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Annual Report of the Financial Transactions of the City of Torrance

The following report is a full and detailed statement of the receipts and expenditures for the fiscal year ending June 30, 1931, and is also a true and correct copy of a report to be filed with the State Controller at Sacramento.

General Statistics For Year Ending June 30, 1931

Table with 2 columns: Item and Amount. Includes population statistics, value of real estate, and value of improvements.

Apportionment of Tax Rate For Same Year As Above Roll

Table with 2 columns: For various purposes and Amount. Includes items like bond interest, parks, and library.

Statement of Bonded Indebtedness At End of Fiscal Year

Table with 4 columns: Purpose of Issue, Year of Issue, Rate of Interest, Amount. Lists various bonds issued.

Receipts From Revenue From Taxes and Special Assessments

Table with 2 columns: Item and Amount. Lists various revenue sources like property taxes, special assessments, and licenses.

From Fees, Rents, Charges, Etc.

Table with 2 columns: Item and Amount. Lists fees for licenses, permits, and other services.

Trust Money and Receipts From Debt Obligations

Table with 2 columns: Item and Amount. Lists receipts from debt obligations.

Cash On Hand at the Beginning of the Year

Table with 4 columns: General Treasury, Sinking Funds, Public Trust Funds, Total. Shows cash on hand at the start of the year.

Payments For Cost of Government

Large table with 4 columns: Department, Salaries and Miscellaneous Expenses, Outlays (for permanent improvements), Total Payments. Lists payments for various government departments.

MORE ABOUT . . . ANNUAL REPORT OF THE FINANCIAL TRANSACTIONS OF THE CITY OF TORRANCE

Table with 2 columns: Item and Amount. Lists advertising, recreation, miscellaneous, and public service enterprises.

Table with 2 columns: Amount and Total. Lists payments for other than cost of government.

Table with 4 columns: General Treasury, Sinking Funds, Public Trust Funds, Total. Shows cash on hand at close of the year.

Table with 2 columns: Item and Value. Lists value of public property owned by the city.

NOTICE OF TRUSTEE'S SALE

WHEREAS, JOHN DAVIDSON, a single man, by Deed of Trust, dated February 10th, 1928, and recorded March 7, 1928, in Book 8458, Page 45 of Official Records in the office of the County Recorder of Los Angeles County, California, did grant and convey the property therein and hereinafter described to Title Insurance and Trust Company, a corporation, as Trustee, with power of sale, to secure, amongst other things, the payment of one promissory note for the sum of \$28,500.00 in favor of MORTGAGE GUARANTEE COMPANY, a corporation; and

WHEREAS, said Deed of Trust provides that should breach or default be made in payment of any indebtedness and/or in performance of any obligation, covenant, promise or agreement therein mentioned, then the owner and holder of said note may declare all sums secured by said Deed of Trust immediately due and may require the Trustee to sell the property thereby granted; and

WHEREAS, default has been made in payment of said promissory note and a breach has been made in the obligations for which said Deed of Trust is a security, in this, that the unpaid balance of said note which became due on March 1, 1931, was not then paid, nor has any part thereof since been paid; and

WHEREAS, said MORTGAGE GUARANTEE COMPANY, on June 4th, 1931, being then the owner and holder of said note, and Deed of Trust, did elect to and did declare all sums secured by said Deed of Trust immediately due and payable and did demand that said Trustee sell the property granted thereby to accomplish the objects of the trust therein expressed, in accordance with the provisions therein set forth, and in conformity with Section 2924 of the Civil Code of California, did thereafter cause to be recorded on June 5, 1931, in Book 13852, Page 536 of Official Records, in the office of the Recorder of Los Angeles County, California, a notice of said breach and default and of election to cause said Trustee to sell said property to satisfy said obligations.

NOW, THEREFORE, notice is hereby given that to satisfy the obligations so secured, and by virtue of the authority in it vested, the undersigned, as Trustee, will sell at public auction for cash, to the highest bidder (PAYABLE IN UNITED STATES GOLD COIN AT TIME OF SALE) on Friday, the 2nd day of October, 1931, at eleven o'clock A. M. in the lobby of the main entrance of the Title Insurance Building, 433 South Spring Street, Los Angeles, California, all of the interest conveyed to it by said Deed of Trust in and to all the following described property, or so much thereof as may be required in compliance with the said order of sale and decree of foreclosure and sale, to the highest and best bidder for cash, gold coin of the United States.

