESS: 12700 ELLIOTT AVE SP 00451
EL MONTE CA* CA 91732

TAX AMOUNT	COLLECTION COST	TOTAL LIEN AMOUNT	AMOUNT DUE**
568.86	49.00	617.86	Call Number Below

** For current amount due, call (213) 893-7935. Upon payment of the tax and all applicable penalties, a Release of Lien will be mailed to you along with recording instructions.

From the time of recordation of this certificate, for a period of ten years or any extension thereof, the amount required to be paid as shown herein together with all accrued interest and penalties thereon will constitute a lien upon all real and personal property owned or hereafter acquired by the above names assessee with the County of Los Angeles. A copy of the recorded lien will be mailed to you under separate cover by the Los Angeles County Registrar-Recorder's Office.

NOTE:

There will be a service charge for any check returned by the bank for any reason.

KEITH KNOX, TAX COLLECTOR
COUNTY OF LOS ANGELES

Recording Requested by

STATE OF CALIFORNIA
FRANCHISE TAX BOARD
Sacramento CA 95812-2952

And When Recorded Mail to

Special Procedures Section
PO BOX 2952
Sacramento CA 95812-2952

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

20201407515

11/06/2020 08:04:00

\$0.00



Notice of State Tax Lien

Filed With: LOS ANGELES

Certificate Number: 20310659443

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer(s) as follows:

Name of Taxpayer(s) : MARIA S VARGAS

FTB Account Number : 1109687671

Social Security Number(s) : XXX-XX-5490

Last Known Address : 1636 E 40TH PL
: LOS ANGELES CA 90011-2223

For Taxable Years : 2017,2016

Total Lien Amount * : \$17,242.29

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

Dated: 11/05/20

FRANCHISE TAX BOARD
of the State of California

Collection Bureau
Telephone Number: (916) 845-4350

By:

Authorized facsimile signature.

*Additional interest is accruing at the rate prescribed by law.

FTB 2930E V1 ARCS (REV 06-2017)



Recording requested by:
KEITH KNOX
TAX COLLECTOR
COUNTY OF LOS ANGELES

When recorded mail to:

VARGAS, MARIA DBA
LOS SOMBREROS RESTAURANT
8019 FLORENCE AVE
DOWNEY CA 90240

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

20201673139
12/17/2020 08:04:00
\$0.00

CERTIFICATE OF TAX LIEN

FILED BY **LOS ANGELES COUNTY TAX COLLECTOR**
225 North Hill St., Rm. 122
Los Angeles, California 90012

CERTIFICATE NUMBER: 20315-33197

This is to notify you that a tax lien has been filed with respect to unsecured property.

I, **KEITH KNOX, TAX COLLECTOR** of the County of Los Angeles, State of California, in compliance with the provisions of Section 2191.3 of the Revenue and Taxation Code, do hereby certify that there are on record in my office delinquent unsecured property taxes which were duly assessed, computed and levied together with penalties and costs prescribed by law for the years and in the amounts set forth below. Additional penalties will accrue on said taxes at the rate of 1 ½ % on the 1st day of each month beginning on the second month after delinquency.

NAME OF ASSESSEE:

VARGAS, MARIA DBA
LOS SOMBREROS RESTAURANT
8019 FLORENCE AVE
DOWNEY CA 90240

YEAR/BILL NUMBER: **20/40617486**

INDEX NUMBER: **43224322**

SITUS OR ADDRESS: **8019 FLORENCE AVE**
DOWNEY

TAX AMOUNT	COLLECTION COST	TOTAL LIEN AMOUNT	AMOUNT DUE**
100.76	49.00	149.76	Call Number Below

**** For current amount due, call (213) 893-7935. Upon payment of the tax and all applicable penalties, a Release of Lien will be mailed to you along with recording instructions.**

From the time of recordation of this certificate, for a period of ten years or any extension thereof, the amount required to be paid as shown herein together with all accrued interest and penalties thereon will constitute a lien upon all real and personal property owned or hereafter acquired by the above names assessee with the County of Los Angeles. A copy of the recorded lien will be mailed to you under separate cover by the Los Angeles County Registrar-Recorder's Office.

NOTE:

There will be a service charge for any check returned by the bank for any reason.

KEITH KNOX, TAX COLLECTOR
COUNTY OF LOS ANGELES

RECORDING REQUESTED BY

STATE OF CALIFORNIA
CALIFORNIA DEPARTMENT OF TAX AND
FEE ADMINISTRATION

AND WHEN RECORDED MAIL TO

CALIFORNIA DEPARTMENT OF TAX AND
FEE ADMINISTRATION
PO BOX 942879
SACRAMENTO, CALIFORNIA 94279-0055

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

20201752177
12/30/2020 08:04:00
\$0.00

NOTICE OF STATE TAX LIEN

Chapter 14 (Commencing with Section 7150
of Division 7 of Title 1 of the Government Code)

Filed with: LOS ANGELES COUNTY

Certificate No. 24916

The California Department of Tax and Fee Administration, hereby certifies that the following named taxpayer(s)
MARIA VARGAS (XXX-XX-1047)

whose last known address was 769 E 54TH ST LOS ANGELES CA 90011-4635

is (are) liable to the State of California for amounts due from and required to be paid by said taxpayer(s) and duly levied and determined under the provisions of the California Sales and Use Tax Law, Part 1, 1.5 and where applicable, Part 1.6; and Article 9.5 Chapter 8 of Part 2 of Division 4 of Public Resource Code.

Account Number	Tax Period	Assessment	Balance
103-122271	January 1, 2018 - March 31, 2018	June 20, 2018	\$2,101.04
TOTAL			\$2,101.04

Additional interest may accrue at the modified adjusted rate established pursuant to Section 6591.5 or 19521 of the Revenue and Taxation Code. Further, additional penalties and collection cost recovery fees may accrue by operation of law. The California Department of Tax and Fee Administration further certifies that it has complied with all of the provisions of the above-cited law, act, or ordinance in its determination of the amounts required to be paid. The liability above set forth is a lien upon all real property and rights to such property, including all after-acquired property and rights to property belonging to the above-named taxpayer(s).

