

Abandoned Real Property Matters for the City of Coral Gables
November 1, 2017

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Summary

Total # of properties addressed on list since inception	43
# in compliance	27
# in non-compliance	16
# working towards or under agreement or court order to comply	12 ¹
# of properties added since last report of 8-29-17	5 ²
# of additional properties in compliance since last report of 8-29-17	1(2) ³

address/officer	bank and other responsible parties	violations/notes	status and deadlines	unpaid City liens
1. 109 Frow Ave (COMPLIED)	JP Morgan Chase Bank, N.A., <i>Former</i>	<u>abandoned property/housing</u>	COMPLIED: deadline in code enforcement Notices of Violation	no unpaid special assessment liens as

¹ / 134 Florida Ave is not moving towards compliance by agreement or by court order and is waiting for a source of grant funds

² / 820 Malaga and 1013 Castile Ave were added to the list on 10-13-17; 25 Arvida Pkwy was added on 11-1-17; 806 Altara Ave was added on 11-1-17; 1364 Alegriano Ave was added on 11-2-17

³ / (9304 Balada St complied on 8-24-17, 2 days after last list provided to Commission but prior to meeting of 8-29-17); 1522 Cantoria Ave complied on 10-31-17

<p><u>(historic structure)</u></p> <p>Carlos Correa (formerly Kim Springmyer); bank-owned, cooperating— probably occupied cooperated</p>	<p><i>Owner and Former Mortgagee; Green River Capital, LLC, Servicer</i></p>	<p>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</p>	<p>(“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 permits pass final inspection, property was sold, parties are negotiating a fine reduction agreement</p>	<p>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>
<p>2. 501 Alcazar Ave (COMPLIED) *</p>	<p>no bank involvement</p>	<p>COMPLIED partially installed chain link fence without any required</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</p>	<p>special assessment liens of \$204.02 as of 5-5-16, expecting</p>

<p>under renovation</p> <p>Ofc. Perez-Thayer Ofc. Clifford Franquiz</p>		<p>development approvals; roof, planters, and driveway are dirty and in disrepair; walkway and door at rear are dirty</p>	<p>called to ask for extension until 6-6-16, when owner returns 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; deadline to pass next required inspection on permit is 7-17-17; City gave owner extension in code enforcement case until 4-14-17; owner passed final inspection on all minimum housing violations on 4-7-17; house is still under construction, monitoring until construction is complete</p>	<p>additional lien for lot clearing work done by City on or about 5-15-16</p> <p>no unpaid code enforcement liens of as of 15-5-16</p> <p>CURRENT TOTAL LIENS: \$204.02 plus lot clearing lien</p> <p>homestead exemption claimed (but property may be vacant)</p>
<p>3. 601 Sunset Rd (COMPLIED)</p> <p>Ampora Quintana</p> <p>vacant</p> <p>cooperated</p>	<p>Global Rental E & P LLC, <i>Owner</i></p>	<p>Squatter removed from property in 2013; abandoned property/ minimum housing standards; roof, walls, eaves, driveway, walkway are all in need of cleaning due to</p>	<p>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</p>	<p>special assessment liens of \$8993.86 as of 3-24-16, paid 4-4-16</p> <p>unpaid code enforcement liens of \$695,075.00 (including \$3500 to</p>

		discoloration of paint and mildew, maintenance required; tree removal of 5 Royal Palms without a permit (no mitigation required)		new owner for unpermitted tree removal) as of 2-19-16 fine reduction agreement, \$10,000 paid on or about 3-15-16 CURRENT TOTAL LIENS: \$0 no homestead exemption claimed
4. 624 Zamora Ave (COMPLIED) Adolfo Garcia; <i>complied after litigation</i> vacant	Bank of New York Mellon, First Mortgagee; Citibank, Second Mortgagee; Wells Fargo, only responsible party on registry	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	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,	no unpaid special assessments as of 11-22-16 unpaid code enforcement liens of \$130,559.50 as of 11-2-15 CURRENT TOTAL LIENS: \$130,559.50, partially released as to property on

