

Legend: Explanation of Parties involved

- 1) **Maria Arellanez**, Original Purchaser of property that obtained loan through Bank of America/Countrywide (aunt of Elizabeth Marando)
- 2) **Elizabeth Marando**, Granted property by Maria Arellanez and subsequently sold her interest to Alvaro Bautista
- 3) **Alvaro Bautista**, Broker/President of SC Brokers Inc.
- 4) **Alfredo Bautista**, Brother of Alvaro Bautista. Also, a mechanical Engineer who worked for a Construction Company at the time. He was responsible for many of the repairs upon acquisition of the property by Alvaro Bautista.

STATE BOARD OF EQUALIZATION

Appeal Name: SC Brokers, Inc.Case ID: 600519 ITEM # B5Date: April 24, 2013 Exhibit No: 4.4

(TP)

FTB DEPT PUBLIC COMMENT

TimeLine, Explanation of Facts:

- On 4/23/2007 a Notice of Trustee Sale was recorded into LA County records, Trustee for BofA/Countrywide. Total Indebtedness valued at \$477,054.34 (see exhibit #1)
- On or about 5/01/2007, Elizabeth Marando sold her interest in the property to me, Alvaro Bautista, for the sum of \$10,000. See Bank Statements and corresponding Check copies (exhibits #2, #3, #4, AND #5). She signed a grant deed (exhibit #6) which clearly states "FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged"
- On 5/01/2007, Alfredo Bautista ordered a Cashiers Check from his Equity Line of Credit in the amount of \$49,563.39(exhibit #7). The amount was given by the Trustee as the amount needed in order to cure the default on the Loan (under Maria Arellanez). The check was messengered same day to the BofA/Countrywide office.
- On 5/03/2007, Title Insurance was ordered in order to protect the interest of Alvaro Bautista (exhibit #8)
- On May 8th, 2007, the trustee for BofA/CountryWide recorded a Notice of Recission for the property in question (exhibit #9) The default was cured and they were no longer foreclosing.
- Sometime in May 2007, Maria Arellanez authorized Alvaro Bautista on her account and requested that all documents be sent to (9201 Long Beach Blvd in South Gate Ca 90280) office of SC brokers Inc.
- On 5/31/2007, a Mortgage Statement was sent to my office. It is in Spanish, but the numbers are the same in both languages. The balance owed now shows \$428,300.19. Which is about \$49,000 less than the Trustee Sale amount. I attribute the difference to per diem interest between the time of demand for payment and the time that the bill was generated, after APPLYING a payment of \$49,562.39.(exhibit #10)
- I attempted to Refinance the property with Ricardo Uribe of Argus Funding. He did preliminary numbers and after reviewing the title he was unable to refinance it for us.(exhibit #11) The property did NOT debt service, not enough income to cover expenses. Also, there was NOT enough equity given the unknown Second Mortgage on the property(exhibit #12)Note: the address is different and we did NOT receive it in a timely manner. Given to me after payments had been made to Elizabeth Marando.
- Prior to paying Countrywide/BofA to settle the indebtedness, we walked through the property. We Noticed a lot of deferred maintenance and a vacant unit.
- Once we took over and attempted to collect the rents, four tenants had just finished paying the previous owner and had receipts to prove it. One tenant refused to pay and was served notice to vacate. The empty unit was rehabbed and prepared for renting. It seemed as if every tenant had issues within their unit, never before mentioned. We began fixing the property as best as we could in order for them to be livable. We are NOT Slumlords and were bothered by some of the conditions of the property.

Most of the repairs, we made ourselves, trying to save some money. I removed \$4500 in cash from my personal account immediately after acquiring the property in order to make repairs. (exhibits #13, 14, 15 and 16) My brother was also making repairs. Some repairs were paid with checks. A lot of stuff was paid in cash. Our goal was to keep the property and NOT sale it. We did NOT keep perfect accounting records at this step of the repairs. After evicting the non-paying tenant, that unit was rehabbed and placed for rent. We settled any and past due bills on the property as well. (exhibits #17 through #24)

- Once we determined that keeping the property was NOT an option, we decided to sell it. After doing Comparables, we determined that \$720,000 would be a good selling price. We were unable to sell it for that and ultimately settled on \$680,000. (exhibits 25 and 26)

- During the course of escrow we were advised that the sale would produce negative proceeds, given all of the expenses associated with acquiring it and paying State withholding Taxes. Upon advice of a Real Estate Tax professional it was determined that it was best to sale the property through the Corporation and limit our losses. Property was deeded to SC Brokers and Commission was reduced by \$20,300 in order to not have to come in with cash to close the transaction. State Withholding taxes would have totaled \$22,644. Total Comission due was \$20,400. There was not enough monies available to cover our costs.

- During the course of escrow, a PreSale inspection was performed by the city of South Gate. They determined that the property was in need of substantial code corrections. (exhibit #27)We requested that the buyer release the funds on deposit (\$20,400 in order to perform necessary repairs). At this point we were just trying to limit the losses that we were definitely going to have.

- Repairs were made and Escrow Closed. All checks on statements were made and Cashed.(exhibits 28, 29 and 30).

- Creditors were paid as we could, given the shortage of funds. Alfredo Bautista was refunded \$68,500 to cover the \$49,563.39 Cashiers Check to BofA, the interest payments on his credit line and for some of the repairs that he performed on the property. He demanded \$75,000 but he was made aware of the situation and accepted the lower payment. Jose Munoz, refunded \$10,000 facilitated the payment to Elizabeth Marando and Title costs. Jose Vargas was NOT refunded the \$10,000 that he was expecting and I had to personally refund him other funds after escrow closed. (exhibit 31)

- If all expenses involved with this transaction are taken into account, it is obvious that there was no money to be made. I took a big loss on my commission as well. I can't reason why I am being asked to pay taxes on money that was lost.

LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY, N.A.
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063

WHEN RECORDED MAIL TO:
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063



TS No. 07-01284
Title Order No. 07-8-005379
Investor/Insurer No. 11108097
APN No 6206-022-021

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/27/2004. 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.

Notice is hereby given that RECONTRUST COMPANY, N A , as duly appointed trustee pursuant to the Deed of Trust executed by MARIA D ARELLANEZ, A SINGLE WOMAN, dated 12/27/2004 and recorded 01/06/2005, as Instrument No. 05 0040900, in Book _____, Page _____,) of Official Records in the office of the County Recorder of LOS ANGELES County, State of California, will sell on 05/10/2007 at 10:30 AM, AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BLVD , 12720 NORWALK BLVD., NORWALK, CA

at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: [REDACTED], SOUTHGATE, CA 90280. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$477,054.34. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

Amount due to bank

In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state

Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

DATED. April 02, 2007
RECONTRUST COMPANY, N A.
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063
Phone (800) 281-8219 , Sale Information (626) 927-4399

By. *Paresh Kavlekar*
Paresh Kavlekar, Assistant Secretary

RECONTRUST COMPANY, N.A is a debt collector attempting to collect a debt Any information obtained will be used for that purpose.

EXHIBIT 1

PART of \$10,000 PAYMENT TO
ELIZABETH MARANDO

1ST INSTALLMENT

EXHIBIT
#2

DO NOT USE FOR REORDERING

5/23/07

SAVINGS	DEBIT CARD	DEPENDENT CARE
SALE	TRAVEL	SAVINGS & INVESTMENT
RENT	INSURANCE (Life, Home, Auto)	OTHER
FOOD	HOME IMPROVEMENT (Maintenance, Repairs)	
CLOTHING		

ELIZABETH MARANDO

BAL. FWD	
THIS PAYMENT	3000
BALANCE	
OTHER	
BAL. FWD	

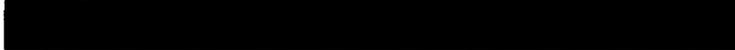
- ...Here's How:
- Carry balance forward
- Check type of expense
- Add details on memo line
- Retain duplicates in Deluxe Check box

Memo PAYMENT - 3105 OHIO



EXHIBIT #4

ALVARO A BAUTISTA PRES.



CITIBANK ACCOUNT AS OF JUNE 17, 2007

Relationship Summary:

Checking	\$4,493.07
Savings	-----
Investments (not FDIC insured)	-----
Loans	-----
Credit Cards	-----

Send FREE Remittances to Mexico, Ecuador, Puerto Rico, India, and the Philippines and be close to your loved ones. Offer valid until June 30, 2007. Stop by your nearest Financial Center now!

Other terms and conditions apply.

How about a new goal this summer? Looking better on paper. Women & Co.®, a service from Citi, is here to help you stay on top of the financial matters that are important to you. Visit our website at www.womenandco.com to experience the exciting features designed to help you get educated and get organized. If you missed past conference calls, recaps and replays are available on the site. Log on today.

SUGGESTIONS AND RECOMMENDATIONS

Don't Be the Victim of a Check Scam

If someone sends you a check or money order, asks you to deposit the item into your account and wire transfer out most of the money, please be careful - you may become the victim of a popular scam. For information on fraudulent check scams and ways you can protect yourself from being a victim, please visit www.citibankonline.com (look for Security Tip of the Day towards the bottom left-hand side) or call customer service at 1-800-627-3999. You can also visit your Financial Center and ask for a copy of our Fraud Warning brochure.

CITIBANK ACCOUNT RATES AND CHARGES

Citibank gives you the benefit of lower charges and better rates as you maintain higher balance levels. If your account is charged a monthly maintenance fee, you can receive a rebate of up to \$3.00 off that fee by earning \$1.00 for each of the following types of transactions during the statement period:

- A Direct Deposit
- Two or more electronic bill payments you made by telephone or computer
- An automatic deduction initiated by a third party that you authorized.

For current rates and charges, Citibank considered your average balances during the month of May in all of your qualifying checking, savings, investment, credit card, and loan accounts that you asked us to combine. These balances may be in accounts that are reported on other statements.

Rates and Charges	Your Combined Balance Range \$10,000-\$24,999
Rates	Preferred
Monthly Service Charge	None

Ask about accounts eligible for preferred rates.

Please refer to your Citibank Account Terms and Conditions for details on how we determine your monthly fees and charges. Please note that when your qualified transaction activity exceeds the designated level, you may be subject to fees for transactions performed.

All fees assessed in a statement period, including per check and non-Citibank ATM fees, will appear as charges on your next Citibank statement (to the account that is currently debited for your monthly service charge).

CHECKING ACTIVITY

Regular Checking
40034469334

Beginning Balance: \$14,203.57
Ending Balance: \$4,493.07

Date	Description	Amount Subtracted	Amount Added	Balance
5/16	Deposit		3,950.00	
5/16	Authorized Transfer Countrywide MORTGAGE	2,031.67		
5/16	Authorized Transfer Countrywide MORTGAGE	756.86		
5/16	Authorized Transfer Countrywide MORTGAGE	15.00		
5/16	Authorized Transfer Countrywide MORTGAGE	15.00		15,335.04
5/17	Check # 184	110.00		15,225.04
5/18	Withdrawal	1,000.00		14,225.04
5/21	Withdrawal	2,500.00		11,725.04
5/22	Check # 201	336.00		11,389.04
5/24	Deposit		9,252.75	
5/24	Check # 203 -- PAYMENT TO	3,000.00		17,641.79
5/29	Deposit on 05/26 ¹ ELIZABETH MARANO		3,000.00	
5/29	Withdrawal on 05/26 ¹	2,000.00		18,641.79
5/31	Deposit		350.00	18,991.79
6/01	Authorized Transfer LA FITNESS 0607DOW01	53.00		
6/01	Check # 205 - DEPOSITATE - WATER	6,000.00		
6/01	Check # 202 -	536.01		12,402.78
6/04	Check # 204 - PAYMENT TO	3,500.00		8,902.78
6/05	Deposit ELIZABETH MARANO		250.00	9,152.78
6/12	Authorized Transfer DELUXE CHECK CHECK/ACC.	21.10		9,131.68
6/15	Authorized Transfer PRIMERICA LIFE INS. PREM	138.61		
6/15	Check # 206	4,500.00		4,493.07
	Total Subtracted/Added	26,513.25	16,802.75	

¹ Transactions made on weekends, bank holidays or after bank business hours are not reflected in your account until the next business day.

CHECKING ACTIVITY									Continued		
Checks Paid											
Check	Date	Amount	Check	Date	Amount	Check	Date	Amount	Check	Date	Amount
184	5/17	110.00	202	6/01	536.01	204	6/04	3,500.00	206	6/15	4,500.00
201*	5/22	336.00	203	5/24	3,000.00	205	6/01	6,000.00			

* Indicates gap in check number sequence

CUSTOMER SERVICE INFORMATION		
<p>IF YOU HAVE QUESTIONS ON:</p> <p>Checking</p>	<p>YOU CAN CALL*:</p> <p>800-756-7047 (For Speech and Hearing Impaired Customers Only TDD: 800-945-0258)</p>	<p>YOU CAN WRITE:</p> <p>Citibank - Customer Account Services P.O. Box 5870, Grand Central Station New York, NY 10163-5870</p>
<p>*To ensure quality service, calls are randomly monitored.</p>		

Please read the paragraphs below for important information on your accounts with us. Note that some of these products may not be available in all states.

The products reported on this statement have been combined onto one monthly statement at your request. The ownership and title of individual products reported here may be different from the addressee(s) on the first page.

CHECKING AND SAVINGS

FDIC Insurance:

Products reported in CHECKING and SAVINGS are insured by the Federal Deposit Insurance Corporation. Please consult your Citibank Customer Manual for full details and limitations of FDIC coverage.

In Case of Errors or Questions About Your Electronic Fund Transfers other than for Investment Transactions:

If you think your statement or record is wrong or if you need more information about a transfer on the statement or record, telephone us or write to us at the address shown in the Customer Service Information section on your statement as soon as possible. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared.

Give us the following information: (1) your name and account number, (2) the dollar amount of the suspected error, (3) describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will recredit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

Citibank is an Equal Housing Lender.



Citibank, Citicard, Citicard Banking Center, Checking Plus, MasterCard, Visa, Citibank Preferred Visa and MasterCard, Citibank Platinum Select, Checks-as-Cash, Equity Source Account, MultiMoney, Citigold, CitiPhone Banking, and Ready Credit are registered in the U.S. Patent and Trademark Office. Safety Check is a service mark of Citigroup, Inc.

3RD INSTALLMENT

PART OF \$10,000 PAYMENT TO
ELIZABETH MARANDO.

SC BROKERS, INC.
DBA COLDWELL BANKER SC BROKERS

2073

6/28/07

ELIZABETH MARANDO

3500

PAYMENT 3105 OHIO

SC BROKERS, INC.
DBA COLDWELL BANKER SC BROKERS

2073

EXHIBIT #5



Account #: [REDACTED]

This statement: June 29, 2007
Last statement: May 31, 2007

Contact us:
213 673-7700

013
S C BROKERS, INC
DBA COLDWELL BANKERS
9201 LONG BEACH BLVD STE G
SOUTH GATE CA 90280

0830C

City Of Commerce Office
5601 East Slauson Avenue
City Of Commerce CA 90040

cnb.com

Analyzed Business Checking

Account Summary		Account Activity	
Account number	[REDACTED]	Beginning balance (5/31/2007)	\$15,318.46
Minimum balance	\$4,297.99	Credits	
Average balance	\$12,692.26	Deposits (6)	+ 57,295.00
Avg. collected balance	\$11,502.00	Electronic cr (0)	+ 0.00
		Other credits (0)	+ 0.00
		Total credits	+ \$57,295.00
		Debits	
		Checks paid (35)	- 45,204.62
		Electronic db (5)	- 2,176.23
		Other debits (0)	- 0.00
		Total debits	- \$47,380.85
		Ending balance (6/29/2007)	\$25,232.61

DEPOSITS

Date	Description	Reference	Credits
6-11	Deposit		11,000.00
6-14	Deposit		5,000.00
6-19	Deposit		8,275.00
6-21	Deposit		2,550.00
6-25	Deposit		13,470.00
6-29	Deposit		17,000.00

CHECKS PAID

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
1883	6-25	2,851.15	2043	6-6	1,500.00	2052	6-14	546.89	2061	6-18	447.10
2030 *	6-5	1,000.00	2044	6-11	1,000.00	2053	6-19	62.87	2063 *	6-26	708.24
2033 *	6-1	843.15	2045	6-11	256.61	2054	6-20	1,160.21	2066 *	6-26	256.61
2036 *	6-1	435.59	2046	6-12	451.04	2055	6-20	1,118.53	2067	6-26	441.89
2038 *	6-12	256.61	2047	6-12	843.15	2056	6-18	530.44	2070 *	6-28	800.00
2039	6-4	386.95	2048	6-20	7,846.00	2057	6-18	375.50	2071	6-26	2,000.00
2040	6-12	843.15	2049	6-15	261.43	2058	6-18	835.14	2072	6-28	5,629.50
2041	6-4	950.00	2050	6-20	285.98	2059	6-15	1,036.73	2073	6-29	3,500.00
2042	6-7	5,072.55	2051	6-15	415.00	2060	6-20	256.61	* Skip in check sequence		

↓
CHECK PAID
TO ELIZABETH
MARANDC.

CITY NATIONAL BANK

The way up.®



S C BROKERS, INC
June 29, 2007

Page 2

Account #: [REDACTED]

ELECTRONIC DEBITS

Date	Description	Debits
6-1	Automatic Ln Paymt AUTOMATIC LOAN PAY	398.61
6-7	Preauthorized Debit THE AD STORE 06-06-2007 ORDER#9294 CHECK#2023\	433.62
6-15	Preauthorized Debit CALIF CASUALTY CA.CAS INS 070615	115.00
6-15	Preauthorized Debit CALIF CASUALTY CA.CAS INS 070615	229.00
6-22	Preauthorized Debit CAPITAL ONE ONLINE PMT 070622 717239960003386	1,000.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount	Date	Amount
5-31	15,318.46	6-7	4,297.99	6-18	11,855.20	6-25	21,568.85
6-1	13,641.11	6-11	14,041.38	6-19	20,067.33	6-26	18,162.11
6-4	12,304.16	6-12	11,647.43	6-20	9,400.00	6-28	11,732.61
6-5	11,304.16	6-14	16,100.54	6-21	11,950.00	6-29	25,232.61
6-6	9,804.16	6-15	14,043.38	6-22	10,950.00		

Thank you for banking with City Of Commerce Office

RECORDING REQUESTED BY:

Fidelity National Title Company
AND WHEN RECORDED MAIL TO:

Alvaro Bautista
9201 Long Beach Blvd Ste. G
South Gate, CA 90280

Order No 19525019 40
Escrow No
Parcel No 6206-022-021

EXHIBIT # 6

05/04/07



20071083832

2
4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED (72)

THE UNDERSIGNED GRANTOR DECLARES THAT DOCUMENTARY TRANSFER TAX IS \$ 600.00 and CITY \$ 0.00

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area South Gate, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ELIZABETH MARANDO, a single woman

NOTE

hereby GRANTS to
ALVARO BAUTISTA, a married man as his sole and separate property

the following described real property in the City of South Gate, County of Los Angeles, State of California.
Lot 54 of Tract No 4753, in the County of Los Angeles, State of California, as per map recorded in Book 50, Page 51 of Maps, in the office of the County Recorder of said County.
Except the North 50 Feet Thereof

Date April 26, 2007

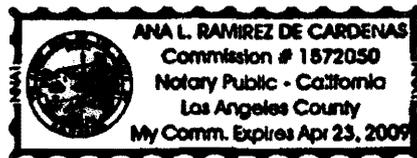
ELIZABETH MARANDO

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS

On May 01, 2007, before me, Ana L. Ramirez De Cardenas, Notary Public
personally appeared Elizabeth Marando 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/his/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 (Seal)



Bank of America

LINE OF CREDIT
Advance Ticket - CA

DEBIT

Date: 05/01/2007 Prepared By: Susana Torres Banking Center: 3180000486
 Customer Name: Alfredo Aaron Bautista

Information on credit offset for this advance:

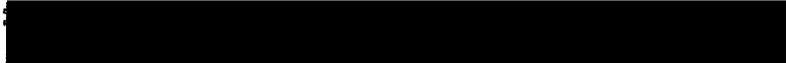
- Deposit in Account Number _____
- In Cash
- Issue Check Number: 2024178277

Approved By: X Alfredo Bautista
Customer Signature

Account Number



\$ 49,563.39



60/10 N BRL C*****
 11/09 N CKCHCA*****
 549,563.39 Official Check Sale
 R/T#
 Account: 000000000000
 Entry MCS CC 0000486 Tr 00005
 Tran 00141 05/01/2007 17:13

BANK OF AMERICA NA LAC
 1228900614 E 974 30 87
 05/01/07
 54603339

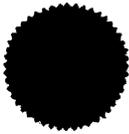
0000 66292

ALFREDO
IS MY
BROTHER.

~~CASHIER'S~~

CASHIER'S CHECK MADE BY ALFREDO A. BAUTISTA TO COVER THE TOTAL DUE IN ORDER TO AVOID FORECLOSURE. AMOUNT WAS GIVEN TO US BY TRUSTEE AS TOTAL AMOUNT PAST DUE.