The California Department of Tax and Fee Administration has duly authorized the undersigned to execute this Notice in its name.



Lien ID: 610024

Dated December 29, 2020
At Sacramento, California

The agency has adopted the use of a facsimile signature as shown below:

By
Gina Fong, Authorized Representative

CDTFA-5100 (5-18)
bL0002-6

RECORDER MEMO: This COPY has not been QUALITY ASSURED.

RECORDER MEMO: This COPY has not been QUALITY ASSURED.

This page is part of your document - DO NOT DISCARD



20190234265



Pages:
0004

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

03/15/19 AT 10:52AM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	21.00



LEADSHEET



201903153310011

00016372626



009693775

SEQ:
01

DAR - Courier (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E209820

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME

MARIA VARGAS

STREET ADDRESS

14415 - S Lonesome AV

CITY, STATE &
ZIP CODE

Compton CA 90220

SPACE ABOVE FOR RECORDER'S USE ONLY

Affidavit - Death of Joint tenant

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☒ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:
Parcel No. 6137-026-018

AND WHEN RECORDED MAIL TO:

MARIA D. MARTINEZ DE VARGAS
14415 SOUTH LONESS AVENUE
COMPTON, CA 90220

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

Maria D. Martinez de Vargas of legal age, being first duly sworn, deposes and says: That Martin Vargas, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Martin Vargas named as one of the parties in that certain Interspoudal Transfer Grant Deed, dated April 24, 2008 executed by Martin Vargas, a married man as his sole and separate property to Martin Vargas and Maria Dolores Vargas, husband and wife as joint tenants, recorded as Instrument No. 20080765669 on May1, 2008, in Book 252, Page 34 and 35, of Official Records of Los Angeles County, California, covering the following described real property in Compton, County of Los Angeles, State of California.

Lot 95 in of Tract No. 12933, in the City of Compton, County of Los Angeles, State of California, as per map recorded in Book 252 Page(s) 34 And 35 of Maps in the Office of the County Recorder of Said County.

Property is commonly known as: 14415 South Lonest Avenue, Compton, CA 90220

That the value of all real and personal property owned by said decedent at the date of death, including the full value of the property described above, did not exceed the sum of \$0.00.

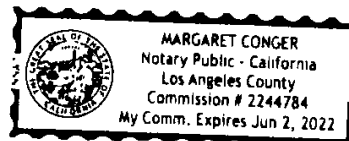
Date: March 14, 2019

Maria D. Martinez de Vargas
Maria D. Martinez de Vargas }

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } S.S.

Subscribed and sworn to (or affirmed) before me on this 14th day of March 14, 2019, by Maria D. Martinez de Vargas proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature M Conger. (Seal)



STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC HEALTH

3052019044439

CERTIFICATE OF DEATH

3201919009957

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1 NAME OF DECEDENT - FIRST (Given) MARTIN		2 MIDDLE -	
3 LAST (Family) VARGAS			
AKA ALSO KNOWN AS - Include full AKA (FIRST, MIDDLE, LAST) MARTIN VARGAS MEDINA		4 DATE OF BIRTH mm/dd/yyyy 07/16/1963	
5 AGE Yrs 55		6 SEX M	
9 BIRTH STATE/FOREIGN COUNTRY MEXICO		10 SOCIAL SECURITY NUMBER 1232	
11 EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		12 MARITAL STATUS/SPR (at time of death) MARRIED	
13 EDUCATION - Highest Level/Degree (see instructions on back) 03		14 DATE OF DEATH mm/dd/yyyy 02/21/2019	
15 DECEDENT'S RACE - Up to 3 races may be listed (see workprint on back) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO MEXICAN		16 HOURS 0107	
17 USUAL OCCUPATION - type of work for most of life. DO NOT USE RETIRED ELECTRICIAN		18 KIND OF BUSINESS OR INDUSTRY (e.g. grocery store, road construction, employment agency, etc.) COMMERCE	
19 YEARS IN OCCUPATION 35			
20 DECEDENT'S RESIDENCE (Street and number or location) 14415 S. LONESS AVE			
21 CITY COMPTON		22 COUNTY/PROVINCE LOS ANGELES	
23 ZIP CODE 90220		24 YEARS IN COUNTY 31	
25 STATE/FOREIGN COUNTRY CA			
26 INFORMANT'S NAME RELATIONSHIP MARIA D. MARTINEZ DE VARGAS, SPOUSE			
27 INFORMANT'S MAILING ADDRESS (Street and number, or P.O. Box, city, or town, state and zip) 14415 S. LONESS AVE, COMPTON, CA 90220			
28 NAME OF SURVIVING SPOUSE/SPOUSE-FIRST MARIA		29 MIDDLE DOLORES	
30 LAST (BIRTH NAME) MARTINEZ			
31 NAME OF FATHER/PARENT-FIRST MARTIN		32 MIDDLE -	
33 LAST VARGAS		34 BIRTH STATE MEXICO	
35 NAME OF MOTHER/PARENT-FIRST RAMONA		36 MIDDLE -	
37 LAST (BIRTH NAME) MEDINA		38 BIRTH STATE MEXICO	
39 DISPOSITION DATE mm/dd/yyyy 03/07/2019		40 PLACE OF FINAL DISPOSITION ALL SOULS CEMETERY	
41 TYPE OF DISPOSITIONS BU		42 SIGNATURE OF EMBALMER ALAN KIM	
43 LICENSE NUMBER EMB9517		44 NAME OF FUNERAL ESTABLISHMENT ALL SOULS MORTUARY	
45 LICENSE NUMBER FD 1691		46 SIGNATURE OF LOCAL REGISTRAR MUNTU DAVIS, M.D.	
47 DATE mm/dd/yyyy 03/05/2019			
101 PLACE OF DEATH MARTIN LUTHER KING JR. COMMUNITY HOSPITAL		102 IF HOSPITAL, SPECIFY ONE <input checked="" type="checkbox"/> P <input type="checkbox"/> ENOP <input type="checkbox"/> DCA <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home <input type="checkbox"/> Other	
103 COUNTY LOS ANGELES		104 CITY LOS ANGELES	
105 FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 1680 E 120TH ST			
106 CAUSE OF DEATH HEMORRHAGIC SHOCK		107 LEAD-REPORTED TO CORONER? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
108 IMMEDIATE CAUSE (Final disease or condition resulting in death) UPPER GASTRIC BLEEDING		109 DAYS	
109 UNDERLYING CAUSE (Disease or injury that initiated the events resulting in death) LAST ALCOHOLISM		110 DAYS	
110 OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 ALCOHOLIC LIVER DISEASE		111 YRS	
112 NONE		112 YRS	
113 WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date) NO		114 IF FEMALE, PRESENT IN LAST YEAR? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
115 CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED Decedent: 02/21/2019 Attended Since: 02/21/2019		116 SIGNATURE AND TITLE OF CERTIFIER TALAYEH REZAYAT D O	
117 ATTENDING PHYSICIAN'S NAME MAILING ADDRESS ZIP CODE TALAYEH REZAYAT D O		118 LICENSE NUMBER 20A12035	
119 DATE mm/dd/yyyy 03/05/2019			
120 MANNER OF DEATH: <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending <input type="checkbox"/> Investigation <input type="checkbox"/> Could not be determined		121 INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
122 PLACE OF INJURY (e.g. home, construction site, wooded area, etc.)		123 INJURY DATE mm/dd/yyyy	
124 DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)		122 HOUR (24 hours)	
125 LOCATION OF INJURY (Street and number, or location and city, and zip)			
126 SIGNATURE OF CORONER / DEPUTY CORONER		127 DATE mm/dd/yyyy	
128 TYPE NAME TITLE OF CORONER / DEPUTY CORONER			
STATE REGISTRAR		FAX AUTH.	
A B C D E		CENSUS TRACT	