		<p><u>debris; servicer did repair work on structure without a permit</u> 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 1-11-2015</p>	<p>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 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</p>	<p>11-22-16 no homestead exemption claimed FILE CLOSED AND RETURNED TO THE CITY ON 2-8-16 BY ALP</p>
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			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 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>5. 707 Ponce de Leon Blvd (COMPLIED)</p> <p>Martha Delgado</p> <p>Servicer/new owner cooperated</p>	<p>U.S. Bank as Trustee, <i>Mortgagee</i>, Oewen Loan servicing, LLC, <i>Asset Manager/Mortgage Servicer</i>, Altisource Portfolio Solutions, Company, <i>Property Manager</i></p>	<p><u>abandoned property/ minimum housing standards</u>; 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</p>	<p>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</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>maintained (trash and debris and hedge needs trimming)</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 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>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 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</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>FILE CLOSED AND RETURNED TO THE CITY ON _____ BY _____</p>
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			<p>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 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>	
6. 711 University Dr (COMPLIED)	Investquest Partners Holdings,	<u>minimum housing standards;</u>	COMPLIED; Added to list on 8-11-16; deadline in NOW was 9-	;special assessment liens of \$3102.50

<p>Cristina Perez-ThayerClifford Franquiz</p> <p>pending historic designation</p> <p>under contract for sale, compliance agreement</p>	<p>Inc., <i>Owner</i></p>	<p>vegetation on roof that exceeds ½” 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 discovery prior to closing – septic and walls</p> <p>property is post-foreclosure</p>	<p>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 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 are complete</p>	<p>as of 10-13-16 paid on 10-17-16</p> <p>awaiting payment of unpaid code enforcement liens of \$400 as of 10-14-16</p> <p>CURRENT TOTAL LIENS: see code enforcement liens</p> <p>no homestead exemption claimed</p>
<p>7. 815 Catalonia</p>	<p>no bank</p>	<p><u>minimum housing</u></p>	<p>COMPLIED: NOW deadline</p>	<p>no unpaid special</p>

<p>Ave (COMPLIED) * Terri Sheppard owner cooperating vacant, under construction</p>	<p>involvement</p>	<p>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</p> <p>no pending foreclosure</p>	<p>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</p>	<p>assessment liens as of 11-2-15</p> <p>no paid code enforcement liens of as of 11-2-15</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>no homestead exemption claimed</p>
<p>8. 817 Tangier St (COMPLIED) Jorge Pino vacant, should be under construction</p>	<p>Bank of America, Mortgagee; Carrington Mortgage Services, LLC, Servicer; Five Brothers, Property Manager (may be Altisource), new owner Arza Investment, LLC</p>	<p>abandoned property/minimum property standards; roof has damaged tarp; exterior cbs walls, eaves, gutters, front cbs 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-</p>	<p>COMPLIED: newly added will advise to respond to correspondence from property management, officer will advise if need a demand letter, matter 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</p>	<p>no unpaid special assessment liens as of 11-3-15</p> <p>unpaid code enforcement liens of \$215,683.75 as of 11-2-15</p> <p>TOTAL LIENS: \$215,683.75</p> <p>no homestead exemption claimed</p> <p>FILE CLOSED AND</p>

		CA-01; hearing on motion to re-set foreclosure sale set for 9-2-15	agreement and payment; new deadline to pass final inspection is 5-4-16. Owner complied on 2-11-2016	RETURNED TO THE CITY ON 2-25-16 BY ALP
9. 832 Wallace St (COMPLIED)	SCR Capital Partners, LLC, <i>Owner/Former Mortgagee</i> J.P. Morgan Chase, N.A., <i>1st Mortgagee, Servicer</i> (substituted by US Bank, N.A. as plaintiff in foreclosure) MCS, <i>Property Manager</i>	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 completed in substantial compliance with plans and specifications upon which a building permit was issued for more than one	COMPLIED; 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 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,	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 unpaid code enforcement liens of \$1,104,325.00 as of 11-2-15 CURRENT TOTAL LIENS: \$0 fine reduction agreement, \$10,000 paid on 7-14-15 FILE CLOSED AND RETURNED TO THE CITY ON _____ no homestead

