

**Abandoned Real Property Matters for the City of Coral Gables**

March 9, 2017

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**Summary**

Total # of properties on list	28
# in compliance	20
# in non-compliance	8
# working towards or under agreement or court order to comply	5
# of properties added since last report of 10-18-16	0
# of additional properties in compliance since last	6

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/ 711 University Dr. was brought into compliance on 11-7-16; 5626 Granada Blvd was brought into compliance on 11-8-16 but is still in receivership; 707 Ponce de Leon Blvd was brought into compliance on 12-2-16; 1411 Mantua Ave, 3500 Le Jeune Rd, and 4600 Brooker St all passed final inspection on their permits for total demolition on 3-8-17; 1200 Hardee Rd demolished the structure, but has not removed the construction fence and lain down sod; and 1549 San Rafael Ave was in compliance but is again in violation, since the permits for the new home expired on March 1, 2017, Owner removed fence and says he will lay down sod on the areas that require it as soon as he can

report of 10-18-16	
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134 Florida Ave is not moving towards compliance by agreement or by court order and is waiting for a source of grant funds.

address/officer	bank and other responsible parties	violations/notes	status and deadlines	unpaid City liens
<p><b>1. 109 Frow Ave (COMPLIED)</b> (<u>historic structure</u>)</p> <p>Carlos Correa (formerly Kim Springmyer); bank owned, cooperating—  probably occupied  cooperated</p>	<p>JP Morgan Chase Bank, N.A., <del>Former Owner and Former Mortgagee</del>; Green River Capital, LLC, <del>Services</del></p>	<p><del>abandoned property/housing standards; driveway in disrepair and peeling paint on exterior walls; permit #91110176 (reroof) expired; Installed lattice and loose screening on front porches without a permit, abandoned real property registry information is not accurate, to wit responsible mortgagees according to property records have failed to register; grass/weeds are overgrown; 2012 foreclosure completed on 4-17-14; all violations have been corrected</del></p>	<p><del>COMPLIED: 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; parties are also negotiating a fine reduction agreement: painting and roofing</del></p>	<p>no unpaid special assessment liens as of 11-3-15</p> <p>unpaid code enforcement liens of \$59,483.75 as of 11-2-15 of \$59,483.75</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>parties negotiated a fine reduction to \$5,000, release of liens recorded on 2-10-16</p> <p>no homestead exemption claimed</p> <p>FILE CLOSED AND RETURNED TO THE CITY ON 2-25-16 BY ALP</p>

			permits pass final inspection, property was sold, parties are negotiating a fine reduction agreement	
<p><b>2. 134 Florida Ave</b> (historic structure)</p> <p>Carlos Correa (formerly Kim Springmyer)</p> <p>seeking grant to correct violations</p> <p>occupied</p>	<p>ABN AMRO Mortgage Group, Inc., <i>First Mortgage</i>; TMS Mortgage Inc. d/b/a The Money Store, <i>Second Mortgage</i></p>	<p>abandoned property; failure to register; walkway, porch roof and other areas are or have discolored peeling paint; screen door is rusted, permit #05050437 is expired, abandoned real property registry information is not accurate, to wit responsible mortgagees according to property records have failed to register; 2007 ABN AMRO Mortgage Group foreclosure was closed without a sale on 11-4-10</p>	<p>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; County is waiting for owner to sign grant documents; City is meeting with owner to encourage her to sign grant documents; owner has a meeting with County on 6-3-16 to submit documentation regarding eligibility; on 6-10-16 County notified City that Ms. Gibson does not qualify for County assistance based on income limits; City is assessing whether it or another source can provide the funds</p>	<p>no unpaid special assessment liens as of 11-3-15</p> <p>no unpaid code enforcement liens of as of 10-28-15</p> <p><b>CURRENT TOTAL LIENS:</b> \$0</p> <p>homestead exemption claimed</p>
<p><b>3. 501 Alcazar Ave</b> *</p> <p>under renovation</p>	<p>no bank involvement</p>	<p>partially installed chain link fence without any required development approvals; roof, planters, and driveway are dirty and in</p>	<p>added to list on 5-6-16; NOVs sent 5-18-16, deadline in NOVs is 6-18-16; demand letter deadline is 5-30-16; lender called to ask for extension until 6-6-16, when owner returns</p>	<p>special assessment liens of \$204.02 as of 5-5-16, expecting additional lien for lot clearing work done by City on or about 5-</p>

Ofc. Perez-Thayer		disrepair; walkway and door at rear are dirty	from Hawaii, building permit issued on 5-25-16, awaiting three other permits; owner is applying for fence permit and has obtained master permit, expects to begin work soon; owner obtained construction fence permit and erected fence on 6-10-16; work is progressing on the house; next deadline to pass next required inspection on permit is 7-17-17	15-16  no unpaid code enforcement liens of as of 15-5-16  <b>CURRENT TOTAL LIENS:</b> \$204.02 plus lot clearing lien  homestead exemption claimed (but property may be vacant)
<b>4. 601 Sunset Rd (COMPLIED)</b>  Ampora Quintana  vacant  cooperated	Global Rental E & P LLC, <i>Owner</i>	<del>Squatter removed from property in 2013; abandoned property/</del> <u>minimum housing standards; roof, walls, eaves, driveway, walkway are all in need of cleaning due to discoloration of paint and mildew; maintenance required; tree removal of 5 Royal Palms without a permit (no mitigation required)</u>	<del>COMPLIED: Owner purchased property at foreclosure sale, certificate of title recorded on 5-22-15, and corrected all violations, and signed a fine reduction agreement and paid all special assessment liens and the reduced fines; awaiting partial release</del>	<del>special assessment liens of \$8993.86 as of 3-24-16, paid 4-4-16</del>  <del>unpaid code enforcement liens of \$695,075.00 (including \$3500 to new owner for unpermitted tree removal) as of 2-19-16</del>  <del>fine reduction agreement, \$10,000 paid on or about 3-15-16</del>

				<p><b>CURRENT TOTAL LIENS:</b> \$0</p> <p>no homestead exemption claimed</p>
<p><b>5. 624 Zamora Ave (COMPLIED)</b></p> <p>Adolfo Garcia;</p> <p><i>complied after litigation</i></p> <p>vacant</p>	<p>Bank of New York Mellon, <i>First Mortgage;</i> Citibank, <i>Second Mortgage;</i> Wells Fargo, <i>only responsible party on registry</i></p>	<p><del>abandoned property/ minimum housing standards; roof in disrepair and tarp placed on roof; various wooden areas of the structure are in disrepair; dirty roof; walls, walkway, porch, awning, and driveway; paint is chipping and discolored; and dead vegetation trash and debris; servicer did repair work on structure without a permit</del></p> <p>2008 BNY Mellon foreclosure dismissed for want of prosecution on 1-18-12; new foreclosure 14-14941-CA-01, filed 6-9-14, trial set for 11-5-15; foreclosure sale set for</p>	<p><del>COMPLIED: CEB entered orders against responsible 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 had 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, deadline to pass final inspection was 9-14-15; work has begun on the roof; Wells</del></p>	<p>no unpaid special assessments as of 11-22-16</p> <p>unpaid code enforcement liens of \$130,559.50 as of 11-2-15</p> <p><b>CURRENT TOTAL LIENS:</b> \$130,559.50, partially released as to property on 11-22-16</p> <p>no homestead exemption claimed</p> <p><b>FILE CLOSED AND RETURNED TO THE CITY ON 2-8-16 BY ALP</b></p>