CERTIFIED COPY OF VITAL RECORD STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

This is a true certified copy of the record filed in the County of Los Angeles Department of Public Health if it bears the Registrar's signature in purple ink



Health Officer and Registrar
DO 15
DATE ISSUED
MAR -6 2019

This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the Registrar

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



CALOSANG01

This page is part of your document - DO NOT DISCARD



20080765669

Pages:
002



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

05/01/08 AT 08:00AM

Fee: 11.00

Tax: 0.00

Other: 0.00

Total: 11.00

Title Company

TITLE(S) : DEED



LEAD SHEET

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

RECORDING REQUESTED BY
LAWYERS TITLE
RECORDING REQUESTED BY:
Same as below

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
Mr. & Mrs. Martin Vargas
14415 South Lonest Avenue
Compton, CA 90220

Order No. 5360829-25
Escrow No. 12719-CB
Parcel No. 6137026-018

05/01/08



20080765669

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERSPOUSAL TRANSFER GRANT DEED

(Excluded from reappraisal under California Constitution Act 13 A 1.et seq.)

DOCUMENTARY TRANSFER TAX \$ NONE

This is an Interspousal Transfer and not a change in ownership under §63 of the Revenue and Taxation code and Grantor(s) has(have) checked the applicable exclusion from reappraisal:

☒ From One Spouse to Both Spouses

"THIS IS A BONAFIDE GIFT AND
THE GRANTOR RECEIVED NOTHING
IN RETURN, R & T 11911"

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTOR **Martin Vargas,**
a Married Man as His Sole and Separate Property

hereby GRANT(S) to **Martin Vargas and Maria Dolores Vargas, Husband and Wife, as Joint Tenants.**

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

LOT 95 OF TRACT NO. 12933, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 252, PAGES 34 AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Date April 24, 2008

Martin Vargas
Martin Vargas

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } S.S.

**"This document filed for record by
Lawyers Title as an
accommodation only. It has not
been examined as to its execution
or as to its effect upon the title."**

On April 25, 2008 before me, LORETTA SACHENKA MORAN, Notary Public, personally appeared **Martin Vargas**, 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]



This page is part of your document - DO NOT DISCARD

04 0023866

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

JAN 06 2004

AT 8AM.

TITLE(S) :

Deed



LEAD SHEET

FEE



D.T.T
[Signature]

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT-\$40

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

61 37 - 006 - 018

001

THIS FORM NOT TO BE DUPLICATED

1/6/04

04 0023866

RECORDING REQUESTED BY:
Gateway Title

AND WHEN RECORDED MAIL TO:

MARTIN VARGAS
14415 South Loness Ave.
Compton, CA 90220

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 10337190-16

Escrow No.: 550018-DM

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE

[X] 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 [X] City of Compton **AND**

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

Luz Esther Bautista, a single woman

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

Martin Vargas, a married man as his sole and separate property

the real property in the City of Compton, County of Los Angeles, State of California, described as:

Lot 95 of Tract No. 12933, in the City of Compton, County of Los Angeles, State of California, as per Map recorded in Book 252, Pages 34 and 35 of Maps, in the Office of the County Recorder of said County. Also Known as: 14415 South Loness Avenue, Compton, CA 90220 A.P. # 6137-026-018

"This is a bonafide gift and the Grantor(s) received nothing in return, R & T 11911."

DATED November 21, 2003

STATE OF CALIFORNIA

COUNTY OF Los AngelesOn December 26, 2003Before me, Denise G. Gallego

A Notary Public in and for said State, personally appeared

Luz Esther Bautista

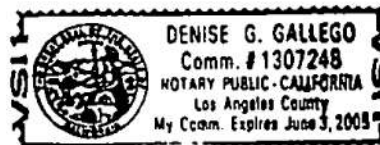
Luz Esther Bautista
Luz Esther Bautista

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

Denise G. Gallego
Denise G. Gallego



(This area for official notarial seal)

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

NOV 29 2001

CAMERA # 4



LEAD SHEET
RECORDING REQUESTED BY
WHEN RECORDED MAIL TO

NAME *Martin Vargas*
 MAILING ADDRESS *14415 So. Compass Ave*
 CITY, STATE *Compton, CA 90220*
 ZIP CODE

01-2273734

RECORDED/FILED IN OFFICIAL RECORDS
 RECORDER'S OFFICE
 LOS ANGELES COUNTY
 CALIFORNIA
 4:01 PM NOV 29 2001

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed

FEE

FEE \$30	C
A.F.N.F. 94	2

D.T.T.