Dated August 31, 1931. R. E. ALLEN, Commissioner appointed by said Court. LESTER E. HARDY, 802 Lane Mortgage Building, Los Angeles, Calif. Attorney for Plaintiff.

Lot One (1) Block Nine (9) Torrance Tract, as per map recorded in Book 22, Page 91 and 92 of Maps in the office of the County Recorder of said County.

To pay the principal sum of said note, to-wit: \$28,500.00, with interest thereon at the rate of seven per cent per annum from January 1, 1931, compounded quarterly; advance, if any, under the terms of said Deed of Trust; expenses of said sale; and the costs, fees, charges and expenses of the Trustee.

Lot Two (2) of Block Fourteen Hundred Thirty-three (1432) of Tract Number Sixty-six (66) of the City of Torrance, California, as per map recorded in Book 32, Page 65 to 71, inclusive of Maps, in the office of the County Recorder of said County.

Lot One (1) Block Nine (9) Torrance Tract, as per map recorded in Book 22, Page 91 and 92 of Maps in the office of the County Recorder of said County.

To pay the principal sum of said note, to-wit: \$28,500.00, with interest thereon at the rate of seven per cent per annum from January 1, 1931, compounded quarterly; advance, if any, under the terms of said Deed of Trust; expenses of said sale; and the costs, fees, charges and expenses of the Trustee.

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Lot One (1) Block Nine (9) Torrance Tract, as per map recorded in Book 22, Page 91 and 92 of Maps in the office of the County Recorder of said County.

To pay the principal sum of said note, to-wit: \$28,500.00, with interest thereon at the rate of seven per cent per annum from January 1, 1931, compounded quarterly; advance, if any, under the terms of said Deed of Trust; expenses of said sale; and the costs, fees, charges and expenses of the Trustee.

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IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES

WESTON INVESTMENT COMPANY, a corporation, Plaintiff, vs. EDGAR S. FRENCH, also known as EDGAR STURM FRENCH, MARY ELIZABETH FRENCH, his wife, et al., Defendants.

NOTICE OF COMMISSIONER'S SALE ON FORECLOSURE. By the judgment and decree of the above entitled court, entered and above entitled action, entered and recorded on the 3rd day of September, 1931, in judgment book 805 at page 52, wherein the above named plaintiff obtained judgment and decree of foreclosure and sale for the sum of Twenty-seven thousand five hundred eighty-three and 15/100 Dollars interest and costs, to which judgment and decree reference is hereby made, and by order of sale issued by the clerk of the said court pursuant thereto, I am commanded to sell at public auction all of the following described premises, situate, lying and being in the City of Torrance, County of Los Angeles, State of California, and bounded and described as follows, to-wit:

Lot one, two, fourteen, fifteen and sixteen of Tract 3158, as per map recorded in Book 37, page 95, of Maps, records of Los Angeles County, California. Together with all the interest of the defendants, Edgar S. French and Mary Elizabeth French in that certain lease covering said premises and recorded in Book 427, page 356, Official Records of Los Angeles County, California.

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, the 13th day of October, 1931, at 12 o'clock noon of that day, at the front door of Broadway entrance of the Los Angeles County Court House, in the City of Los Angeles, County of Los Angeles, and State of California, I will sell the above described property, or so much thereof as may be required in compliance with the said order of sale and decree of foreclosure and sale, to the highest and best bidder for cash, gold coin of the United States.

Dated September 11th, 1931. R. E. ALLEN, Commissioner appointed by said Court. C. SPENCER, 941 Wilshire Boulevard, Beverly Hills, Calif. Attorney for Plaintiff.

NOTICE OF TRUSTEE'S SALE. WHEREAS, J. M. Elliott, a widow, by deed of trust dated the 20th day of October, 1927, recorded October 24, 1927, in Book 7375, Page 119 of Official Records in the office of the County Recorder of Los Angeles County, California, did grant and convey the premises therein and hereinafter described to Bank of America National Trust & Savings Association as trustee to secure among other things the payment of one promissory note signed by Ida M. Elliott, dated October 20, 1927, in the amount of \$1,000.00, payable on or before two years after date to C. J. O'Leary and Maybelle O'Leary, husband and wife, bearing interest from date until paid, at the rate of 7% per annum, payable quarterly.

WHEREAS, said C. J. O'Leary and Maybelle O'Leary, on the second day of February, 1929, transferred and assigned to the said C. J. O'Leary and Maybelle O'Leary, all of their right, title, and interest in and to said note and the deed of trust securing the same.