		1-11-2015	<p>Fargo requested and received 1st extension of time for good cause, until 6-30-15, to revise the roof permit application to include work done outside the scope of the permit; roofing inspection failed on 7-9-15; 2d extension to 7-31-15 granted; City issued an NOV for work without a permit; 3rd extension (to apply for all required permits); to 8-31-15 granted; [painting permit expires in December 2015 (Liberty Painting)]; 4th extension (to obtain after the fact permit and finish repairs extended) to 9-30-15 granted; 5th extension to 11-30-15 granted; (agreed) CEB orders entered on 11-19-15 regarding unpermitted work that mirror the deadlines in the injunction action; roof work completed on 11-18-15 and is awaiting request for final inspection, passed final on roof permit 11-19-15 and on after the fact on 11-2-15; painting will commence on 11-19-15; work completed 11-21-15, awaiting results of final and</p>	
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			compliance inspections pending fine reduction agreement and dismissal; buyer at foreclosure sale redeveloped property and requested a partial release and notice of compliance that was issued on 11-22-16	
<p><b>6. 707 Ponce de Leon Blvd (COMPLIED)</b></p> <p>Martha Delgado</p> <p>Servicer/new owner cooperated</p>	<p>U.S. Bank as Trustee, <del>Mortgagee</del>, Owen Loan servicing, LLC, <del>Asset Manager/Mortgage Servicer</del>, Altisource Portfolio Solutions, Company, <del>Property Manager</del></p>	<p><del>abandoned property/minimum housing standards; exterior of Property is dirty, including, but not limited to, walls perimeter wall, side door is rotted, driveway is in poor condition; property not consistently maintained (trash and debris and hedge needs trimming)</del></p> <p>10-35385-CA-01 foreclosure dismissed for want of prosecution; then re-opened; foreclosure sale vacated and amended complaint filed to correct legal</p>	<p><del>COMPLIED; deadline in demand letters on was 4-12-16; Property Manager is requesting bids for all repairs; the bid for pressure cleaning was revised and escalated on 5-2-16 for approval within 24 hours; the bids for the remaining work were requested and have not come back but are expected by 5-5-16 and property manager is following up and will escalate them when they come in; City vendor trimmed hedge and removed trash and debris on 5-18-16; Altisource began maintaining property, but had not made progress on the other violations when employee who was addressing the violation at Altisource left the company, on 9-2-16 matter taken up by another employee who is</del></p>	<p>unpaid special assessment liens of \$2,128.35 as of 12-2-16, PAID on 1-3-17</p> <p>unpaid code enforcement liens of \$913,008.75 as of 3-21-16</p> <p>fine reduction agreement, \$15,000 paid on 1-3-17</p> <p>CURRENT TOTAL LIENS: \$915,137.10, partially released as to property on 1-3-17</p> <p>no homestead exemption claimed</p>



		<p>description; motion for order to show cause why foreclosure should not be granted filed 5-26-16, notice of readiness for trial filed 9-16-16</p>	<p>escalating the matter and promises to correct the violations promptly; as of 9-13-16, Altisource sent permit applications to vendors who obtained a pressure washing and painting permit on 9-22-16 by 9-23-16; Altisource is re-submitting the application for the door (front elevation needed) and driveway, but Altisource may be changing vendors due to the unresponsiveness of the current vendor; Altisource obtained the permit for the front door and fascia on 10-18-16; contacted foreclosure counsel on 10-24-16 to follow up on motion for order to show cause why foreclosure should not be granted and was advised that they are awaiting a trial date from the court; called court on 10-24-16 to follow up on trial date; pressure cleaning and painting work completed; servicer expects to pass final inspection on door by 11-14-2016 and is applying for driveway permit; followed up</p>	<p>FILE CLOSED AND RETURNED TO THE CITY ON _____ BY _____</p>
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			<p>on 11-15-16; property passed final inspection on all permits, except for pressure washing and painting on 11-16-16; City determined that owner need not obtain an after the fact permit for the driveway repair; property deemed fully compliant on 12-2-16; bank has approved short sale and parties are entering into a fine reduction agreement to pay \$15,000 in reduced fine and fine reduction agreement, \$10,000 paid on 7-14-15 all special assessment liens; City provided release of liens</p>	
<p><b>7. 711 University Dr (COMPLIED)</b></p> <p>Cristina Perez-Thayer</p> <p>pending historic designation</p> <p>under contract for sale, compliance agreement</p>	<p>Investquest Partners Holdings, Inc., <i>Owner</i></p>	<p><del>minimum housing standards; vegetation on roof that exceeds 1/2" in height, roof is in disrepair, exterior walls, steps, CBS perimeter wall, and columns are dirty and in disrepair. Awnings are dirty, City vendors covered pool and secured openings two open expired permits</del></p>	<p><del>COMPLIED; Added to list on 8-11-16; deadline in NOW was 9-12-16; deadline in demand letter is 9-21-16; left message for only contact on 10-7-16; property is under contract for sale, seller requested a compliance agreement to correct all code violations, buyer and seller are negotiating to determine who will actually correct the violations; seller signed agreement on 10-17-16</del></p>	<p><del>;special assessment liens of \$3102.50 as of 10-13-16 paid on 10-17-16</del></p> <p>awaiting payment of unpaid code enforcement liens of \$400 as of 10-14-16</p> <p><b>CURRENT TOTAL LIENS:</b> see code enforcement liens</p>

		<p>discovery prior to closing—septic and walls</p> <p>property is post-foreclosure</p>	<p>for execution by City, but must bring second check for code enforcement fines; parties intend to close on 10-31-16, owner says repairs are complete and requested compliance inspection on 10-24-16 and is requesting that open septic permit from 1980 be closed out; City confirmed that all violations are corrected, awaiting confirmation that all permits are closed. compliance inspection performed on 11-4-2016, all permits closed, new owner obtained historic designation at hearing on 1-19-17, monitoring until renovations complete</p>	<p>no homestead exemption claimed</p>
<p><b>8. 803 Alhambra Cir</b> (historically contributing)</p> <p>Adolfo Garcia (work w/o a permit)</p> <p>Cristina Perez-Thayer</p> <p>owner cooperating,</p>	<p>no bank involvement</p>	<p><u>work without a permit;</u> based on open and expired demolition permits and expired application for renovation permits;</p>	<p>deadline in demand letter is 5-11-16; spoke to owner on 5-3-16, who states that he will cooperate, but the property has endangered bats, so the owner is working on a plan that will allow him to develop the property without violating the Endangered Species Act; owner met with the City to address issues and bring property into compliance; parties met; owner</p>	<p><del>Unpaid special assessment liens of \$1207.92 (\$849.43 solid waste liens and \$358.49 for lot clearing) paid on 8-30-16</del></p> <p>unpaid code enforcement liens of \$111,708.75 as of 5-3-16</p>