CODE

20

CODE

19

CODE

9

CODE

24

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

6137 026 018

001

THIS FORM IS NOT TO BE DUPLICATED

NOV 29 2001

CAMERA # 4

RECORDING REQUESTED BY:

Recording Requested By:

ORANGE COAST TITLE

ORDER # W97150-1

ESCROW # 1681

AP # 6137-026-018

01-2273734

WHEN RECORDED MAIL TO:

Martin Vargas

14415 South Lonest Avenue

Compton, CA 90220

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTER SPOUSAL TRANSFER DEED

(Excluded from reappraisal under California Constitution Article 13 A 1 et seq.)

The undersigned Grantor(s) declare(s)

THERE IS NO CONSIDERATION FOR THIS TRANSFER and it is exempt from Documentary Transfer Tax pursuant to SS11911 of the Revenue and Taxation Code.

This is an INTERSPOUSAL TRANSFER under ss 63 of the Revenue and Taxation Code.

() From joint tenancy to community property.

() From one spouse to both spouses.

() From one spouse to the other spouse.

() From both spouses to one spouse.

(x) Other: Establishes sole and separate of a spouse.

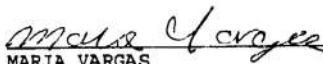
GRANTOR(S): MARIA VARGAS, spouse of Grantee

hereby GRANT(S) TO: MARTIN VARGAS, a married man as his sole and separate property.

the real property in the City of Compton, County of Los Angeles State of California, described as:

Lot 95 Tract No. 12933, the City of Compton, County of Los Angeles, State of California, as per map recorded in Book 252, Page(s) 34 and 35 of maps, in the office of the County Recorder of said County.

Date: November 19, 2001


 MARIA VARGAS

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

On NOV. 19, 2001 before me, ROXANA CARDENAS,

A NOTARY PUBLIC personally appeared MARIA VARGAS

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.



Signature

(This area for official notarial seal)

MAIL TAX STATEMENTS TO: 14415 South Lonest Avenue, Compton, CA 90220

NOV 29 2001

CAMERA # 4



LEAD SHEET
RECORDING REQUESTED BY
WHEN RECORDED MAIL TO

01-2273735

NAME *Martin Vargan*
MAILING ADDRESS *14415 50. Liness Ave*
CITY, STATE ZIP CODE *Compton LA 90220*

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

4:01 PM NOV 29 2001

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed

FEE

FEE \$10 C
2

D.T.T.

CODE
20

CODE
19

CODE
9

CODE
24

NOTIFICATION CENT-\$4

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

6137 026 018

001

THIS FORM IS NOT TO BE DUPLICATED

NOV 29 2001

CAMERA # 4

RECORDING REQUESTED BY:
ORANGE COAST TITLE

WHEN RECORDED MAIL TO:

MARTIN VARGAS
LUZ ESTHER BAUTISTA
14415 South Loness Avenue
Compton, CA 90220

01-2273735

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) declare(s): Documentary transfer tax is \$ 141.90
 ESCROW NO.: 1681 (X) computed on full value of property conveyed, or
 TITLE ORDER NO.: W97150-1 () computed on the full value less liens or
 ASSESSOR'S PARCEL NO.: 6137-026-018 encumbrances remaining at the time of sale

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

BETTY ANN LAFAYETTE, WHO ACQUIRED TITLE AS BETTY POWELL, AN UNMARRIED WOMAN AND MAGGIE KYLE, A MARRIED WOMAN
 AS HER SOLE AND SEPARATE PROPERTY AND SHIRLEY PLAZA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, ALL
 AS JOINT TENANTS.

hereby GRANT(S) to MARTIN VARGAS, | a married man, as his sole and separate property and
 LUZ ESTHER BAUTISTA, a single woman, as as joint tenants

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

described as: Lot 95 Tract No. 12933, the City of Compton, County of Los Angeles, State
 of California, as per map recorded in Book 252, Page(s) 34 and 35 of maps, in the
 office of the County Recorder of said County.

Date: November 20, 2001

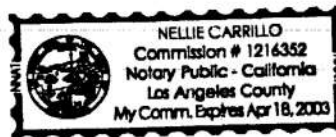
STATE OF CALIFORNIA)
 COUNTY OF Los Angeles)

Betty Ann Lafayette
 BETTY ANN LAFAYETTE
Maggie Jean Kyle
 MAGGIE KYLE
Shirley Plaza
 SHIRLEY PLAZA

On 23rd day of November 2001 before me, the undersigned,
 Personally appeared Betty Ann Lafayette,
Maggie Kyle and Shirley PLAZA

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 Nellie Carrillo

(This area for official notarial seal)

This page is part of your document - DO NOT DISCARD



20080765668

Pages:
018



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

Fee: 61.00

Tax: 0.00

Other: 0.00

Total: 61.00

05/01/08 AT 08:00AM

Title Company

TITLE(S) : _____



LEAD SHEET

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

RECORDING REQUESTED BY
LAWYERS TITLE

2

Recording Requested By:

Return To:
JPMorgan Chase Custody Services
P.O. Box 8000
Monroe, LA 71211

05/01/08



20080765668

Prepared By:

5340829.28
6137-026-018 [Space Above This Line For Recording Data] _____
DEED OF TRUST

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 April 18, 2008 together with all Riders to this document.

(B) "Borrower" is
Martin Vargas, a married man as sole & separate property

Borrower's address is 14415 S Loness Ave
Compton, CA 90220

. Borrower is the trustor under this Security Instrument.

(C) "Lender" is

JPMorgan Chase Bank, N.A.

Lender is a national banking association
organized and existing under the laws of the United States of America

1769352088

CALIFORNIA Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

VMP - 8(CA) (0207)

Page 1 of 15

Initials: M. V.