		<p><u>year after the commencement of erection of the building;</u> 2006 and 2007 foreclosures dismissed, 2013 foreclosure (13-19281 CA 01(24), resulted in certificate of title</p>	<p>to pass final inspection, owner granted 1st 30-day extension until 2-10-16; owner granted 2nd 30-day extension until 3-11-16, owner granted 3rd (7-day) extension until 3-18-16, owner requested 4th (30-day) extension until 4-18-16 because of problem getting the permit for water service to the house; 5th 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 (6th extension) until 8-15-16 because of delays due to faulty installation of water meter box by County; owner requested final inspections for 8-8-16; property passed final inspection on 8-22-2016</p>	<p>exemption claimed</p>
<p>10. 903 Granada Groves Ct (COMPLIED) Jorge Pino;</p>	<p>no bank involvement</p>	<p><u>abandoned property/ minimum housing standards; cracked walkway; damaged roof, tarp</u></p>	<p>COMPLIED: added to list on 2-18-15 to determine ownership and begin further enforcement action; the owner is cooperating; Ofc. Pino is monitoring</p>	<p>no unpaid special assessment liens as of 11-3-15 unpaid code</p>

<p>owner cooperating</p> <p>probably vacant, under construction</p>		<p>on roof, dirty walls and walkway and garage door</p>	<p>compliance</p>	<p>enforcement liens of \$363,651.25 as of 11-3-15</p> <p>CURRENT TOTAL LIENS: \$363,651.25</p> <p>no homestead exemption claimed</p> <p>FILE CLOSED AND RETURNED TO THE CITY ON 2-25-16 BY ALP</p>
<p>11. 1009 Columbus Ave (COMPLIED)</p> <p>Jorge Pino; (formerly Kimberley Springmyer);</p> <p>unsafe structures proceedings, owner cooperated</p> <p>vacant lot, after demolition</p>	<p>Mortagelt, Inc., <i>Mortgagee</i></p>	<p><u>abandoned property/ minimum housing standards; roof in disrepair; roof, exterior walls, eaves, driveway, and porch are dirty or discolored</u></p> <p><u>abandoned real property registry information is not accurate, to wit</u></p> <p><u>responsible mortgagees according to property records</u></p>	<p>COMPLIED: 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, 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</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>\$2913.38 special assessments for lot clearing, paid</p> <p>unpaid code enforcement liens of as of 7-21-15 of</p>

		<p><u>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;</u></p> <p>2006 foreclosure dismissed and 2012 foreclosure resulted in judgment for prior owner on 5-12-14</p>	<p>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</p>	<p>\$2,345,076.25</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>fine reduction agreement, fines reduced to \$0 in exchange for immediate demolition</p> <p>no homestead exemption claimed</p> <p>FILE CLOSED AND READY TO BE RETURNED TO THE CITY BY COURIER ON ____</p>
<p>12. 1021 Wallace St (COMPLIED)</p> <p>Jorge Pino (formerly Kim Springmyer);</p> <p>Servicer cooperated</p>	<p>Wells Fargo Bank N.A. as Trustee, <i>Mortgagee, Asset Recovery, First Mortgage Assignee, listed on Registry</i></p>	<p><u>abandoned property/ minimum housing standards; roof repairs without a permit, exterior walls and roof discolored, fascia in disrepair, exterior construction,</u></p>	<p>COMPLIED: new NOVs to owner expired 11-13-14 and 12-01-14 (prior NOVs expired 7-2-14) and NOWs to mortgagee 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;</p>	<p>no unpaid special assessment liens as of 11-3-15</p> <p>unpaid code enforcement liens of \$32,376.25 as of 5-1-15</p>

vacant until sold		<u>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</u>	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	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
13. 1044 Cotorro Ave (COMPLIED) (historic structure) Amparo Quintana	ALS I, LLC, <i>Owner</i> , <i>Former First Mortgage Assignee</i> , Deutsche Bank National Trust Company, <i>First</i>	<u>abandoned property; failure to update registry; unfinished building, demolition by neglect of historic structure; 2010</u>	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	unpaid special assessment liens as of 1-30-15 of \$5,219.51, of which \$4,227.08 was for solid waste, were

