

Abandoned Real Property matters for the City of Coral Gables

#	address/officer	bank and other responsible parties	<u>violations/notes</u>	status and deadlines
1.	109 Frow Ave - <u>(historic structure)</u> Carlos Correa (formerly Kim Springmyer); bank-owned, cooperating – Ellen English	JP Morgan Chase Bank, N.A., <i>Owner/Former Mortgagee</i> Green River Capital, LLC, <i>Servicer</i>	<u>abandoned property/housing standards; expired permit and work without a permit; 2012 foreclosure completed on 4-17-14</u>	deadline in code enforcement Notices of Violation (“NOVs”) was 7-25-14; deadline in demand letter was 9-2-14; tenant and bank have corrected all violations except for expired re-roof permit and peeling paint and are continuing to cooperate; Code Enforcement Board (“CEB”) hearing took place on 3-18-15; property was approved for sale on auction website according to bank, however sale fell through; bank began correcting violations and was granted extension until 4-30-15 to file permit application for roof and paint; bank corrected new violations of 5-27-15 relating to tenant who vacated; bank is preparing the permit application for filing; will draft complaint if application not filed soon
2.	134 Florida Ave - <u>(historic structure)</u> Carlos Correa (formerly Kim Springmyer); County grant to correct	ABN AMRO Mortgage Group, Inc., <i>1st Mortgagee</i> TMS Mortgage Inc. d/b/a The Money Store, <i>2nd Mortgagee</i>	<u>abandoned property; failure to register; 2007 ABN AMRO Mortgage Group foreclosure was closed without a sale on 11-4-10</u>	deadline in code enforcement Notices of Warning (“NOW”) warnings expired in December, 2013; deadline in demand letter was 9-3-14; City was preparing NOV but now expects that County grant funds will correct violations
3.	624 Zamora Ave -	Bank of New York Mellon, <i>1st</i>	<u>abandoned property (esp.</u>	CEB entered orders against responsible

	Adolfo Garcia; third complaint; <i>in litigation</i>	<i>Mortgagee</i> Citibank, <i>2nd Mortgagee</i> Wells Fargo, <i>only responsible party on registry</i>	<u>blue tarp on roof</u>); 2008 BNY Mellon foreclosure dismissed for want of prosecution on 1-18-12; new foreclosure filed 6-9-14	parties on 8-20-14, deadline to comply was 9-20-14; deadline in demand letter was 8-25-14; Wells Fargo said it would work with City to obtain permits and correct violations that do not require permits in the meantime, however, aside from replacing roof tarp and mowing lawn, none of the violations has been corrected; City filed complaint for injunction on 2-19-15, hearing on its emergency motion for injunction was set for 3-17-15; court entered agreed order granting injunction against Wells Fargo; deadline to apply for permits and correct violations that do not require permits, was 4-16-15, work has begun on the roof; Wells Fargo requested and received an extension of time for good cause, until June 30, 2015, to revise the roof permit application to include the full scope of work
4.	815 Catalonia Ave* - Terri Sheppard; owner cooperating	no bank involvement	<u>housing standards (esp. blue tarp on roof)</u> ; no pending foreclosure	NOW deadline extended to 8-31-14; demand letter deadline was 8-18-14, working with owner who obtained permits for renovations to correct all violations and removed tarp and erected construction fence
5.	832 Wallace St. – Jorge Pino; draft demand letter and complaint	J.P. Morgan Chase, N.A., <i>1st Mortgagee, Servicer</i> (substituted by US Bank, N.A. as plaintiff in foreclosure)	<u>2006 and 2007 foreclosures dismissed, 2013 foreclosure case still in early stages</u>	Added to the list on 2-9-15, City will cite for violations of abandoned real property ordinance; deadline in demand letter was 4-24-15; met with owner on 4-22-15