<p>but development halted by endangered species</p>			<p>re-submitted plans to City on 8-8-16; City placed a hold on issuance of the permits until the U.S. Fish and Service authorizes work to proceed; Fish and Wildlife Service (“FWS”) is scheduling a site visit to conduct an assessment regarding the status of the bats which may take place by 9-8-16; owner paid special assessment liens on 8-30-16; Mr. Lopez advised on 9-14-16 that biologist has been assigned, so they can meet with the owner and City, if desired, to conduct the bat assessment; biologist confirmed this on 9-15-16; permit review should be complete by 10-18-16, however City cannot issue permits until bat assessment is complete and FWS approves relocation of bats to allow work to commence; City sent letters to the Service and Rep Ros-Lehtinen to expedite review; Service conducted its assessment on 11-3-16; the bats were exclude on 11-15-126 and the two remaining bats were</p>	<p><b>CURRENT TOTAL LIENS:</b> see code enforcement liens</p> <p>no homestead exemption claimed</p>
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			rescued on 11-16-16, and, after assessment, were released the same day; owner must submit a roof permit application and obtain permits for the remainder of the house, after submitting revised structural plans; City informed owner on 2-27-17 that plans must be resubmitted; owner expects to resubmit plans by 3-14-17	
<b>9. 815 Catalonia Ave (COMPLIED)</b> * Terri Sheppard owner cooperating vacant, under construction	no bank involvement	<del>minimum housing standards; roof in disrepair and tarp placed on roof—corrected 12-23-14; rust stains on garage door and wall, walkway, and driveway are dirty—violations behind construction fence since 12-23-14</del>  no pending foreclosure	<del>COMPLIED: NOW</del> 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; owner is cooperating and working to complete the home	no unpaid special assessment liens as of 11-2-15  no paid code enforcement liens as of 11-2-15  <b>CURRENT TOTAL LIENS:</b> \$0  no homestead exemption claimed
<b>10. 817 Tangier St (COMPLIED)</b>  Jorge Pino	<del>Bank of America, Mortgagee; Carrington Mortgage Services, LLC, Servicer; Five</del>	<del>abandoned property/minimum property standards; roof has damaged tarp; exterior cbs walls;</del>	<del>COMPLIED: newly added will advise to respond to correspondence from property management, officer will advise if need a demand letter, matter</del>	no unpaid special assessment liens as of 11-3-15  unpaid code

<p>vacant, should be under construction</p>	<p>Brothers, <b>Property Manager</b> (may be <b>Altisource</b>), new owner Arza Investment, LLC</p>	<p>eaves, gutters, front ebs posts, and perimeter fence are dirty; gutters may need repair; broken window on south side of structure; front entry guard rail and porch light are damaged; foreclosure 10-2692-CA-01; hearing on motion to re-set foreclosure sale set for 9-2-15</p>	<p>set for CEB hearing on 9-16-15; CEB orders deadline for compliance 10-16-15; foreclosure sale set for 10-20-15; sold to 3rd party buyer, Arza Investment, LLC, deadline for NOV is 12-28-15; new owner requested a fine reduction agreement, City signed agreement on 12-8-15 and is awaiting fully executed agreement and payment; new deadline to pass final inspection is 5-4-16. Owner complied on 2-11-2016</p>	<p>enforcement liens of \$215,683.75 as of 11-2-15</p> <p><b>TOTAL LIENS:</b> \$215,683.75</p> <p>no homestead exemption claimed</p> <p><b>FILE CLOSED AND RETURNED TO THE CITY ON 2-25-16 BY ALP</b></p>
<p><b>11. 832 Wallace St (COMPLIED)</b></p> <p>Jorge Pino;</p> <p>owner cooperating</p> <p>vacant, under construction</p>	<p>SCR Capital Partners, LLC, <b>Owner/Former Mortgagee</b> J.P. Morgan Chase, N.A., <b>1<sup>st</sup> Mortgagee, Servicer</b> (substituted by US Bank, N.A. as plaintiff in foreclosure) MCS, <b>Property Manager</b></p>	<p>abandoned property; expired permits: 06050262 for a new residence and 06040479 for a septic tank, property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, litter, trash, junk, and debris [corrected in Jan or Feb], single family home on the property has not been fully</p>	<p><b>COMPLIED</b>; added to the list on 2-9-15; deadline in demand letter was 4-24-15; met with mortgagee on 4-22-15 regarding correcting the violations; sale date in foreclosure was 7-16-15; set for CEB hearing on 7-15-15; mortgagee signed fine reduction agreement agreeing to bid maximum judgment amount to acquire the property and correct the violations; in the meantime mortgagee began correcting the violations; parties negotiated a fine reduction</p>	<p>special assessment liens of \$10,584.96, of which \$8,977.49 is for solid waste, as of 5-29-15, paid 7-15-15</p> <p>unpaid code enforcement liens of \$1,104,325.00 as of 11-2-15</p> <p><b>CURRENT TOTAL LIENS: \$0</b></p> <p>fine reduction agreement, \$10,000</p>

		<p><u>completed in substantial compliance with plans and specifications upon which a building permit was issued for more than one year after the commencement of erection of the building; 2006 and 2007 foreclosures dismissed, 2013 foreclosure (13-19281-CA-01(24), resulted in certificate of title</u></p>	<p>agreement; mortgagee/now owner agreed to submit an application for required permits and to correct violations that do not require permits by 8-13-15; obtain all permits required by 9-14-15; and pass final inspection all permits by 1-11-16; owner re-activated the existing permits on 7-28-15 and has until 1-11-16, to pass final inspection; owner granted 1<sup>st</sup>-30 day extension until 2-10-16; owner granted 2<sup>nd</sup>-30 day extension until 3-11-16, owner granted 3<sup>rd</sup> (7 day) extension until 3-18-16, owner requested 4<sup>th</sup> (30 day) extension until 4-18-16 because of problem getting the permit for water service to the house; 5<sup>th</sup> extension until 4-25-16 to pass final on all items, except for the septic permit, which is extended until 5-18-16; City requested waiver letter and permit be expedited; owner listed property for sale; owner requested and received a final (6<sup>th</sup> extension) until 8-15-16 because of delays due to faulty installation of water meter box</p>	<p>paid on 7-14-15</p> <p>FILE CLOSED AND RETURNED TO THE CITY ON _____</p> <p>no homestead exemption claimed</p>
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			by County; owner requested final inspections for 8-8-16; property passed final inspection on 8-22-2016	
<p><b>12. 903 Granada Groves Ct (COMPLIED)</b></p> <p>Jorge Pino; owner cooperating</p> <p>probably vacant, under construction</p>	no bank involvement	<p><u>abandoned property/</u> <u>minimum housing standards;</u> <u>cracked walkway,</u> <u>damaged roof,</u> <u>tarp on roof,</u> <u>dirty walls and walkway and</u> <u>garage door</u></p>	<p><b>COMPLIED:</b> added to list on 2-18-15 to determine ownership and begin further enforcement action; the owner is cooperating; Ofc. Pino is monitoring compliance</p>	<p>no unpaid special assessment liens as of 11-3-15</p> <p>unpaid code enforcement liens of \$363,651.25 as of 11-3-15</p> <p><b>CURRENT TOTAL LIENS: \$363,651.25</b></p> <p>no homestead exemption claimed</p> <p><b>FILE CLOSED AND RETURNED TO THE CITY ON 2-25-16 BY ALP</b></p>
<p><b>13. 1009 Columbus Ave (COMPLIED)</b></p> <p>Jorge Pino; (formerly Kimberley Springmyer);</p>	MortgageIt, Inc., <i>Mortgagee</i>	<p><u>abandoned property/</u> <u>minimum housing standards;</u> <u>roof in disrepair;</u> <u>roof,</u> <u>exterior walls, eaves,</u> <u>driveway, and porch</u> <u>are dirty or discolored</u> <u>abandoned real</u></p>	<p><b>COMPLIED:</b> CEB entered orders on 9-17-14; demand letters sent on 9-22-14; 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;</p>	<p>unpaid special assessment liens as of 7-21-15 of \$12,945.03, of which \$10,272.95, is for solid waste, transferred to tax bill</p>