<p><i>complied after litigation</i></p> <p>vacant, until sold after renovation</p>	<p><i>Mortgagee, Countrywide Home Loans, Inc., Second Mortgagee Nationstar Mortgage, LLC, Registrant, Asset Manager and Mortgage Servicer; new Servicer: FCI Lender Services, Inc. Former Servicer: Safeguard Properties</i></p>	<p>Deutsche Bank foreclosure dismissed 9-4-13 and re-filed 8-9-14, sale date set for 3-24-15, First Mortgage Assignee acquired title</p>	<p>due to historic designation; City filed injunction action, parties 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>paid on 4-21-15</p> <p>unpaid code 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>14. 1200 Hardee Rd (COMPLIED)</p> <p>Amparo Quintana</p> <p>vacant, demolition permit</p>	<p><i>Former Owner: JP Morgan Chase Bank, N.A., Owner; U.S. Bank, N.A., as Trustee, Trustee; Select Portfolio Servicing, Inc. Asset</i></p>	<p><u>abandoned property/minimum housing standards;</u> roof, including eaves, are dirty and in disrepair; planter is dirty and discolored</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</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</p>

<p>obtained compliance agreement</p>	<p><i>Manager/ Mortgage Servicer, Re/Max Advance Realty II, Property Manager</i></p>		<p>will correct; City sent draft of agreement to Property Manager on 5-23-16; spoke to one of the two buyers on 5-26-16 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 1st extension on 8-19-16, approved until 8-31-16, owner requested and City approved 2nd extension until 9-7-16; owner requested and City granted 3rd 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 4th extension until 10-14-16 to obtain the permit; demolition permit was ready to</p>	<p>NOVs issued no homestead exemption claimed</p>
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			<p>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 down of sod, is 11-14-16; demolition of structure began on 10-18-16; owner requested 5th 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</p>	
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			denial by BOA of design of new home; City extended deadline on cease and desist order until 4-4-17; passed final inspection on demolition on 4-5-17	
<p>16. 1209 Tangier St (COMPLIED)</p> <p>Jorge Pino</p> <p>vacant, renovated</p>	<p>Deutsche Bank as Trustee, <i>Owner</i>, Ocwen Loan Servicing, LLC, <i>Asset Manager/Mortgage Servicer</i>, Altisource Solutions, Inc., <i>Property Manager</i>, Abdolamir Lamboshkon, <i>Buyer</i></p> <p><i>New Owner</i>: MS Miami Realty, LLC</p>	<p><u>abandoned property/ minimum housing standards; roof, eaves, walkway and driveway require cleaning and maintenance due to peeling of paint, mildew and discoloration of paint</u></p>	<p>COMPLIED: fine reduction agreement entered into 7-27-15, closing took place on 10-28-15, buyer will correct violations; 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</p>	<p>no unpaid special assessment liens as of 7-27-15</p> <p>unpaid code enforcement liens of \$199,008.75 as of 6-22-15</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>fine reduction agreement, \$15,000 paid on 7-27-15</p> <p>no homestead exemption claimed</p>
<p>17. 1248 Sorolla Ave (COMPLIED)</p> <p>Jorge Pino and Adolfo Garcia,</p>	<p>Schenley Park 2905, LLC, <i>New Owner</i>; <i>Crystal Clear Holdings, LLC</i>, <i>Foreclosure Sale Buyer</i>; Bank of New</p>	<p><u>abandoned property/ minimum housing standards; abandoned real property registry information is not</u></p>	<p>COMPLIED: 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;</p>	<p>unpaid special assessment liens as of 7-13-15 of \$10,456.23, of which \$ 10,064.78 was for solid waste,</p>