		MCS, <i>Property Manager</i>		regarding correcting the violations; sale date in foreclosure will be 7-16-15; set for CEB hearing on 7-15-15; mortgagee will sign fine reduction agreement agreeing to bid maximum judgment amount to acquire the property and correct the violations; in the meantime mortgagee will begin correcting the violations; the parties are negotiating the fine reduction agreement which should be signed soon
6.	903 Granada Groves Ct, owner cooperating	No bank involvement	<u>cracked walkway</u>	Added to list on 2-18-15 to determine ownership and begin further enforcement action; the owner is cooperating; Ofc. Pino is monitoring compliance
7.	1009 Columbus Ave—Kimberley Springmyer, unsafe structure, owner cooperating	MortgageIt, Inc., <i>Mortgagee</i>	<u>abandoned property/ housing standards; expired permit and work without a permit; 2006 foreclosure dismissed and 2012 foreclosure resulted in judgment for prior owner on 5-12-14</u>	CEB entered orders on 9-17-14; demand letters sent on 9-22-14; additional liens recorded on 9-30-14 and 10-10-14; at a hearing on 12-10-14 the Miami Dade County Unsafe Structures Board entered an agreed order allowing respondents 60 days to apply for all required permits, 30 days to obtain them, and 90 days to pass final inspection, if any deadline is missed, the City may immediately demolish; owner has chosen to demolish instead and had until 2-17-15 to complete demolition; owner applied for demolition permit but has requested an extension of 21 days that was granted until 3-9-15; owner is requesting second extension; property passed final inspection on 3-31-15 and is

				in compliance; City granted fine reduction and owner paid outstanding assessments liens (except solid waste); preparing releases
8.	1021 Wallace St— Jorge Pino (formerly Kim Springmyer); Servicer is cooperating, otherwise fifth lawsuit	Wells Fargo Bank N.A. as Trustee, <i>Mortgagee</i> , <i>Asset Recovery</i> , <i>First Mortgage Assignee</i> , <i>listed on Registry</i>	<u>abandoned property/ housing standards; expired permit and work without a permit</u> ; bank has begun correcting violations	new NOV's to owner expire 11-13-14 and 12-01-14 (prior NOV's expired 7-2-14) and NOW's to mortgagee expired on 10- 27-14 and 11-10-14; deadline in demand letter was 10-6-14; First Mortgage Assignee has begun cooperating and has applied for and obtained all necessary permits (except that owner needs to apply for a permit for one window that City boarded up); deadline to pass final inspection on permits is 6-18-15; property passed final inspection on 3-30-15 and is in compliance; reduction request pending
9.	1044 Cotorro Ave (<u>historic structure</u>) - Amparo Quintana, first lawsuit, owner and first mortgage assignee cooperating; <i>in litigation</i>	Deutsche Bank National Trust Company, <i>1st Mortgagee</i> , <i>ALS I, LLC</i> , <i>First Mortgage Assignee</i> , Countrywide Home Loans, Inc., <i>2nd Mortgagee</i> Nationstar Mortgage, LLC, <i>Registrant, Asset Manager and Mortgage Servicer</i> ; <i>new Servicer: FCI Lender Services, Inc.</i>	<u>abandoned property; failure to update registry; unfinished building, demolition by neglect of historic structure</u> ; 2010 Deutsche Bank foreclosure dismissed 9-4-13 and re- filed 8-9-14, sale date set for 3-24-15, First Mortgage Assignee expected to acquire title	deadline of 7-22-14 in CEB order; deadline in demand letter was 4-11-14; Nationstar says it is attempting to comply and has sent work out for bids and is awaiting approval for work, however they have said that the cost is very high due to historic designation; filed injunction action, parties entered into agreed injunction; First Mortgage Assignee has obtained permits, but needs to enlarge scope of permit to add replacement of garage roof; deadline to pass final inspection on permits 5-28-15; set for CEB hearing on 4-15-15; agreed orders

