



Fidelity National Title Company

6060 Sepulveda Boulevard, Suite 100 Van Nuys, CA 91411
(818) 881-7800 FAX (818) 776-8528

PRELIMINARY REPORT

TITLE OFFICER: Sheila Isham - Ph (818) 758-5718

ORDER NO.: 19605305 - C
Amendment
LOAN NO.:

TO: Public Administrator
320 West Temple Street 9th Floor
Los Angeles, CA

ATTN: Jeanette

SHORT TERM RATE: Yes

PROPERTY ADDRESS: 12638 Gneiss Avenue, Downey, California

EFFECTIVE DATE: June 30, 2009, 07:30 A.M.

The form of policy or policies of title insurance contemplated by this report is:

American Land Title Association Homeowner's Policy of Title For a One-To-Four Family Residence (10/22/03)

ALTA Loan Policy (6/17/06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Patricia Macko, a conservatee, pursuant to proceedings in the Los Angeles County Superior Court, Case No. BP 116453, and Mike Macko, a married man

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

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

FJ\j 07/06/2009

LEGAL DESCRIPTION

EXHIBIT "ONE"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 144, of Tract No. 14173, in the City of Downey, County of Los Angeles, State of California, as per map recorded in Book 293 Page(s) 5 to 8 of maps, in the office of the County Recorder of said county.

Assessor's Parcel No: 6260-007-033

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. **Property taxes**, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2009-2010.

2. **Property taxes**, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2009-2010, Assessor's Parcel Number 6260-007-033.

Code Area Number: 0003271
1st Installment: \$439.33 Delinquent, Penalty \$ 439.33
2nd Installment: \$439.31 Delinquent, Penalty \$ 53.93
Land: \$31,584.00
Improvements: \$31,119.00
Exemption: \$7,000.00
Personal Property: \$

3. **Supplemental assessment** for 2009-2010

Bill No.: 09010
1st Installment: \$950.44 Delinquent, Penalty \$95.04
Must be paid by: January 31, 2010
2nd Installment: \$950.44 Unpaid
Must be paid by: May 31, 2010

4. **The lien of supplemental taxes**, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.

5. **Water rights, claims or title to water**, whether or not disclosed by the public records.

6. **Easement(s)** for the purposes(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.

Purpose: Sanitary sewers
Affects: The Easterly 6 feet

7. **Covenants, conditions and restrictions** in the declaration of restrictions but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, martial status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: Book 24144, Page 99, of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

8. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;

Purpose: Poles, conduits and incidental purposes
 Recorded: January 11, 1947, Book 24071, Page 413, of Official Records
 Affects: The Southeasterly 5 feet

9. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;

Purpose: Pole lines, conduits and incidental purposes
 Recorded: February 6, 1947, Book 24203, Page 342, of Official Records
 Affects: The Southeasterly 5 feet

10. **A deed of trust** to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$405,000.00
 Dated: October 31, 2003
 Trustor: Mike Macko and Patricia Ann Macko, husband and wife, as joint tenants
 Trustee: Fidelity Title Insurance Company
 Beneficiary: Seattle Mortgage Company
 Loan No.: As provided therein
 Recorded: November 6, 2003, Instrument No. 03-3340570, of Official Records

NOTE: Amended Civil Code Section 2941, which becomes effective on January 1, 2002 sets the fee for the processing and recordation of the reconveyance of each Deed of Trust being paid through this transaction \$45.00. The reconveyance must be clearly set forth in the Beneficiary's Payoff Demand Statement ("Demand"). In addition, an assignment or authorized release of the fee, from the Beneficiary to the Trustee of the record, must be included. an example of the required language is as follows:

"The beneficiary identified above hereby assigns releases or transfer to the Trustee of record, the sub of \$45.00, included herein as "Reconveyance Fee", for the processing and recordation of the Reconveyance of the Deed of Trust securing the indebtedness covered hereby, and the escrow company or title processing this pay-off is authorized to deduct the Reconveyance Fee from this Demand and forward said fee to the trustee of record or the successor Trustee under the Trust Deed to be paid off in Full."

In the event that the reconveyance fee and the assignment, release or transfer are not included within the Demand Statement, then Fidelity National Title Insurance Company and its Underwritten Agent may decline to process the reconveyance and will be forced to return all documentation directly to the Beneficiary for compliance with the requirements of the revised statute.

