

PLANS FOR FIRE HOUSE PREPARED

*Proposed Structure Will
Conform With Other Civic
Buildings at Alhambra*

ALHAMBRA, Oct. 26. (Exclusive) Informing in architecture with the new county health center branch, which is to be erected on an adjoining site, plans for a new fire station have been drawn by John Walker Smart and await final approval of the city commission.

The station is to replace an old fire house at the corner of Valley Boulevard and Sixth street, and will be located on Sixth street, between Valley Boulevard and Sherm street. The cost, well approximate \$15,000.

Construction is expected to be started soon so that the building may be ready for occupancy by the first of the year. It is to be of Spanish design, of white-washed brick, and a feature will be a fifty-foot long tower where the hose may be hung to dry after being used.

City Structure

to be legal, means delivery during the life of the parties to the deed.

POWER OF SALE

Unless prohibited by statute, a deed of trust is foreclosed by virtue of the power of sale conferred upon the trustee in the event of a default by the trustor in the performance of any of the conditions of the deed. In a few States a deed of trust is deemed a mortgage, and it can only be foreclosed by resort to judicial proceedings. But this is not the general rule, and the validity of such power of sale, is fully recognized. Such sale is a summary process which is effected by the trustee by giving a notice of the time, place and manner of sale, which is usually at public auction. In a number of States the statutes provide for notice of default, and the manner of giving notice of the sale such as by advertisement and posting of notice. Whenever the statute outlines the manner by which such sale be made, it is essential to the validity of such sale that the statutory provisions be strictly complied with. Some States require that such sale must be confirmed by the court.

Whenever property is sold by a trustee under the power and authority granted to him by the deed of trust for default in the conditions of such deed, there is no right of redemption in the trustor or other junior lien holders. Such sale absolutely cuts off all right of redemption. Until the right of the beneficiary to collect his debt by the sale of the property has been exercised by a sale, the trustor has the right to redeem the property, though he be in default.

Building Pace Maintained at Van Nuys City

VAN NUYS, Oct. 25. (Exclusive) According to building permits, Van Nuys is keeping up its building activities. Chester A. Arthur is building two \$4,000 homes on Hamlin street; R. E. Kidd is erecting a \$4,300 home on Vanowen street; T. B. Hirschberg is building a \$17,000 residence on Magnolia Boulevard; George A. Chapman, Van Nuys builder, is erecting another \$25,000 hangar at the Metropolitan Airport and a \$17,000 home is going up in Hollywood Green, community near here.

Building permits show the proposed erection of about a dozen other homes in this section. All average a cost of about \$3,500 to

delivery time, as the need is such for want of proper delivery. Delivery, to be legal, means delivery during the life of the parties to the deed.

trust deed are what their names imply and have been dealt with in previous articles.

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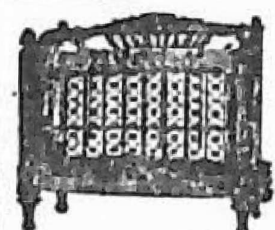


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