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LAW OFFICES OF WAYNE M. ABB
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Attorney for Plaintiff

FILED
LOS ANGELES SUPERIOR COURT

FEB 22 2013

JOHN A. CLARKE, CLERK
BY ANDRE WILLIAMS, DEPUTY

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
WEST DISTRICT, SANTA MONICA COURTHOUSE

ALTA STANDARD ONE, LLC,

Plaintiff,

vs.

JAIME DEJESUS GONZALEZ, LINDA
MANSDORF,

and Does 1 through 10, inclusive,

Defendants.

CASE NO. **13U00769**

"AMOUNT DEMANDED DOES NOT
EXCEED 10,000"

COMPLAINT (Unlawful Detainer)

ALTA STANDARD ONE, LLC ("Plaintiff"), for cause of action
against defendants and Does 1 through 10, inclusive, and each of
them allege:

1. ALTA STANDARD ONE, LLC is the owner of the real
property involved herein, which is a residential dwelling located
at 811 N. ALTA DRIVE, BEVERLY HILLS, CA 90210, situated within
the above captioned judicial district ("the premises").
Plaintiff is entitled to immediate possession thereof.

2. Title to the premises was duly perfected by virtue of
an execution on a writ of sale issued 02/09/12 by the Sheriff of
LOS ANGELES County, State of California. Said sale was duly

cld/

1 conducted in compliance with all of the conditions required and
2 all other provisions of law applicable thereto. The real
3 property involved herein was sold by public auction on October
4 31, 2012. On October 31, 2012 a deed was executed and delivered
5 to ALTA STANDARD ONE, LLC herein. Said deed was recorded on
6 December 6, 2012 Instrument number 20121889927.
7

8 3. Plaintiff does not know the true names and capacities
9 of defendants sued herein as Does 1 through 10, inclusive and
10 will amend the complaint when the same have been ascertained.

11 4. The defendant(s) herein are the former owner(s).

12 5. On or about 12/14/12 a Sixty Day Notice to Quit and
13 deliver possession of the premises was served by posting in a
14 conspicuous place on the property therein described, there being
15 no person of suitable age or discretion to be found at the place
16 of residence or any known business of said defendants, and by
17 depositing said copies in the United States Mail, in a sealed
18 envelope with postage fully prepaid, addressed to the defendants
19 at the place where the property is situated. A true and correct
20 copy of the Notice is attached hereto as Exhibit A, and
21 incorporated herein by reference. More than sixty days have
22 elapsed since the service of said Notice to Quit upon the
23 defendants. Although requested to do so, said defendant have
24 failed, refused and neglected to vacate possession of the
25 premises and hold the same against the desires of Plaintiff and
26 without any claim or right to remain in possession thereof.

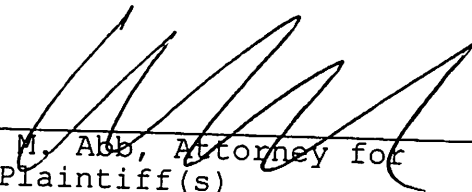
27 6. Plaintiff has performed all terms and conditions on its
28 part to be performed.

1 7. The reasonable value for the use and occupancy of the
2 premises is the sum of \$500.00 per day, and the defendants have
3 paid no sum whatsoever. Plaintiff claims the sum of \$500.00 per
4 day as the reasonable value for the use and occupancy of the
5 premises from the expiration of the Notice to Quit until judgment
6 herein.

7 WHEREFORE, Plaintiff prays for judgment as follows:

- 8 1. For restitution and possession of the premises;
9 2. For \$500.00 per day from 02/13/13 until judgment herein;
10 3. For costs of suit herein incurred; and
11 4. For such other and further relief as the Court deems
12 just and proper.

13 Date: 02/14/13
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16 By: 
17 Wayne M. Abb, Attorney for
18 Plaintiff(s)
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Recording requested by

LEROY D. BACA, SHERIFF

After recording mail to:
L.A. COUNTY SHERIFF
Court Services Division
Real Estate Section
110 N. Grand Ave. Rm 525
Los Angeles, CA 90012

COPY of Document Recorded

12/07/2012
12/07/2012
12/07/2012
12/07/2012



20121889927

SHERIFF'S DEED

Case No. BC363659 R

JANICE M MCCLANAHAN

vs.