<p>unsafe structures proceedings, owner cooperated</p> <p>vacant lot, after demolition</p>		<p><del>property registry information is not accurate, to wit responsible mortgagees according to property records have failed to register, demolished exterior patio, installed windows/doors, and performed interior renovations (i.e.: kitchen, stair rails and wall) without a permit landscaping, address not visible from right of way, cats being fed, triangle of visibility; 2006 foreclosure dismissed and 2012 foreclosure resulted in judgment for prior owner on 5-12-14</del></p>	<p><del>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 and requested an extension of 21 days that was granted until 3-9-15; owner requested 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); release prepared and sent to be recorded</del></p>	<p>\$2913.38 special assessments for lot clearing, paid</p> <p>unpaid code enforcement liens of as of 7-21-15 of \$2,345,076.25</p> <p><b>CURRENT TOTAL LIENS:</b> \$0</p> <p>fine reduction agreement, fines reduced to \$0 in exchange for immediate demolition</p> <p>no homestead exemption claimed</p> <p><b>FILE CLOSED AND READY TO BE RETURNED TO THE CITY BY COURIER ON _____</b></p>
<p><b>14. 1021 Wallace St (COMPLIED)</b></p> <p>Jorge Pino</p>	<p>Wells Fargo Bank N.A. as Trustee, <i>Mortgagee</i>, Asset Recovery, <i>First</i></p>	<p><del>abandoned property/ minimum housing standards; roof repairs without a</del></p>	<p><del>COMPLIED: new NOVs to owner expired 11-13-14 and 12-01-14 (prior NOVs expired 7-2-14) and NOWs to mortgagee</del></p>	<p>no unpaid special assessment liens as of 11-3-15</p>

<p>(formerly Kim Springmyer); Servicer cooperated vacant until sold</p>	<p><b><i>Mortgage Assignee, listed on Registry</i></b></p>	<p><del>permit, exterior walls and roof discolored, fascia in disrepair, exterior construction, alteration and/or repairs without a permit, prohibited installation of bamboo-style screening without a permit, abandoned real property registry information is not accurate, to wit responsible mortgagees according to property records have failed to register, property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris</del></p>	<p><del>expired on 10-27-14 and 11-10-14; deadline in demand letter was 10-6-14; First Mortgage Assignee applied for and obtained all necessary permits; deadline to pass final inspection on permits was 6-18-15; property passed final inspection on 3-30-15 and is in compliance; reduction request and releases pending</del></p>	<p>unpaid code enforcement liens of \$32,376.25 as of 5-1-15  CURRENT TOTAL LIENS: \$0  fine reduction agreement, \$5,000 paid on 7-31-15  no homestead exemption claimed  FILE CLOSED AND RETURNED TO THE CITY ON 2-8-16 BY ALP</p>
<p><b>15. 1044 Cotorro Ave (COMPLIED)</b> (<u>historic structure</u>)  Amparo Quintana  <b><i>complied after</i></b></p>	<p><del>ALS I, LLC, <i>Owner, Former First Mortgage Assignee,</i> Deutsche Bank National Trust Company, <i>First Mortgagee,</i> Countrywide Home</del></p>	<p><del>abandoned property; failure to update registry; unfinished building, demolition by neglect of historic structure; 2010 Deutsche Bank foreclosure dismissed</del></p>	<p><del>COMPLIED: deadline of 7-22-14 in CEB order; deadline in demand letter was 4-11-14; Servicer originally claimed it would comply however it later said that the cost is very high due to historic designation; City filed injunction action, parties</del></p>	<p>unpaid special assessment liens as of 1-30-15 of \$5,219.51, of which \$4,227.08 were paid on 4-21-15  unpaid code</p>

<p><i>litigation</i></p> <p>vacant, until sold after renovation</p>	<p>Loans, Inc., <b>Second Mortgagee</b> Nationstar Mortgage, LLC, <b>Registrant, Asset Manager and Mortgage Servicer; new Servicer: FCI Lender Services, Inc. Former Servicer: Safeguard Properties</b></p>	<p>9-4-13 and re-filed 8-9-14, sale date set for 3-24-15, First Mortgage Assignee acquired title</p>	<p>entered into agreed injunction; First Mortgage Assignee has obtained permits, and enlarged 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; new deadline after second extension approved to 9-15-15; new deadline after third extension approved to 10-31-15; City granted fourth request for extension to 11-30-15; City granted fifth request for extension to 12-15-15</p>	<p>enforcement liens of \$416,183.75 as of 11-4-15</p> <p>fine reduction agreement, \$25,000 paid on 5-5-15</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>no homestead exemption claimed</p> <p>FILE CLOSED AND RETURNED TO THE CITY ON 2-8-16 BY ALP</p>
<p><b>16. 1200 Hardee Rd</b></p> <p>Amparo Quintana</p> <p>vacant, demolition permit obtained</p> <p>compliance agreement</p>	<p><b>Former Owner:</b> JP Morgan Chase Bank, N.A., <b>Owner;</b> U.S. Bank, N.A., as Trustee, <b>Trustee;</b> Select Portfolio Servicing, Inc. <b>Asset Manager/ Mortgage Servicer;</b> Re/Max Advance Realty II, <b>Property Manager</b></p>	<p>abandoned <u>property/minimum housing standards;</u> roof, including eaves, are dirty and in disrepair; <u>planter is dirty and discolored</u></p>	<p>deadline in demand letter expires 5-5-16; deadline in NOVs expires 6-2-16; Property Manager provided a copy of contract, and parties are negotiating a fine reduction agreement, if closing fails, seller will correct; City sent draft of agreement to Property Manager on 5-23-16; spoke to one of the two buyers on 5-26-</p>	<p>no unpaid special assessment liens as of 4-28-16</p> <p>no unpaid code enforcement liens as of 4-28-16, but NOVs issued</p> <p>no homestead exemption claimed</p>

			<p>16 and sent him permit application documents on 5-26-16; NOVs set for next CEB agenda; Buyer has contract to sell to new buyer, intend to close on 7-15-16, parties are requesting a new fine reduction agreement; buyer corrected violation regarding dirty planter on 8-18-16 and requested 1<sup>s</sup> extension on 8-19-16, approved until 8-31-16, owner requested and City approved 2<sup>nd</sup> extension until 9-7-16; owner requested and City granted 3<sup>d</sup> extension until 9-16-16, due to delays in FPL letter; owner submitted application on 9-16-2016 and had until 10-3-16 to obtain permit; City is reviewing the application, however, due to hurricane preparation closure delays, owner requested and City approved 4<sup>h</sup> extension until 10-14-16 to obtain the permit; demolition permit was ready to be picked up on 10-12-16; demolition permit issued on 10-13-16; deadline to complete demolition, including removal of construction fence and laying</p>	
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			<p>down of sod, is 11-14-16; demolition of structure began on 10-18-16; owner requested 5<sup>h</sup> extension until 12-9-16; structure has been demolished as of 11-27-16, but owner cannot pass final inspection on demolition permits without removing the construction fence and laying down sod; owner is requesting a revised compliance agreement to allow him to keep the construction fence in place until the plans for the new house are approved; parties were not able to reach agreement and owner is in non-compliance; BOA rejected plans on 2-9-17; owner is going before BOA again on 3-2-17; City sent owner a cease and desist letter on 3-8-17; deadline to remove fence and lay down sod is 3-14-17; owner requested meeting with City Attorney; owner appealed denial by BOA of design of new home</p>	
<p><b>17. 1209 Tangier St (COMPLIED)</b>  Jorge Pino</p>	<p>Deutsche Bank as Trustee, <del>Owner</del>; Owen Loan Servicing, LLC,</p>	<p><del>abandoned property/ minimum housing standards; roof, eaves, walkway and driveway</del></p>	<p><del>COMPLIED: fine reduction agreement entered into 7-27-15, closing took place on 10-28-15, buyer will correct violations;</del></p>	<p>no unpaid special assessment liens as of 7-27-15</p>