EXHIBIT #7



Fidelity National Title
INSURANCE COMPANY

3760 Kilroy Airport Way • Long Beach, CA. 90806, CA 90806
(562) 951-5200 • FAX (562) 951-5283

MEMO BILL

SC Brokers Escrow
Attn: Carlos Hernandez



INVOICE NO.: 186893
Amended 1 05/04/07
TERMS, NET, DUE UPON RECEIPT
ORDER NO.: 19525019

REF. NO.: 00088-CH
COUNTY NO.: 0019
BRANCH NO.: 19-00

DATE: May 3, 2007
Title Officer: Annette LeVasseur Fax 562/624/2599
Customer Phone: (323) 319-1260

↑
DATE

BUYER: Alvaro Bautista & Maria D. Arellanez
SELLER: Elizabeth Merando
PROPERTY:

Sales Rep(s)
Sloss Team

4010	Owner's Title Policy CLTA \$ 600000.00	\$	1860.00
4010	Binder Fee	\$	186.00
2150	Documentary Transfer Tax	\$	600.60
2150	Spousal Deed	\$	11.00
2150	Deed	\$	11.00
5530	Outside Courier/Special Messenger	\$	31.89
5530	Unsecured Tax Lien 05/40253930	\$	257.12
5530	Tax Lien pd thru subescrow	\$	(-257.12)
5530	Unsecured Tax Lien 05/40253931	\$	731.59
5530	Tax Lien pd thru subescrow	\$	(-731.59)
5530	Release of Lien (2)	\$	26.00

AMOUNT PAID \$ 2726.49

↓
AMOUNT
PAID

EXHIBIT # 8

LANDSAFE TITLE

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

MARIA D ARELLANEZ



05/08/07



20071125362

TS No. 07-01284
Doc ID # 000689524572005N
Title Order No. 07-8-005379
Investor/Insurer No. 11108097

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF RESCISSION OF DECLARATION OF DEFAULT
AND DEMAND FOR SALE AND OF NOTICE OF DEFAULT**

NOTICE IS HEREBY GIVEN: That RECONTRUST COMPANY, N.A., is duly appointed Trustee under a Deed of Trust dated 12/27/2004, executed by MARIA D ARELLANEZ, A SINGLE WOMAN, as Trustor, to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, recorded 01/06/2005 as Instrument No. 05 0040900 in Book _____ Page _____, of Official Records in the Office of the Recorder of Los Angeles County, California describing land therein as more fully described on the above referenced deed of trust.

said obligations including one note for the sum of \$440,000.00.

Whereas, the current 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 the 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 01/16/2007 in the office of the Recorder of Los Angeles County, California, Instrument No. 07-0079509, in Book _____, Page _____, of Official Records.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the current ^{Trustee} Beneficiary, does hereby rescind, cancel and withdraw said Declaration of Default and Demand for Sale and said Notice of Default 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 no way 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.

RECONTRUST COMPANY, N.A. CORPORATION, AS TRUSTEE

Dated: May 04, 2007

By:

Christine Helm, Assistant Secretary

EXHIBIT # 9



HOME LOANS

ESTADO MENSUAL DEL PRÉSTAMO

0002540 01 MB 0.360 **AUTO T8 0 3052 90280-4189
MSO XW AG 0042----1--2--- M18082 IN 4 P02542

MARIA D ARELLANEZ



Número de Cuenta

Fecha del Estado de Cuenta
05/31/2007

Dirección de la Propiedad
3105 Ohio St.

EXHIBIT # 10

BULETÍN DE CLIENTES

¿Quiere ahorrar tiempo al hacer su pago?

Deje de enviar su pago mensual por correo. Conéctese a nuestro sitio de Internet (www.customers.countrywide.com). El sitio es seguro y muy fácil de usar.

Usted puede evitarse posibles retrasos con el correo y dejar de comprar estampillas y escribir cheques cada mes al utilizar este servicio.

Sírvase notar que para que su pago se registre el mismo día, deberá ingresar al sitio antes de las 3:00pm hora del Pacífico en un día hábil.

Para más información sobre como visitar nuestro sitio, llámenos al Departamento de Servicio al Cliente al 1-800-295-0025.

RESUMEN DEL PRÉSTAMO HIPOTECARIO

Informe general del préstamo hipotecario a partir de 05/31/2007	
Saldo Principal	\$428,300.19
Recargo de Pago Tardío si el pago se recibe después del 06/16/2007	\$159.71
Fecha	Pagos Recibidos
05/03/2007	\$31,497.55

Cantidad por vencer el 06/01/2007 a partir de 05/31/2007

Vencimiento del pago del préstamo hipotecario 06/01/2007	\$4,444.85
--	------------

(Lea la siguiente página para los detalles de su cuenta)

New BALANCE AFTER
\$441,363.39 PAYMENT

Monitoreamos y grabamos llamadas al azar para asegurar buena calidad.

tal vez le cobremos un cargo por cada pago devuelto o rechazado por su institución financiera, sujeto a las leyes aplicables.

Countrywide tiene el deber de informarle por ley que este comunicado proviene de un recaudador de deudas.

INSTRUCCIONES DE PAGO

- Por favor
 - no envíe dinero en efectivo
 - no sujete el cheque al cupón de pago
 - no incluya correspondencia
- Escriba el número de cuenta en el cheque o giro postal.
- Haga el cheque pagadero a **Countrywide Home Loans**
Attn: Remittance Processing
PO BOX 10219
VAN NUYS CA 91410-0219

Número de Cuenta
Maria D Arellanez

(7)

Pago a vencer **Jun 1, 2007** \$4,444.85
Después de **Jun 16, 2007** pago tardío \$4,604.56

Por favor actualice la información del e-mail ubicado en el dorso de este cupón.

VEA AL REVERSO PARA LAS INSTRUCCIONES DE PAGO

3052



Countrywide

PO BOX 10219
VAN NUYS CA 91410-0219



Principal
Adicional

Cuenta en
Custodia
Adicional

Otro

Total del
Cheque

068952457700000444485000460456

DETALLES DEL PRÉSTAMO HIPOTECARIO

Desglose del pago mensual a partir de 05/31/2007

Pago del principal y/o interés	\$3,194.17
Cantidad de pago de la cuenta en custodia	1,250.68
Pagos Pendientes	12.50
Pago total mensual del préstamo hipotecario	\$4,444.85

Tipo de préstamo y término

Tipo de préstamo	30 Años Hipoteca de tasa variable
Término restante del contrato	27 Años 8 Meses
Tasa de interés	7.950%
Próximas fechas	
Cambio en la Hipoteca de Tasa Variable	08/2007

Gastos de la cuenta en custodia

Nosotros somos responsables del pago de los siguientes artículos de la cuenta en custodia, con la excepción de los artículos marcados con un asterisco (*). El pago de los artículos marcados con un asterisco (*) es la responsabilidad del propietario.

Descripción	Portador	Número de póliza/ Identificación de Impuestos	Frecuencia	Próxima fecha de vencimiento	Saldo a pagar
Seguro de Propietario	Balboa Lender Placed Coverage	FN5739739	Anual	01/05/2008	3,775.00
Impuestos de Condado	Los Angeles County Tax Collect	6206-022-021	Anual	03/31/2008	3,743.35
Impuestos de Condado	Los Angeles County Tax Collect	6206-022-021	Anual	11/30/2007	3,743.35

Actividad del préstamo hipotecario a partir de su último estado de cuenta

Fecha	Descripción	Principal	Interés	Fondos en custodia	Recargo	Total
05/03/2007	Pago de Febrero	\$347.38	2,846.79	2,052.28		5,246.45
05/03/2007	Pago de Marzo	349.69	2,844.48	2,052.28		5,246.45
05/03/2007	Pago de Abril	352.00	2,842.17	2,052.28		5,246.45
05/03/2007	Pago de Mayo	354.33	2,839.84	2,052.28		5,246.45
05/03/2007	Varias transacciones			9,958.43		9,958.43
05/03/2007	Varias transacciones				553.32	553.32
	**Saldo final	\$428,300.19		\$0.00		

Handwritten notes: SECURED PAYMENTS, AC PART OF, LIQ, 56,338 PAYMENT

*AVISO: El saldo final probablemente no sea igual a la cantidad necesaria para cancelar su préstamo. Para información sobre el pago de cancelación, puede usar nuestro sistema automatizado de información las 24 horas, llamando al 1-800-295-0025.

PARA COMUNICARSE CON NOSOTROS

Aviso de Reporte de Crédito

Nosotros podemos reportar información sobre su cuenta a agencias de crédito. Recargos por pagos tardíos, pagos extraviados u otros incumplimientos en su cuenta pueden reflejarse en su reporte de crédito.

Para la más reciente información de su cuenta, use nuestro sistema automatizado de información las 24 horas. Para hacernos preguntas sobre esta factura o información de la cuenta, llame al **1-866-653-6183**, de lunes a viernes, 6AM-5PM Hora del Pacífico. Las llamadas pueden ser supervisadas y/o grabadas para propósitos de calidad de servicio. Para servicio en español llame al 1-800-295-0025. **Al llamar, por favor tenga su número de cuenta disponible.**

Departamento de Impuestos

Attn: Tax Department SV-24 P O Box 10211, Van Nuys, CA 91499-6089

Departamento de Seguros

Attn: Insurance Department P.O. Box 961206, FTWX-22 Fort Worth, TX 76161-0206

Pagos

Attn: Remittance Processing
P O Box 10219, Van Nuys, CA 91410-0219

Entregas Rápidas

Attn: Overnight deliveries 400 Countrywide Way, Simi Valley, CA 93065

Nuestro sitio en la red customers.countrywide.com

La información de su cuenta está disponible en español en el sitio mencionado arriba.

O escribanos a:

La dirección para preguntas generales y todos las Solicitudes Calificadas Por Escrito

de RESPA es: Countrywide Home Loans, Attn:

Servicio al Cliente

Attn: Customer Service SVB-314 P O Box 5170, Simi Valley, CA 93062-5170

Licensed by the Department of Corporations under the California Residential Mortgage Lending Act;



Equal Housing Lender. © 2007 Countrywide Home Loans, Inc. 4500 Park Granada Calabasas, CA 91302. Trade/service marks are the property of Countrywide Financial Corporation, Inc. and/or its subsidiaries.

Numero de Cuenta **068952457**

Uso de E-mail: Al proporcionar su(s) dirección de e-mail más adelante, esto nos permitirá enviarle información sobre su cuenta

María D Arellanez

E-mail address

E-mail address

Como registramos su pago: Todos los pagos aceptados de principal e intereses serán registrados al plazo más sobresaliente a vencer, a menos de lo contrario expresamente prohibido o limitado por la ley. Si usted somete una cantidad adicional a la cantidad de su pago mensual programado, registraremos sus pagos por consiguiente: (i) a pagos mensuales sobresalientes de principal e intereses, (ii) deficiencias en la cuenta de custodia, (iii) recargos por pagos tardíos y otras cantidades que usted debe con respecto a su préstamo y (iv) reducir el saldo principal sobresaliente de este. Por favor especifique si usted quiere que la cantidad adicional se registre a pagos futuros, en lugar de una reducción al principal. Para todos los periodos de pagos mensuales en total, el interés es calculado mensualmente. Como corresponde, los intereses para todos los meses en total, los cuales incluyen a Febrero, son calculados como 30/360 de intereses anuales, con independencia del número de días actuales en el mes. Para meses parciales, los intereses son calculados diariamente basado en un año con 365 días.

Cheques postfechados. Los cheques con fechas adelantadas serán procesados en la fecha que se recibieron a menos de que un consejero de préstamos esté de acuerdo en honrar la fecha escrita en el cheque con la condición de establecer un plan de pago.

Maria D Arellanez

REVISIÓN DE LA CUENTA EN CUSTODIA

EXPLICACIÓN DE LA CUENTA EN CUSTODIA

Parte de su pago mensual del préstamo será asignado a una cuenta en custodia, para pagar los impuestos de su propiedad y el seguro de su casa. Durante el año estas cuentas se pagarán de acuerdo a su fecha de vencimiento.

Mediante nuestro análisis, utilizamos los siguientes datos para calcular su nuevo pago para la cuenta en custodia.

Vea abajo para:

Este aviso describe cualquier cambio necesario en su pago mensual para mantener suficiente dinero en su cuenta en custodia para pagar estas facturas.

- una explicación detallada del análisis de su cuenta en custodia
- comparación paralela de la información proyectada del año pasado contra información actual.

RESUMEN	Cantidad mínima requerida (vea el Paso 1)	Cantidad mensual requerida para pagar los impuestos de su propiedad y el seguro de su casa	\$938.48
	Pago de déficit (vea el Paso 2)	La cantidad mensual que usted debe pagar a su cuenta en custodia para impedir que el saldo baje a cero durante el año	\$156.41
	Requisito de reserva (vea el Paso 3)	La cantidad mensual permitida por la ley federal para cubrir costos inesperados de impuestos y aumentos de seguro y demás	\$155.79
	Nuevo pago mensual de la cuenta en custodia (vea el Paso 4)		\$1,250.68
	Nuevo pago mensual del préstamo hipotecario a partir de 06/2007 (vea el Paso 4)		\$4,444.85

CÓMO CALCULAMOS SU PAGO DE LA CUENTA EN CUSTODIA

PASO 1

Determinación de la cantidad mínima necesitada para el año

Elementos de la cuenta en custodia	Cantidad requerida	Frecuencia mensual	Cantidad mensual requerida
Seguro de Propietario	\$3,775.00	12	\$314.58
Impuestos de Condado	3,743.35	12	311.95
Impuestos de Condado	3,743.35	12	311.95
Cantidad total básica del pago mensual			\$938.48

PASO 2

Determinación del saldo mínimo proyectado

En la siguiente gráfica, proyectamos las cantidades que usted pagará a su cuenta en custodia el próximo año y las cantidades que nosotros pagaremos para cubrir el seguro y los recibos de impuestos. Recuerde que esta información es sólo una proyección y talvez no refleje las cantidades actuales a pagar en la fecha límite.

Mes	Depósitos de la cuenta en custodia	Pagos de impuestos	Pagos de seguro	Pagos de MIP/PMI	Saldo
Saldo Principal					\$0.00
Junio 2007	938.48				938.48
Julio 2007	938.48				1,876.96
Agosto 2007	938.48				2,815.44
Septiembre 2007	938.48				3,753.92
Octubre 2007	938.48				4,692.40
Noviembre 2007	938.48	3,743.35			1,887.53
Diciembre 2007	938.48				2,826.01
Enero 2008	938.48		3,775.00		-10.51
Febrero 2008	938.48				927.97
Marzo 2008	938.48	3,743.35			-1,876.90*
Abril 2008	938.48				-938.42
Mayo 2008	938.48				.06
Saldo Final					\$0.06

tal vez le cobremos un cargo por cada pago devuelto o rechazado por su institución financiera, sujeto a las leyes aplicables. Countrywide tiene el deber de informarle por ley que este comunicado proviene de un recaudador de deudas.

INSTRUCCIONES DE PAGO

- Por favor
 - No envíe dinero en efectivo
 - No sujete el cheque al cupón de pago
 - No incluya correspondencia

- Escriba el número de cuenta en el cheque o giro postal.

- Escriba en cualquier cantidad adicional que vaya incluir.

- Haga el cheque pagadero a **Countrywide Home Loans**
Attn: Remittance Processing
PO BOX 10219
VAN NUYS CA 91410-0219

Número de Cuenta [REDACTED]
Maria D Arellanez

(7)

Deficit a pagar a la cuenta en custodia June 1, 2007 \$1,876.90

Cantidades adicionales incluidas

VEA AL REVERSO PARA LAS INSTRUCCIONES DE PAGO



Countrywide

PO BOX 10219
VAN NUYS CA 91410-0219



Principal Adicional

Cuenta en Custodia Adicional

Otro

Total del Cheque

068952457705000187690000187690

Saldo mínimo proyectado -\$1,876.90
Cantidad de déficit \$156.41

* Saldo mínimo proyectado (SMP)

Usted, por supuesto, tiene la opción de pagar su déficit anticipado en su totalidad. (Vea el Paso 4 para más información.)

PASO 3**Determinación del requisito de reserva**

La ley federal permite el cobro de una cantidad para mantener como reserva en caso inesperado de aumentos de impuesto y/o seguros y demás. La reserva usada para este período aparece a continuación.

Saldo mínimo proyectado (vea el Paso 2)	-\$1,876.90	
Reserva total requerida (16.6% de la cantidad baja) *	1,869.44	
Cantidades adicionales requeridas	1,869.44	
Requisito mensual para la reserva (\$1,869.44 dividido por 12)		\$155.79

Excedente disponible **\$0.00**

*La cantidad base equivale al total de pagos anticipados que se harán de la cuenta de custodia durante el año, pero excluye las cantidades del PMI/MIP.

PASO 4**Determinación de los pagos mensuales****Cálculo del pago mensual de la cuenta en custodia**

Cantidad mínima requerida para impuestos y/o seguro (vea el Paso 1)	\$938.48	
Pago para el déficit (vea el Paso 2)	156.41	
Requisito de reserva (vea el Paso 3)	155.79	
Total del pago mensual de la cuenta en custodia		\$1,250.68

Cálculo del pago mensual del préstamo hipotecario

Principal e/o interés	\$3,194.17	
Total del pago mensual de la cuenta en custodia	1,250.68	
Total del pago mensual del préstamo hipotecario a partir de 06/2007		\$4,444.85

Si usted elige pagar su déficit por completo, su pago se reducirá por la cantidad del déficit de \$156.41, dejándolo con un pago de \$4,288.44.

REVISIÓN DEL AÑO PASADO**Comparación del análisis actual y anterior**

<i>Cantidad requerida para impuestos y seguro</i>	<i>Cantidad mensual</i>	
	<i>Último análisis</i>	<i>Este análisis</i>
Seguro de Propietario	\$153.50	\$314.58
Impuestos de Condado	203.82	311.95
Impuestos de Condado	203.82	311.95
El pago de la cuenta en custodia bajo to	\$561.15	\$938.48
Pago de déficit	1,397.98	156.41
Requisito de reserva	93.15	155.79
Cantidad redondeada	.00	.00
El pago de la cuenta en custodia	\$2,052.28	\$1,250.68
Principal e/o intereses	\$2,766.65	\$3,194.17
El pago de la cuenta en custodia mensual	2,052.28	1,250.68
Cantidad Total del Pago	\$4,818.93	\$4,444.85

Resumen de cambios en la cuenta en custodia

Como se muestra, la cantidad mínima de la cuenta en custodia ha aumentado. Su porcentaje de la reserva ha permanecido sin cambiar. Su pago de la reserva ha aumentado. La cantidad redondeada incluida es un .00. El resultado de esta situación causó que el total de su pago de cuenta en custodia disminuyera. Adicionalmente, se le dejó con un déficit.

A continuación encontrará una comparación detallada de la actividad proyectada para la cuenta en custodia del año pasado contra la actividad actual.



Equal Housing Lender. © 2007 Countrywide Home Loans, Inc. 4500 Park Granada Calabasas, CA 91302. Trade/service marks are the property of Countrywide Financial Corporation, Inc. and/or its subsidiaries.

Como registramos su pago: Todos los pagos aceptados de principal e intereses serán registrados al plazo más sobresaliente a vencer, a menos de lo contrario expresamente prohibido o limitado por la ley. Si usted somete una cantidad adicional a la cantidad de su pago mensual programado, registraremos sus pagos por consiguiente: (i) a pagos mensuales sobresalientes de principal e intereses, (ii) deficiencias en la cuenta de custodia, (iii) recargos por pagos tardíos y otras cantidades que usted debe con respecto a su préstamo y (iv) reducir el saldo principal sobresaliente de este. Por favor especifique si usted quiere que la cantidad adicional se registre a pagos futuros, en lugar de una reducción al principal. Para todos los periodos de pagos mensuales en total, el interés es calculado mensualmente. Como corresponde, los intereses para todos los meses en total, los cuales incluyen a Febrero, son calculados como 30/360 de intereses anuales, con independencia del número de días actuales en el mes. Para meses parciales, los intereses son calculados diariamente basado en un año con 365 días.

Cheques postfechados. Los cheques con fechas adelantadas serán procesados en la fecha que se recibieron a menos de que un consejero de préstamos esté de acuerdo en honorar la fecha escrita en el cheque con la condición de establecer un plan de pago.