HAROLD MANSDORF

RECORDING REQUEST BY

Leroy D. Baca, Sheriff
Los Angeles County

WHEN RECORDED MAIL TO

NAME L. A. County Sheriff's Department
Court Services Division
Real Estate Section Rm 525
MAILING 110 N. Grand Ave.
ADDRESS Los Angeles, CA 90012

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Documentary Transfer Tax \$5,039.65 , City Tax \$ 0.00 , Property Location BEVERLY HILLS, CA
exclusive of the value of a lien or encumbrance remaining on the interest or property conveyed at the time of sale.
Leroy D. Baca, Sheriff, Los Angeles County By Misty Douglas , Deputy

SHERIFF'S DEED OF SALE OF REAL PROPERTY

Case No. BC363659 R

I, the undersigned, Sheriff of the County of Los Angeles, State of California, do hereby certify that:
[X] Under a Writ of [X] EXECUTION [] SALE issued on 02/09/12 , out of the SUPERIOR Court of the
CENTRAL Judicial District, LOS ANGELES County, State of California, on a judgment entered on 01/23/08
[] Judgment renewed _____ on [] Under a Warrant for Collection of amount due the State of California
dated: _____, in favor of:

(Name) JANICE M. MCCLANAHAN; C/O MARCUS, WATANABE & DAVE, LLP
(Address) 1901 AVENUE OF THE STARS, STE 300
(City & State) LOS ANGELES, CA 90067 Judgment Creditor(s)

and against HAROLD MANSDORE
(Address) 811 NORTH ALTA DRIVE
(City & State) BEVERLY HILLS, CA 90210 Judgment Debtor(s)
on 10/31/12, I sold all the right, title and interest of said judgment debtor(s) in the following described property:
Legal Description - LOT 2 OF TRACT NO. 7954 IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE
OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 113, PAGES 70 AND 71 OF MAPS IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.
COMMONLY KNOWN AS: 811 NORTH ALTA DRIVE, BEVERLY HILLS CA 90210
APN: 4350-001-018

to (** Name & Address of Purchaser) ALTA STANDARD ONE LLC
2520 WEST 6TH ST, #300
LOS ANGELES, CA 90057
for the sum of FOUR MILLION FIVE HUNDRED EIGHTY ONE THOUSAND FIVE HUNDRED AND NO/100
Dollars (\$4,581,500.00)

Executed on OCTOBER 31, 2012 , at Los Angeles, California

LEROY D. BACA, SHERIFF
LOS ANGELES COUNTY

By Misty Douglas , Deputy
Misty Douglas, SCRSG

SHERIFF'S DEED OF SALE OF REAL PROPERTY

000013

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

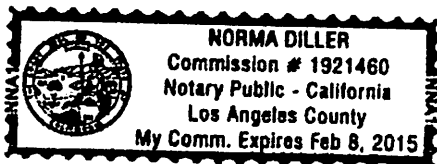
On Dec. 6, 2012 before me, Norma Diller, Notary Public

personally appeared

Misty Douglas

Here Insert Name and Title of the Officer

Name(s) of Signer(s)



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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature: [Signature]

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Shriffs Deed of Sale of Real Property Case # BC363659R

Document Date: October 31, 2012

Number of Pages: 1

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Misty Douglas

☐ Corporate Officer — Title(s): _____

☒ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

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EXHIBIT "A"

SIXTY DAY NOTICE TO QUIT

TO: JAIME DEJESUS GONZALEZ, LINDA MANSDORF and DOES 1 through 10, and all other
occupants:

of the property known as:

811 N. ALTA DRIVE, BEVERLY HILLS, CA 90210

The above described real property was duly sold and title duly perfected in the undersigned in compliance with all of the conditions required by Code of Civil Procedure Section 1161a(b)(1), and all other provisions of law applicable thereto, you will PLEASE TAKE NOTICE that you are hereby required to quit and deliver the possession of the premises now held and occupied by you at the expiration of SIXTY DAYS from receipt of this notice.

FAILURE to comply will result in legal action being taken against you for rent, costs of suit and damages.

