

- ☒ Sufficient amount of equity
☒ Lot Book Report confirming title (dated on or after
date on which surety recorded Deed of Trust)
☒ Property Appraisal (assessed value or signed written
appraisal of current market value)
☒ Recorded Deed of Trust naming the Clerk of the U.S.
District Court, herein called BENEFICIARY

On December 17, 2020 x6683
Date Extension

By: AUSA Julian L. Andre

Signature: *Julian Andre*
Assistant U.S. Attorney



UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA

UNITED STATES OF AMERICA

PLAINTIFF,

CASE NUMBER

CR 20-579-SVW-3

v.

Artur Ayvazyan

DEFENDANT(S).

AFFIDAVIT OF SURETY(IES) (PROPERTY)

I (We), the undersigned surety(ies), state on oath:

That I (we) permanently reside within the jurisdiction of the United States District Court for the Central District of California, or in _____ (City, State), at the address(es) indicated; that

I(we) am(are) the legal owner(s) of the property described below and the representations as to my (our) ownership and equity in said property are true and correct;

That I (we) am(are) worth the amount specified in the bond, to wit: \$ 100,000.00 ,over and above my(our) just debts and liabilities and exclusive of property exempt from execution.

I (We) further state that I (we) understand the provisions of the bond of the defendant named above for which this affidavit supports and I (we) acknowledge and agree that I (we) and my (our) personal representatives are bound, jointly and severally with the defendant and any other sureties, to pay to the United States of America the bond amount specified in the event the bond is forfeited.

I (We) further promise not to transfer or encumber said property until final disposition of this case and exoneration of the subject bond by Order of the Court.

I (We) hereby subject said funds, and agree to be bound as a condition of this bond, by the provisions of Local Criminal Rule 46-6, as set forth below in this document.

I (We) understand that it is my (our) obligation to inform the Court and counsel of any change in residence address or employment of the defendant immediately upon such a fact becoming known to me (us).

I (We) further agree and understand that, unless otherwise ordered by the Court, the bond for which this affidavit is supports is a continuing bond (including any proceeding on appeal or review) which shall continue in full force and effect until such time as the undersigned is (are) duly exonerated by Order of the Court.

LOCAL CRIMINAL RULE 46-6 - BOND - SUMMARY ADJUDICATION OF OBLIGATION

A bond of undertaking presented for filing shall contain consent and agreement of the principal and surety that in case of default or contumacy on the part of the principal or surety, the Court may upon ten (10) days notice proceed and summarily render a judgment in accordance with the obligation undertaken and issue a writ of execution upon such judgment. An indemnitee or party in interest seeking a judgment on a bond or undertaking shall proceed by Motion for Summary Adjudication of Obligation and Execution. Service may be made on corporate surety as provided in 31 U.S.C. §9306.

Address and description of property:

15515 LEMAC STREET, VAN NUYS, CA 91406

"LEGAL DESCRIPTION" ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Each surety must indicate the form in which title to property is held and if there are other title holders, each must sign as surety and furnish pertinent information.

ABRAHAM TATOYAN

Print Name of Surety

15515 LEMAC STREET

Address of Surety

X X X - X X -

Social Security Number (Last 4 digits only)

VAN NUYS, CA 91406

City, State, Zip Code

☒ Sole Holder or Owner ☐ Tenancy in Common ☐ Joint Tenancy ☐ Other: _____

Percentage of
Interest of Surety % 100

Present Fair Market
Value of Property \$ 800,000.00
(supporting documentation attached)

Total Amount of
Encumbrances and/or All Liens \$ 432,592.83
(list below separately)

WINTRUST MORTGAGE

Name of Holder of 1st Encumbrance

9701 W HIGGINS RD., STE 400, ROSEMONT, IL 60018

Address, City, State, Zip Code

Clerk, U.S. District Court, CDC.

Name of Holder of 2nd Encumbrance

255 EAST TEMPLE STREET, STE. TS-134, LOS ANGELES, CA 90012

Address, City, State, Zip Code

Name of Holder of 3rd Encumbrance

Address, City, State, Zip Code

Total Equity \$ 367,407.17
(after deduction of encumbrance/liens)

Homesteaders ☐ Yes ☒ No
Exemption Filed?

Amount of Exemption \$ N/A.

ONE

Number of other bonds or undertakings

\$100,000.00 - U.S.A. v. Tamara Dadyan

Amount of other bonds or undertakings

Has the indicated property previously been USED as collateral? ☒ Yes ☐ No

If yes, list: See information listed above. Bail Bond posted for Tamara Dadyan in the amount of \$100,000.00.

Was appraisal given by a LICENSED appraiser? ☒ Yes ☐ No. If not, what was basis of appraisal? _____

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 5th Day of DECEMBER 2020.

Signature of Surety

FRIEND

Relationship of Surety

Signature of Surety

Relationship of Surety

Above Surety Approved:

United States Magistrate Judge

Dated Dec. 24, 2020

RECOMMEND DISAPPROVAL OF THIS BOND FOR THE FOLLOWING REASON(S):

- ☐ Discrepancy in title documentation ☐ Insufficient documentation to establish value of property
☐ Amount of liens and/or encumbrances reduces value of property to less than required amount
☐ Other (Explain): _____

Dated: _____

Assistant U.S. Attorney

AFFIDAVIT OF SURETY(IES) (PROPERTY)

EXHIBIT "A"

LOT 16 OF TRACT NO. 19270, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 517, PAGES 6 AND 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N: 2222-004-006

ACKNOWLEDGMENT

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

State of California
County of Los Angeles

On December 05, 2020 before me, Antonio Guerrero, Notary Public.,
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature



(Seal)