WHEREAS, Bank of America National Trust & Savings Association is the successor in all trust matters for Bank of Italy National Trust and Savings Association.

WHEREAS, default has been made in the payment of said promissory note in that the principal thereof was not paid when due, nor has any part thereof been paid, and in that the installment of interest due April 29, 1931, was not paid when due, and all subsequent installments thereof now remain due and unpaid.

Angelo, California, and described as follows: That part of Lot 1 of La Fresa Tract, in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 6, Page 54 of Maps, in the office of the County Recorder of said County, described as follows:

Commencing at the Southeast corner of said lot; thence Westerly along the Southerly line of said lot, 108 feet; thence North, parallel with the East-southerly line of said lot, 100 feet to the Northerly line of said lot; thence Easterly along the Northerly line of said lot, 108 feet to the Northeast corner of said lot; thence Southerly along the Easterly line of said lot, 400 feet, to the point of beginning.

To pay the amount due and unpaid upon said note, to-wit: the sum of One Thousand Four Hundred Dollars, (\$1,400.00) and interest thereon at the rate of seven per cent per annum, from January 29, 1931, to the date of sale, together with the expenses of said sale and also the costs, fees, charges and expenses of the said deed of trust, including compensation to the Trustee and all other sums secured thereby. Said sale will be made without covenant or warranty, express or implied, regarding title, possession or encumbrances.

Bank of America National Trust & Savings Ass'n. By WALDO O'KELLY, Vice President. By IVAN L. SMITH, Asst. Trust Officer. Date of First Publication 9-3-31. 3-10-17.

NOTICE OF TRUSTEE'S SALE. WHEREAS, by a Deed of Trust, dated May 15, 1930, recorded May 29, 1930, in Book 10038, Page 121, of Official Records of Los Angeles County, California, Lucy Powell, a widow, did grant and convey the property therein and hereinafter described to TITLE GUARANTEE AND TRUST COMPANY, a corporation, as trustee, with power of sale, to secure, among other things, the payment of one certain promissory note (and other sums of money advanced and interest thereon), in favor of Mutual Building and Loan Association of Whittier, a corporation; and

WHEREAS, there has been a default in the payment of the monthly installment of principal and interest due and payable on said note, November 15, 1930, and all subsequent monthly installments of principal and interest, due and payable thereon, according to the terms thereof, and a default in the payment of \$72.68 advanced in accordance with the provisions of said deed of trust, for the purpose of protecting the interest of said trust, and by reason of such default, the then owner and holder of said note and deed of trust, in accordance with the provisions thereof on May 22, 1931, exercised the option therein given, and declared the full amount of the indebtedness secured by said deed of trust immediately due and payable, there being the total sum of \$3265.68 now due, and unpaid; and

WHEREAS, in accordance with the provisions of said deed of trust and in conformity with Section 2924 of the Civil Code of California, the said then owner and holder of said note and deed of trust, on May 25, 1931, caused to be recorded in the office of the County Recorder of said County, a notice of said default and of election to cause the property described in said deed of trust to be sold, in accordance with the provisions thereof, to satisfy said obligation, which notice of default and election to sell was duly recorded in Book 10855, Page 258, Official Records of said County; and

WHEREAS, said Mutual Building and Loan Association of Whittier, by reason of the default in payments as stated, did, pursuant to the provisions of said deed of trust, request said trustee to give notice and to sell said property, or so much thereof as shall be necessary to sell, to pay all the indebtedness secured and expected to be incurred, necessary to the execution of said trust.

THEREFORE, notice is hereby given that TITLE GUARANTEE AND TRUST COMPANY, by virtue of the authority vested in it as Trustee, will sell at public auction, to the highest bidder, for cash, payable in U. S. Gold Coin at time of sale, on September 25, 1931, at the hour of 11 o'clock A. M. of said day, at the western front entrance of the Court House, in the City of and County of Los Angeles, State of California, all of the interest conveyed to it by said Deed of Trust in and to all the following described property, to-wit:

Lot 10 in Block 52 of Torrance Tract, in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 22, Page 91 and 92 of Maps, in the office of the County Recorder of said County, or so much thereof as shall be necessary to pay all principal, interest advanced, fees, due and unpaid, secured by said Deed of Trust. Dated August 26, 1931. TITLE GUARANTEE AND TRUST COMPANY. By J. F. KEOGH, Vice-President. Attest A. R. KILLGORE, Secretary. (Corporate Seal) Sept. 9-10-17.

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