VMP MORTGAGE FORMS - (800)521-7291



Lender's address is
1111 Polaris Parkway, Columbus, OH 43240
Lender is the beneficiary under this Security Instrument.
(D) "Trustee" is Lawyers Title

(E) "Note" means the promissory note signed by Borrower and dated April 18, 2008
The Note states that Borrower owes Lender
Two hundred fifty-eight thousand and 00/100 Dollars
(U.S. \$ 258,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic
Payments and to pay the debt in full not later than May 1, 2038

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

(G) "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.

(H) "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]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

(I) "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.

(J) "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.

(K) "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.

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

(M) "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.

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

(O) "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.

(P) "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

4

to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "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

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]

See attached Schedule A

Parcel ID Number: 6137026018
14415 S Loness Ave
Compton
("Property Address"):

which currently has the address of
[Street]
[City], California 90220 [Zip Code]

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 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 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, Escrow Items, Prepayment Charges, and Late Charges.

Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. 1769352088

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currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be

in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

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, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; 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 can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the

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lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee and Borrower further agrees to generally assign rights to insurance proceeds to the holder of the Note up to the amount of the outstanding loan balance. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee and Borrower further agrees to generally assign rights to insurance proceeds to the holder of the Note up to the amount of the outstanding loan balance.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with

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the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's 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, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable

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attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

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(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender

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to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to 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 any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer'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 can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. 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.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

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

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA

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Initials: M.V.

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requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes 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; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. 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 (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) 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, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

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

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and 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 Section 22, 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.

23. 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.

24. 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.

25. 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.

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Page 13 of 15

Initials: M.V.

Form 3005 1/01

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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:

_____ Martin Vargas (Seal)
Martin Vargas -Borrower

_____ (Seal)
 _____ -Borrower

_____ (Seal) _____ (Seal)
 -Borrower -Borrower

_____ (Seal) _____ (Seal)
 -Borrower -Borrower

_____ (Seal) _____ (Seal)
 -Borrower -Borrower

16

State of California
County of

} ss.

On

before me,

personally appeared

Martin Vargas

SEE ATTACHED

, 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.

(Seal)

1769352088

-6(CA) (0207)

Page 15 of 15

Initials: M.V.

Form 3005 1/01

08 0765668

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On April 23, 2008

before me, LORETTA SACHENKA MORAN, NOTARY PUBLIC

personally appeared

MARTIN VARGAS

Here Insert Name and Title of the Officer

Name(s) of Signer(s)



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 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: DEED OF TRUST

Document Date: 4-18-08

Number of Pages: 15

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ 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

Signer's Name: _____

- ☐ 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

SCHEDULE "A"

18

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Lot 95 of Tract No. 12933, in the City of Compton, County of Los Angeles, State of California, as per Map recorded in Book 252, Pages 34 and 35 of Maps, in the Office of the County Recorder of said County.

08 0765668

This page is part of your document - DO NOT DISCARD



20110145749



Pages:
0002

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

01/26/11 AT 02:24PM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201101260810095

00003649131



003118807

SEQ:
05

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING
[AND WHEN RECORDED MAIL TO]
Chase Home Finance LLC
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683

Loan #: 1769352088
Investor: FNMA
Inv Loan #: 1707002452
Effective Date: 10/01/2010




CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, JPMORGAN CHASE BANK, N.A., WHOSE ADDRESS IS 780 KANSAS LANE, STE A, MONROE, LA, 71203, (ASSIGNOR), by these presents does convey, grant, sell, assign, transfer and set over the described Deed of Trust together with the certain note(s) described therein, without recourse, representation or warranty, together with all right, title and interest secured thereby, all liens, and any rights due or to become due thereon to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for FEDERAL NATIONAL MORTGAGE ASSOCIATION c/o IBM Lender Business Process Services Inc., A DELAWARE CORPORATION, WHOSE ADDRESS IS 14523 SW Millikan Way #200, Beaverton, OR 97005 (866)570-5277, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE) (MERS Address: P.O. Box 2026, Flint, Michigan 48501-2026).

Said Deed made by MARTIN VARGAS and recorded on 05/01/2008 as Instrument # 20080765668 in Book , Page in the office of the LOS ANGELES County Recorder, California.

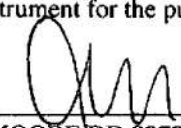
Property more commonly known as: 14415 S LONESS AVE, COMPTON, CA 90220

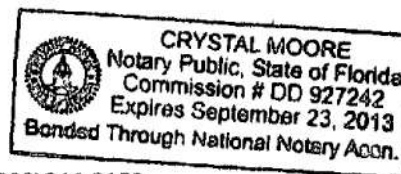
Dated: 01/11/2011
JPMORGAN CHASE BANK, N.A.

By: 
BRYAN BLY VICE PRESIDENT

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 11th day of January in the year 2011, by BRYAN BLY as VICE PRESIDENT for JPMORGAN CHASE BANK, N.A., who, as such VICE PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained. He/she is personally known to me.


CRYSTAL MOORE DD 927242
Notary Public - State of FLORIDA
Commission expires: 09/23/2013



Prepared By: E. Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
CHFMA 12395022 -- CHFNMAMERS3 CJ2895737 MIN 100013017693520881 MERS PHONE 1-888-679-MERS



12395022

form5/FRMCA1

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20151055111



Pages:
0002

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

08/27/15 AT 08:00AM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201508270150029

00011055724



007046258

SEQ:
01

ERDS - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

PREPARED BY AND RECORDING REQUESTED BY:

SETERUS, INC.

WHEN RECORDED MAIL TO:

SETERUS, INC.