A Notice of Default under the terms of said deed of trust.

Executed by: First American Title Insurance Company
 Recorded: January 8, 2010, Instrument No. 2010-0027070, of Official Records

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following

Trustee: Regional Service Corporation
 Recorded: April 8, 2010, Instrument No. 2010-0477147, of Official Records

A Notice of Trustee's Sale under said deed of trust

Executed by: Regional Service Corporation
 Time and Place of Sale: On April 29, 2010, at 10:30 AM, At the front entrance to the pomona superior courts building, 350 W Mission Blvd, in the City of Pomona, County of Los Angeles, State of California.
 Recorded: April 8, 2010, Instrument No. 2010-0477148, of Official Records

An assignment of the beneficial interest under said deed of trust which names:

Assignee: Bank of America, N.A.
 Loan No.: As provided therein
 Recorded: July 23, 2007, Instrument No. 07-1727969, of Official Records

11. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$405,000.00
 Dated: October 31, 2003
 Trustor: Mike Macko and Patricia Ann Macko, husband and wife, as joint tenants
 Trustee: Senior Official with responsibility for Single Family Mortgage Insurance Programs in the Department of Housing and Urban Development
 Beneficiary: The Secretary of Housing and Urban Development
 Loan No.: As provided therein
 Recorded: November 6, 2003, Instrument No. 03-3340571, of Official Records

NOTE: Amended Civil Code Section 2941, which becomes effective on January 1, 2002 sets the fee for the processing and recordation of the reconveyance of each Deed of Trust being paid through this transaction \$45.00. The reconveyance must be clearly set forth in the Beneficiary's Payoff Demand Statement ("Demand"). In addition, an assignment or authorized release of the fee, from the Beneficiary to the Trustee of the record, must be included. an example of the required language is as follows:

"The beneficiary identified above hereby assigns releases or transfer to the Trustee of record, the sub of \$45.00, included herein as "Reconveyance Fee", for the processing and recordation of the Reconveyance of the Deed of Trust securing the indebtedness covered hereby, and the escrow company or title processing this pay-off is authorized to deduct the Reconveyance Fee from this Demand and forward said fee to the trustee of record or the successor Trustee under the Trust Deed to be paid off in Full."

In the event that the reconveyance fee and the assignment, release or transfer are not included within the Demand Statement, then Fidelity National Title Insurance Company and its Underwritten Agent may decline to process the reconveyance and will be forced to return all documentation directly to the Beneficiary for compliance with the requirements of the revised statute.

12. The application for title insurance was placed by reference to only a street address or tax identification number.

Based on our records, we believe that the description in this report covers the parcel requested, however, if the legal description is incorrect a new report must be prepared.

If the legal description is incorrect, in order to prevent delays, the seller/buyer/borrower must provide the Company and/or the settlement agent with the correct legal description intended to be the subject of this transaction.

13. **In order to complete this report**, this Company requires a Statement of Information to be completed by the following party,

Party: All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement(s) of Information.

END OF ITEMS

- Note 1.** The current owner does NOT qualify for the \$20.00 discount pursuant to the coordinated stipulated judgments entered in actions filed by both the Attorney General and private class action plaintiffs for the herein described property.
- Note 2.** NOTE: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
- Note 3.** None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.
- Note 4.** The Company is not aware of any matters which would cause it to decline to attach the CLTA Endorsement Form 116 indicating that there is located on said land a Single Family Dwelling known as 12638 Gneiss Avenue, Downey, CA to an Extended Coverage Loan Policy.
- Note 5.** There are NO deeds affecting said land, recorded within twenty-four (24) months of the date of this report.
- Note 6.** Unless this Company is in receipt of WRITTEN instructions authorizing a particular policy, Fidelity National Title will AUTOMATICALLY issue the American Land Title Association Homeowner's Policy (10/22/03) for all qualifying residential 1-4 properties/transactions to insure the buyer at the close of escrow.
- Note 7.** If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 8. WIRE INSTRUCTIONS

COMERICA BANK CALIFORNIA
Financial Services Group
2321 Rosecrans Avenue, Suite 1225
El Segundo, CA, 90245

Routing No. 121137522
For Credit to FIDELITY NATIONAL TITLE

Account No. 1891608570
Attn: Payoff Department
Ref: Order No. _____
Title Officer: _____

END OF NOTES