0002540 0005153



Pagos a la cuenta en custodia del año pasado

Proyectado

Fecha	Actividad	Depositado	Pagado a	Saldo
	Saldo principal			-\$12,847.77
11/01/2006	Pago de Noviembre	2,052.28		-10,795.49
11/02/2006	Impuestos de Condado		2,445.88	-13,241.37*
12/01/2006	Pago de Diciembre	2,052.28		-11,189.09
01/01/2007	Pago de Enero	2,052.28		-9,136.81
01/02/2007	Seguro de Propietario		1,842.00	-10,978.81
02/01/2007	Pago de Febrero	2,052.28		-8,926.53
03/01/2007	Pago de Marzo	2,052.28		-6,874.25
03/02/2007	Impuestos de Condado		2,445.88	-9,320.13
04/01/2007	Pago de Abril	2,052.28		-7,267.85
05/01/2007	Pago de Mayo	2,052.28		-5,215.57
06/01/2007	Pago de Junio	2,052.28		-3,163.29
07/01/2007	Pago de Julio	2,052.28		-1,111.01
08/01/2007	Pago de Agosto	2,052.28		941.27
09/01/2007	Pago de Septiembre	2,052.28		2,993.55
10/01/2007	Pago de Octubre	2,052.28		5,045.83
	Saldo final			\$5,045.83

* Saldo mínimo requerido

Actual

Fecha	Actividad	Depositado	Pagado a	Saldo
	Saldo principal			-\$13,058.84
11/27/2006	Pago-imp. del Condado		3,747.20	-16,806.04
01/16/2007	Pago seg. propietario		3,775.00	-20,581.04
03/29/2007	Pago-imp. del Condado		3,743.35	-24,324.39*
05/03/2007	Pago de Noviembre	2,052.28		-22,272.11
05/03/2007	Pago de Diciembre	2,052.28		-20,219.83
05/03/2007	Pago de Enero	2,052.28		-18,167.55
05/03/2007	Pago de Febrero	2,052.28		-16,115.27
05/03/2007	Pago de Marzo	2,052.28		-14,062.99
05/03/2007	Pago de Abril	2,052.28		-12,010.71
05/03/2007	Pago de Mayo	2,052.28		-9,958.43
05/03/2007	Varias transacciones	9,958.43		.00
	Saldo final			\$0.00

ESCROW PAYMENTS
APPLIED on 5/3/07

PART OF \$49K PAYMENT



Rick Uribe

415 E. Harvard Street, Suite 204
Glendale, California 91205
Tel: 818-548-4443
Fax: 818-548-4440
Uribe_argus@yahoo.com



Fax

To: Alvaro From: Rick Uribe
 Attn: _____ Date: 5-22-07
 Fax: 323 319-1261 Pages: including this one ()
 Re: 0610 CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

•Comments:

PLEASE SEND ME
RENT ROLL + OPERATING STATEMENTS

THANKS

RICK 323 864-4120

P.S. fill in
WHAT YOU CAN

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, or the employee or agent responsible for delivering this message, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via the U.S. Postal Service. If the transmission is not complete, please contact the sender. Thank you.

Operating Statement

Loan # _____ Period Ending: MAY 07

Property Address: 

Annual Income:

Rental Income	<u>5250 63000</u>
Laundry Income	<u>0</u>
Garage Income	<u> </u>
Other	<u> </u>
Total Income	\$ <u> </u>

Annual Expenses:

Advertising	<u>0</u>
Cleaning and Maintenance	<u>900</u>
Insurance	<u>1800</u>
Legal and Professional Fees	<u>0</u>
License and Permits	<u>0</u>
Management Fees	<u>0</u>
Repairs	<u> </u>
Supplies	<u> </u>
Taxes	<u>5600</u>
Utilities	<u>2700</u>
Miscellaneous/Other	<u> </u>
Total Expenses	\$ <u> </u>

Net Operating Income \$

ESTADO MENSUAL DEL PRÉSTAMO

0340701 01 AT 0.334 **AUTO T4 0 0651 90280-2908
MSR CC AG 0101 1-2 C0000060 IN 4 P41044

MARIA D ARELLANEZ



LOAN #2

NOT TOLD ABOUT
LOAN #2

AVISO IMPORTANTE

Countrywide Home Loans, Inc. (Countrywide) provee servicio a su préstamo en representación del poseedor de su pagaré. Esto es para informarle que su cuenta permanece en un estado serio de atraso.

Al no tener contacto inmediato con usted, no tendremos otra alternativa más que tomar la acción apropiada para proteger los intereses del poseedor del pagaré de su propiedad. Esta acción podría incluir la devolución de pagos que sean por menos de la cantidad total a vencer.

Por favor preste atención de urgencia a este asunto. Por favor pague la cantidad total a vencer inmediatamente. Countrywide procederá con la acción de recaudación hasta que su cuenta se ponga totalmente al día y usted será responsable por todos los cargos acumulados en este proceso hasta el mayor grado permitido por la ley.

Si le es imposible poner su cuenta al día, por favor comuníquese con nosotros al 1-800-669-0102.

Atentamente,

FRANCISCO MORALES
Asesor de Préstamos

Sírvase notar que este comunicado proviene de un recaudador de deudas.

RESUMEN DEL PRÉSTAMO HIPOTECARIO	Informe general del préstamo hipotecario a partir de 05/30/2007	Cantidad por vencer el 06/01/2007 a partir de 05/30/2007
	Saldo Principal \$108,424.69	Vencimiento del pago del préstamo hipotecario 06/01/2007 ** \$972.85
	Recargo de Pago Tardío si el pago se recibe después del 06/16/2007 \$42.29	Cantidad del pago atrasado 5,920.60
		(Lea la siguiente página para los detalles de su cuenta)

Monitoreamos y grabamos llamadas al azar para asegurar buena calidad. Al vez le cobremos un cargo por cada pago devuelto o rechazado por su institución financiera, sujeto a las leyes aplicables. Countrywide tiene el deber de informarle por ley que este comunicado proviene de un recaudador de deudas.

Número de Cuenta [REDACTED]
Maria D Arellanez

(0)

Pago a vencer **Jun 1, 2007** *\$972.85
Después de **Jun 16, 2007** pago tardío *\$1,015.14

*El importe del pago incluye recargos de pagos tardíos. Vea el desglose de estos en Detalles del Préstamo Hipotecario.

INSTRUCCIONES DE PAGO

- Por favor
 - no envíe dinero en efectivo
 - no sujete el cheque al cupón de pago
 - no incluya correspondencia
- Escriba el número de cuenta en el cheque o giro postal.
- Haga el cheque pagadero a Countrywide Home Loans
Attn: Remittance Processing
PO BOX 10219
VAN NUYS CA 91410-0219

VEA AL REVERSO PARA LAS INSTRUCCIONES DE PAGO



Countrywide
PO BOX 10219
VAN NUYS CA 91410-0219



06895246500000097285000101514

Principal Adicional
Cuenta en Custodia Adicional
Otro
Total del Cheque

EXHIBIT 12

**DETALLES DEL
PRÉSTAMO
HIPOTECARIO****Desglose del pago mensual a partir de 05/30/2007**

Pago del principal y/o interés	\$845.80
Saldo de pagos tardíos	\$127.05
Pagos Pendientes	152.50
Pago total mensual del préstamo hipotecario	\$972.85

Tipo de préstamo y término

Tipo de préstamo	2n Años floan
Tasa de interés	8.500%

Gastos de la cuenta en custodia

Nosotros somos responsables del pago de los siguientes artículos de la cuenta en custodia, con la excepción de los artículos marcados con un asterisco (*). El pago de los artículos marcados con un asterisco (*) es la responsabilidad del propietario.

Descripción	Portador	Número de póliza/ Identificación de Impuestos	Frecuencia	Próxima fecha de vencimiento	Saldo a pagar
* Seguro de Propietario	No Payee Available - Fo Unit	SECOND LIEN	Anual	04/28/2006	1.00

Actividad del préstamo hipotecario a partir de su último estado de cuenta

No hubo ninguna actividad en su cuenta durante el período de este estado de cuenta.

**AVISO
IMPORTANTE****Aviso de Reporte de Crédito**

Nosotros podemos reportar información sobre su cuenta a agencias de crédito. Recargos por pagos tardíos, pagos extraviados u otros incumplimientos en su cuenta pueden reflejarse en su reporte de crédito.

Countrywide está aquí para ayudarle a poner su préstamo al corriente. Para arreglos especiales de pago, llame al 1-866-653-6183. Mientras su préstamo permanezca en estado atrasado, Countrywide hará inspecciones de su propiedad periódicamente. Estas inspecciones se le explican en sus documentos del préstamo. Countrywide inspeccionará su propiedad para confirmar su ocupación, identificar a los ocupantes y observar la condición física de la propiedad. Usted será responsable por pagar el costo de estas inspecciones.



Equal Housing Lender. © 2007 Countrywide Home Loans, Inc. 4500 Park Granada Catlabasas, CA 91302. Trade/service marks are the property of Countrywide Financial Corporation, Inc. and/or its subsidiaries.

Número de Cuenta **068952465**

ISO de E-mail: Al proporcionar su(s) dirección de e-mail más adelante, esto nos permitirá enviarle información sobre su cuenta

Maria D Arellanez

-mail address

E-mail address

Como registramos su pago: Todos los pagos aceptados de principal e intereses serán registrados al plazo más sobresaliente a vencer, a menos de lo contrario expresamente prohibido o limitado por la ley. Si usted somete una cantidad adicional a la cantidad de su pago mensual programado, registraremos sus pagos por consiguiente: (i) a pagos mensuales sobresalientes de principal e intereses, (ii) deficiencias en la cuenta de custodia, (iii) recargos por pagos tardíos y otras cantidades que usted debe con respecto a su préstamo y (iv) reducir el saldo principal sobresaliente de este. Por favor especifique si usted quiere que la cantidad adicional se registre a pagos futuros, en lugar de una reducción el principal. Para todos los periodos de pagos mensuales en total, el interés es calculado mensualmente. Como corresponde, los intereses para todos los meses en total, los cuales incluyen a Febrero, son calculados como 30/360 de intereses anuales, con independencia del número de días actuales en el mes. Para meses parciales, los intereses son calculados diariamente basado en un año con 365 días.

Cheques postfechados: Los cheques con fechas adelantadas serán procesados en la fecha que se recibieron a menos de que un consejero de préstamos esté de acuerdo en honrar la fecha escrita en el cheque con la condición de establecer un plan de pago.

CASH NEEDED TO REPAIR DEFERRED MAINTENANCE

EXHIBIT

13

Track Your Expenses ...

<input type="checkbox"/> Mortgage / Rent	<input type="checkbox"/> Transportation	<input type="checkbox"/> Entertainment & Travel
<input type="checkbox"/> Gas / Electric	<input type="checkbox"/> Credit Card	<input type="checkbox"/> Medical / Dental
<input type="checkbox"/> Telephone	<input type="checkbox"/> Taxes	<input type="checkbox"/> Dependent Care
<input type="checkbox"/> Food	<input type="checkbox"/> Insurance (Life, Home, Auto)	<input type="checkbox"/> Savings & Investment
<input type="checkbox"/> Clothing	<input type="checkbox"/> Home Improvement (Maintenance, Repairs)	<input type="checkbox"/> Other

DO NOT USE FOR REORDERING

TAX DEDUCTIBLE ITEM 189

5/6/07

THIS PAYMENT	1500
BALANCE	
OTHER	
BAL FOR'D	

One Thousand Five Hundred

... Here's How:
• Carry balance forward
• Check type of expense
• Add details on memo line
• Retain duplicates in Deluxe Check box

Memo _____

107 (E) 07-1-83

CASH FOR REPAIRS TO PROPERTY

EXHIBIT

14

Track Your Expenses...

<input type="checkbox"/> Mortgage / Rent	<input type="checkbox"/> Transportation	<input type="checkbox"/> Entertainment & Travel	DO NOT USE FOR REORDERING TAX DEDUCTIBLE ITEM <input type="checkbox"/> 198
<input type="checkbox"/> Gas / Electric	<input type="checkbox"/> Credit Card	<input type="checkbox"/> Medical / Dental	
<input type="checkbox"/> Telephone	<input type="checkbox"/> Taxes	<input type="checkbox"/> Dependent Care	
<input type="checkbox"/> Food	<input type="checkbox"/> Insurance (Life, Home, Auto)	<input type="checkbox"/> Savings & Investment	
<input type="checkbox"/> Clothing	<input type="checkbox"/> Home Improvement (Maintenance, Repairs)	<input type="checkbox"/> Other _____	

CASH

ONE THOUSAND FIVE HUNDRED EIGHT

... Here's How:

- Carry balance forward
- Check type of expense
- Add details on memo line
- Retain duplicates in Deluxe Check box

BAL. FOR'D	
THIS PAYMENT	1500 ⁰⁰
BALANCE	
OTHER	
BAL. FOR'D	

Memo: WALL WORK

NOT NEGOTIABLE

CASH FOR REPAIRS ON PROPERTY

EXHIBIT
15

Track Your Expenses...

<input type="checkbox"/> Mortgage / Rent	<input type="checkbox"/> Transportation	<input type="checkbox"/> Entertainment & Travel	DO NOT USE FOR REORDERING	TAX DEDUCTIBLE ITEM 100
<input type="checkbox"/> Gas / Electric	<input type="checkbox"/> Credit Card	<input type="checkbox"/> Medical / Dental		
<input type="checkbox"/> Telephone	<input type="checkbox"/> Taxes	<input type="checkbox"/> Dependent Care		
<input type="checkbox"/> Food	<input type="checkbox"/> Insurance (Life, Home, Auto)	<input type="checkbox"/> Savings & Investment		
<input type="checkbox"/> Clothing	<input type="checkbox"/> Home Improvement (Maintenance, Repairs)	<input type="checkbox"/> Other		

5/14/07

CASH

FIFTEEN HUNDRED EIGHTY

BAL. FOR'D	
THIS PAYMENT	1500 ⁰⁰
BALANCE	—
OTHER	
BAL. FOR'D	

... Here's How:

- Carry balance forward
- Check type of expense
- Add date's or memo's
- Retain duplicates in Debit Card

Memo _____

NOT NEGOTIABLE



ALVARO A BAUTISTA PRES.

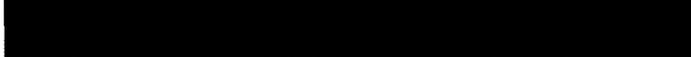


EXHIBIT 16



CITIBANK ACCOUNT AS OF MAY 15, 2007

CITIBANK ACCOUNT SUMMARY:

Checking	\$14,203.57
Savings	-----
Investments (not FDIC insured)	-----
Loans	-----
Credit Cards	-----

WHEN PLANNING THAT NEXT GETAWAY
 Plan on Citibank's World Wallet[®] Service to make ordering Foreign Currency easier than ever.
 You have access to a wide variety of Foreign Currencies, delivered right to your door or place of business.
 (Anywhere in the Continental U.S.)
 Limits/Fees apply. Call 1-800-756-7050 for details.

CITIBANK ACCOUNT RATES AND CHARGES

Citibank gives you the benefit of lower charges and better rates as you maintain higher balance levels. If you have ever been charged a monthly maintenance fee, you can receive a rebate of up to \$3.00 off that fee on the following types of transactions during the statement period:

- A deposit
- A bill payment or electronic bill payments you made by telephone or computer
- An automatic deduction initiated by a third party that you authorized.

For current rates and charges, Citibank considered your average balances during the month of April in all of your qualifying checking, savings, investment, credit card, and loan accounts that you asked us to combine. These balances may be in accounts that are reported on other statements.

Rates and Charges	Your Combined Balance Range
Rates	\$10,000-\$24,999
Monthly Service Charge	Preferred
	None

Ask about accounts eligible for preferred rates.

Please refer to your Citibank Account Terms and Conditions for details on how we determine your monthly fees and charges. Please note that when your qualified transaction activity exceeds the designated level, you may be subject to fees for transactions performed.

All fees assessed in a statement period, including per check and non-Citibank ATM fees, will appear as charges on your next Citibank statement (to the account that is currently debited for your monthly service charge).

CHECKING ACTIVITY

Regular Checking
40034469334

Beginning Balance: \$36,448.09
Ending Balance: \$14,203.57

Date	Description	Amount Subtracted	Amount Added	Balance
4/17	Authorized Transfer Countrywide MORTGAGE	2,031.67		
4/17	Authorized Transfer Countrywide MORTGAGE	756.86		
4/17	Authorized Transfer Countrywide MORTGAGE	15.00		
4/17	Authorized Transfer Countrywide MORTGAGE	15.00		33,629.56
4/18	Check # 179	500.00		33,129.56
4/20	Deposit		2,973.23	
4/20	Check # 181	1,000.00		
4/20	Check # 180	58.65		35,044.14
4/25	Deposit		404.47	
4/25	Check # 182	2,500.00		32,948.61
4/27	Check # 229	100.00		32,848.61
4/30	Check # 183	6,000.00		26,848.61
5/01	Authorized Transfer LA FITNESS 05/07DOW01	53.00		26,795.61
5/08	Deposit		800.00	
5/08	Withdrawal	2,000.00		25,595.61
5/09	Authorized Transfer SO CAL EDISON MAILED PMT 185	96.23		
5/09	Withdrawal	3,715.20		21,784.18
5/11	Deposit		850.00	
5/11	Check # 188 - CASH	1,500.00		
5/11	Check # 199 - CASH	2,700.00		18,434.18
5/14	Deposit on 05/12 ¹		2,240.00	
5/14	Check # 189	1,500.00		
5/14	Check # 198	2,000.00		
5/14	Check # 186 - CASH	1,500.00		
5/14	Check # 200	332.00		15,342.18
5/15	Authorized Transfer PRIMERICALIFE INS. PREM	138.61		
5/15	Check # 190	1,000.00		14,203.57
	Total Subtracted/Added	29,512.22	7,267.70	

¹ Transactions made on weekends, bank holidays or after bank business hours are not reflected in your account until the next business day.

Checks Paid

Check	Date	Amount									
179	4/18	500.00	183	4/30	6,000.00	189	5/14	1,500.00	199	5/11	2,700.00
180	4/20	58.65	186*	5/14	1,500.00	190	5/15	1,000.00	200	5/14	332.00
181	4/20	1,000.00	188*	5/11	1,500.00	198*	5/14	2,000.00	229*	4/27	100.00
182	4/25	2,500.00									

* Indicates gap in check number sequence



RESIDENTIAL SALES ORDER

Sempia Energy, Utility

ACCOUNT 142.016
TYPE 1
No. B459856
COST ESTIMATE
CUSTOMER'S RECEIPT

BILLING ACCT	NAME	APT. NO.	PART/DESCRIPTION	CODE	QTY.	PART/DESCRIPTION	CODE	QTY.
[REDACTED]	[REDACTED]	[REDACTED]	CONNECTOR 7/8" X 48"	20-2356		VALVE 1/2" TUBE X 1/2"	20-9080	
			CONNECTOR 1/2" X 12"	20-2342		VALVE 3/8" TUBE X 1/2"	20-9012	
			CONNECTOR 1/2" X 18"	20-2344		THERMOCOUPLE 24"	20-1302	1
			CONNECTOR 1/2" X 24"	20-2347		THERMOCOUPLE 48"	20-1345	
			CONNECTOR 3/8" X 36"	20-2348		TUBING 1/4" X 28" w/brand	20-8650	
			CONNECTOR 3/8" X 12"	20-2345		TUBING 1/8"	MEMO	
			CONNECTOR 3/8" X 18"	20-2346		TUBING 1/4"	ONLY	
			CONNECTOR 3/8" X 24"	20-2359		MANTLE INVERTED	20-5254	
			CONNECTOR 3/8" X 48"	20-2360		MANTLE SOFT INVTD	20-5255	
			VALVE 7/8" TUBE X 3/4"	20-9054		MANTLE UPRIGHT	20-5260	
			OTHER					

ESTIMATE/RECEIPT NO. 1 \$50.00

THIS ESTIMATE OF COST IS FURNISHED IN ACCORDANCE WITH CALIFORNIA BUSINESS AND PROFESSIONS CODE, SEC. 9894.

TIMED APPOINTMENT

COMPLETED BY: J. SARRA CODE: HP34 DATE: 7-2-77 ESTIMATE RECEIVED BY: [Signature]

REGION: 43 ACCOUNT NUMBER: 879,00421 COST TR: 1 STORE ROOM # 1 CHECK PART GUARANTEE: PARTS AND LABOR ARE GUARANTEED FOR 90 DAYS FROM DATE OF INSTALLATION

PRICE INCLUDES PARTS, LABOR AND SALES TAX. PMT DEFERRED CASH CHECK

\$ 50.00 PLEASE KEEP THIS FORM FOR YOUR FILE

SOUTHERN CALIFORNIA GAS CO. 3327-G (06/02)

EXHIBIT 1

ALVARO A. BAUTISTA PRES.

90-7172/238
3222
40034483314

285

Date 7/26/07

Pay to the order of

CARRERA'S CARPET

\$ 404.78

Four Hundred Four & 78/100

Dollars

citibank 122101194501200101000940000000 08130000
0452001917 7100000

CITIBANK, N.A. BA. #238
238 TWENTY BLVD
SOUTH GATE, CA 90230

Memo 3107 OHIO

[Signature]

0285 "0000040478"

0420286180 08142007
Cyc= Bulk=
LA PROCESSED 002

WFB, N.A. DE
TRACE 08142007
>1221-00000000
7126335559

PAY TO THE ORDER OF
WELLS FARGO BANK, N.A.
FOR DEPOSIT ONLY
CARRERA'S CARPET
08/01/07

EXHIBIT 18

ALVARO A. BAUTISTA PRES.



AB

90-7172/238
322
4003448334

190

Date 5/14/07

Pay to the order of SERGIO RODRIGUEZ \$ 1000⁰⁰

One THOUSAND EVEN Dollars

citibank

CITIBANK (WEST), FSB BR. 0238
2382 TWILIGHT BLVD
SOUTH GATE, CA 90280

Memo Services

AB

0190 000000000000

60/11
00'000
0420506850 05152007
Cyc= Bulk=
LA PROCESSED 000
ENTER RES CC 0002138 11 00014
05/14/07 15:21

BANK OF AMERICA NA LAC
#1237066614 52357 50 27

05/14/07

05004210

Sergio Rodriguez
21384-01006

EXHIBIT
19

ALVARO A. BAUTISTA PRES.

