

Abandoned Real Property matters for the City of Coral Gables

#	address/officer	bank and other responsible parties	violations/notes	status and deadlines
1.	109 Frow Ave - Kim Springmyer	JP Morgan Chase Bank, N.A., <i>Owner</i> Green River Capital, LLC, <i>Servicer</i>	abandoned <u>property/housing standards</u> ; <u>expired permit and work</u> without a permit; 2012 foreclosure completed on 4-17-14	deadline in code enforcement Notices of Violation ("NOV") was 7-25-14; deadline in demand letter was 9-2-14; tenant corrected violation relating to work without a permit and bank updated registry and is cooperating to correct the remaining violations
2.	134 Florida Ave - Kimberley Springmyer	ABN AMRO Mortgage Group, Inc., <i>1st Mortgagee</i> TMS Mortgage Inc. d/b/a The Money Store, <i>2nd Mortgagee</i>	abandoned property; <u>failure</u> <u>to register</u> ; 2007 ABN AMRO Mortgage Group foreclosure was closed without a sale on 11-4-10	deadline in code enforcement Notices of Warning ("NOW") warnings expired in December, 2013; deadline in demand letter was 9-3-14; City is preparing NOV's
3.	145 Frow Ave - Kimberley Springmyer	Green Tree Servicing LLC, <i>Mortgagee</i>	abandoned property; 2011 Green Tree Servicing foreclosure sale, set for 10- 13-13, cancelled	closed as fully compliant on 2-6-14
4.	624 Zamora Ave - Adolfo Garcia	Adam Baker, <i>Owner</i> Bank of New York Mellon, <i>1st</i> <i>Mortgagee</i> Citibank, <i>2nd Mortgagee</i> Wells Fargo, <i>only responsible</i> <i>party on registry</i>	abandoned property (esp. <u>blue tarp on roof</u>); 2008 BNY Mellon foreclosure dismissed for want of prosecution on 1-18-12	Code Enforcement Board ("CEB") entered orders against responsible parties on 8-20-14, deadline to comply is 9-20- 14; deadline in demand letter was 8-25- 14; Wells Fargo has assigned matter to specialist to correct violations
5.	815 Catalonia Ave* - Terri Sheppard	no bank involvement	<u>housing standards (esp.</u> <u>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 will remove tarp and correct other violations as soon as the permits are issued

6.	1009 Columbus Ave – Kimberley Springmyer	Mortagelt, 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 9-18-14
7.	1044 Cotorro Ave - Amparo Quintana	Deutsche Bank National Trust Company, <i>1st Mortgagee</i> Countrywide Home Loans, Inc., <i>2nd Mortgagee</i> Nationstar Mortgage, LLC, <i>Mortgagee, Asset Manager and Mortgage Servicer</i> Safeguard Properties, LLC, <i>Registrant and Property Manager</i>	<u>abandoned property; failure to update registry; unfinished building; demolition by neglect of historic structure; 2010 Deutsche Bank foreclosure dismissed 9-4-13</u>	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; preparing complaint for injunction
8.	1433 Mendavia Ave* - Terri Sheppard	no bank involvement	<u>housing standards, and work without a permit; no pending foreclosure</u>	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 obtained painting permit on 9-11-14 to correct all violations relating to external appearance and is working through his attorney on resolving the work without a permit issues
9.	1549 San Rafael Ave - Jorge Pino	Deutsche Bank, <i>1st Mortgagee</i> Space Coast Credit Union, <i>2nd Mortgagee</i> Select Portfolio Servicing, Inc.,	<u>abandoned property (esp. blue tarp on roof); City has multiple code enforcement and assessment liens; 2008</u>	deadline in demand letter was 8-13-14; bank foreclosure sale was 9-12-14, plaintiff (Deutsche Bank) won auction; City will verify identity of, and cite and

		<i>Asset Manager</i> <i>/Mortgage Servicer</i> Safeguard Properties, LLC, <i>Registrant and Property</i> <i>Manager</i>	Deutsche Bank foreclosure sale date set for 9-12-14; 2008 Credit Union foreclosure judgment entered without sale 1-23- 09	send demand letter to bank as new owner
10.	3500 Le Jeune Rd - Adolfo Garcia	Altisource Portfolio Solutions Company, <i>Registrant and</i> <i>Property Manager</i> Ocwen Loan Servicing, LLC, <i>Asset Manager/Mortgage</i> <i>Servicer</i>	squatter, abandoned <u>property/housing standards</u> (esp. blue tarp on roof); squatter removed 6-24-14; update registry to show property is vacant; 2008 foreclosure completed 2- 24-12	deadline to comply with CEB orders is 9- 20-14; deadline in demand letter was 5-2- 14; some violations, including squatter and blue tarp, have been corrected; prepare complaint for injunction, if bank does not promptly correct remaining violations; Safeguard has sent work out for bids and is awaiting approval for work
11.	3933 Riviera Dr - Carlos Correa	JP Morgan Chase/Chase Home Finance, LLC, <i>1st mortgagee</i> (MERS as nominee for) RBS Citizens, N.A. Wells Fargo Bank, N.A., as Trustee, <i>2nd mortgagee</i> Pennymac Loan Services, <i>Servicer</i> Safeguard Properties, LLC, <i>Registrant and Property</i> <i>Manager</i>	<u>abandoned property</u> ; City 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)	NOV deadline was 8-18-14, deadline in demand letter was 6-4-14
12.	5626 Granada Blvd - Kimberley Springmyer	JP Morgan Chase, N.A., <i>1st</i> <i>Mortgagee</i> MCS (Mortgage Contracting Services), <i>Registrant</i> JP Morgan Chase, N.A., <i>Asset Manager/Mortgage</i>	<u>abandoned property</u> ; <u>work</u> <u>without a permit</u> ; <u>unfinished building</u> ; City has numerous assessment and code enforcement liens against owner only; 2008	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

	<i>Servicer</i> Global Business Partners, <i>Property Manager</i>	Chase foreclosure dismissed 6-8-11	
--	---	---------------------------------------	--

* - 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
– property has been brought into compliance

last updated: 9/18/14