14523 SW MILLIKAN WAY, SUITE 200

BEAVERTON, OR 97005

PH. 1(866)570-5277

CALIFORNIA

COUNTY OF LOS ANGELES

LOAN NO.: 12038481 [80733]

8579739



CORPORATION ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, Assignor, does hereby assign to FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, located at 14221 DALLAS PARKWAY, SUITE 1000, DALLAS, TX 75254, Assignee, its successors and assigns, all beneficial interest under that certain Deed of Trust dated APRIL 18, 2008, executed by MARTIN VARGAS, A MARRIED MAN AS SOLE & SEPARATE PROPERTY, Trustor, to LAWYERS TITLE, Trustee, for the benefit of JPMORGAN CHASE BANK, N.A., Original Beneficiary, and recorded on MAY 01, 2008 as Instrument No. 20080765668 in the official records of the County Recorder's Office in and for the County of LOS ANGELES, State of CALIFORNIA.

AS DESCRIBED IN SAID DEED OF TRUST REFERRED TO HEREIN

TOGETHER WITH all rights accrued or to accrue under said Deed of Trust.

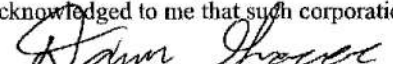
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed this AUGUST 21, 2015.

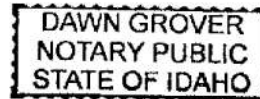
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.


REBECCA HIGLEY, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On AUGUST 21, 2015, before me, DAWN GROVER, personally appeared REBECCA HIGLEY known to me to be the VICE PRESIDENT of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


DAWN GROVER (COMMISSION EXP. 02/13/2021)
NOTARY PUBLIC



This page is part of your document - DO NOT DISCARD



20151091078



Pages:
0003

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

09/03/15 AT 08:00AM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



201509030240063

00011087552



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SEQ:
01

ERDS - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

and when recorded mail to
T.D. SERVICE COMPANY
4000 W. METROPOLITAN DRIVE
SUITE 400
ORANGE, CA 92868

857 9739

Space above this line for recorder's use

SUBSTITUTION OF TRUSTEE



T.S. No: A547077 CA Unit Code: A

AP #: 6137-026-018

Property Address: 14415 S. LONESS AVE, COMPTON, CA 90220

NOTICE IS HEREBY GIVEN: That the undersigned present beneficiary desires to substitute a new Trustee under the Deed of Trust hereinafter referred to in the place and stead of the present Trustee thereunder, in the manner provided for in said Deed of Trust and does hereby substitute **T D SERVICE COMPANY, 4000 W Metropolitan Dr # 400, Orange, CA 92868**

LAWYERS TITLE was the original Trustee in the Deed of Trust hereinafter described:

Trustor: MARTIN VARGAS

Original Lender: JPMORGAN CHASE BANK, N.A.

Recorded May 1, 2008 as Instr. No. 20080765668 in Book XXX Page XXX of Official Records in the office of the Recorder of LOS ANGELES County; CALIFORNIA

Page 2

TS# A547077

Dated: AUGUST 27, 2015

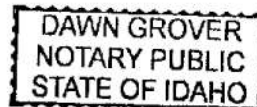
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA BY SETERUS, INC., AS AUTHORIZED SUBSERVICER

BY: 
REBECCA HIGLEY, ASSISTANT SECRETARY FOR LIEN RELEASES AND ASSIGNMENTS

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On AUGUST 27, 2015, before me, DAWN GROVER, personally appeared REBECCA HIGLEY known to me to be the ASSISTANT SECRETARY FOR LIEN RELEASES AND ASSIGNMENTS of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


DAWN GROVER (COMMISSION EXP. 02/13/2021)
NOTARY PUBLIC



This page is part of your document - DO NOT DISCARD



20151175868



Pages:
0005

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

09/23/15 AT 08:00AM

FEES:	34.00
TAXES:	0.00
OTHER:	0.00
PAID:	34.00



LEADSHEET



201509230230011

00011161363



007093584

SEQ:
01

ERDS - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

8579739 RCV

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

and when recorded mail to
T.D. SERVICE COMPANY
4000 W. METROPOLITAN DRIVE
SUITE 400
ORANGE, CA 92868

8579739 SPACE ABOVE THIS LINE FOR RECORDERS USE _____

T.S. No: A547077 CA Unit Code: A

AP #1: 6137-026-018

Property Address: 14415 S. LONESS AVE, COMPTON, CA 90220

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

"IMPORTANT NOTICE"

Exhibit "A" Declaration of Compliance



ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION,

and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice). This amount is \$7,825.64, As of September 28, 2015 and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

T.S. No: A547077 CA Unit Code: A
AP #1: 6137-026-018

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A
CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE
UNITED STATES OF AMERICA

As Beneficiary,
C/O Seterus
14523 SW Millikan Way
Suite 200
Beaverton, OR 97006
866-570-5277

If you have any questions, you should contact a lawyer or the government agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure. Remember, **YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION**

NOTICE IS HEREBY GIVEN THAT T D SERVICE COMPANY is either the original Trustee, the duly appointed substituted Trustee, or acting as agent for the Trustee or Beneficiary under the following described Deed of Trust:

Trustor: MARTIN VARGAS

Recorded May 1, 2008 as Instr. No. 20080765668 in Book --- Page --- of Official Records in the office of the Recorder of LOS ANGELES County, CALIFORNIA

Said Deed of Trust secures certain obligations including one Note for the sum of **\$258,000.00**

That the Beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the Beneficiary; That a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

THE INSTALLMENT OF PRINCIPAL, INTEREST AND IMPOUNDS WHICH BECAME DUE MARCH 1, 2015 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST AND IMPOUNDS. PLUS LATE CHARGE(S). PLUS PROPERTY INSPECTION FEE(S) IN THE AMOUNT OF \$45.00. PLUS RETURNED CHECK CHARGE(S) IN THE AMOUNT OF \$15.00. PLUS MISCELLANEOUS FEE(S) IN THE AMOUNT OF \$10.00.

That by reason thereof, the present Beneficiary under such Deed of Trust has executed and delivered to said duly appointed Trustee or its agent, a written request to commence foreclosure, and has deposited with said duly appointed Trustee, a copy of the Deed of Trust and other documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Page 3

T.S. No: A547077 CA Unit Code: A

DATED: 09/21/15

T D SERVICE COMPANY, AS TRUSTEE

BY

MARLENE CLEGHORN

ASSISTANT SECRETARY

BY

The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose.