90-7172/238

202

3222
40034463334

Date 5/30/07

Pay to the order of

CITY of SOUTH GATE \$ 536.⁰⁰

FIVE HUNDRED THIRTY SIX & 00/100 Dollars

citibank

CITIBANK (WEST), FSB BR. #238
3352 TWEEDY BLVD
SOUTH GATE, CA 90280

Memo

3105 OHIO

AP

0202 0000005360 100

0420305480 06012007
Cyc= Bulk=
LA PROCESSED 002

BANK OF AMERICA NA LAC

1225556614 E1450 99 27

05/31/07

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

0000000000

Order # 202
Date: 5/30/07 01
CITY OF SOUTH GATE
BOFA 14592-03597
FOR DEPOSIT ONLY
167419
1536.01

EXHIBIT 20



PLEASE MAKE CHECK PAYABLE TO: CITY OF SOUTH GATE
MAIL PAYMENT TO: P.O. Box 1429, South Gate, CA 90280-1429

SERVICE ADDRESS

<u>CUST # - LOC #</u>	<u>CYCLE-ROUTE</u>	<u>BILL DATE</u>	<u>DUE DATE</u>
206304-20321	04-04	6/15/07	7/07/07
Current Charges			274.35
PAST DUE AMOUNT			.00
Total Amount Due			274.35



0206304000020321000000274350

JOSEFINA ROJAS
C/O ELIZABETH MARANDO

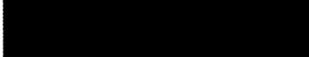


EXHIBIT #21



CITY OF SOUTH GATE

Customer Service Division
8650 California Ave. • South Gate, CA 90280
(323) 563-9586

UTILITY
BILL

OFFICE HOURS: MONDAY-THURSDAY 7:00 A.M. - 5:30 P.M.
CLOSED FRIDAYS - CERRADOS LOS VIERNES

SERVICE ADDRESS



Last Bill Amount	531.01
Payments	536.01
Adjustments	5.00
PAST DUE AMOUNT	.00

<u>CUST # - LOC #</u>	<u>CYCLE-ROUTE</u>	<u>BILL DATE</u>	<u>DUE DATE</u>
206304-20321	04-04	6/15/07	7/07/07

Last payment amount/date: 536.01 5/30/07
1 CCF IS 100 CUBIC FEET (APPROX. 748 GALLONS)

Service Period	Days	Meter Number	Mult Units	Current	Previous	Usage
WA 4/30/07 5/30/07	30	P500913	1.000 CCF	4987	4922	65
Service				Consumption	Charge	Total
WA	WATER		65.00	173.52		173.52
SW	SEWER			17.55		17.55
TR	TRASH			76.08		76.08
ST	STREET SWEEPING			7.20		7.20

Current Charges	274.35
PAST DUE AMOUNT	.00
Total Amount Due	274.35

BILL REFLECTS PAYMENTS POSTED TO YOUR ACCOUNT THROUGH JUNE 11, 2007

FACTURA CONTIENE PAGOS HECHOS HASTA JUNIO 11, 2007

Average cost per day 9.13



CITY OF SOUTH GATE

Customer Service Division
8650 California Ave. • South Gate, CA 90280
(323) 563-9586

OFFICE HOURS: MONDAY-THURSDAY 7:00 A.M. - 5:30 P.M.
CLOSED FRIDAYS - CERRADOS LOS VIERNES

*Blumy O.P. Dewar
O.G. TO WATER BY 6/11*

SERVICE ADDRESS

[REDACTED ADDRESS]

Last Bill Amount 486.08
Payments 250.00
Adjustments 0.00
PAST DUE AMOUNT 236.08

CUST # - LOC # CYCLE-ROUTE BILL DATE DUE DATE
206304-20321 04-04 5/18/07 6/07/07

Last payment amount/date: 250.00 4/30/07
1 CCF IS 100 CUBIC FEET (APPROX. 748 GALLONS)

Service Period Days Meter Number Mult Units Current Previous Usage
WA 3/29/07 4/30/07 32 P500913 1.000 CCF 4922 4850 72

Service	Consumption	Charge	Total
WA WATER	72.00	192.21	192.21
SW SEWER		19.44	19.44
TR TRASH		76.08	76.08
ST STREET SWEEPING		7.20	7.20

Current Charges 294.93
PAST DUE AMOUNT 236.08
Total Amount Due 531.01

BILL REFLECTS PAYMENTS POSTED TO YOUR ACCOUNT THROUGH MAY 16, 2007

FACTURA CONTIENE PAGOS HECHOS HASTA MAYO 16, 2007

Average cost per day 9.37

Exhibit #22

Carrera's Carpet

8275 COMPTON AVENUE
 LOS ANGELES, CA 90001
 TEL (323) 563-8228 FAX (323) 563-8229
 (323) 974-7652 calls (323) 353-2220
 carrerascarpet@sccglobal.net

*PAID
 7/27/07*

Invoice

Date	Invoice #
7/21/2007	1707

Bill To	
Alvaro Bautista	
	

Ship To
Alvaro Bautista


Terms	Rep

Item	Description	Qty	Rate	Serviced	Amount
com conquero ...	style com conqueror 22 color 949 denning 1/2 padding	45	6.00		270.00T
Labor	Labor For Installation	45	2.50		112.50

Subtotal		\$382.50
Sales Tax (8.25%)		\$22.28
Total		\$404.78
Balance Due		\$404.78

Carrera' Carpet is not responsible for moving furniture

EXHIBIT #24

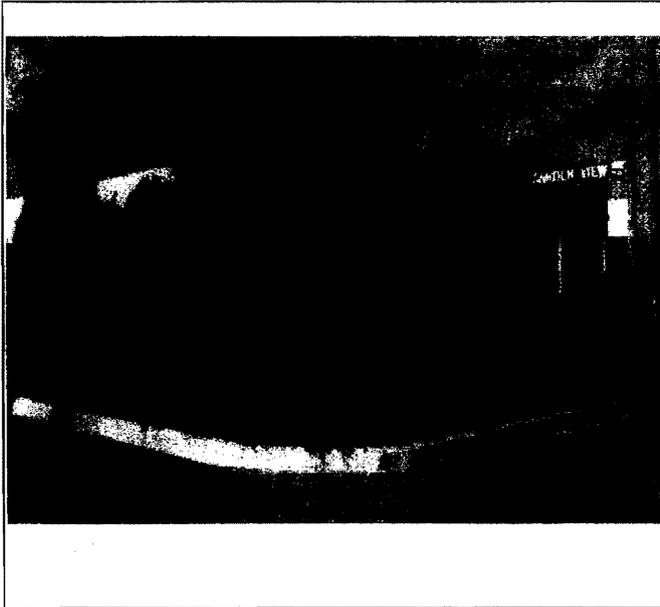
6 Units in South Gate

Property ID: 15127256
<http://listing.loopnet.com/15127256>

6 Units in South Gate ^{PM}

For more information, click to email:
ALVARO BAUTISTA

COLDWELL BANKER SC BROKERS



For Sale	Active
Primary Type:	Multifamily Garden/Low-Rise
No. Units:	6
Building Size:	3,100 SF
Lot Size:	8,500 SF
Occupancy:	100.00%
Price:	\$719,000
Price/Unit:	\$119,833.33
GRM:	11.40
Cap Rate:	6.90%
Year Built:	1939
Date Last Verified:	6/11/2007
Property ID:	15127256

Additional Information

Property Description:

Lowest GRM in SouthEast L.A County. Property has recently passed the City of South Gate Pre-Sale Inspection. Over \$70,000 in upgrades, including new electrical panels and new windows throughout. Some units have been rehabbed.

Location Description:

Located in the High Rental Demand City of South Gate. East of Long Beach and North of Tweedy

No. Stories:	1	Commission Split:	3%
Parking Ratio:	11 / 1,000 SF		
TaxID/APN:	6206-022-021		

Highlights

- High Rental Demand
- 100% Occupied
- Low Maintenance

<p>Financial Summary</p> <p>Year: 2006</p> <p>Scheduled Gross Income: \$63,000</p> <p>Vacancy: \$0</p> <p>Effective Gross Income: \$63,000</p> <p>Maintenance: \$960</p> <p>Taxes: \$5,500</p> <p>Insurance: \$2,200</p> <p>Other Expenses: \$3,000</p>	<p>Unit Mix Information</p> <p>2 Bedroom, 1 Bath</p> <p>No. Units: 1 Avg. Mo. Rent: \$1,000</p> <p>1 Bedroom, 1 Bath</p> <p>No. Units: 5 Avg. Mo. Rent: \$850</p>	<p>Debt & Equity Information</p> <p>No Debt & Equity Information Provided</p>
--	--	--

EXHIBIT #25

Total Expenses:	\$11,660		
Net Operating Income:	\$49,611		



CALIFORNIA
ASSOCIATION
OF REALTORS®

**RESIDENTIAL INCOME PROPERTY PURCHASE
AGREEMENT AND JOINT ESCROW INSTRUCTIONS**
(C.A.R. Form RIPA, Revised 1/06)

Date: May 29, 2007 at Los Angeles, California.

1. OFFER: A. THIS IS AN OFFER FROM Jose G. Gomez ("Buyer").

Individual(s), A Corporation, A Partnership, An LLC, An LLP, Other

B. THE REAL PROPERTY TO BE ACQUIRED is described as _____, situated in
A 6 Unit Apartment Property, Assessor's Parcel No. _____,
South Gate, County of Los Angeles, California. ("Property").

C. THE PURCHASE PRICE offered is Six Hundred Forty Nine Thousand Dollars \$ 649,000.00

D. CLOSE OF ESCROW shall occur on _____ (date) (or 60 Days After Acceptance).

2. FINANCE TERMS: Obtaining the loans below is a contingency of this Agreement unless: (i) either 2L or 2M is checked below or (ii) otherwise agreed in writing. Buyer shall act diligently and in good faith to obtain the designated loans. Obtaining deposit, down payment and closing costs is not a contingency. Buyer represents that funds will be good when deposited with Escrow Holder.

A. INITIAL DEPOSIT: Buyer has given a deposit in the amount of \$ 9,735.00 to the agent submitting this offer (or to _____), by personal check (or _____), made payable to Golden Escrow, which shall be held uncashed until Acceptance and then deposited within 3 business days after Acceptance (or _____), with Escrow Holder, (or into Broker's trust account).

B. INCREASED DEPOSIT: Buyer shall deposit with Escrow Holder an increased deposit in the amount of \$ 9,735.00 within _____ Days After Acceptance, or Upon Removal of Contingencies

C. FIRST LOAN IN THE AMOUNT OF \$ 454,300.00

(1) NEW First Deed of Trust in favor of lender, seller,
OR ASSUMPTION (or "subject to") Existing First Deed of Trust encumbering the Property, securing a note payable at maximum interest of _____ % fixed rate, or _____ % initial adjustable rate with a maximum interest rate of _____ %, balance due in _____ years, amortized over _____ years (if checked: and with a margin not to exceed _____ %, tied to the following index: _____). Buyer shall pay loan fees/points not to exceed _____

(These terms apply whether the designated loan is conventional, FHA or VA.)
(2) FHA VA: (The following terms only apply to the FHA or VA loan that is checked.) Seller shall pay _____ % discount points. Seller shall pay other fees not allowed to be paid by Buyer, not to exceed \$ _____. Seller shall pay the cost of lender required Repairs (including those for wood-destroying pests) not otherwise provided for in this Agreement, not to exceed \$ _____. (Actual loan amount may increase if mortgage insurance premiums, funding fees or closing costs are financed.)

30%
Down

D. SECOND LOAN IN THE AMOUNT OF \$ _____

(1) NEW Second Deed of Trust in favor of lender, seller,
OR ASSUMPTION (or "subject to") Existing Second Deed of Trust encumbering the Property, securing a note payable at maximum interest of _____ % fixed rate, or _____ % initial adjustable rate with a maximum interest rate cap of _____ %, balance due in _____ years, amortized over _____ years (if checked: and with a margin not to exceed _____ %, tied to the following index: _____). Buyer shall pay loan fees/points not to exceed _____

(These terms apply whether the designated loan is conventional, FHA or VA.)
(2) FHA VA: (The following terms only apply to the FHA or VA loan that is checked.) Seller shall pay _____ % discount points. Seller shall pay other fees not allowed to be paid by Buyer, not to exceed \$ _____. Seller shall pay the cost of lender required Repairs (including those for wood-destroying pests) not otherwise provided for in this Agreement, not to exceed \$ _____. (Actual loan amount may increase if mortgage insurance premiums, funding fees or closing costs are financed.)

E. ADDITIONAL FINANCING TERMS: \$ _____

F. BALANCE OF PURCHASE PRICE (not including costs of obtaining loans and other closing costs) in the amount of \$ 175,230.00 to be deposited with Escrow Holder within sufficient time to close escrow.

G. PURCHASE PRICE (TOTAL): \$ 649,000.00

H. LOAN APPLICATIONS: Within 7 (or _____) Days After Acceptance, Buyer shall provide Seller a letter from lender or mortgage loan broker stating that, based on a review of Buyer's written application and credit report, Buyer is prequalified or preapproved for any NEW loan specified above.

I. VERIFICATION OF DOWN PAYMENT AND CLOSING COSTS: Buyer (or Buyer's lender or loan broker pursuant to 2H) shall, within 7 (or _____) Days After Acceptance, provide Seller written verification of Buyer's down payment and closing costs.

J. LOAN CONTINGENCY REMOVAL: (i) Within 17 (or _____) Days After Acceptance Buyer shall, as specified in paragraph 18, remove the loan contingency or cancel this Agreement; OR (ii) (if checked) the loan contingency shall remain in effect until the designated loans are funded.

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopying, scanning or any other means, including electronic or computerized formats. Copyright © 1999-2006, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.

RIPA REVISED 1/06 (PAGE 1 OF 10)

Buyer's Initials (JG) (_____)
Seller's Initials (JG) (_____)

Reviewed by _____ Date _____



RESIDENTIAL INCOME PROPERTY PURCHASE AGREEMENT (RIPA PAGE 1 OF 10)

Agent: Stephen Dyner Phone: (213) 817-1000 102 Fax: (213) 817-1001 Prepared using WinForms® software
Broker: RE/MAX Commercial Real Estate 550 S. Hope St., Ste. 500 Los Angeles, CA 90071

EXHIBIT # 26



COUNTER OFFER No. ONE
For use by Seller or Buyer. May be used for Multiple Counter Offer.
(C.A.R. Form CO, Revised 10/04)

Date May 31, 2007, at South Gate, California.
This is a counter offer to the: [X] California Residential Purchase Agreement, [] Counter Offer, or [] Other ("Offer"),
dated May 29, 2007, on property known as [redacted] ("Property"),
between Jose G Gomez ("Buyer") and Alvaro Bautista ("Seller").

- 1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following:
A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counter Offer.
B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer.
C. Buyer understands that seller is a licensed Real estate Broker acting as a Principal Seller will provide a Termite Report, But NO COMPLETION
All contingencies are automatically removed in 28 days
Initial deposit to be non-refundable on day 28, no signatures required
Escrow to be SC Brokers Escrow Division, Title to be Fidelity National-Sloss Team
Price to be \$710,000
Property is being sold in its present physical condition
D. The following attached supplements are incorporated into this Counter Offer: [] Addendum No. [] [] []
2. RIGHT TO ACCEPT OTHER OFFERS: Seller has the right to continue to offer the Property for sale or for other transaction, and to accept any other offer at any time prior to notification of acceptance, as described in paragraph 3. If this is a Seller Counter Offer, Seller's acceptance of another offer prior to Buyer's acceptance and communication of notification of this Counter Offer, shall revoke this Counter Offer.
3. EXPIRATION: This Counter Offer shall be deemed revoked and the deposits, if any, shall be returned unless this Counter Offer is signed by the Buyer or Seller to whom it is sent and a Copy of the signed Counter Offer is personally received by the person making this Counter Offer or

who is authorized to receive it, by 5:00 PM on the third Day After this Counter Offer is made or, (if checked) by [] (date), at [] AM [] PM. This Counter Offer may be executed in counterparts.

- 4. [X] (if checked:) MULTIPLE COUNTER OFFER: Seller is making a Counter Offer(s) to another prospective buyer(s) on terms that may or may not be the same as in this Counter Offer. Acceptance of this Counter Offer by Buyer shall not be binding unless and until it is subsequently re-Signed by Seller in paragraph 7 below and a Copy of the Counter Offer Signed in paragraph 7 is personally received by Buyer or by Alvaro Bautista, who is authorized to receive it, by 5:00PM on the third Day after this Counter Offer is made or, (if checked) by [] (date), at [] AM [] PM. Prior to the completion of all of these events, Buyer and Seller shall have no duties or obligations for the purchase or sale of the Property.

5. OFFER: [] BUYER OR [X] SELLER MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY.
Alvaro Bautista [Signature] Date 5/31/07

6. ACCEPTANCE: I/WE accept the above Counter Offer (if checked [] SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a Copy.
Jose G Gomez Date _____ Time _____ [] AM [] PM

7. MULTIPLE COUNTER OFFER SIGNATURE LINE: By signing below, Seller accepts this Multiple Counter Offer.
NOTE TO SELLER: Do NOT sign in this box until after Buyer signs in paragraph 6. (Paragraph 7 applies only if paragraph 4 is checked.)
Date _____ Time _____ [] AM [] PM

8. (_____/_____) (Initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by the maker of the Counter Offer, or that person's authorized agent as specified in paragraph 3 (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent as specified in paragraph 4) on (date) _____, at _____ [] AM [] PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by the the maker of the Counter Offer, or that person's authorized agent (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent) whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1986-2004, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.
THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.
This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.



Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the California Association of REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____





CALIFORNIA ASSOCIATION OF REALTORS

COUNTER OFFER No. 002

For use by Seller or Buyer. May be used for Multiple Counter Offer. (C.A.R. Form CO, Revised 10/94)

Date May 31, 2007 at Los Angeles, California. This is a counter offer made by [] California Residential Purchase Agreement, [X] Counter Offer, or [] Other ("Offer") dated May 31, 2007, on property known as [redacted] ("Property") between [redacted] ("Buyer") and Jose G. Gomez ("Seller").

- 1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following: A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless otherwise referenced for inclusion in paragraph 1C of this or another Counter Offer. B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer. C. Price to be \$670,000 (Six hundred and seventy thousand dollars).

D. The following attached supplements are incorporated into this Counter Offer: [] Addendum No. []

2. RIGHT TO ACCEPT OTHER OFFERS: Seller has the right to continue to offer the Property for sale or for other transaction, and to accept any other offer at any time prior to notification of acceptance, as described in paragraph 3. If this is a Seller Counter Offer, Seller's acceptance of another offer constitutes acceptance and communication of notification of this Counter Offer, shall revoke this Counter Offer. 3. EXPIRATION: This Counter Offer shall be deemed revoked and the deposits, if any, shall be returned unless this Counter Offer is signed by the Buyer or Seller whom it is sent and a Copy of the signed Counter Offer is personally received by the person making this Counter Offer or Stephen A. [redacted] who is authorized to receive it, by 5:00 PM on the third day after this Counter Offer is made or, (if checked) by [] AM [] PM. This Counter Offer may be executed in counterparts.

4. [] (If checked) MULTIPLE COUNTER OFFER: Seller is making a Counter Offer(s) to another prospective buyer(s) on terms that may or may not be the same as in this Counter Offer. Acceptance of this Counter Offer by Buyer shall not be binding unless and until it is subsequently re-Signed by Buyer in paragraph 7 below and a Copy of the Counter Offer Signed in paragraph 7 is personally received by Buyer or by [redacted] who is authorized to receive it, by 5:00 PM on the third day after this Counter Offer is made or, (if checked) by [] AM [] PM. If all of these events, Buyer and Seller shall have no duties or obligations for the purchase or sale of the Property.

5. OFFER: [X] SELLER MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY. Date May 31, 2007

6. ACCEPTANCE: [] I/we accept the above Counter Offer (if checked) [] SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a Copy of Signed Acceptance. Date [] Time [] AM [] PM

7. MULTIPLE COUNTER OFFER SIGNATURE LINE: By signing below, Seller accepts this Multiple Counter Offer. NOTE TO SELLER: Do NOT sign in this box until after Buyer signs in paragraph 6. (Paragraph 7 applies only if paragraph 4 is checked.)

8. (Initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by the maker of the Counter Offer, or that person's authorized agent as specified in paragraph 3 (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent as specified in paragraph 4) on (date) [] at [] AM [] PM. A binding Agreement is created when a Copy of Signed Acceptance (a personally received by the maker of the Counter Offer, or that person's authorized agent) whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means. This form has been prepared by the California Association of Realtors (C.A.R.) NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY TRANSACTION. IF YOU ARE LEGAL OR TAX ADVISE, CONSULT AN APPROPRIATE PROFESSIONAL. For the entire real estate industry, it is not intended to identify the user as a REALTOR. REALTOR is a registered collective membership mark of the NATIONAL ASSOCIATION OF REALTORS who subscribe to its Code of Ethics.



Published and Distributed by: REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the California Association of REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by [] Date []





CALIFORNIA
ASSOCIATION
OF REALTORS®

COUNTER OFFER No. ONE
For use by Seller or Buyer. May be used for Multiple Counter Offer.
(C.A.R. Form CO, Revised 10/04)

Date May 31, 2007, at South Gate, California.
This is a counter offer to the: California Residential Purchase Agreement, Counter Offer, or Other _____ ("Offer"),
dated May 29, 2007, on property known as _____ ("Property"),
between _____ Jose G Gomez ("Buyer") and _____ Alvaro Bautista ("Seller").