<p>vacant, renovated</p>	<p><del><b>Asset Manager/Mortgage Servicer</b></del>; Altisource Solutions, Inc., <del><b>Property Manager</b></del>; Abdolamir Lamboshkon; <del><b>Buyer</b></del> <b>New Owner:</b> MS Miami Realty, LLC</p>	<p><del>require cleaning and maintenance due to peeling of paint, mildew and discoloration of paint</del></p>	<p><del>deadline to correct violations is 3-1-16, owner expects to pass final inspection on paint and roof permits by 3-30-16 or sooner and was granted an extension until 4-3-16; property is in compliance as of 4-4-16; code enforcement partial release recorded 7-28-16</del></p>	<p>unpaid code enforcement liens of \$199,008.75 as of 6-22-15</p> <p><b>CURRENT TOTAL LIENS: \$0</b></p> <p>fine reduction agreement, \$15,000 paid on 7-27-15</p> <p>no homestead exemption claimed</p>
<p><b>18. 1222 Tangier St</b></p> <p>Cristina Perez-Thayer</p> <p>under renovation</p> <p>vacant</p> <p>fine reduction agreement</p>	<p>Bank of New York Mellon, <del><b>Owner</b></del>, Nationstar Mortgage, LLC, <del><b>Servicer</b></del>, Cyprex Services, LLC, <del><b>Registrant/Property Manager</b></del></p>	<p><del>abandoned property/minimum housing standards; driveway is dirty and in disrepair; roof, exterior walls, and walkway are dirty; outdated information on Registry indicates that the last monthly inspection was 8-2-15, and incorrectly indicates that the Property is occupied, and that it is in pre-foreclosure status; property is not consistently</del></p>	<p>Added to list on 3-3-16. City is preparing NOVs and a demand letter, negotiated fine reduction agreement dated 4-15-16, deadlines to correct violations in fine reduction agreement: 30-30-120, first deadline to apply for permits is 5-16-16, 1<sup>st</sup> extension requested and granted to June 15, 2016 because of unanticipated problems with the property that need to be addressed, owner is tenting the property for termites and obtaining bids from architects has until 5-15-16 to apply for all necessary permits;</p>	<p>unpaid special assessment liens of \$1072.85 as of 3-23-16, paid on 4-11-16</p> <p>unpaid code enforcement liens of \$151,958.75 as of 3-21-16, reduced to \$3927.15</p> <p><b>CURRENT TOTAL LIENS: \$153,031.60</b> until comply with agreement</p> <p>no homestead</p>

		<p>maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris;</p>	<p>owner requested and City granted 2<sup>nd</sup> extension request until 7-15-16 to apply for permits; City granted 3<sup>d</sup> extension until 8-31-16; owners requested 4<sup>h</sup> extension on 8-30-16 (until 12-16-16); City approved 4<sup>h</sup> extension until 9-30-16; owner requested another extension to address BOA comments, City approved 5<sup>h</sup> extension until 10-31-16; owner requested and received 6<sup>h</sup> extension until 11-15-16 after BOA rejected plans; BOA rejected plans with two comments, owner will re-submit and requested and City granted a 7<sup>h</sup> extension until 11-30-16; owner requested 8<sup>h</sup> extension until 12-16-16 to obtain BOA approval; owner will re-submit and requested and City approved 9<sup>h</sup> extension until 1-3-17 to obtain BOA approval; owner requested and City approved 10<sup>h</sup> extension until 1-15-17 to obtain BOA approval; owner requested 11<sup>h</sup> extension until 1-31-17 to obtain BOA approval; owner requested and</p>	<p>exemption claimed</p> <p>parties negotiated a fine reduction agreement to \$5,000 for all liens, including \$3927.15 for the code enforcement liens, reduced fines paid on 4-11-2016</p>
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			City granted a 12 <sup>h</sup> extension until 3-15-17 to obtain BOA approval (after 4th rejection)	
<p><b>19. 1248 Sorolla Ave (COMPLIED)</b></p> <p>Jorge Pino and Adolfo Garcia,</p> <p><i>complied after litigation</i></p> <p>vacant lot, after demolition</p>	<p>Schenley Park 2905, LLC, <del>New Owner;</del> <i>Crystal Clear Holdings, LLC,</i> <del>Foreclosure Sale Buyer;</del> Bank of New York Mellon, <del>Mortgagee;</del> Bayview Loan Servicing, LLC, <del>Asset Manager/Mortgage Servicer;</del> M &amp; M Mortgage Services, Inc., <del>Registrant and Property Manager</del></p>	<p><del>abandoned property/minimum housing standards;</del> <del>abandoned real property registry information is not accurate, to wit responsible mortgagees according to property records have failed to register; property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris</del> <del>roof needs repair due to wood rot, water damage; repair broken/damaged windows, gutters, porch ceiling, columns, eaves and driveway;</del> <del>clean roof, walls, planters, chimney, walkways, driveway and sidewalk, exterior</del></p>	<p><del>COMPLIED:</del> <del>deadlines in NOVs against responsible parties expired 12-21-14;</del> <del>deadline in demand letter expired 11-17-14;</del> <del>foreclosure sale scheduled for 1-7-15;</del> <del>foreclosure sale set aside;</del> <del>motion for hearing on order setting aside sale scheduled for 2-24-15, deadline for short sale was 2-28-15;</del> <del>Servicer corrected violations other than structure/roof in the meantime;</del> <del>City 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;</del> <del>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;</del> <del>City filed an emergency motion for sanctions and to appoint receiver; at the</del></p>	<p>unpaid special assessment liens as of 7-13-15 of \$10,456.23, of which \$ 10,064.78 was for solid waste, paid on 7-24-15</p> <p>unpaid code enforcement liens of \$85,477.50 as of 6-26-15</p> <p><b>CURRENT TOTAL LIENS:</b></p> <p>\$0</p> <p>fine reduction agreement \$5,000 paid on 7-24-15</p> <p>no homestead exemption claimed</p> <p><b>FILE CLOSED AND RETURNED TO THE CITY ON 2-25-16 BY ALP</b></p>