Declaration of Mortgage Servicer Pursuant to
Civil Code §2923.55(c)

MARTIN VARGAS

14415 S LONESS AVE
COMPTON, CA 90220

Fannie Mae (Federal National Mortgage Association)

The undersigned is an authorized agent of Seterus, Inc. and hereby represents and declares as follows:

1. ☒ On 6/30/15 Seterus, Inc., the servicer for Fannie Mae, made contact with the borrower(s) pursuant to California Civil Code §2923.55(b)(2) to assess the financial situation of the borrower(s) and to explore options for the borrower(s) to avoid foreclosure.
2. ☐ No contact was made with the borrower(s) despite the due diligence of the authorized agent pursuant to California Civil Code §2923.55(f), including (a) mailing a first-class letter to the borrower(s), which included a toll-free number to contact a HUD-certified housing counseling agency; (b) attempting to contact the borrower(s) by telephone at the primary telephone number on file at least three times at different hours and on different days, or determining that the primary and secondary phone numbers on file were disconnected; and (c) having received no response from the borrower(s) for 14 days after the telephone contact efforts were completed, sending an additional letter to the borrower(s) via certified mail, with return receipt requested. These efforts were made to contact the borrower(s) to assess the financial situation of the borrower(s) and to explore options for the borrower(s) to avoid foreclosure.
3. ☐ No contact was required by the mortgage servicer because the individual(s) identified above did not meet the definition of "borrower" pursuant to subdivision (c) of California Civil Code §2920.5. The borrower(s) surrendered the secured property as evidenced by a letter confirming the surrender or by delivery of the keys to the secured property to the beneficiary, its authorized agent, or the trustee.
4. ☐ No contact was required by the mortgage servicer because the individual(s) identified above did not meet the definition of "borrower" pursuant to subdivision (c) of California Civil Code §2920.5. The beneficiary or its authorized agent has confirmed that the borrower(s) filed for bankruptcy and the proceedings have not been finalized, that is, there is no order on the court's docket closing or dismissing the bankruptcy case.
5. ☐ The mortgage servicer could not complete the due diligence requirements because _____.

I certify that this declaration is accurate, complete, and supported by competent and reliable evidence that the mortgage servicer has reviewed to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

By: _____

Jy Hall

Dated: _____

7/17/15

Name: Jennette Hall

This page is part of your document - DO NOT DISCARD



20151631187



Pages:
0003

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

12/29/15 AT 08:00AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201512290160045

00011535979



007296289

SEQ:
01

ERDS - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

8579739 RL

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

And when recorded mail to
T.D. SERVICE COMPANY
4000 W. METROPOLITAN DRIVE
SUITE 400
ORANGE, CA 92868

8579739

Space above this line for recorder's use

T.S. No: A547077 CA Unit Code: A
AP #1: 6137-026-018
14415 S. LONESS AVE, COMPTON, CA 90220

NOTICE OF TRUSTEE'S SALE



ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

**TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY**

T D SERVICE COMPANY, as duly appointed Trustee under the following described Deed of Trust WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (in the forms which are lawful tender in the United States) and/or the cashier's, certified or other checks specified in Civil Code Section 2924h (payable in full at the time of sale to T.D. Service Company) all right, title and interest conveyed to and now held by it under said Deed of Trust in the property hereinafter described:

Trustor: MARTIN VARGAS

Recorded May 1, 2008 as Instr. No. 20080765668 in Book --- Page --- of Official Records in the office of the Recorder of LOS ANGELES County; CALIFORNIA, pursuant to the Notice of Default and Election to Sell thereunder recorded September 23, 2015 as Instr. No. 2015-1175868 in Book --- Page --- of Official Records in the office of the Recorder of LOS ANGELES County CALIFORNIA.

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED APRIL 18, 2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

14415 S. LONESS AVE, COMPTON, CA 90220

"(If a street address or common designation of property is shown above, no warranty is given as to its completeness or correctness)."

Said Sale of property will be made in "as is" condition without covenant or warranty, express or implied, regarding title possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest as in said note provided, advances, if any, under the terms of said Deed of Trust,

fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

Said sale will be held on:

**JANUARY 21, 2016, AT 9:00 A.M. **DOUBLETREE HOTEL LOS ANGELES-NORWALK
VINEYARD BALLROOM, 13111 SYCAMORE DRIVE NORWALK, CA 90650**

At the time of the initial publication of this notice, the total amount of the unpaid balance of the obligation secured by the above described Deed of Trust and estimated costs, expenses, and advances is \$285,271.61. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800.280.2832 or visit this Internet Web site: www.auction.com, using the file number assigned to this case A547077 A. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the monies paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
Date: December 23, 2015

T.D. SERVICE COMPANY as said Trustee

BY 
MARLENE CLEGGHORN, ASSISTANT SECRETARY
T.D. SERVICE COMPANY
4000 W. Metropolitan Drive, Suite 400, Orange, CA 92668-0000
(714) 543-8372

The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose.

If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number on the day before the sale: 800.280.2832 or you may access sales information at www.auction.com.