1. **TERMS:** The terms and conditions of the above referenced document are accepted subject to the following:
- A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counter Offer.
 - B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer.
 - C. Sales price to be \$700,000

D. The following attached supplements are incorporated into this Counter Offer: Addendum No. _____
 _____ _____

2. **RIGHT TO ACCEPT OTHER OFFERS:** Seller has the right to continue to offer the Property for sale or for other transaction, and to accept any other offer at any time prior to notification of acceptance, as described in paragraph 3. If this is a Seller Counter Offer, Seller's acceptance of another offer prior to Buyer's acceptance and communication of notification of this Counter Offer, shall revoke this Counter Offer.
3. **EXPIRATION:** This Counter Offer shall be deemed revoked and the deposits, if any, shall be returned unless this Counter Offer is signed by the Buyer or Seller to whom it is sent and a Copy of the signed Counter Offer is personally received by the person making this Counter Offer or

who is authorized to receive it, by 5:00 PM on the third Day After this Counter Offer is made or, (if checked) by _____ (date), at _____ AM PM. This Counter Offer may be executed in counterparts.

4. (If checked:) **MULTIPLE COUNTER OFFER:** Seller is making a Counter Offer(s) to another prospective buyer(s) on terms that may or may not be the same as in this Counter Offer. Acceptance of this Counter Offer by Buyer shall not be binding unless and until it is subsequently re-Signed by Seller in paragraph 7 below and a Copy of the Counter Offer Signed in paragraph 7 is personally received by Buyer or by Alvaro Bautista, who is authorized to receive it, by 5:00PM on the third Day after this Counter Offer is made or, (if checked) by _____ (date), at _____ AM PM. Prior to the completion of all of these events, Buyer and Seller shall have no duties or obligations for the purchase or sale of the Property.

5. **OFFER:** BUYER OR **SELLER MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY.**
Alvaro Bautista Date _____
Date _____

6. **ACCEPTANCE:** I/WE accept the above Counter Offer (if checked SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a Copy.
Jose G Gomez Date _____ Time _____ AM PM
Date _____ Time _____ AM PM

7. **MULTIPLE COUNTER OFFER SIGNATURE LINE:** By signing below, Seller accepts this Multiple Counter Offer.
NOTE TO SELLER: Do NOT sign in this box until after Buyer signs in paragraph 6. (Paragraph 7 applies only if paragraph 4 is checked.)

Date _____ Time _____ AM PM

Date _____ Time _____ AM PM

8. (_____/_____) (Initials) **Confirmation of Acceptance:** A Copy of Signed Acceptance was personally received by the maker of the Counter Offer, or that person's authorized agent as specified in paragraph 3 (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent as specified in paragraph 4) on (date) _____, at _____ AM PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by the the maker of the Counter Offer, or that person's authorized agent (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent) whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1986-2004, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.
THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.
This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the California Association of REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____

Agent: Alvaro Bautista Phone: (323)319-1260 Fax: (323)319-1261 Prepared using WINForms® software
Broker: Coldwell Banker SC Brokers 9201 Long Beach Blvd, South Gate CA 90280





CALIFORNIA ASSOCIATION OF REALTORS®

COUNTER OFFER No. 004

For use by Seller or Buyer. May be used for Multiple Counter Offer. (C.A.R. Form CO, Revised 10/04)

Date June 11, 2007 at Los Angeles, California. This is a counter offer to the: [] California Residential Purchase Agreement, [x] Counter Offer, or [] Other (Property), dated May 31, 2007 on property known as [redacted] (Buyer) and between Jose G. Gomez, Alvaro Macielita (Seller).

- 1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following: A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counter Offer. B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer. C. 1. Sales Price to be \$680,000 (six hundred eighty thousand dollars).

D. The following attached supplements are incorporated into this Counter Offer: [] Addendum No. []

- 2. RIGHT TO ACCEPT OTHER OFFERS: Seller has the right to continue to offer the Property for sale or for other transaction, and to accept any other offer at any time prior to notification of acceptance, as described in paragraph 3. If this is a Seller Counter Offer, Seller's acceptance of another offer prior to Buyer's acceptance and communication of notification of this Counter Offer, shall revoke this Counter Offer. 3. EXPIRATION: This Counter Offer shall be deemed revoked and the deposits, if any, shall be returned unless this Counter Offer is signed by the Buyer or Seller to whom it is sent and a Copy of the signed Counter Offer is personally received by the person making this Counter Offer of Stephen A. Dwyer

who is authorized to receive it, by 5:00 PM on the third Day after this Counter Offer is made or, (if checked) by [] (date), at [] AM [] PM. This Counter Offer may be executed in counterparts.

- 4. [] (if checked): MULTIPLE COUNTER OFFER: Seller is making a Counter Offer(s) to another prospective buyer(s) on terms that may or may not be the same as in this Counter Offer. Acceptance of this Counter Offer by Buyer shall not be binding unless and until it is subsequently re-Signed by Seller in paragraph 7 below and a Copy of the Counter Offer Signed in paragraph 7 is personally received by Buyer or by [redacted], who is authorized to receive it, by 5:00PM on the third Day after this Counter Offer is made or, (if checked) by [] (date), at [] AM [] PM. Prior to the completion of all of these events, Buyer and Seller shall have no duties or obligations for the purchase or sale of the Property.

6. OFFER: [x] BUYER OR [] SELLER MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY, Jose G. Gomez, Date 6/12/07

8. ACCEPTANCE: I/WE accept the above Counter Offer (if checked [] SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a Copy. Alvaro Macielita Date Time [] AM [] PM

7. MULTIPLE COUNTER OFFER SIGNATURE LINE: By signing below, Seller accepts this Multiple Counter Offer. NOTE TO SELLER: Do NOT sign in this box until after Buyer signs in paragraph 6. (Paragraph 7 applies only if paragraph 4 is checked.) Date Time [] AM [] PM

9. (/) (Initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by the maker of the Counter Offer, or that person's authorized agent as specified in paragraph 3 (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent as specified in paragraph 4) on (date) [redacted], at [] AM [] PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by the the maker of the Counter Offer, or that person's authorized agent (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent) whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including electronic or computerized formats. Copyright © 1998-2004, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.



Published and Distributed by: REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the California Association of REALTORS® 625 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____



CO REVISED 10/04 (PAGE 1 OF 1) COUNTER OFFER (CO PAGE 1 OF 1)

Agent: Stephen Dwyer Phone: (213) 817 - 1000 102 Fax: (213) 817 - 1001 Prepared using WINForms® software Broker: RE/MAX Commercial Real Estate 850 S. Hope St., Ste. 500 Los Angeles, CA 90071



COUNTER OFFER No. For use by Seller or Buyer. May be used for Multiple Counter Offer. (C.A.R. Form CO, Revised 10/04)

Date June 20, 2007, at South Gate, California. This is a counter offer to the: [] California Residential Purchase Agreement, [] Counter Offer, or [] Other ("Offer"), dated [] on property known as [] ("Property"), between Jose G Gomez ("Buyer") and Alvaro A Bautista ("Seller").

- 1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following: A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counter Offer. B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer. C. Purchase Price to be \$680,000 Property is being SOLD in its present Physical Condition Buying Agent's Commission to be 2% of Sales Price All other terms remain the same

D. The following attached supplements are incorporated into this Counter Offer: [] Addendum No. []

- 2. RIGHT TO ACCEPT OTHER OFFERS: Seller has the right to continue to offer the Property for sale or for other transaction, and to accept any other offer at any time prior to notification of acceptance, as described in paragraph 3. If this is a Seller Counter Offer, Seller's acceptance of another offer prior to Buyer's acceptance and communication of notification of this Counter Offer, shall revoke this Counter Offer. 3. EXPIRATION: This Counter Offer shall be deemed revoked and the deposits, if any, shall be returned unless this Counter Offer is signed by the Buyer or Seller to whom it is sent and a Copy of the signed Counter Offer is personally received by the person making this Counter Offer or

who is authorized to receive it, by 5:00 PM on the third Day After this Counter Offer is made or, (if checked) by [] (date), at [] AM [] PM. This Counter Offer may be executed in counterparts.

- 4. [X] (If checked:) MULTIPLE COUNTER OFFER: Seller is making a Counter Offer(s) to another prospective buyer(s) on terms that may or may not be the same as in this Counter Offer. Acceptance of this Counter Offer by Buyer shall not be binding unless and until it is subsequently re-Signed by Seller in paragraph 7 below and a Copy of the Counter Offer Signed in paragraph 7 is personally received by Buyer or by [] who is authorized to receive it, by 5:00PM on the third Day after this Counter Offer is made or, (if checked) by [] (date), at [] AM [] PM. Prior to the completion of all of these events, Buyer and Seller shall have no duties or obligations for the purchase or sale of the Property.

5. OFFER: [] BUYER OR [X] SELLER MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY. Alvaro A Bautista Date

6. ACCEPTANCE: I/WE accept the above Counter Offer (If checked [] SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a Copy. Jose G Gomez Date Time [] AM [] PM

7. MULTIPLE COUNTER OFFER SIGNATURE LINE: By signing below, Seller accepts this Multiple Counter Offer. NOTE TO SELLER: Do NOT sign in this box until after Buyer signs in paragraph 6. (Paragraph 7 applies only if paragraph 4 is checked.) Date Time [] AM [] PM

8. (/) (Initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by the maker of the Counter Offer, or that person's authorized agent as specified in paragraph 3 (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent as specified in paragraph 4) on (date) [] at [] AM [] PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by the the maker of the Counter Offer, or that person's authorized agent (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent) whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1986-2004, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.



Published and Distributed by: REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the California Association of REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by [] Date []





CALIFORNIA ASSOCIATION OF REALTORS

COUNTER OFFER No. For use by Seller or Buyer. May be used for Multiple Counter Offer. (C.A.R. Form CO, Revised 10/04)

Date June 20, 2007 at South Gate, California. This is a counter offer to the: [] California Residential Purchase Agreement, [] Counter Offer, or [] Other ("Offer").

dated on property known as Jose G Gomez ("Property") and Alvaro A Bautista ("Buyer") and ("Seller").

1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following: A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 10 of this or another Counter Offer.

B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer. C. Purchase Price to be \$680,000 Property is being SOLD in its present Physical Condition Buying Agent's Commission to be 2% of Sales Price All other terms remain the same

D. The following attached supplements are incorporated into this Counter Offer: [] Addendum No. [] 2. RIGHT TO ACCEPT OTHER OFFERS: Seller has the right to continue to offer the Property for sale or for other transaction, and to accept any other offer at any time prior to notification of acceptance, as described in paragraph 3.

3. EXPIRATION: This Counter Offer shall be deemed revoked and the deposit, if any, shall be returned unless this Counter Offer is signed by the Buyer or Seller to whom it is sent and a Copy of the signed Counter Offer is personally received by the person making this Counter Offer or who is authorized to receive it, by 5:00 PM on the third Day After this Counter Offer is made or, (if checked) by (date), at AM PM. This Counter Offer may be executed in counterparts.

4. [X] (If checked) MULTIPLE COUNTER OFFER: Seller is making a Counter Offer(s) to another prospective buyer(s) on terms that may or may not be the same as in this Counter Offer. Acceptance of this Counter Offer by Buyer shall not be binding unless and until it is subsequently re-Signed by Seller in paragraph 7 below and a Copy of the Counter Offer Signed in paragraph 7 is personally received by Buyer or by who is authorized to receive it, by 5:00PM on the third Day after this Counter Offer is made or, (if checked) by (date), at AM PM. Prior to the completion of all of these events, Buyer and Seller shall have no duties or obligations for the purchase or sale of the Property.

5. OFFER: [] BUYER OR [X] SELLER MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY. Date 6/20/07

6. ACCEPTANCE: I WE accept the above Counter Offer (if checked [] SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a Copy. Date 6/24/07

7. MULTIPLE COUNTER OFFER SIGNATURE LINE: By signing below, Seller accepts this Multiple Counter Offer. NOTE TO SELLER: Do NOT sign in this box until after Buyer signs in paragraph 6. (Paragraph 7 applies only if paragraph 4 is checked.)

8. (Initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by the maker of the Counter Offer, or the person's authorized agent as specified in paragraph 3 (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent as specified in paragraph 4) on (date) at AM PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by the (the maker of the Counter Offer, or that person's authorized agent (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent) whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1980-2004, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.) NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR® REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.



Published and Distributed by: REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the California Association of REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____



CO REVISED 10/04 (PAGE 1 OF 1) COUNTER OFFER (CO PAGE 1 OF 1)

Agent: Alvaro Bautista Phone: (323)319-1260 Fax: (323)319-1261 Prepared using WINForms® software Broker: Coldwell Banker SC Brokers 9201 Long Beach Blvd South Gate CA 90280



In accordance with the terms and conditions of the: [X] Other RIPA ("Agreement"), dated 05/29/2007, on property known as [redacted] ("Property"), between Jose G. Gomez ("Buyer") and Alvaro Bautista ("Seller").

A. BUYER'S REMOVAL OF BUYER CONTINGENCIES: Buyer removes those contingencies specified below. With respect to any contingency and cancellation right that Buyer removes, unless otherwise specified in a separate written agreement between Buyer and Seller (such as C.A.R. Form RR), as applicable, Buyer shall conclusively be deemed to have: (i) completed all Buyer investigations and review of reports and other applicable information and disclosures; (ii) elected to proceed with the transaction; and (iii) assumed all liability, responsibility and, if any, expense for Repairs, corrections, or for the inability to obtain financing.

NOTE: Pre-printed paragraph numbers are for reference only and refer to the specified paragraph in the California Residential Purchase Agreement (C.A.R. Form RPA-CA).

1. ONLY the following individually checked Buyer contingencies are removed:

- A. [] Loan (Paragraph 2I)
B. [] Appraisal (Paragraph 2J)
C. [] Tenant-Occupied Property (Paragraph 3C(iii))
D. [] Reports/Disclosures (Paragraphs 4 and 5)
E. [] Common Interest (HOA) Disclosures (Paragraph 6B)
F. [] Buyer's Investigation, including insurability (Paragraph 9)
G. [] Title: Preliminary Report (Paragraph 12)
H. [] Sale of Buyer's Property (Paragraph 13)
I. []
J. []
K. []

OR 2. [X] ALL Buyer contingencies are removed, EXCEPT: [X] Loan Contingency (Paragraph 2I); [] Appraisal Contingency (Paragraph 2J); [] Contingency for the Sale of Buyer's Property (C.A.R. Form COP); [] Common Interest (HOA) Disclosures; [] Other

OR 3. [X] BUYER HEREBY REMOVES ANY AND ALL BUYER CONTINGENCIES. (Once all contingencies are removed, whether or not Buyer has satisfied him/herself regarding all contingencies or received any information relating to those contingencies, Buyer's deposit may not be returned if Buyer does not close escrow. This could happen even if, for example, Buyer does not approve of some aspect of the Property or lender does not approve Buyer's loan.)

Buyer Jose G. Gomez Date 7/14/07

B. SELLER REMOVAL OF SELLER CONTINGENCIES: Seller hereby removes the following Seller contingencies: [] Contingency for Seller's purchase of replacement property (C.A.R. Form COP); [] Other

Seller Alvaro Bautista Date

(/) (Initials) CONFIRMATION OF RECEIPT: A copy of this signed Contingency Removal was personally received by [] Buyer [] Seller or authorized agent on (date), at AM/ PM.

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 2001-2003, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.



Published by the California Association of REALTORS®

Reviewed by Date





RESIDENTIAL INCOME PROPERTY PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (C.A.R. Form RIPA, Revised 1/06)

Date: June 4, 2007, at South Gate, California.

1. OFFER:

- A. THIS IS AN OFFER FROM Jose S Ruiz Jr, Samuel Ruiz ("Buyer").
B. THE REAL PROPERTY TO BE ACQUIRED is described as South Gate, Assessor's Parcel No. [redacted], situated in Los Angeles, California, ("Property").
C. THE PURCHASE PRICE offered is Six Hundred Fifty Thousand Dollars \$ 650,000.00

2. FINANCE TERMS: Obtaining the loans below is a contingency of this Agreement unless: (i) either 2L or 2M is checked below or (ii) otherwise agreed in writing. Buyer shall act diligently and in good faith to obtain the designated loans. Obtaining deposit, down payment and closing costs is not a contingency. Buyer represents that funds will be good when deposited with Escrow Holder.

A. INITIAL DEPOSIT: Buyer has given a deposit in the amount of \$ 130,000.00 to the agent submitting the offer (or to [redacted]), by personal check (or [redacted]), made payable to [redacted], which shall be held uncashed until Acceptance and then deposited within 3 business days after Acceptance (or [redacted]), with Escrow Holder, (or [redacted] into Broker's trust account).

B. INCREASED DEPOSIT: Buyer shall deposit with Escrow Holder an increased deposit in the amount of \$ [redacted] within [redacted] Days After Acceptance, or [redacted].

C. FIRST LOAN IN THE AMOUNT OF \$ 520,000.00
(1) [X] NEW First Deed of Trust in favor of [X] lender, [] seller, OR [] ASSUMPTION (or [] "subject to") Existing First Deed of Trust encumbering the Property, securing a note payable at maximum interest of [redacted] % fixed rate, or [redacted] % initial adjustable rate with a maximum interest rate of [redacted] %, balance due in [redacted] years, amortized over [redacted] years (If checked: [] and with a margin not to exceed [redacted] %, tied to the following index: [redacted]). Buyer shall pay loan fees/points not to exceed [redacted]. (These terms apply whether the designated loan is conventional, FHA or VA.)

(2) [] FHA [] VA: (The following terms only apply to the FHA or VA loan that is checked.) Seller shall pay [redacted] % discount points. Seller shall pay other fees not allowed to be paid by Buyer, [] not to exceed \$ [redacted]. Seller shall pay the cost of lender required Repairs (including those for wood-destroying pests) not otherwise provided for in this Agreement, [] not to exceed \$ [redacted]. (Actual loan amount may increase if mortgage insurance premiums, funding fees or closing costs are financed.)

D. SECOND LOAN IN THE AMOUNT OF \$ [redacted]
(1) [X] NEW Second Deed of Trust in favor of [X] lender, [] seller, OR [] ASSUMPTION (or [] "subject to") Existing Second Deed of Trust encumbering the Property, securing a note payable at maximum interest of [redacted] % fixed rate, or [redacted] % initial adjustable rate with a maximum interest rate cap of [redacted] %, balance due in [redacted] years, amortized over [redacted] years (If checked: [] and with a margin not to exceed [redacted] %, tied to the following index: [redacted]). Buyer shall pay loan fees/points not to exceed [redacted]. (These terms apply whether the designated loan is conventional, FHA or VA.)

(2) [] FHA [] VA: (The following terms only apply to the FHA or VA loan that is checked.) Seller shall pay [redacted] % discount points. Seller shall pay other fees not allowed to be paid by Buyer, [] not to exceed \$ [redacted]. Seller shall pay the cost of lender required Repairs (including those for wood destroying pests) not otherwise provided for in this Agreement, [] not to exceed \$ [redacted]. (Actual loan amount may increase if mortgage insurance premiums, funding fees or closing costs are financed.)

E. ADDITIONAL FINANCING TERMS: \$ [redacted]

F. BALANCE OF PURCHASE PRICE (not including costs of obtaining loans and other closing costs) in the amount of \$ [redacted] to be deposited with Escrow Holder within sufficient time to close escrow.

G. PURCHASE PRICE (TOTAL): \$ 650,000.00

H. LOAN APPLICATIONS: Within 7 (or [redacted]) Days After Acceptance, Buyer shall provide Seller a letter from lender or mortgage loan broker stating that, based on a review of Buyer's written application and credit report, Buyer is prequalified or preapproved for any NEW loan specified above.

I. VERIFICATION OF DOWN PAYMENT AND CLOSING COSTS: Buyer (or Buyer's lender or loan broker pursuant to 2H) shall, within 7 (or [redacted]) Days After Acceptance, provide Seller written verification of Buyer's down payment and closing costs.

J. LOAN CONTINGENCY REMOVAL: (i) Within 17 (or [redacted]) Days After Acceptance Buyer shall, as specified in paragraph 18, remove the loan contingency or cancel this Agreement; OR (ii) (if checked) [] the loan contingency shall remain in effect until the designated loans are funded.

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1998-2006, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.

Buyer's Initials (JR) (S.R.)
Seller's Initials () ()

Reviewed by _____ Date _____





CALIFORNIA
ASSOCIATION
OF REALTORS®

COUNTER OFFER No. ONE

For use by Seller or Buyer. May be used for Multiple Counter Offer.
(C.A.R. Form CO, Revised 10/04)

Date May 31, 2007, at South Gate, California.
This is a counter offer to the: California Residential Purchase Agreement, Counter Offer, or Other _____ ("Offer"),
dated May 29, 2007, on property known as _____ ("Property"),
between Jose Ruiz, Samuel Ruiz ("Buyer") and Alvaro Bautista ("Seller").