				entered mirroring court deadlines; extension request received for final deadline from 6-17-15 to 7-31-15; extension approved; upon full compliance fine reduction agreed; pending releases upon full compliance
10.	1248 Sorolla Ave - Jorge Pino and Adolfo Garcia, servicer cooperating; <i>in litigation</i>	Bank of New York Mellon, <i>Mortgagee</i> Bayview loan servicing, LLC, <i>Asset Manager/Mortgage Servicer</i> M & M Mortgage Services, Inc., <i>Registrant and Property Manager</i>	<u>abandoned property/ housing standards; failure to update registry; expired permit and work without a permit; foreclosure filed 2- 10-12</u>	deadlines in NOVs against responsible parties expired 12-21-14; deadline in demand letter expired 11-17-14; foreclosure sale scheduled for 1-7-15; foreclosure sale set aside; motion for hearing on order setting aside sale scheduled for 2-24-15, deadline for short sale was 2-28-15; Servicer has corrected violations other than structure/roof in the meantime; City has filed motion to intervene and appeared at hearing on 2-24-15 to assert its position that the property be brought into compliance as soon as possible; foreclosure sale purchaser appealed order denying motion to re-set foreclosure sale, City filed injunction action; hearing on emergency motion for injunction held on 4-20-15; 60-day deadline to comply was 6-9-2015; City filed an emergency motion for sanctions and to appoint receiver; at the emergency hearing of 6-29-15 the judge recused herself based on a conflict; the City obtained an immediate transfer and submitted a request for an emergency

				<p>hearing from the new judge who provided hearing dates; the City is coordinating availability of the attorneys for the hearing to set the date; the City also issued a notice of unsafe structure and requested the next available hearing date before the County's Unsafe Structures Board which will be on 9-16-15; the City is also considering adopting its own unsafe structures ordinance; meanwhile, foreclosure sale buyer and bank have settled the appeal and a certificate of title in favor of the foreclosure sale buyer was recorded on 6-26-15; on the same date, the buyer under a contract with foreclosure sale buyer contacted city to request a reduction of the accrued fines; this contract buyer is assembling an application for a demolition permit and expects to file it soon, the parties are also negotiating a fine reduction agreement</p>
11.	1433 Mendavia Ave* - (<u>historic structure</u>) - Terri Sheppard, owner cooperating	no bank involvement	<u>housing standards, and interior demolition work without a permit</u> ; no pending foreclosure	NOV deadline to comply 9-12-14 for failure to maintain and 9-25-14 for work without a permit; deadline in demand letter was 8-28-14; owner corrected all violations relating to external appearance and is working through his attorney on resolving the work without a permit violation; owner obtained permit on 1-26-15
12.	1549 San Rafael	Deutsche Bank , former <i>Lst</i>	<u>abandoned property (esp.</u>	deadline in demand letter was 8-13-14;

	Ave - Jorge Pino; bank selling, purchaser cooperating	Mortgagee, now Owner Select Portfolio Servicing, Inc., Asset Manager/Mortgage Servicer Safeguard Properties, LLC, Registrant and Property Manager	<u>blue tarp on roof</u>); City has multiple code enforcement and assessment liens; 2008 Deutsche Bank foreclosure sale date took place on 9- 12-14; 2008 Credit Union foreclosure judgment entered without sale 1-23- 09	bank foreclosure sale was 9-12-14, plaintiff (Deutsche Bank) won auction; City verified that new owner is former mortgagee and issued NOV with deadline of 1-10-15; set for CEB on 3-18-15; tree issue; lien reduction agreement signed, closing took place on 3-6-15 and buyer is beginning to re-develop the property; partial release recorded 3-2-15; deadline to correct all violations is 2-26-2016; partial release of liens recorded on 5-6- 15; on 6-30-15 received complaint that condition of property has not improved and sent demand letter to owner; deadline in demand letter is 7-7-15
13.	3500 Le Jeune Rd - Adolfo Garcia, fourth lawsuit, if no closing by March 2, 2015.	Deutsche Bank Trust Company Americas, former 1st mortgagee now owner Assurant Field Services, Registrant and Property Manager PennyMac, Asset Manager/Mortgage Servicer	<u>squatter, abandoned</u> <u>property/housing standards</u> <u>(esp. blue tarp on roof)</u> ; squatter removed 6-24-14; update registry to show property is vacant; 2008 foreclosure completed 2- 24-12	deadline to comply with CEB orders was 9-20-14; deadline in demand letter was 5- 2-14; some violations, including squatter and blue tarp, have been corrected; bank signed contract for sale, original closing date of 1-5-15; buyer met with City regarding correction of violations and reduction of fines; closing took place on 3-6-15 and buyers have entered into agreed CEB order and are negotiating a fine reduction agreement with the City to obtain permits within 30 days and pass final inspection on all permits within 6 months; parties are executing fine reduction agreement
14.	3933 Riviera Dr -	PennyMac acquired property	<u>abandoned property</u> ; City	NOV deadline was 8-18-14, deadline in