		<p><u>construction, alteration and/or repairs without a permit; prohibited batting cage structure; dirty pool, rain water accumulation, tadpoles and mosquitos, termite infestation, loose roof tiles and fallen gutter, palm fronds on roof;</u> foreclosure filed 2-10-12</p>	<p>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 hearing from the new judge who provided hearing dates; the City also issued a notice of unsafe structure and requested the next available hearing date before the County's Unsafe Structures Board which would have been 9-16-15; the City adopted its own unsafe structures ordinance; meanwhile, foreclosure sale buyer and bank 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 entered into a fine reduction agreement; buyer corrected all violations by that did not require permits by 7-24-15 and by 7-31-15 passed final inspection on permit for total demolition of all structures including the pool, Court</p>	
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			entered agreed injunction order against buyer, agreed order awarding sanctions (of \$15,000) against bank and servicer, and an order awarding sanctions against former owners, new owner paid reduced fines and all assessment liens, liens were released and sanctions were paid	
<p><b>20. 1411 Mantua Ave (COMPLIED)</b></p> <p>Terri Sheppard</p> <p>forfeiture action pending</p> <p>vacant</p>	<p>U. S. Bank National Association, <i>Owner</i>;</p> <p>Valerie A. Fernandez, <i>Former Owner</i>;</p> <p>Mantua Concepts, LLC, <i>Purported Owner</i>;</p> <p>Safeguard Properties, LLC, <i>Registrant/Property Manager</i>;</p> <p>Select Portfolio Servicing, <i>Asset Manager/Mortgage Servicer</i></p>	<p>Porch in disrepair; roof is dirty/mildewed and is in need of cleaning; roof is in disrepair; outdated information on Registry indicates that the last monthly inspection was September 2, 2015, and incorrectly indicates that the Property is occupied, and that it is in pre-foreclosure status (now corrected to reflect the property is vacant REO); Property is not consistently maintained, including but not limited to, by allowing weeds;</p>	<p>COMPLIED; City is prepared NOVs and sent demand letter—deadline in demand letter was 3-30-16; City filed forfeiture action on 5-16-16 and is setting preliminary hearing on or before 6-16-16, unless otherwise agreed; preliminary hearing in forfeiture is being scheduled within 10 days of 9-12-16; City attempted to negotiate a joint motion for a court order to allow servicer to complete the repairs on the property in lieu of forfeiture; court entered order finding probable cause on 9-23-16; the City will now serve forfeiture complaint on all interested parties and litigate the forfeiture; in the meantime, the City is filing an emergency</p>	<p>unpaid special assessment liens of \$3,679.46 as of 3-14-16</p> <p>unpaid code enforcement liens of \$599,864.46 as of 3-17-16</p> <p><b>CURRENT TOTAL LIENS: \$151,958.75</b></p> <p>no homestead exemption claimed</p>

		overgrown grass, trash, junk, and debris	motion to request that the parties demolish the structure or that the City be allowed to do so; Court entered order allowing City to demolish the structure, City is seeking bids and expects to demolish in mid-January; City awarded work and contractor is demolishing structure; property passed final inspection on demolition permit on 3-8-17	
<p><b>21. 1433</b>  <b>Mendavia Ave</b>  * (historic structure)</p> <p>Terri Sheppard,  owner cooperating</p> <p>vacant, under construction</p>	no bank involvement	<u>minimum housing standards; walls, walkway, chimney, garage door, front window and driveway strips are dirty and/or in need of repair, interior demolition 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 master permit on 1-26-15, roofing permit obtained 2-11-16; last inspection was 2-26-16, work is proceeding; owner estimates work will be done by 1-1-17; deadline to pass next required inspection is 7-17-17, passed final inspection on electrical permit on 1-18-2017,	no unpaid assessment liens  no unpaid code enforcement liens  <b>CURRENT TOTAL LIENS:</b> \$0  no homestead exemption claimed

			next deadline to pass inspection is 6-5-17, however structure is nearly complete	
<p><b>22. 1549 San Rafael Ave</b></p> <p>Jorge Pino, transferred to Terri Sheppard, transferred Martha Delgado</p> <p>bank sold, purchaser cooperating</p> <p>vacant lot, after demolition, open permits for construction</p>	<p>Lux Properties, LLC, <i>Purchaser from Bank,</i> Deutsche Bank, Former First <i>Mortgagee, now Owner</i> Select Portfolio Servicing, Inc., <i>Asset Manager/Mortgage Servicer</i> Safeguard Properties, LLC, <i>Registrant and Property Manager</i></p>	<p><u>abandoned property/ minimum housing standards; <del>roof in disrepair and tarp placed on roof, roof and wood at front entrance in disrepair, dirty walls, roof, walkways, driveway, driveway, and fountain, damaged concrete block post, garage was partially enclosed without a permit</del></u>; 2008 Deutsche Bank foreclosure sale date took place on 9-12-14; 2008 Credit Union foreclosure judgment entered without sale 1-23-09</p>	<p>Had complied but now in violation again; deadline in demand letter was 8-13-14; bank foreclosure sale was 9-12-14, plaintiff (Deutsche Bank) won auction; City 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 began to re-develop the property; partial release recorded 3-2-15; deadline to finish building the new house is 2-26-2016; on 6-30-15 City received complaint that condition of property has not improved and sent demand letter to owner; deadline in demand letter was 7-7-15, parties negotiated a revised fine reduction agreement, in anticipation of the new agreement, owner submitted demolition permit application on 8-20-15; deadline to pass final inspection on demolition permit and obtain construction</p>	<p>no unpaid special assessment liens as of 11-3-15</p> <p>unpaid code enforcement liens of \$917,233.75 as of 2-9-15</p> <p><b>CURRENT TOTAL LIENS: \$917,233.75</b></p> <p>fine reduction agreement \$7,500, paid 4-16-15</p> <p>no homestead exemption claimed</p>

			<p>permit was 9-7-15, three extensions allowed: owner requested first extension to 9-14-15, which City granted, Owner requested second extension to 9-21-15, which City granted; Owner requested third extension to 9-28-15; extension until 10-5-15 (4th) granted; extension until 10-12-15 (5th) granted; extension until 10-19-15 (6th) granted; extension until 10-26-15 (7th) granted; house has been demolished extension (8th and final) until 11-25-15 granted; owner passed final inspection on demolition permit on 11-12-15; fence and demolition permit re-opened on 1-22-16 pending issuance of new construction permits; owner is working to obtain permits, awaiting zoning approval based on issue regarding protection of existing trees; owner checked out plans on 5-3-16 to address multiple comments and City granted an extension until 5-31-16; permit ready and may be obtained upon payment of fees, owner</p>	
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			deciding whether to continue construction, final deadline is 8-31-2016; owner timely submitted an illegible application, final deadline extended to 9-5-16 for owner to submit a legible application; owner obtained permit on 9-2-16; City sent demand letter to owner on 2-10-17, deadline to pass first inspection is 3-1-17; permit expired and City sent cease and desist letter and citations on 3-6-17; deadline to remove fence and lay down sod is 3-13-17; City is cancelling releases of liens and reimposing fines; Owner submitted a photograph and letter on 3-9-17 showing that he removed the construction fence and is awaiting bids to lay sod on the areas that require it, he is also requesting an extension on the expired permit	
<b>23. 3500 Le Jeune Rd (COMPLIED)</b>  Adolfo Garcia (zone is assigned to Cristina Perez-	Deutsche Bank Trust Company Americas, <i>former 1<sup>st</sup> mortgage now owner</i> Assurant Field	<del>squatter, abandoned property/minimum housing standards;</del> roof is in disrepair (shredded blue tarp on roof), hole in roof, 2 <sup>nd</sup>	<del>COMPLIED; 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</del>	no unpaid special assessment liens as of 7-17-15  unpaid code enforcement liens of