- TERMS: The terms and conditions of the above referenced document are accepted subject to the following:
 - Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counter Offer.
 - Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer.
 - Sales price to be \$700,000
Property being sold in its present physical condition
Seller is a licensed real estate broker acting as a principal
Termite report will be done, NO CLEARANCE
All Contingencies ARE REMOVED on day 17, no further signatures needed
Deposit to be non-refundable on day 18.
 - The following attached supplements are incorporated into this Counter Offer: Addendum No. _____
 _____ _____
- RIGHT TO ACCEPT OTHER OFFERS: Seller has the right to continue to offer the Property for sale or for other transaction, and to accept any other offer at any time prior to notification of acceptance, as described in paragraph 3. If this is a Seller Counter Offer, Seller's acceptance of another offer prior to Buyer's acceptance and communication of notification of this Counter Offer, shall revoke this Counter Offer.
- EXPIRATION: This Counter Offer shall be deemed revoked and the deposits, if any, shall be returned unless this Counter Offer is signed by the Buyer or Seller to whom it is sent and a Copy of the signed Counter Offer is personally received by the person making this Counter Offer or

who is authorized to receive it, by 5:00 PM on the third Day After this Counter Offer is made or, (if checked) by _____ (date), at _____ AM PM. This Counter Offer may be executed in counterparts.

- (If checked:) MULTIPLE COUNTER OFFER: Seller is making a Counter Offer(s) to another prospective buyer(s) on terms that may or may not be the same as in this Counter Offer. Acceptance of this Counter Offer by Buyer shall not be binding unless and until it is subsequently re-Signed by Seller in paragraph 7 below and a Copy of the Counter Offer Signed in paragraph 7 is personally received by Buyer or by Alvaro Bautista, who is authorized to receive it, by 5:00PM on the third Day after this Counter Offer is made or, (if checked) by _____ (date), at _____ AM PM. Prior to the completion of all of these events, Buyer and Seller shall have no duties or obligations for the purchase or sale of the Property.

- OFFER: BUYER OR SELLER MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY.
Date _____
Alvaro Bautista Date _____

- ACCEPTANCE: I/WE accept the above Counter Offer (If checked SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a Copy.
Date _____ Time _____ AM PM
Jose Ruiz Date _____ Time _____ AM PM

- MULTIPLE COUNTER OFFER SIGNATURE LINE: By signing below, Seller accepts this Multiple Counter Offer.
NOTE TO SELLER: Do NOT sign in this box until after Buyer signs in paragraph 6. (Paragraph 7 applies only if paragraph 4 is checked.)

Date _____ Time _____ AM PM

Date _____ Time _____ AM PM

- (_____/_____) (Initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by the maker of the Counter Offer, or that person's authorized agent as specified in paragraph 3 (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent as specified in paragraph 4) on (date) _____, at _____ AM PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by the maker of the Counter Offer, or that person's authorized agent (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent) whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1986-2004, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.
THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.
This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the California Association of REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020



Reviewed by _____ Date _____





EXHIBIT #27
City of South Gate
8650 CALIFORNIA AVENUE • SOUTH GATE, CA 90280 • (323) 563-9549
FAX (323) 563-9571

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY DIVISION

PRE-SALE PROPERTY REPORT

July 9, 2007

Alvaro Bautista
[REDACTED]

RE: [REDACTED]

Dear Property Owner(s):

In response to the request for a "Pre-Sale Property Report" under **Application Number 07-4556** the following is the Report from the Department of Community Development, Building and Safety Division of the City of South Gate.

Listed below, are all of the permits which have been taken out on the above named property and are on record in our files.

PREVIOUS PRE-SALE PROPERTY REPORT # 06-3865, DATED 03/30/06

3105 - 3107 - 3109 OHIO AVENUE

11585, (3) UNIT COURT AND GARAGE, 09/16/39

09257, WIRING, 09/27/39

08436, PLUMBING, 09/23/39

09151, GAS PIPE, 09/23/39

07133, SEWER CONNECTION, 09/23/39

03700, PLASTERING, 10/02/39

21119, TERMITE REPAIR, 02/08/46

26954, GAS PIPE, 08/05/57

02505, APPROVAL OF AN INTERIOR TENANT IMPROVEMENT ONLY (NO FLOOR AREA TO BE ADDED) CONSISTING OF REDUCING THE # OF UNITS FROM 3 TO 2 UNITS, SUBJECT TO B & S CODE COMPLIANCE. NOTE: CANNOT RECONVERT THE # OF UNITS BACK TO (3) UNITS., 09/14/98 (EXPIRED)

21280, RE-ROOF UNITS, 04/01/98

01722, COMBINATION PERMIT FOR: Building: REMODEL/ RENEW PERMIT; Electrical: (2) LIGHT, (8) RECEPTACLES, (2) LIGHT FIXTURES, (2) SWITCHES, (2) SUBPANELS, (2) GARBAGE DISPOSAL; Plumbing: (2) GAS, (2) WATER SYSTEM, (2) VENT PIPES, (2) SINKS, (2) GARBAGE DISPOSALS, FIXTURE, 07/02/99

01722, WATER HEATER RELOCATION, 09/07/99

24042, COMBINATION PERMIT FOR: Electrical: REMOVE UNPERMITTED WIRING, REQUIRED LIGHT FOR BACK DOOR AT 3109 OHIO, REMOVE UNPERMITTED WIRING AT REAR OF 3109

PRE-SALE PROPERTY INSPECTION REPORT

RE: [REDACTED]

July 9, 2007

Page 2 of 5 Pages

OHIO; Plumbing: REMOVE UNPERMITTED PLUMBING, INSTALL WATER PIPING, REPLACE/ RELOCATED WATER HEATER AT 3105 OHIO, REPLACE/ RELOCATE WATER HEATER AT 3109 OHIO; Building: RESTORE SINGLE CAR GARAGE TO ORIGINAL, FRAME IN OPENING AT SOUTH OF GARAGE, REMOVE COVER ATTACHED TO WEST OF GARAGE, REMOVAL OF SECURITY BARS AT 3105/3109 OHIO, REPLACE (16) WINDOWS AT 3105/3109 OHIO, 05/04/06
24055, DOOR AT SOUTH SIDE OF DETACHED GARAGES, 05/04/06
25518, (3) SERVICE INSTALLS, (3) ADDITIONAL BRANCH CIRCUITS, (3) SUBPANELS, 07/11/06
25754, SUBPANEL AT GARAGE, 07/31/06

9430-9432 - 9434 GARDEN VIEW AVENUE

10963, (3) UNIT COURT, 04/22/39
08787, WIRING, 05/03/39
08022, PLUMBING, 05/04/39
08421, GAS PIPE, 05/04/39
06739, SEWER CONNECTION, 05/04/39
03332, PLASTERING, 05/06/39
11554, (3) CAR GARAGE, 09/12/39
03661, PLASTERING, 02/15/39
14752, GAS PIPING, 04/29/42
18895, GAS FURNACE, 11/14/50
25499, FURNACE, 05/17/56
49574, WATER HEATER, 03/03/58
27820, GAS PIPE, 02/28/58
09964, (3) SERVICE UPGRADES, 12/09/85
21301, RE-ROOF APARTMENT, 04/02/98 (*EXPIRED*)
25008, APPROVAL OF AN INTERIOR TENANT IMPROVEMENT ONLY (NO FLOOR AREA TO BE ADDED) CONSISTING OF REDUCING THE # OF UNITS FROM 3 TO 2 UNITS, SUBJECT TO B & S CODE COMPLIANCE. NOTE: CANNOT RECONVERT THE # OF UNITS BACK TO (3) UNITS., 09/14/98 (*EXPIRED*)
02183, DRAIN/VENT PIPE, 07/30/01 (*EXPIRED*)
06781, REPLACE LAUNDRY DRAIN LINE (9434), 09/30/02
24054, COMBINATION PERMIT FOR: Plumbing: WATER HEATER REPLACEMENTS AT 9430, 9432, 9434 GARDEN VIEW; Building: REPLACE (16) WINDOWS AT 9430-32-34, 05/04/06
25753, COMBINATION PERMIT FOR: Electrical: SUBPANELS FOR UNIT 9430, 9432, 9434, 07/31/06

The prospective buyer should compare for himself the improvements shown as permitted with those structures observed from his own inspection of the premises, and question the legality of any structure existing, for which a permit is not listed.

While the Buyer should rely solely on his own investigation, and not solely on the investigation of the City, nevertheless, an inspection of the property was conducted on July 5, 2007, in conjunction with the preparation of this report, by Building Inspector, William Koopmans.

This inspection was made external to the residence and revealed the following major structural additions, improvements and/or alterations that were done without the benefit of permit(s):

NOTE: The city of South Gate building codes have been provided in italics for reference purposes only. The actual violation and required corrective action follow the code section and are in capitol and bold print. All permits relevant to this report, shall be obtained by a State Licensed Contractor.

Title 11, Zoning, Chapter 11.34, Section 11.34.020, Violation of Elimination of Required Off-Street, Enclosed,

PRE-SALE PROPERTY INSPECTION REPORT

RE: [REDACTED]

July 9, 2007

Page 3 of 5 Pages

Private Garage.

South Gate Municipal Code, Title 9, Buildings, Chapter 9.01, California Building Code, Section 106.1, Permit Required; Construction and/or Alteration Without First Obtaining Required Permit(s).

California Building Code , Chapter 3, Section 312.5, Garage floor Surfaces.

South Gate Municipal Code, Title 9, Buildings, Chapter 9.01, California Building Code, Section 104.2.5, Occupancy Violations.

South Gate Municipal Code, Title 9, Buildings; chapter 9.05, California Electrical Code, Section 301.1, Permit Required, Construction and/or Alteration Without First Obtaining Required Permit(s).

CREATED OFFICE IN EAST GARAGE ATTACHED TO UNITS AT 3105, 3107 AND 3109 OHIO AVENUE WITHOUT COMMUNITY DEVELOPMENT'S APPROVAL, PLANS, PERMITS OR INSPECTION. RESTORE SINGLE CAR GARAGE TO ORIGINAL (PERMITTED) CONDITION. COMPLETE THE FOLLOWING:

- 1. OBTAIN RESTORATION PERMITS.**
 - A. BUILDING PERMIT. (C.B.C. 107.5.1)**
 - (1) RESTORE TO PERMITTED CONDITION.**
 - B. ELECTRICAL PERMIT. (C.E.C. 304.4.2)**
 - (1) REMOVE UNPERMITTED WIRING.**
- 2. REMOVE COMBUSTIBLES FROM GARAGE FLOOR.**
 - A. CARPET, LINOLEUM, ETC.**
- 3. REMOVE UNPERMITTED/UNAPPROVED WIRING.**
- 4. REMOVE ADDED WALLS (PARTITIONS).**
- 5. REPLACE / REPAIR ANY MISSING/ DAMAGED WOOD MEMBERS.**
 - A. DIAGONAL BRACING.**
 - B. HEADERS.**
 - C. TRIMMERS FOR HEADERS.**
 - D. RAFTER/ RAFTER TIES.**
 - E. BLOCKING.**
 - F. STUDS, ETC.**

PRE-SALE PROPERTY INSPECTION REPORT

RE: [REDACTED]

July 9, 2007

Page 4 of 5 Pages

6. REMOVE ALL MATERIAL, DEBRIS, ETC. FROM PROPERTY.
7. REMOVE ALL ITEMS ENCROACHING IN VEHICLE PARKING AREA.

South Gate Municipal Code, Title 9, Buildings, Chapter 9.48, Building and Property Rehabilitation; Section 9.48.020, Definition of Substandard Building, Item (I), Inadequate Maintenance.

South Gate Municipal Code, Title 9, Buildings, Chapter 9.48, Building and Property Rehabilitation; Section 9.48.030, Definition of Substandard Property, Item (M), Property Including, but not Limited to Building Exteriors Which are Maintained in a Condition of Neglected Repair.

1. REMOVE DISCONNECTED PIPING FROM SOUTH SIDE OF 3107 OHIO AVENUE.
2. WEATHER PROTECT (PAINT) ALL UNPROTECTED WOOD MEMBERS VISIBLE ON THE EXTERIOR. [S.G.M.C. 9.48.020 (F)]
 - A. EXTERIOR DOOR AT SOUTH SIDE OF DETACHED THREE (3) CAR GARAGE.

South Gate Municipal Code, Title 9, Buildings, Chapter 9.01, California Building Code, Section 106.1, Permit Required; Construction and/or Alteration Without First Obtaining Required Permit(s).

South Gate Municipal Code, Title 9, Buildings; Chapter 9.02, California Mechanical Code, Section 112.1, Permit Required; Construction and/or Alteration Without First Obtaining Required Permits.

THROUGH THE WALL AIR CONDITIONER AT WEST SIDE 9430-32-34 GARDEN VIEW AVENUE. COMPLETE ONE (1) OF THE FOLLOWING:

1. IF TO REMAIN, COMPLETE THE FOLLOWING:
 - A. OBTAIN MECHANICAL PERMIT.
 - B. PATCH, PAINT, ETC. AROUND UNIT.
2. IF NOT TO REMAIN:
 - A. OBTAIN BUILDING PERMIT.
 - B. FRAME IN OPENING.
 - C. STUCCO EXTERIOR FLUSH WITH EXISTING OR EQUAL.
 - D. COMPLETE INTERIOR WALL COVERING AND IT SHALL BE FLUSH WITH EXISTING WALL COVERING.

NOTES ONLY:

1. Galvanized water service.
2. Double dead bolt locks not permitted (C.B.C. 1003.3.1.8), exit doors, screen doors, etc. shall be openable from the inside without the use of a key or any special knowledge or effort.
3. No plumbing, windows at garages.
4. Detached garages [three (3)] have no windows, wall or ceiling coverings.

PRE-SALE PROPERTY INSPECTION REPORT

RE: [REDACTED]

July 9, 2007

Page 5 of 5 Pages

5. Re-inspection fee of \$48.00 will be required after third inspection for the same item/items that have not been completed and each time thereafter until item/items have been completed. (S.G.M.C. 9.01.030)
6. Permits required for interior remodel work such as new walls, replacement plumbing fixtures, remodel bathrooms, remodel kitchen, replacement furnaces, replacement water heaters, wiring, etc.
7. Underground to detached three (3) car garage.

WARNING

No representation is being made that this is a complete listing of all violations. The receipt of this report and any other users hereof, are not entitled to rely on the contents of this report or any omission here from to form the opinion that the property is safe for occupancy or otherwise complies with the Zoning and Building Code of the City of South Gate.

The field inspection was conducted solely to ascertain compliance at the time of the inspection with Zoning (i.e. land use) regulations - not building code (health and safety) regulations. The detection of any building code violation listed above was incidental to, and not the primary purpose of the inspection.

The City of South Gate is not stopped or prevented from asserting that other unlisted violations must be corrected if and when detected.

If you have any questions, or desire any further information, please contact Building Inspector, William Koopmans. He can be reached at (323) 563-9547, Monday through Thursday, between the hours of 8:00 a.m - 9:00 a.m. **only**.

Respectfully,


WILLIAM CAMPANA,
BUILDING OFFICIAL

WC:ec

cc: William Koopmans

Disbursement Worksheet

Escrow No. : 000111-CH	Buyer : Jose G. Gomez
Closer : Carlos R. Hernandez	Seller : SC Brokers, Inc.
Closing Date : 08/21/2007	

PROCEEDS SUMMARY:

Due From	Funds Due	Received	Remaining Due	Due From Savings Account
Buyer	224,920.79	224,920.79	0.00	0.00
TOTALS:	224,920.79	224,920.79	0.00	0.00

RECEIPTS:

St	Number	Date	Type	Payer	Amount
I	1215	06/28/2007	Initial	Gomez, Jose G.	20,400.00
I	1243	08/20/2007	Initial	G. Gomez, Jose	198,520.79
I	1245	08/21/2007	Initial	G. Gomez, Jose	6,000.00
S			Loan Proceeds	Independence Bank	459,743.00
Total Issued Receipts :					224,920.79

CHECKS:

St	Number	Date	Type	Payee	Amount
I	5978	08/21/2007	Buyer Refund	Jose G. Gomez	452.01
I	5979	08/21/2007	Split	Jose G. Gomez	4,113.06
I	5980	08/21/2007	Listing Broker	Coldwell Banker "SC Brokers"	100.00
I	5981	08/21/2007	Selling Broker	Re/Max Commercial & Investment Realty	13,600.00
S			Payoff	Countrywide	439,338.44
S			Payoff	Countrywide	117,064.08
I	5982	08/21/2007	Hazard Insurance	State Farm Insurance	2,123.00
V	5948	08/10/2007	Miscellaneous Fee	SC Brokers, Inc.	20,400.00
I	5949	08/10/2007	Miscellaneous Fee	SC Brokers, Inc.	20,400.00
I	5983	08/21/2007	Miscellaneous Fee	Carlos R. Hernandez	200.00
I	5984	08/21/2007	Miscellaneous Fee	Property I.D.	114.00
I	5985	08/21/2007	Miscellaneous Fee	Norma Bautista	350.00
I	5986	08/21/2007	Miscellaneous Fee	DHL Express	50.00
I	5987	08/21/2007	Mortgage Broker Charges	Marcus & Millichap Capital Corporation	21.00

EXHIBIT 28

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT

B TYPE OF LOAN
 FHA FIMA CONV UNINS
 VA CONV INS

6 FILE NUMBER: 000111-CH 7 LOAN NUMBER: [REDACTED]
 8 MORTGAGE INS CASE NO. [REDACTED]

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "to a.c." were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D NAME & ADDRESS OF BORROWER: Jose G. Gomez

E NAME & ADDRESS OF SELLER: SC Brokers, Inc.
 9201 Long Beach Blvd. Ste. G, Long Beach, CA 90280

F NAME & ADDRESS OF LENDER: Independence Bank
 4533 MacArthur Blvd. Ste. B, Newport, CA 92660

G PROPERTY LOCATION: [REDACTED]

H SETTLEMENT AGENT: SC Brokers Escrow Division
 PLACE OF SETTLEMENT: 9201 Long Beach Blvd., Suite G, South Gate, CA 90280 (323) 319-1260

I SETTLEMENT DATE: 8/21/2007 Final

J. Summary of Borrower's Transaction

Summary of Borrower's Transaction		Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract sales price	680,000.00	401. Contract sales price	680,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	15,509.67		
104.			
105.			

K. Adjustments For Items Paid By Seller In Advance:

106. City/town taxes	to	406. City/town taxes	to
107. County taxes	to	407. County taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	

L. 120. Gross Amount Due From Borrower: 695,509.67 **420. Gross Amount Due To Seller:** 680,000.00

200. Amounts Paid By Or In Behalf Of Borrower:

201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loans	470,000.00	502. Settlement charges to seller (line 1400)	118,443.53
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Initial Deposit To Escrow	198,520.79	504. Payoff 1st Mfg. Ln. Countrywide	439,338.44
205. Initial Deposit To Escrow	6,000.00	505. Payoff 2nd Mfg. Ln. Countrywide	117,064.08
206. Initial Deposit To Escrow	20,400.00	506.	
207.		507.	
208.		508.	
209.		509.	