	Carlos Correa, servicer cooperating	from Chase JP Morgan Chase/Chase Home Finance, LLC, 1st mortgagee (MERS as nominee for) RBS Citizens, N.A. Wells Fargo Bank, N.A, as Trustee, 2 nd mortgagee Pennymac Loan Services, Servicer Safeguard Properties, LLC, Registrant and Property Manager	has numerous assessment and code enforcement liens against owner only; 2013 Chase foreclosure is at answer/default stage (two prior foreclosures since 2008, one filed by Chase, have been dismissed)	demand letter was 6-4-14; Wells Fargo has said it was working to obtain permits and correct violations that do not require permits in the meantime, but, other than updating the registry, no corrective action had been taken; City was preparing complaint for injunction, but new owner/servicer has begun taking action to correct violations; reduction request pending; parties are executing a fine reduction agreement and owner has approved bids for work to begin
15.	4600 Brooker St	Federal National Mortgage Association, Mortgagee Green Tree Servicing, LLC a/k/a Green Tree Credit Solutions, Servicer Five Brothers, Registrant, Property Manager	<u>minimum housing violations/expired permit</u> Property has furniture, mattress, recycling, clothing and excess debris stored in the car port; Exterior walls have plant overgrowth, chipping, and discolored paint; roof and fascia in disrepair (missing tiles and wood rot to gable siding); and rusted ironwork; house needs to be cleaned and washed and painted; Work done under a permit that expired or was revoked: permit number 0350260 to clean, paint, and repair the structure,	Owner filed a pro se bankruptcy; determined addresses for service of NOV's and sent demand letter; deadline in demand letter deadline was 6-22-15; property manager responded that relief from the automatic stay would be required before it can take any action and servicer would have to authorize repairs; property manager asked servicer to respond to City; servicer's attorney called says he is willing to agree to injunctive relief if necessary, in the meantime owner says he will begin correcting violations; City will follow up with him on July 6, 2015 to determine his progress

			including but not limited to baseboards, moldings, fascia, soffits, windows, and doors	
16.	5626 Granada Blvd – Amparo Quintana (formerly Kim Springmyer), second lawsuit; <i>in litigation</i>	JP Morgan Chase, N.A., <i>1st Mortgagee</i> MCS (Mortgage Contracting Services), <i>Registrant</i> JP Morgan Chase, N.A., <i>Asset Manager/Mortgage Servicer</i> Global Business Partners, <i>Property Manager</i>	<u>abandoned property; work without a permit; unfinished building</u> ; City has numerous assessment and code enforcement liens against owner only; 2008 Chase foreclosure dismissed 6-8-11	CEB hearing set for 9-17-14; deadline in demand letter was 9-3-14; Chase referred matter to legal department on 9-18-14; legal department contacted City on 9-25-14 offering to take corrective action, but none has been taken; City filed complaint for injunction on 2-17-15; hearing on emergency motion for injunction was 3-20-15; first deadline for compliance expired on 4-20-2015; City filed motion for sanctions and to appoint receiver; at hearing on 5-15-15 court entered four orders in favor of the City; bank appealed; parties are discussing settlement of the appeal; in the meantime, on 6-4-15 the receiver began his work to assess the property, secure financing, and correct the violations;
17.	6400 San Vicente St – Amparo Quintana	Ninpo, LLC – owner	overgrown, property under construction;	Ofc. Quintana was preparing NOV's, however City vendor corrected violation; Ofc. Quintana is monitoring the property; no new violations

* - property is not in violation of Abandoned Real Property Ordinance, because there is no evidence that it is in default of the mortgage, so only the owner is held responsible

~~strikethrough~~ – property has been brought into compliance

last updated: 7/2/15