Dated: December 13, 2012

ALTA STANDARD ONE, LLC
Owner/Agent for Owner

Law Office of Wayne M. Abb
21606 Vanowen St., Suite 208
Canoga Park, CA 91303
(818) 760-8035

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Attorney or Party without Attorney: WAYNE M. ABB, Bar #91625 LAW OFFICE OF WAYNE M. ABB 21601 VANOWEN ST., SUITE 208 CANOGA PARK, CA 91303 Telephone No: 818-760-8035				For Court Use Only			
Attorney for: Plaintiff						Ref. No. or File No.:	
Insert name of Court, and Judicial District and Branch Court: NOT AVAILABLE							
Plaintiff: ALTA STANDARD Defendant: GONZALEZ							
PROOF OF SERVICE 60 DAY NOTICE TO QUIT		Hearing Date:	Time:	Dept/Div:	Case Number:		

1. At the time of service I was at least 18 years of age and not a party to this action.

2. I served copies of the 60 Day Notice To Quit

3. a. Party served: JAIME DEJESUS GONZALEZ, LINDA MANSDORF

4. Address where the party was served: 811 N. ALTA DR.
Beverly Hills, CA 90210

5. I served the party:

d. by other means On: Fri., Dec. 14, 2012 at: 2:00PM by Posting (CCP 1162) in a conspicuous place, having been unable to ascertain a place of business or to find a person of suitable age or discretion:

(4) I thereafter mailed (by first-class, postage prepaid) copies of the documents to the person to be served at the place where the copies were left (Code Civ. Proc., 1162(3)). I mailed the document on: Fri., Dec. 14, 2012 from: LOS ANGELES, CA

7. Person Who Served Papers:

a. ROGELIO GARCIA

b. MICHELSON ATTORNEY SERVICE

5776 LINDERO CANYON ROAD, Registration # 6037
SUITE D-219

WESTLAKE VILLAGE, CA 91362

c. 888-780-0886, FAX 818-337-7150

Recoverable Cost Per CCP 1033.5(a)(4)(B)

d. The Fee for Service was: \$35.00

e. I am: (3) registered California process server

(i) Independent Contractor

(ii) Registration No.: 2012125453

(iii) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: Thu, Dec. 20, 2012

VERIFICATION

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I have read the foregoing SUMMONS AND COMPLAINT - UNLAWFUL DETAINER

and know its contents.

☒ CHECK APPLICABLE PARAGRAPHS

☐ I am a party to this action. The matters stated in the foregoing document are true of my own knowledge except as to those matters which are stated on information and belief, and as to those matters I believe them to be true.

☒ I am ☐ an Officer ☐ a partner ☒ a managing member of
Marks & Creative LLC and Alta Standard One, LLC
a party to this action, and am authorized to make this verification for and on its behalf, and I make this verification for that reason. ☐ I am informed and believe and on that ground allege that the matters stated in the foregoing document are true. ☒ The matters stated in the foregoing document are true of my own knowledge, except as to those matters which are stated on information and belief, and as to those matters I believe them to be true.

☐ I am one of the attorneys for _____
a party to this action. Such party is absent from the county of aforesaid where such attorneys have their offices, and I make this verification for and on behalf of that party for that reason. I am informed and believe and on that ground allege that the matters stated in the foregoing document are true.

Executed on February 19, 2013, at Los Angeles, California.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

MARC BOHBOY, MANAGER OF MARKS & CREATIVE LLC.

Where as Marks & Creative LLC is

manager for Alta Standard One LLC

PROOF OF SERVICE

1013a (3) CCP Revised 5/1/03

Signature [Signature]

STATE OF CALIFORNIA, COUNTY OF _____

I am employed in the county of _____, State of California.

I am over the age of 18 and not a party to the within action; my business address is: _____

On, _____ I served the foregoing document described as _____

on _____

in this action

☐ by placing the true copies thereof enclosed in sealed envelopes addressed as stated on the attached mailing list:

☐ by placing ☐ the original ☐ a true copy thereof enclosed in sealed envelopes addressed as follows:

☐ BY MAIL

☐ I deposited such envelope in the mail at _____, California.

The envelope was mailed with postage thereon fully prepaid.

☐ As follows: I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at _____ California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

Executed on _____, at _____, California.

☐ ***(BY PERSONAL SERVICE)** I delivered such envelope by hand to the offices of the addressee.

Executed on _____, at _____, California.

☐ (State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ (Federal) I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

Type or Print Name

Signature

*(BY MAIL SIGNATURE MUST BE OF PERSON DEPOSITING ENVELOPE IN MAIL SLOT, BOX, OR BAG)

*(FOR PERSONAL SERVICE SIGNATURE MUST BE THAT OF MESSENGER)

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Solutions
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