M. Adjustments For Items Unpaid By Seller:

210. City/town taxes	to	510. City/town taxes	to
211. County taxes	to	511. County taxes	to
212. Assessments	to	512. Assessments	to
213. Security Deposit 3109	850.00	513. Security Deposit 3109	850.00
214. Rents 3105 8/21/2007 to 9/15/2007	680.00	514. Rents 3105 8/21/2007 to 9/15/2007	680.00
215. Rents 3107 8/21/2007 to 9/01/2007	283.33	515. Rents 3107 8/21/2007 to 9/01/2007	283.33
216. Rents 3109 8/21/2007 to 9/20/2007	821.67	516. Rents 3109 8/21/2007 to 9/20/2007	821.67
217. Rents 9430 8/21/2007 to 9/10/2007	538.33	517. Rents 9430 8/21/2007 to 9/10/2007	538.33
218. Rents 9432 8/21/2007 to 8/26/2007	139.73	518. Rents 9432 8/21/2007 to 8/26/2007	139.73
219. Rents 9434 8/21/2007 to 9/15/2007	800.00	519. Rents 9434 8/21/2007 to 9/15/2007	800.00

N. 220. Total Paid By/For Borrower: 700,074.74 **520. Total Reductions In Amount Due Seller:** 680,000.00

300. Cash At Settlement From/To Borrower:

301. Gross amount due from borrower (line 120)	695,509.67	600. Cash At Settlement From/To Seller:	680,000.00
302. Less amount paid by/for borrower (line 220)	700,074.74	601. Gross amount due to seller (line 420)	680,000.00
		602. Less reductions in amount due seller (line 520)	680,000.00

303. Cash () FROM () TO () Borrower: 4,565.07 **603. Cash () TO () FROM () Seller:** 0.00

I. SETTLEMENT CHARGES		Escrow: 000111-CH	Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
700. Total Sales/Broker's Commission based on Price \$	680,000.00 @ 2.00 % =	13,600.00		
Division of Commission (line 700) As Follows:				
701 \$	100.00 to Coldwell Banker "SC Brokers"			
702 \$	13,600.00 to Re/Max Commercial & Investment Realty			
703	Commission paid at settlement			13,200.00
704				
800. Items Payable In Connection With Loan:				
801	Loan Origination fee			
802	Loan Discount			
803	Appraisal fee to Independence Bank POC \$2,300.00			
804	Credit report to Marcus & Millichap Capital Corporation			21.00
805	Lender's inspection fee			
806	Mortgage insurance application fee to			
807	Assumption fee			
808	Administration Fee to Independence Bank			1,250.00
809	Processing Fee to Independence Bank POC \$5100.00			
810	Broker Fee to Independence Bank			7,500.00
811				
812				
813				
814				
815				
816				
900. Items Required By Lender To Be Paid In Advance:				
901	Interest from 8/20/2007 to 9/06/2007 @ \$	88,647.72/day		1,507.00
902	Mortgage insurance premium for mo. to			
903	Hazard insurance premium for yrs to			
904	Flood insurance premium for yrs to			
905				
906				
1000. Reserves Deposited With Lender:				
1001	Hazard insurance months @ \$			
1002	Mortgage insurance months @ \$			
1003	City property taxes months @ \$			
1004	County property taxes months @ \$			
1005	Annual assessments months @ \$			
1006	Flood insurance months @ \$			
1007				
1008	Aggregate Adjustment			
1009				
1100. Title Chargs				
1101	Settlement or closing fee to SC Brokers Escrow Division		1,950.00	1,950.00
1102	Abstract or title search to			
1103	Title examination to			
1104	Title insurance binder to			
1105	Document preparation to			
1106	Nat'lty fees to			
1107	Attorney's fees to			
	(includes above item numbers)			
1108	Title insurance to Fidelity National Title (includes above item numbers: \$606.50)		606.50	160.00
1109	Lender's coverage \$470,000.00 Premium \$606.50			
1110	Owner's coverage \$680,000.00 Premium \$160.00			
1111	Sub Escrow Fee to Fidelity National Title		62.50	62.50
1112	County Fee to Fidelity National Title		12.42	
1113	Assignment of Rents to Fidelity National Title		31.00	
1114	Exhibit "B" Attached Hereto		184.25	
1200. Government Recording and Transfer Charges:				
1201	Recording fees: Deed \$ 33.00 Mortgage \$ 37.00 Releases \$		37.00	33.00
1202	City/county tax/stamps: Deed \$ 748.00 Mortgage \$			748.00
1203	State tax/stamps: Deed \$			
1204				
1205				
1300. Additional Settlement Charges:				
1301	Survey to			
1302	Post inspection to			
1303	Early Release Of Funds Per Amendment to SC Brokers, Inc.			20,400.00
1304	Document Signing Fee to Carlos R. Hernandez		200.00	
1305	Natural Hazard Report Fee to Property I.D.			114.00
1306	Transaction Coordinator Fee to Norma Bautista			350.00
1307	Hazard Insurance to State Farm Insurance		2,123.00	
1308	Ovenight Fee to DHL Express		25.00	
1309	Creditor Payment to Alfredo Bautista			68,500.00
1310	Creditor Payment to Jose Munoz			10,000.00
1311	Creditor Payment to Jose Vargas			2,401.00
1312				
1313				
1400. Total Settlement Charge (Enter on line 103, Section I - and - line 502, Section K)				
			15,509.67	118,443.53



Account #: [REDACTED]

This statement: August 31, 2007
Last statement: July 31, 2007

Contact us:
213 673-7700

City Of Commerce Office
5601 East Slauson Avenue
City Of Commerce CA 90040

013 0830G
S C BROKERS, INC
DBA COLDWELL BANKER SC BROKERS
(ESCROW DIVISION TRUST ACCOUNT)
9201 LONG BEACH BLVD SUITE G
SOUTH GATE CA 90280

cnb.com

SCAN. SEND. DONE. FOR QUALIFIED BUSINESS CLIENTS, CITY NATIONAL E-DEPOSIT REDUCES THE NEED TO DELIVER DEPOSITS TO ONE OF OUR BANKING OFFICES VIA COURIER OR IN PERSON. CALL US TODAY AT (800) 599-0020, OPTION 2, TO LEARN MORE.

Analyzed Business Checking

Account Summary		Account Activity	
Account number	[REDACTED]	Beginning balance (7/31/2007)	\$159,873.67
Minimum balance	\$149,987.83	Credits	
Average balance	\$320,096.90	Deposits (4)	+ 63,523.18
Avg. collected balance	\$318,047.00	Electronic cr (11)	+ 1,134,274.54
		Other credits (0)	+ 0.00
		Total credits	+ \$1,197,797.72
		Debits	
		Checks paid (65)	- 333,994.80
		Electronic db (6)	- 670,498.02
		Other debits (1)	- 119.05
		Total debits	- \$1,004,611.87
		Ending balance (8/31/2007)	\$353,059.52

DEPOSITS

Date	Description	Reference	Credits
8-2	Bank By Mail Deposit		57,323.18
8-16	Bank By Mail Deposit		2,500.00
8-28	Bank By Mail Deposit		700.00
8-28	Bank By Mail Deposit		3,000.00

ELECTRONIC CREDITS

Date	Description	Credits
8-1	Incoming Wire-Dom	210,015.14
8-2	Incoming Wire-Dom	700.00
8-2	Incoming Wire-Dom	49,423.00
8-2	Incoming Wire-Dom	64,896.00
8-16	Incoming Wire-Dom	61,374.39
8-17	Incoming Wire-Dom	143,278.00
8-20	Incoming Wire-Dom	198,520.79
8-21	Incoming Wire-Dom	6,000.00
8-27	Incoming Wire-Dom	2,925.98
8-28	Incoming Wire-Dom	1,365.34
8-29	Incoming Wire-Dom	395,775.90

EXHIBIT 30



S C BROKERS, INC
August 31, 2007

Page 2

Account #: XXXXXXXXXX

CHECKS PAID

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
5802	8-22	50.00	5927	8-8	880.00	5945	8-13	730.00	5985	8-28	350.00
5830 *	8-14	20,000.00	5928	8-16	598.90	5946	8-8	770.00	5988 *	8-27	25.00
5881 *	8-14	200.00	5929	8-20	450.00	5947	8-10	3,450.00	5989	8-24	68,500.00
5910 *	8-13	2,106.17	5930	8-9	450.00	5949 *	8-14	20,400.00	5990	8-24	10,000.00
5912 *	8-2	12,079.01	5931	8-7	10.00	5950	8-29	2,500.00	5991	8-23	2,401.03
5914 *	8-10	348.00	5932	8-9	114.00	5951	8-28	60,112.39	5992	8-22	5,000.00
5915	8-10	525.00	5933	8-10	350.00	5952	8-31	237.00	5993	8-28	500.00
5916	8-14	200.00	5934	8-16	50.00	5953	8-24	150.00	5994	8-30	1,495.98
5917	8-9	114.00	5936 *	8-22	25.00	5954	8-22	250.00	5996 *	8-28	250.00
5918	8-7	20.00	5937	8-22	50.00	5957 *	8-28	100.00	6000 *	8-30	250.00
5919	8-16	50.00	5938	8-22	35.00	5977 *	8-24	750.00	6003 *	8-30	15,500.00
5920	8-22	50.00	5939	8-6	100.00	5978	8-31	452.01	6004	8-30	15,500.00
5921	8-1	9,149.51	5940	8-9	150.00	5979	8-31	4,113.06	6014 *	8-30	35.00
5923 *	8-7	25,855.97	5941	8-22	35.00	5980	8-22	100.00	6017 *	8-30	4,900.00
5924	8-24	2,428.77	5942	8-22	35.00	5981	8-29	13,600.00	* Skip in check sequence		
5925	8-2	12,250.00	5943	8-6	100.00	5983 *	8-23	200.00			
5926	8-7	12,250.00	5944	8-15	150.00	5984	8-27	114.00			

ELECTRONIC DEBITS

Date	Description	Debits
8-3	Domestic Wire	11,392.50
8-3	Domestic Wire	48,888.00
8-3	Domestic Wire	64,511.00
8-3	Domestic Wire	144,700.00
8-21	Domestic Wire	98,571.69
8-30	Domestic Wire	302,434.83

OTHER DEBITS

Date	Description	Reference	Debits
8-21	Acct Analysis Chg ANALYSIS ACTIVITY FOR 07/07		119.05

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount	Date	Amount
7-31	159,873.67	8-8	199,275.00	8-16	213,163.32	8-24	371,761.57
8-1	360,739.30	8-9	198,447.00	8-17	356,441.32	8-27	374,548.55
8-2	508,752.47	8-10	193,774.00	8-20	554,512.11	8-28	318,301.50
8-3	239,260.97	8-13	190,937.83	8-21	461,821.37	8-29	697,977.40
8-6	239,060.97	8-14	150,137.83	8-22	456,191.37	8-30	357,861.59
8-7	200,925.00	8-15	149,987.83	8-23	453,590.34	8-31	353,059.52



COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5802

DATE: 8/22/07

AMOUNT: \$50.00

PAY TO THE ORDER OF: FIFTY AND NO/100 DOLLARS

DLH, J. [Signature]

0000005000

8/22/07 5802 50.00

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5830

DATE: 8/14/07

AMOUNT: \$20,000.00

PAY TO THE ORDER OF: TWENTY THOUSAND AND NO/100 DOLLARS

Victor Pridmore [Signature]

0000200000

8/14/07 5830 20,000.00

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5881

DATE: 8/14/07

AMOUNT: \$200.00

PAY TO THE ORDER OF: TWO HUNDRED AND NO/100 DOLLARS

Lisa Rose Christensen M.O.A.
1300 Glen Lane
West Covina, CA 91792

0000002000

8/14/07 5881 200.00

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5910

DATE: 8/13/07

AMOUNT: \$2,106.17

PAY TO THE ORDER OF: TWO THOUSAND ONE HUNDRED SIX AND 17/100 DOLLARS

Jane S. Danner
6415 Highland Drive
Los Angeles, CA 90022

00001210617

8/13/07 5910 2,106.17

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5912

DATE: 8/2/07

AMOUNT: \$12,079.01

PAY TO THE ORDER OF: TWELVE THOUSAND SEVENTY NINE AND P/100 DOLLARS

Ray Estrella & Investments Realty
2200 W. Beverly Blvd. 4000
Manhattan, CA 90404

00001207901

8/2/07 5912 12,079.01

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5914

DATE: 8/10/07

AMOUNT: \$348.00

PAY TO THE ORDER OF: THREE HUNDRED FORTY EIGHT AND NO/100 DOLLARS

The Kelly Agency
291 Collins Ave. #3
Long Beach, CA 90802

0000034800

8/10/07 5914 348.00

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5915

DATE: 8/10/07

AMOUNT: \$525.00

PAY TO THE ORDER OF: FIVE HUNDRED TWENTY FIVE AND NO/100 DOLLARS

RECEIVED BY [Signature]

0000052500

8/10/07 5915 525.00

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5916

DATE: 8/14/07

AMOUNT: \$200.00

PAY TO THE ORDER OF: TWO HUNDRED AND NO/100 DOLLARS

Radio Shack

0000002000

8/14/07 5916 200.00

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5917

DATE: 8/9/07

AMOUNT: \$114.00

PAY TO THE ORDER OF: ONE HUNDRED FOURTEEN AND NO/100 DOLLARS

Property LLC
1801 Wilshire Blvd.
Los Angeles, CA 90027

00000011400

8/9/07 5917 114.00

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5918

DATE: 8/7/07

AMOUNT: \$20.00

PAY TO THE ORDER OF: TWENTY AND NO/100 DOLLARS

Ann Taylor
5091 Long Beach Blvd. Ste. C
Long Beach, CA 90801

0000002000

8/7/07 5918 20.00

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5919

DATE: 8/16/07

AMOUNT: \$50.00

PAY TO THE ORDER OF: FIFTY AND NO/100 DOLLARS

CHI Investments, LLC

0000005000

8/16/07 5919 50.00

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5920

DATE: 8/22/07

AMOUNT: \$50.00

PAY TO THE ORDER OF: FIFTY AND NO/100 DOLLARS

DHL Express

0000005000

8/22/07 5920 50.00

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5921

DATE: 8/1/07

AMOUNT: \$9,149.51

PAY TO THE ORDER OF: NINE THOUSAND ONE HUNDRED FORTY NINE AND 51/100 DOLLARS

Yates & Forsyth
1200 Corporate Center Drive # 210
Monterey Park, CA 91754

0000914951

8/1/07 5921 9,149.51

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5923

DATE: 8/7/07

AMOUNT: \$25,855.97

PAY TO THE ORDER OF: TWENTY FIVE THOUSAND EIGHT HUNDRED FIFTY FIVE AND 97/100 DOLLARS

Felix Callahan
1223 West Century Place
Beverly Hills, CA 90210

00002585597

8/7/07 5923 25,855.97

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5924

DATE: 8/24/07

AMOUNT: \$2,428.77

PAY TO THE ORDER OF: TWO THOUSAND FOUR HUNDRED TWENTY EIGHT AND 77/100 DOLLARS

Aracely Calabrese
308 E. Santa Ana Blvd. Apt 101
Santa Ana, CA 92701-4102

00000242877

8/24/07 5924 2,428.77

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5925

DATE: 8/2/07

AMOUNT: \$12,250.00

PAY TO THE ORDER OF: TWELVE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS

Central Banker Edipynke Estela
3800 Ocean Valley Circle P181
Culver City, CA 90230

00001225000

8/2/07 5925 12,250.00

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5926

DATE: 8/7/07

AMOUNT: \$12,250.00

PAY TO THE ORDER OF: TWELVE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS

Central Banker Edipynke Estela
3800 Ocean Valley Circle P181
Culver City, CA 90230

00001225000

8/7/07 5926 12,250.00

COLLEWELL BANKERS BC BROKERS
SECURITY ADVISORY TRUST ACCOUNT
1200 Long Beach Blvd., S.C.
Long Beach, CA 90801
CITY NATIONAL BANK
CITY NATIONAL BANK

5927

DATE: 8/8/07

AMOUNT: \$80.00

PAY TO THE ORDER OF: EIGHT HUNDRED EIGHTY AND NO/100 DOLLARS

Total Travel
13000 Telegraph Hill Lane C
Bellevue, WA 98005

00000080000

8/8/07 5927 80.00

<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/16/2007 Amount \$592.90</p> <p>PAY TO THE ORDER OF FIVE HUNDRED SEVENTY EIGHT AND 90/100 DOLLARS</p> <p>To the order of: Farm on 2345 Wilshire Blvd., Ste. 110 Los Angeles, CA 90061</p> <p>Ref: Pmt # 11-312-455</p> <p>5928 598.90</p>	<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/20/2007 Amount \$450.00</p> <p>PAY TO THE ORDER OF FOUR HUNDRED FIFTY AND 00/100 DOLLARS</p> <p>To the order of: Old Republic Horse Protection P.O. Box 9817 East Anaheim, CA 92808-0817</p> <p>Ref: Pmt # 11-312-455</p> <p>5929 450.00</p>	<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/09/2007 Amount \$450.00</p> <p>PAY TO THE ORDER OF FOUR HUNDRED FIFTY AND 00/100 DOLLARS</p> <p>To the order of: Andrew D. Smith</p> <p>Ref: [REDACTED]</p> <p>5930 450.00</p>
<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/07/2007 Amount \$10.00</p> <p>PAY TO THE ORDER OF TEN AND 00/100 DOLLARS</p> <p>To the order of: Ann Fleming 2201 Long Beach Blvd., Ste. G South Gate, CA 90260</p> <p>Ref: [REDACTED]</p> <p>5931 10.00</p>	<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/09/2007 Amount \$114.00</p> <p>PAY TO THE ORDER OF ONE HUNDRED FOURTEEN AND 00/100 DOLLARS</p> <p>To the order of: Property L.L. 1001 Wilshire Blvd. Los Angeles, CA 90017</p> <p>Ref: PD 172289101</p> <p>5932 114.00</p>	<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/10/2007 Amount \$350.00</p> <p>PAY TO THE ORDER OF THREE HUNDRED FIFTY AND 00/100 DOLLARS</p> <p>To the order of: Home Bankers 2201 Long Beach Blvd., Ste. G South Gate, CA 90260</p> <p>Ref: [REDACTED]</p> <p>5933 350.00</p>
<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/16/2007 Amount \$50.00</p> <p>PAY TO THE ORDER OF FIFTY AND 00/100 DOLLARS</p> <p>To the order of: CRI International, LLC</p> <p>Ref: [REDACTED]</p> <p>5934 50.00</p>	<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/22/2007 Amount \$25.00</p> <p>PAY TO THE ORDER OF TWENTY FIVE AND 00/100 DOLLARS</p> <p>To the order of: D.E. Express 1001 Wilshire Blvd. Los Angeles, CA 90017</p> <p>Ref: [REDACTED]</p> <p>5936 25.00</p>	<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/22/2007 Amount \$50.00</p> <p>PAY TO THE ORDER OF FIFTY AND 00/100 DOLLARS</p> <p>To the order of: D.E. Express 1001 Wilshire Blvd. Los Angeles, CA 90017</p> <p>Ref: [REDACTED]</p> <p>5937 50.00</p>
<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/22/2007 Amount \$35.00</p> <p>PAY TO THE ORDER OF THIRTY FIVE AND 00/100 DOLLARS</p> <p>To the order of: Colwell Banker "SC Bankers" 2201 Long Beach Blvd., Ste. G South Gate, CA 90260</p> <p>Ref: [REDACTED]</p> <p>5938 35.00</p>	<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/06/2007 Amount \$100.00</p> <p>PAY TO THE ORDER OF ONE HUNDRED AND 00/100 DOLLARS</p> <p>To the order of: Colwell Banker "SC Bankers" 2201 Long Beach Blvd., Ste. G South Gate, CA 90260</p> <p>Ref: [REDACTED]</p> <p>5939 100.00</p>	<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/09/2007 Amount \$150.00</p> <p>PAY TO THE ORDER OF ONE HUNDRED FIFTY AND 00/100 DOLLARS</p> <p>To the order of: Myers Group 2201 Long Beach Blvd., Ste. G South Gate, CA 90260</p> <p>Ref: [REDACTED]</p> <p>5940 150.00</p>
<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/22/2007 Amount \$35.00</p> <p>PAY TO THE ORDER OF THIRTY FIVE AND 00/100 DOLLARS</p> <p>To the order of: Colwell Banker "SC Bankers" 2201 Long Beach Blvd., Ste. G South Gate, CA 90260</p> <p>Ref: [REDACTED]</p> <p>5941 35.00</p>	<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/22/2007 Amount \$35.00</p> <p>PAY TO THE ORDER OF THIRTY FIVE AND 00/100 DOLLARS</p> <p>To the order of: Colwell Banker "SC Bankers" 2201 Long Beach Blvd., Ste. G South Gate, CA 90260</p> <p>Ref: [REDACTED]</p> <p>5942 35.00</p>	<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/06/2007 Amount \$100.00</p> <p>PAY TO THE ORDER OF ONE HUNDRED AND 00/100 DOLLARS</p> <p>To the order of: Colwell Banker "SC Bankers" 2201 Long Beach Blvd., Ste. G South Gate, CA 90260</p> <p>Ref: [REDACTED]</p> <p>5943 100.00</p>
<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/15/2007 Amount \$150.00</p> <p>PAY TO THE ORDER OF ONE HUNDRED FIFTY AND 00/100 DOLLARS</p> <p>To the order of: Myers Group 2201 Long Beach Blvd., Ste. G South Gate, CA 90260</p> <p>Ref: [REDACTED]</p> <p>5944 150.00</p>	<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/13/2007 Amount \$730.00</p> <p>PAY TO THE ORDER OF SEVEN HUNDRED THIRTY AND 00/100 DOLLARS</p> <p>To the order of: Ann H. Dennis</p> <p>Ref: [REDACTED]</p> <p>5945 730.00</p>	<p>COLUMBIA BANKERS SC SERVICES MICROFILM SYSTEMS TRUST ACCOUNT 100 Long Beach Blvd., Ste. G South Gate, CA 90260 (323) 291-2300</p> <p>City National Bank 001108-CH 08/08/2007 Amount \$770.00</p> <p>PAY TO THE ORDER OF SEVEN HUNDRED SEVENTY AND 00/100 DOLLARS</p> <p>To the order of: Todd Tomala 13801 Telegraph Hill Unit C Healdsburg, CA 95920</p> <p>Ref: [REDACTED]</p> <p>5946 770.00</p>



CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5947
Date 8/10/07
Amount \$3,450.00

PAY TO THE ORDER OF THREE THOUSAND FOUR HUNDRED FIFTY AND NO/100 DOLLARS

TO THE ORDER OF JC Brinkley, Inc.
4291 Long Beach Blvd., Ste. G
South Gate, CA 90260

ARL

⑆000034500⑆

8/10/07 5947 3,450.00

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5948
Date 8/14/07
Amount \$20,400.00

PAY TO THE ORDER OF TWENTY THOUSAND FOUR HUNDRED AND NO/100 DOLLARS

TO THE ORDER OF JC Brinkley, Inc.
4291 Long Beach Blvd., Ste. G
South Gate, CA 90260

ARL

⑆000204000⑆

8/14/07 5948 20,400.00

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5950
Date 8/29/07
Amount \$2,500.00

PAY TO THE ORDER OF TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

TO THE ORDER OF Fols College

ARL

⑆000025000⑆

8/29/07 5950 2,500.00

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5951
Date 8/28/07
Amount \$60,112.39

PAY TO THE ORDER OF SIXTY THOUSAND ONE HUNDRED TWELVE AND 39/100 DOLLARS

TO THE ORDER OF Rough Outlets
827 E. 1st Ave.
Culver, CA 92324

ARL

⑆0006011239⑆

8/28/07 5951 60,112.39

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5952
Date 8/31/07
Amount \$237.00