<p>Thayer)</p> <p>buyer cooperating, fine reduction agreement</p> <p>vacant, under construction</p>	<p>Services, <del>Registrant and Property Manager PennyMac, Asset Manager/Mortgage Servicer</del></p>	<p>floor roof collapse, windows/doors are broken, wooden parts of structure are rotted, structure shows water damage, light fixtures are damaged, dirty roof and building, overgrown landscaping, dead vegetation and trash and debris, ongoing some trash, and property is not secured, squatter removed 6- 24-14; 2008 foreclosure completed 2-24-12</p>	<p>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 entered into agreed CEB order and a fine reduction agreement; owner passed final inspection on paint permit on 4-14-15, interior demolition permit is pending but was rejected 4-29-15 but this may be cancelled if the permit for the two-story addition is issued, the deadline to apply for permits was 8-17- 15, to obtain permits is 9-15-15, and to pass final inspection by 1-13-16; on 7-2-15 Board of Architects approved preliminary submittal for two- story addition, owner requested first extension until 9-15-15 to submit completed application, must obtain permits by 10-15- 15; owner is working to obtain permits, plans were signed out to owner on 11-6-15, owner requested 2d extension to re-submit plans on 3-24-16;</p>	<p>\$705,333.75 as of 2- 23-15</p> <p>CURRENT TOTAL LIENS: \$705,333.75</p> <p>fine reduction agreement \$10,000, paid on 6-17-15</p> <p>no homestead exemption claimed</p>
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			<p>owner requested 3rd extension on 8-9-16 until 9-2-16; on 9-6-16 owner requested and City approved 4<sup>th</sup> and final extension to 9-26-16; after realizing that it would not be possible to obtain approval of the plans to add to the existing structure (after five hearings before the Board of Architects), the owner requested an amended fine reduction agreement providing for total demolition of the property, City approved revised fine agreement and should receive a signed copy from the owner on 10-25-16; owner is reviewing the proposed agreement; in the meantime, the owner expects to have a signed contract with the demolition contractor by 10-20-16; amended fine reduction agreement fully executed on 11-1-16; deadline to apply for demolition permit is 11-16-16; the owner requested an extension until 12-16-16 due to the fault of the demolition contractor in failing to process the application; permit application submitted on 12-17-</p>	
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			<p>16, owner requested and received an extension until 1-31-17 to obtain permit; demolition permit issued on 2-13-17; owner has until 2-28-17 to pass final inspection on permit, but owner requested and City granted an extension until 3-3-17; property passed final inspection on demolition permit on 3-8-17</p>	
<p><b>24. 3901 Alhambra Cir (COMPLIED)</b></p> <p>Jorge Pino, transferred to Terri Sheppard</p> <p>possibly occupied by owner's son</p>	<p>Bank of America, <i>Mortgagee and Servicer</i>; Safeguard Properties, LLC, <i>Registrant and Property Manager</i></p>	<p>abandoned property/<u>minimum housing violations</u>; roof in disrepair and tarp placed on roof; eaves, trellis, exterior cbs walls, and columns are dirty and discolored; <del>and rear iron gates are dirty and have rust stains</del>; foreclosure 09-7018 CA 01 (04), sale set for 1-7-16 at 9:00 a.m.</p>	<p>property added on 10-5-15, demand letter sent on 10-13-15, deadline expired 10-20-15, deadline in warning notices was 11-8-15; deadline in NOV is 12-8-15; owner's son is correcting some violations but says he is awaiting insurance check for roof damaged during hurricane, foreclosure sale set for 1-7-16; new owner is working with the City to bring the violations into compliance; deadline in fine reduction agreement is 8-15-16; owner obtained roof permit on 2-17-16 and a painting permit on 2-18-16; permits cancelled on 4-19-16 and 4-20-16; deadline to comply was 8-15-16, contacted</p>	<p>no unpaid special assessment liens</p> <p>unpaid code enforcement liens of \$64,208.75 as of 11-3-15</p> <p><b>CURRENT TOTAL LIENS: \$64,208.75</b> against prior owner</p> <p>fine reduction agreement,</p> <p>no homestead exemption claimed</p>

			owner on 8-24-16 to follow up and confirmed with City that he is in compliance	
<p><b>25. 3933 Riviera Dr</b></p> <p>Cristina Perez-Thayer Carlos Correa</p> <p>buyer cooperating, fine reduction agreement</p> <p>vacant, under construction</p>	<p>PennyMac, <i>New Owner (acquired property from Chase)</i>; JP Morgan Chase/Chase Home Finance, LLC, <i>1<sup>st</sup> mortgagee</i> (MERS as nominee for) RBS Citizens, N.A. Wells Fargo Bank, N.A, as Trustee, <i>2<sup>nd</sup> mortgagee</i> Pennymac Loan Services, <i>Servicer</i> Safeguard Properties, LLC, <i>Registrant and Property Manager</i></p>	<p><del>abandoned property; structure and roof are is dirty, property is overgrown, dead vegetation, stagnant pool, peeling paint, rodent infestation; roof and ceiling have caved in unpermitted structure by pool unrepaired hurricane damage</del> abandoned property registry information is outdated and property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris registry reflects prior owner; ALL EXISTING VIOLATIONS CORRECTED, but new violation of unpermitted pump</p>	<p>NOV deadline was 8-18-14, deadline in 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 signed a fine reduction agreement and owner has approved bids for work to begin; owner agrees to submit an application for required permits and to correct violations that do not require permits by 8-12-15; obtain all permits required by 9-11-15; and pass final inspection all permits by 1-11-16; pre-application was submitted on 8-20-15 and went before Board of Architects for windows and doors on 8-20-15;</p>	<p>no unpaid special assessment liens as of 7-13-15</p> <p>unpaid code enforcement liens of \$596,135.50 as of 11-2-15</p> <p><b>CURRENT TOTAL LIENS: \$596,135.50</b></p> <p>fine reduction agreement, \$10,000, paid on 7-13-15</p> <p>no homestead exemption claimed</p>

		<p>room will be corrected by buyer; <del>perimeter wall was recently damaged in a car accident</del>; 2013 Chase foreclosure concluded, (two prior foreclosures since 2008, one filed by Chase, have been dismissed)</p>	<p>windows ready by the end of September; passed on painting permit on 11-10-15; property is under contract and closing is expected to take place on or before 6-17-16; Buyer is aware of and will correct remaining violation regarding illegal addition; buyers closed on 7-27-16; deadline to apply for demolition permit is 8-26-16; owner obtained permit for repair to damaged wall on 8-26-16 and requested extension on demolition permit; owner requested and City granted 1<sup>s</sup> request for extension until 9-15-16 to apply for permit for unpermitted pump house (owner has obtained permits for renovation of the house and repair of the perimeter wall); on 9-14-16 owner requested and City granted 2<sup>nd</sup> extension until 9-30-16 due to wind study requested for front door and plumbing plan; on 9-29-16 owner requested 3<sup>d</sup> extension until 10-15-16 because architect they hired to address issues needed 7-10 days to address</p>	
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			<p>above issues; owner expects to receive plans for the unpermitted pump house from the architect and submit them to the BOA (for the third time) on the week of 10-17-16 and requested and City granted a 4<sup>h</sup> extension until 10-31-16; owner has all other permits for the renovation; owner has the plans for the unpermitted pump house and expects to submit them to the BOA (for the third time) during the week of 11-14-16; owner requested and the City approved a 5<sup>h</sup> extension until 11-30-16; owner has all other permits for the renovation; CBS wall violation corrected and owner requested and City granted a 6<sup>h</sup> extension until 1-15-17 for owner to apply for permit; owner applied for permit on 2-7-17 and has until 3-9-17 to obtain permit; owner requested and City approved 1<sup>s</sup> extension until 3-15-17 to submit revised plans (6<sup>h</sup> extension overall)</p>	
<b>26. 4600 Brooker St (COMPLIED)</b>	Federal National Mortgage	<del>minimum housing violations/expired</del>	<del>COMPLIED; Owner filed a pro se bankruptcy; deadline in</del>	special assessment liens of \$6,393.32 as