Name Search Results

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<input type="checkbox"/>		#	Doc Type	CI	Rec Date	Doc ID	Name	Remarks
<input type="checkbox"/>	➤	4	JDG		4/1/2009	137442	VARGAS, MARIA C	\$27,412.00, Maint: 5/1/2009, Adr: 7775 TOKAY FON San Bernardino, CA, Crt: SC
<input type="checkbox"/>	➤	7	JDG		5/15/2009	212400	VARGAS, MARIA	\$5,069.00, Maint: 6/14/2009, Adr: 168 W B ST COL San Bernardino, CA, Crt: SC
<input type="checkbox"/>	➤	13	JDG		3/24/2010	114256	VARGAS, MARIA DELCARMEN	\$3,603.00, Maint: 4/23/2010, Adr: 1203 E CENTRAL RED San Bernardino, CA, Crt: SC
<input type="checkbox"/>	➤	14	JDG		4/15/2010	145916	VARGAS, MARIA SUSANAH	\$1,284.00, Maint: 5/15/2010, Adr: POB 932 VIC San Bernardino, CA, Crt: SC
<input type="checkbox"/>	➤	15	JDG		5/7/2010	183089	VARGAS, MARIA F	\$5,862.00, Maint: 6/6/2010, Adr: 1152 N BELDEN RIA San Bernardino, CA, Crt: SC
<input type="checkbox"/>	➤	27	JDG		7/24/2012	296244	VARGAS, MARIA D	\$6,871.00, Maint: 8/23/2012, Adr: 5597 WAGONWHEEL SB San Bernardino, CA, Crt: SC
<input type="checkbox"/>	➤	29	JDG		9/21/2012	391453	VARGAS, MARIA	\$45,140.00, Maint: 10/21/2012, Adr: 7240 AVOCADO FON San Bernardino, CA, Crt: SC
<input type="checkbox"/>	➤	30	JDG		9/24/2012	392688	VARGAS, MARIA MAGDALENA	\$8,832.00, Maint: 10/24/2012, Adr: 455 S CAMPUS UPL San Bernardino, CA, Crt: SC
<input type="checkbox"/>	➤	31	JDG		11/2/2012	457542	VARGAS, MARIA V	\$1,780.00, Maint: 12/2/2012, Adr: 515 E 2ND ST RIA San Bernardino, CA, Crt: SC
<input type="checkbox"/>	➤	35	JDG		2/27/2013	83364	VARGAS, MARIA ELIA	\$6,341.00, Maint: 3/29/2013, Adr: 147 E BLUE MOUNTAIN CLA San Bernardino, CA, Crt: SC
<input type="checkbox"/>	➤	43	JDG		5/7/2013	191906	VARGAS, MARIA AGUIRRE	\$14,134.00, Maint: 6/5/2013, Adr: 406 E VIRGINIA RIA San Bernardino, CA, Crt: SC
<input type="checkbox"/>	➤	47	JDG		1/2/2014	1905	VARGAS, MARIA	\$1,299.83, Maint: 1/8/2014, SSN: XXXXX0296, Adr: 1372 E ELMA CT ONTARIO, CA 917644064, Case: CIVRS1306681 Crt: SC, Rem: SAN BERNARDINO COUNTY, CA, CASE.
<input type="checkbox"/>	➤	58	JDG		1/27/2017	38904	VARGAS, MARIA T	\$8,004.72, Maint: 2/3/2017, SSN: XXXXX5971, Adr: 17996 UPLAND AV FONTANA, CA 92335, Case: CIVDS1611100 Crt: SC, Rem: SAN BERNARDINO COUNTY, CA, CASE.
<input type="checkbox"/>	➤	63	JDG		7/27/2017	306497	VARGAS, MARIA DE J ALVAREZ	\$1,173.02, Maint: 8/2/2017, Adr: 10062 SPRUCE AV BLOOMINGTON, CA 92316, Case: SMCFS1702477 Crt: SC, Rem: SAN BERNARDINO COUNTY, CA, CASE.
<input type="checkbox"/>	➤	64	JDG		1/24/2018	25377	VARGAS, MARIA	\$6,045.94, Maint: 1/30/2018, SSN: XXXXX1855, Adr: 8661 BASELINE RD, #123 RANCHO CUCAMONGA, CA 917301111, Case: CIVDS1617024 Crt: SC, Rem: SAN BERNARDINO COUNTY, CA, CASE.
<input type="checkbox"/>	■	51	LNC		11/13/2014	427268	VARGAS, MARIA D	\$190.57, Maint: 11/21/2014, Adr: 3674 CANYON TR SAN BERNARDINO, CA 92407, Case: 544478
<input type="checkbox"/>	■	52	LNC		11/13/2014	427269	ESTATE OF MARIA D VARGAS	\$476.25, Maint: 11/21/2014, Adr: 3674 CANYON TERRACE DR SAN BERNARDINO, CA 92407, Case: 544479
<input type="checkbox"/>	■	17	LNS		3/23/2011	117882	VARGAS, MARIA R	\$2,604.00, Maint: 4/22/2011, Adr: 757 N H ST SAN BERNARDINO, CA
<input type="checkbox"/>	■	32	LNS		12/18/2012	539834	VARGAS, MARIA	\$1,752.00, Maint: 1/17/2013, Adr: 13439 ELRIO VIC San Bernardino, CA
<input type="checkbox"/>	■	44	LNS		6/11/2013	261627	VARGAS, MARIA R	\$2,027.76, Maint: 6/17/2013, SSN: XXXXX5770, Case: 13162692910
<input type="checkbox"/>	■	46	LNS		1/2/2014	120	VARGAS, MARIA GALVAN	\$2,136.45, Maint: 1/8/2014, SSN: XXXXX3864, Adr: 1345 UNIVERSITY AV, STE E RIVERSIDE, CA 925074443, Case: BE-1322428
<input type="checkbox"/>	■	50	LNS		7/16/2014	256469	VARGAS, MARIA	\$2,259.94, Maint: 7/24/2014, SSN: XXXXX3678, Adr: 108 S CYPRESS AV ONTARIO, CA 917623620, Cert: 14196679390
<input type="checkbox"/>	■	55	LNS		4/20/2016	151819	VARGAS, MARIA F	\$19,392.19, Maint: 4/27/2016, SSN: XXXXX1798, Adr: 1073 WILSON ST SN BERNRNO, CA 924112039, Cert: 16098634276
<input type="checkbox"/>	✕	54	ORD		3/30/2016	117340	VARGAS, MARIA	Maint: 4/8/2016, Case: 6:10-BK-48460-SY Crt: B

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TRACT No 12933

1195

SHEET NO. 2
OF 2 SHEETS

RECORDED
JULY 8 1942
57th 3PM
IN BOOK 252
AT PAGE 35
OF MAP RECORDS
IN VOLUME 200-1, 2, 3, 4, 5, 6
MADE B. BEATTY

W. W. Beatty
Free