PAY TO THE ORDER OF TWO HUNDRED THIRTY SEVEN AND NO/100 DOLLARS

TO THE ORDER OF California Fair Plan Association
P.O. Box 7824
Los Angeles, CA 90078-8824

RECEIVED
AUG 29 2007
CFPA-MR7

ARL

⑆0000023700⑆

8/31/07 5952 237.00

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5953
Date 8/24/07
Amount \$150.00

PAY TO THE ORDER OF ONE HUNDRED FIFTY AND NO/100 DOLLARS

TO THE ORDER OF Mayra Pangel
8201 Long Beach Blvd., Ste. G
South Gate, CA 90260

ARL

⑆0000015000⑆

8/24/07 5953 150.00

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5954
Date 8/22/07
Amount \$250.00

PAY TO THE ORDER OF TWO HUNDRED FIFTY AND NO/100 DOLLARS

TO THE ORDER OF Colby of Southern "SC Brokers"
8201 Long Beach Blvd., Ste. G
South Gate, CA 90260

ARL

⑆0000025000⑆

8/22/07 5954 250.00

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5957
Date 8/28/07
Amount \$100.00

PAY TO THE ORDER OF ONE HUNDRED AND NO/100 DOLLARS

TO THE ORDER OF Colwell Banker "SC Brokers"
8201 Long Beach Blvd., Ste. G
South Gate, CA 90260

ARL

⑆0000010000⑆

8/28/07 5957 100.00

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5977
Date 8/24/07
Amount \$750.00

PAY TO THE ORDER OF SEVEN HUNDRED FIFTY AND NO/100 DOLLARS

TO THE ORDER OF James Galtman
7728 Cuckoo Blvd.
S24049959 78-25000000

ARL

⑆0000075000⑆

8/24/07 5977 750.00

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5978
Date 8/31/07
Amount \$452.01

PAY TO THE ORDER OF FOUR HUNDRED FIFTY TWO AND 01/100 DOLLARS

TO THE ORDER OF Anne D. Conner
8448 Wilshire Ave.
Northridge, CA 91325

ARL

⑆0000045201⑆

8/31/07 5978 452.01

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5979
Date 8/31/07
Amount \$4,113.06

PAY TO THE ORDER OF FOUR THOUSAND ONE HUNDRED THIRTEEN AND 06/100 DOLLARS

TO THE ORDER OF Jane G. Conner
8448 Wilshire Ave.
Northridge, CA 91325

ARL

⑆0000411306⑆

8/31/07 5979 4,113.06

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5980
Date 8/22/07
Amount \$100.00

PAY TO THE ORDER OF ONE HUNDRED AND NO/100 DOLLARS

TO THE ORDER OF Colwell Banker "SC Brokers"
8201 Long Beach Blvd., Ste. G
South Gate, CA 90260

ARL

⑆0000010000⑆

8/22/07 5980 100.00

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5981
Date 8/29/07
Amount \$13,600.00

PAY TO THE ORDER OF THIRTEEN THOUSAND SIX HUNDRED AND NO/100 DOLLARS

TO THE ORDER OF Property L.L.
1881 Wilshire Blvd.
Los Angeles, CA 90017

RECEIVED AUG 29 2007

ARL

⑆0000136000⑆

8/29/07 5981 13,600.00

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5983
Date 8/23/07
Amount \$200.00

PAY TO THE ORDER OF TWO HUNDRED AND NO/100 DOLLARS

TO THE ORDER OF Charles R. Hernandez
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801

ARL

⑆0000020000⑆

8/23/07 5983 200.00

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5984
Date 8/27/07
Amount \$114.00

PAY TO THE ORDER OF ONE HUNDRED FOURTEEN AND NO/100 DOLLARS

TO THE ORDER OF Property L.L.
1881 Wilshire Blvd.
Los Angeles, CA 90017

RECEIVED AUG 29 2007

ARL

⑆0000011400⑆

8/27/07 5984 114.00

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5985
Date 8/28/07
Amount \$350.00

PAY TO THE ORDER OF THREE HUNDRED FIFTY AND NO/100 DOLLARS

TO THE ORDER OF Heave Brothers
8201 Long Beach Blvd., Ste. G
South Gate, CA 90260

ARL

⑆0000035000⑆

8/28/07 5985 350.00

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5988
Date 8/27/07
Amount \$25.00

PAY TO THE ORDER OF TWENTY FIVE AND NO/100 DOLLARS

TO THE ORDER OF Tully National Title
12700 Shady Arroyo Way, Ste. 110
Long Beach, CA 90805

ARL

⑆0000002500⑆

8/27/07 5988 25.00

CITY NATIONAL BANK
COLUMBIA BANKERS' SEC BROKERS
EXCISE AND TRANSFER ACCOUNT
1201 Long Beach Blvd., Ste. G
Long Beach, CA 90801
909 241-2200

Check # 5989
Date 8/24/07
Amount \$68,500.00

PAY TO THE ORDER OF SIXTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

TO THE ORDER OF Alvaro Brando
Sandoz Rembrandt

ARL

⑆0006850000⑆

8/24/07 5989 68,500.00

JOSE VARGAS WAS TO
RECEIVE \$10,000 FROM THE
SALE OF THE PROPERTY.
INSUFFICIENT FUNDS TO COVER.
I GAVE HIM A PAYMENT OF
\$3600 AFTER THE SALE

EXHIBIT # 31

<input type="checkbox"/> Airfare / Rail	<input type="checkbox"/> Credit Card	<input type="checkbox"/> Dependent Care
<input type="checkbox"/> Gas / Electric	<input type="checkbox"/> Taxes	<input type="checkbox"/> Savings & Investment
<input type="checkbox"/> Telephone	<input type="checkbox"/> Insurance (Life, Home, Auto)	<input type="checkbox"/> Other
<input type="checkbox"/> Food	<input type="checkbox"/> Home Improvement (Maintenance, Repairs)	
<input type="checkbox"/> Clothing		

5/23/07

JOSE VARGAS

THREE THOUSAND SIX HUNDRED EIGHT

MEMO: LOAN ESTABLISHMENT

BAL. FOR'D	
THIS PAYMENT	3600
BALANCE	
OTHER	
BAL. FOR'D	

NOT NEGOTIABLE

CITIBANK ACCOUNT RATES AND CHARGES

Citibank gives you the benefit of lower charges and better rates as you maintain higher balance levels. If your account is charged a monthly maintenance fee, you can receive a rebate of up to \$3.00 off that fee by earning \$1.00 for each of the following types of transactions during the statement period:

- A Direct Deposit
- Two or more electronic bill payments you made by telephone or computer
- An automatic deduction initiated by a third party that you authorized.

For current rates and charges, Citibank considered your average balances during the month of August in all of your qualifying checking, savings, investment, credit card, and loan accounts that you asked us to combine. These balances may be in accounts that are reported on other statements.

Rates and Charges	Your Combined Balance Range
Rates	\$6,000-\$9,999
Monthly Service Charge	Standard
	None

Ask about accounts eligible for preferred rates.

Please refer to your Citibank Account Terms and Conditions for details on how we determine your monthly fees and charges. Please note that when your qualified transaction activity exceeds the designated level, you may be subject to fees for transactions performed.

All fees assessed in a statement period, including per check and non-Citibank ATM fees, will appear as charges on your next Citibank statement (to the account that is currently debited for your monthly service charge).

CHECKING ACTIVITY

Regular Checking

Date	Description	Amount Subtracted	Amount Added	Balance
			Beginning Balance:	\$10,660.43
			Ending Balance:	\$1,942.66
8/16	Authorized Transfer Countrywide MORTGAGE	2,031.67		
8/16	Authorized Transfer Countrywide MORTGAGE	756.86		
8/16	Authorized Transfer Countrywide MORTGAGE	15.00		
8/16	Authorized Transfer Countrywide MORTGAGE	15.00		7,841.90
8/17	Deposit		250.00	
8/17	Check # 253	1,100.00		6,991.90
8/20	Deposit		662.58	7,654.48
8/23	Authorized Transfer WATERUTILITYSVCS UTILITY	112.21		
8/23	Authorized Transfer BILLMATRIX BILL PAYMT	4.95		
8/23	Check # 288	3,600.00		3,937.32
8/29	Check # 291	500.00		
8/29	Check # 290	1,000.00		
8/29	Check # 289	95.00		2,342.32
8/30	Check # 254	264.00		2,078.32
8/31	Check # 287	75.00		2,003.32
9/04	Authorized Transfer LA FITNESS 09/07DOW01	53.00		1,950.32
9/12	Deposit		6,525.00	8,475.32
9/14	Deposit		2,400.00	
9/14	Check # 293	1,000.00		9,875.32
9/17	Authorized Transfer PRIMERICA LIFE INS. PREM	138.61		9,736.71
9/18	Authorized Transfer Countrywide MORTGAGE	3,141.67		
9/18	Authorized Transfer Countrywide MORTGAGE	2,235.00		
9/18	Authorized Transfer Countrywide MORTGAGE	1,539.38		

1/6/05

RECORDING REQUESTED BY
SOUTHLAND TITLE
AND WHEN RECORDED MAIL THIS DEED
AND TAX STATEMENTS TO:

MARIA D. ARELLANEZ

05 0040899

2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Assessor's Parcel No. 6206-022-021

Title Order No. 14095242

Escrow No. 192944-GS

GRANT DEED

(12)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT the documentary transfer tax is: COUNTY: \$695.00 & CITY: \$0.00 Total transfer tax: _____

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale

OR transfer is exempt from tax for the following reason: _____

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,
SALVADOR ROJAS and JOSEFINA ROJAS, HUSBAND AND WIFE AS JOINT TENANTS
hereby GRANT(S) to
MARIA D. ARELLANEZ, A SINGLE WOMAN

6206-22-21

the following described real property in the County of LOS ANGELES, State of CALIFORNIA:
LOT 54 OF TRACT NO. 4753, IN THE COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK
50, PAGE 51, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTH 50 FEET THEREOF.

ALSO KNOWN AS: _____
CALIFORNIA 90280

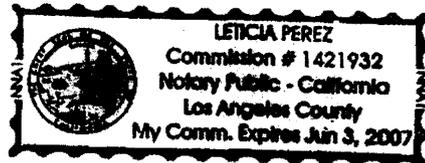
Date: November 30, 2004

Salvador Rojas
SALVADOR ROJAS

Josefina Rojas
JOSEFINA ROJAS

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)SS

On 12-29-04 before me, Leticia Perez
Perez the undersigned Notary Public in and for
said State, personally appeared Salvador
Rojas & Josefina Rojas
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 Leticia Perez

FOR NOTARY SEAL OR STAMP

14095242

RECORDING REQUESTED BY:

Escrow No
Title Order No.

When Recorded Mail Document
and Tax Statement To:
Elizabeth Marando

05 0807255

7

APN: 6206-022-021

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00 "This is a bonafide gift and the grantor received nothing in return, R&T 11911."

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- City of South Gate

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Maria D. Arellanez, a single woman

hereby GRANT(S) to Elizabeth Marando, a single woman

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

Lot 54 of Tract No. 4753, in the County of Los Angeles, State of California, as per map recorded in Book 50, Page 51 of Maps, in the office of the County Recorder of said County.

EXCEPT the North 50 feet thereof.

Property Address:

DATED: February 4, 2005

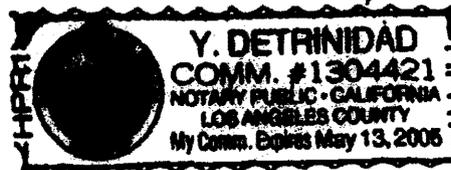
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
ON FEBRUARY 10, 2005 public before me,
Y. DETRINIDAD, Notary / personally appeared
Maria D. Arellanez

Maria D. Arellanez
Maria D. Arellanez

~~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 Y. Detrinidad



MAIL TAX STATEMENTS AS DIRECTED ABOVE

LANDSAFE TITLE

2

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

**RECONTRUST COMPANY, N.A.
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063**



**Attn: Miriam J. Paez
TS No. 07-01284
Doc ID #000689524572005N
Title Order No. 07-8-005379
Investor/Insurer No. 11108097**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IMPORTANT NOTICE

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 three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$16,362.61, as of 01/11/2007 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 the end of the three month period stated above) 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).

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.

TS No. 07-01284
Doc ID #000689524572005N

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:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
C/O Countrywide Home Loans, Inc
400 COUNTRYWIDE WAY SV-35
SIMI VALLEY, CA 93065
FORECLOSURE DEPARTMENT (800) 669-6650

If you have any questions, you should contact a lawyer or the governmental 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: RECONTRUST COMPANY, N.A. is the duly appointed Trustee under a Deed of Trust dated 12/27/2004, executed by MARIA D ARELLANEZ, A SINGLE WOMAN as Trustor, to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as beneficiary recorded 01/06/2005, as Instrument No. 05 0040900 (or Book __, Page __) of Official Records in the Office of the County Recorder of Los Angeles County, California.

Said obligation including ONE NOTE FOR THE ORIGINAL sum of \$ 440,000.00.

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: **FAILURE TO PAY THE INSTALLMENT OF PRINCIPAL, INTEREST AND IMPOUNDS WHICH BECAME DUE ON 11/01/2006 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST AND IMPOUNDS, TOGETHER WITH ALL LATE CHARGES, PLUS ADVANCES MADE AND COSTS INCURRED BY THE BENEFICIARY, INCLUDING FORECLOSURE FEES AND COSTS AND/OR ATTORNEYS' FEES. IN ADDITION, THE ENTIRE PRINCIPAL AMOUNT WILL BECOME DUE ON 01/01/2035 AS A RESULT OF THE MATURITY OF THE OBLIGATION ON THAT DATE.**

That by reason thereof, the present beneficiary under such deed of trust has executed and delivered to said duly appointed Trustee a written Declaration of Default and Demand for sale, and has deposited with said duly appointed Trustee such deed of trust and all documents evidencing 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.

Dated: January 11, 2007
RECONTRUST COMPANY, N.A., as Trustee
By LandSafe Title Corporation, as Attorney in Fact

By *Arax B.*

ARAX BAGHDASARIAN

07 007 9509

LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY, N.A.
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063

WHEN RECORDED MAIL TO:
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063



TS No. 07-01284
Title Order No. 07-8-005379
Investor/Insurer No. 11108097
APN No 6206-022-021

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/27/2004. 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.

Notice is hereby given that RECONTRUST COMPANY, N A , as duly appointed trustee pursuant to the Deed of Trust executed by MARIA D ARELLANEZ, A SINGLE WOMAN, dated 12/27/2004 and recorded 01/06/2005, as Instrument No. 05 0040900, in Book _____, Page _____, of Official Records in the office of the County Recorder of LOS ANGELES County, State of California, will sell on 05/10/2007 at 10:30 AM, AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BLVD , 12720 NORWALK BLVD., NORWALK, CA

at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 3105, 3107 OHIO ST. &, 3432, 3434 GARDEN VIEW STREET, SOUTHGATE, CA 90280. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$477,054.34. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state

Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

DATED: April 02, 2007
RECONTRUST COMPANY, N.A.
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063
Phone (800) 281-8219 , Sale Information (626) 927-4399

By: *Paresh Kavlekar*
Paresh Kavlekar, Assistant Secretary

RECONTRUST COMPANY, N.A is a debt collector attempting to collect a debt Any information obtained will be used for that purpose.

TOTAL
DUE
ON
LOAN
AS OF
4/2/07

FIDELITY-LONG BEACH

RECORDING REQUESTED BY:
SC Brokers Escrow Division

AND WHEN RECORDED MAIL TO:

Alvara Bautista

Order No 19521624 - 38
Escrow No. 000111-CH
Parcel No. 6206-022-021

08/21/07



20071956884

1
4
2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$NONE and CITY \$NONE

- Computed on the consideration or value of property conveyed; OR
- Computed on the consideration or value less liens or encumbrances remaining at the time of sale.
- unincorporated area. South Gate and

" 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,
Alvaro Bautista, A married man as his sole and separate property

hereby REMISE, RELEASE AND QUITCLAIM to
SC Brokers, Inc., a California Corporation

the real property in the City of South Gate County of Los Angeles, State of California, described as.
Lot 54 of Tract No 4753 in the City of South Gate, County of Los Angeles, State of California, as per map recorded in Book 50 Page(s) 51 of Maps in the Office of the County Recorder of Los Angeles County.
Except the North 50 Feet Thereof

Dated July 17, 2007

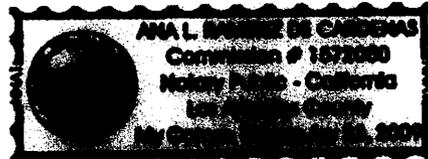
Alvaro Bautista

STATE OF CALIFORNIA }
Los Angeles } S.S.
COUNTY OF July 17, 2007 }

On July 17, 2007, before me, Ana L. Ramirez De Cardenas, Notary Public
personally appeared Alvaro 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 (Seal)



FIDELITY-LONG BEACH

RECORDING REQUESTED BY:
SC Brokers Escrow Division

AND WHEN RECORDED MAIL TO:

Jose G. Gomez
[Redacted]

Order No. 19521624 - 38
Escrow No. 000111-CH
Parcel No. 6206-022-021

08/21/07



20071956886

1
2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

72

THE UNDERSIGNED GRANTOR DECLARES THAT DOCUMENTARY TRANSFER TAX IS \$748.00 and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: South Gate, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SC Brokers, Inc., a California Corporation

hereby GRANTS to

Jose G. Gomez, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPERTY

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

Lot 54 of Tract No. 4753 in the City of South Gate, County of Los Angeles, State of California, as per map recorded in Book 50 Page(s) 51 of Maps in the Office of the County Recorder of Los Angeles County. Except the North 50 Feet Thereof

Date July 17, 2007

SC Brokers, Inc

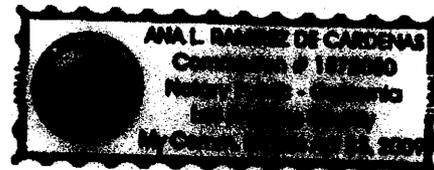
By: Alvaro Bautista, President

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) S.S.

On July 17, 2007, before me, Ana L. Ramirez De Cardenas, Notary Public personally appeared Alvaro 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 (Seal)





Escrow Analysis Department, SV-23
450 American Street
Simi Valley, CA 93065-6298

Notice Date: October 11, 2007

Account No.: [REDACTED]

CGS21701285038
MARIA D ARELLANEZ

[REDACTED]

Property Address:
[REDACTED]

ANNUAL ESCROW ACCOUNT DISCLOSURE STATEMENT

This is a statement of actual activity in your escrow account from November 2006 through October 2007, the date on which your loan was paid in full or transferred to another servicer.

Your monthly mortgage payment since November 2006 was \$4,818.93 of which \$2,766.65 was for principal and interest and \$2,052.28 went into your escrow account.

The total amount paid into your escrow account during the period specified above was \$25,779.57, and the total amount paid from your escrow account during that period was \$12,720.73-. A history of payments to and from your escrow account is detailed below.

Please see the reverse side of this page for important information

Please write your account number on all correspondence.

ESRSHORT 3549 01/00/2005

LAST YEAR'S ESCROW PAYMENTS

Projected Date	Activity	Payments to Escrow Account	Payments from Escrow Account	Escrow Account Balance	Actual Date	Activity	Payments to Escrow Account	Payments from Escrow Account	Escrow Account Balance
	Starting Balance	12,847.77-				Starting Balance			13,058.84-
20061101	Deposit	561.15	.00	12,286.62-	20061127	COUNTY TAX	.00	3,747.20-	16,806.04-
20061102	County taxes	.00	2,445.88	14,732.50-	20070116	HAZARD INS	.00	3,775.00-	20,581.04-
20061201	Deposit	561.15	.00	14,171.35-	20070329	COUNTY TAX	.00	3,743.35-	24,324.39-
20070101	Deposit	561.15	.00	13,610.20-	20070503	REGULAR PA	2,052.28	.00	22,272.11-
20070102	Homeowners insurance	.00	1,842.00	15,452.20-	20070503	REGULAR PA	2,052.28	.00	20,219.83-
20070201	Deposit	561.15	.00	14,891.05-	20070503	REGULAR PA	2,052.28	.00	18,167.55-
20070301	Deposit	561.15	.00	14,329.90-	20070503	REGULAR PA	2,052.28	.00	16,115.27-
20070302	County taxes	.00	2,445.88	16,775.78-	20070503	REGULAR PA	2,052.28	.00	14,062.99-
20070401	Deposit	561.15	.00	16,214.63-	20070503	REGULAR PA	2,052.28	.00	12,010.71-
20070501	Deposit	561.15	.00	15,653.48-	20070503	REGULAR PA	2,052.28	.00	9,958.43-
20070601	Deposit	561.15	.00	15,092.33-	20070503	MISC. POST	9,958.43	.00	100.10
20070701	Deposit	561.15	.00	14,531.18-	20070827	PAYOFF	100.10	.00	100.18
20070801	Deposit	561.15	.00	13,970.03-	20070827	INTEREST O	.08	.00	1,455.18
20070901	Deposit	561.15	.00	13,408.88-	20070830	HAZ INS CR	1,355.00	.00	1,455.18
20071001	Deposit	561.15	.00	12,847.73-	20070910	PAYOFF ESC	.00	1,455.18-	.00

Ending Balance

12,847.73-

Ending Balance

.00