<p>Clifford Franquiz Carlos Correa, and Adolfo Garcia</p> <p>in foreclosure</p> <p>occupant eviction</p> <p>vacant</p>	<p>Association, <del>Mortgagee</del><b>New Owner</b> Green Tree Servicing, LLC a/k/a Green Tree Credit Solutions, <del>Servicer</del> Five Brothers, <b>Registrant,</b> <b>Property Manager</b></p>	<p><del>permit</del>, 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, including but not limited to baseboards, moldings, fascia, soffits, windows, and doors; abandoned vehicle;</p> <p>foreclosure case 10- 34634-CA-01 (24); reopened, sale took place; awaiting posting</p>	<p>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 says he is willing to agree to injunctive relief if necessary, owner said he would begin correcting violations, but cannot afford to do so and will not authorize bank and servicer to do so without imposing unreasonable conditions; therefore, City filed proofs of claim in bankruptcy and has asked bank and servicer to re- set foreclosure sale, since automatic stay in bankruptcy expired; bankruptcy hearing on bank's motion to confirm that automatic stay expired was set for 9-15-15; CEB hearing set for 9-16-15; and 10-21-15 for Green Tree Servicing; deadline for debtor to avoid dismissal was 10-23-15, debtor did not comply, trustee filed notice of</p>	<p>of 6-30-15, all for solid waste, transferred to tax bill</p> <p>code enforcement liens of \$731,201.25 as of 8-2-16</p> <p><b>CURRENT TOTAL LIENS:</b> \$731,201.25</p> <p>no homestead exemption claimed</p>
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		<p>of writ of possession</p>	<p>non-compliance, servicer filed motion to reset sale on 10-23-15 and paid fee to re-open foreclosure case, bankruptcy was dismissed 11-2-15, hearing on motion to reset sale is set for 12-8-15; foreclosure sale set for 1-27-16; hearing on motion to reinstate bankruptcy case is set for 2-6-16; bankruptcy court reinstated bankruptcy, but excluded Property from stay; hearing on owner's objection to the foreclosure sale is 6-14-16; judge entered order of recusal on 6-14-16; hearing on defendant's objections to sale set for 7-27-16 did not make the calendar, so plaintiff re-set it for 8-17-16; City filed motion to intervene; Court granted motion to intervene and overruled objections to sale; clerk issued certificate of title on 8-26-16; City is working with counsel for Fannie Mae to expedite eviction of tenant and his belongings from the carport to and correct the remaining violations; hearing on purchaser's motion for writ of</p>	
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			<p>possession is scheduled for 10-19-16 (after expiration of 30-day notice to tenant sent by mortgagee on 9-1-16 and 7-business day notice period for motion); court denied owner's objections and entered order for writ of possession and is considering entering an order to show cause against owner who sought to prevent issuance of writ with notice of third bankruptcy in spite of prior bankruptcy court order specifying that the third bankruptcy did not stay the foreclosure; writ of possession issued 10-23-16; broker for Fannie Mae has agreed to begin processing the work orders for the repairs pending execution on the writ of possession; Fannie Mae obtained possession on 11-14-16; followed up with Mr. Gonzalez on 11-15-16 who is correcting the violations; deadline in NOV against Fannie Mae is 12-15-16, deadline in NOW against Florida First is 12-23-16; parties entered into a fine reduction</p>	
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			agreement; deadline to pass final inspection on demolition permit is 2-24-17; demolition permit issued on 2-9-17 and demolition has begun; deadline to pass final inspection extended at owner's request to 3-3-17; owner requested and City granted extension until 3-7-16 to pass final inspection; passed final inspection on 3-8-17	
<p><b>27. 5626 Granada Blvd (COMPLIED)</b></p> <p>Amparo Quintana (formerly Kim Springmyer),</p> <p><i>in litigation</i> (City's second lawsuit)</p> <p>vacant, in receivership, construction nearly complete</p> <p>police watch order, in place since Nov. 2015</p>	<p>Portola Investments 8324, Inc.,</p> <p><b><i>Purported Owner;</i></b></p> <p>Pacific Coast Development,</p> <p><b><i>Record Owner,</i></b> JP Morgan Chase, N.A.,</p> <p><b><i>First Mortgagee;</i></b></p> <p>MCS (Mortgage Contracting Services),</p> <p><b><i>Registrant</i></b></p> <p>JP Morgan Chase, N.A.,</p> <p><b><i>Asset Manager/Mortgage Servicer</i></b></p> <p>Global Business Partners, <b><i>Property Manager</i></b></p>	<p><del>abandoned property/</del></p> <p><del>minimum housing standards;</del> temporary chain link fence in disrepair, exterior walls are discolored, work done under a permit that expired or was revoked: permit number 05110127 for a temporary chain link fence; permit number 07060044 for a new residence and permit number BL-08-01-0529 for a swimming pool, uncompleted building, address missing one digit — "5", property is not</p>	<p><del>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</del></p>	<p>unpaid special assessment liens as of 5-12-15 of \$14,080.84, of which \$1,636.30 is for solid waste, transferred to tax bill</p> <p>unpaid code enforcement liens of \$807,731.49 as of 5-12-15</p> <p><b>CURRENT TOTAL LIENS: \$807,731.49</b></p> <p>no homestead exemption claimed</p>



		<p>consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris tree fell or was knocked down on or about 5-2-15 and was removed; 2008 Chase foreclosure dismissed 6-8-11, new foreclosure (15-16635 CA 01 (24) filed</p>	<p>receiver began his work to assess the property, secure financing, and correct the violations; receiver filed a motion to enter into construction contract that is set for hearing on 4-1-16, on 3-17-16 the Court ordered all parties to submit their counterproposals by 3-30-16; court approved Receiver's contract on 4-1-16 and Receiver's contractor began work; City is expediting permits; City posted receiver's sign; property obtained certificate of completion as to the single family home on 10-14-16 and is awaiting final inspection of the pool after a revision to the plans to reflect that the deep end of the pool was moved during construction to the side closest to the pump; property in compliance and all open permits closed as of 11-8-16; City is paying Receiver's fees and costs in exchange for receiver's certificates and liens until property is sold; owner has until 4-10-17 to sell or receiver</p>	
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			will do so	
<b>28. 6400 San Vicente St (COMPLIED)</b>	<del>Ninpo, LLC</del> owner	<del>overgrown, property under construction; property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, litter, trash, junk, and debris; City swale and private property are overgrown</del>	<del>COMPLIED: Ofc. Quintana was preparing NOVs, however City vendor corrected violation; Ofc. Quintana is monitoring the property; no new violations</del>	no unpaid special assessment liens as of 11-3-15  unpaid code enforcement liens of \$278.75 as of 11-3-15  <b>CURRENT TOTAL LIENS: \$278.75</b>  no homestead exemption claimed  <b>FILE CLOSED AND RETURNED TO THE CITY ON 2-25-16 BY ALP</b>
Amparo Quintana				
City vendor corrected				
vacant, under construction				

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

~~strike through~~ property has been brought into compliance

last updated: 3/9/17

assessments for unpaid solid waste charges that are not yet in arrears are not shown