<p><i>complied after litigation</i></p> <p>vacant lot, after demolition</p>	<p>York Mellon, Mortgagee; Bayview Loan Servicing, LLC, Asset Manager/Mortgage Servicer; M & M Mortgage Services, Inc., Registrant and Property Manager</p>	<p><u>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</u></p> <p><u>roof needs repair due to wood rot, water damage; repair broken/damaged windows, gutters, porch ceiling, columns, eaves and driveway; clean roof, walls, planters, chimney, walkways, driveway and sidewalk, exterior construction, alteration and/or</u></p>	<p>motion for hearing on order setting aside sale scheduled for 2-24-15, deadline for short sale was 2-28-15; Servicer corrected violations other than structure/roof in the meantime; 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; 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 hearing from the new judge who provided hearing dates; the City also issued a notice of unsafe structure and</p>	<p>paid on 7-24-15</p> <p>unpaid code enforcement liens of \$85,477.50 as of 6-26-15</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>fine reduction agreement \$5,000 paid on 7-24-15</p> <p>no homestead exemption claimed</p> <p>FILE CLOSED AND RETURNED TO THE CITY ON 2-25-16 BY ALP</p>
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		<p><u>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>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 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>	
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<p>18. 1411 Mantua Ave (COMPLIED)</p> <p>Terri Sheppard</p> <p>forfeiture action pending</p> <p>vacant</p>	<p>U. S. Bank National Association, <i>Owner</i>; Valerie A. Fernandez, <i>Former Owner</i>; Mantua Concepts, LLC, <i>Purported Owner</i>; Safeguard Properties, LLC, <i>Registrant/Property Manager</i>; 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, overgrown grass, trash, junk, and debris</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 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</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>CURRENT TOTAL LIENS: \$151,958.75</p> <p>no homestead exemption claimed</p>
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			passed final inspection on demolition permit on 3-8-17; City is negotiating fine reduction agreement	
19. 1522 Cantoria Ave (COMPLIED) Terri Sheppard	no bank involvement	mosquito infestation <u>property maintenance and minimum housing:</u> allowing an active mosquito infestation in the stagnant swimming pool, property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass and vegetation, dead vegetation, and the accumulation of water in the pool in such a manner or fashion as to make possible the propagation of mosquitoes therein; roof is dirty and in need of cleaning;	COMPLIED on 10-31-17 - added to list on 8-8-17; demand letter sent on 8-9-17, deadline in demand letter is 8-16-17; NOVs sent 8-22-17, deadline in NOVs is 9-21-17; City vendor cleaned and covered pool, owner said would finish cleaning roof by 8-25-17 but had to fire contractor and hire someone else, who could not finish cleaning roof due to rain; owner asked until 9-13-17 to complete repairs	special assessment liens of \$2,758.28 as of 8-4-17 (does not include most recent planned lot clearing and pool cleaning and covering) no code enforcement liens as of 8-11-17 CURRENT TOTAL LIENS: \$0 no homestead exemption claimed

		pool cover needs to be fixed, water accumulating again		
<p>20. 1549 San Rafael Ave (COMPLIED)</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, Deutsche Bank, Former First Mortgagee, now Owner</i></p> <p>Select Portfolio Servicing, Inc., <i>Asset Manager/Mortgage Servicer</i></p> <p>Safeguard Properties, LLC, <i>Registrant and Property Manager</i></p>	<p><u>abandoned property/ minimum housing standards; 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</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 was in violation, in compliance 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</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; fines reimposed</p> <p>CURRENT TOTAL LIENS: \$917,233.75</p> <p>fine reduction agreement \$7,500, paid 4-16-15; fines reimposed</p> <p>no homestead exemption claimed</p>

			<p> permit and obtain construction 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 </p>	
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			<p>ready and may be obtained upon payment of fees, owner 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 cancelled releases of liens and reimposed 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; Property passed final (zoning) inspection on demolition permit on 3-16-17; City reimposed fines</p>	
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<p>21. 3500 Le Jeune Rd (COMPLIED)</p> <p>Adolfo Garcia (zone is assigned to Cristina Perez-ThayerClifford Franquiz)</p> <p>buyer cooperating, fine reduction agreement</p> <p>vacant, under construction</p>	<p>Deutsche Bank Trust Company Americas, <i>former 1st mortgagee now owner</i></p> <p>Assurant Field Services, <i>Registrant and Property Manager</i></p> <p>PennyMac, <i>Asset Manager/Mortgage Servicer</i></p>	<p><u>squatter, abandoned property/minimum housing standards;</u> roof is in disrepair (shredded blue tarp on roof), hole in roof, 2nd 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, <u>squatter removed 6-24-14;</u> 2008 foreclosure completed 2-24-12</p>	<p>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 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-</p>	<p>no unpaid special assessment liens as of 7-17-15</p> <p>unpaid code enforcement liens of \$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>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; owner requested 3rd extension on 8-9-16 until 9-2-16; on 9-6-16 owner requested and City approved 4th 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;</p>	
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			<p>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 12-17-16, 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>22. 3901 Alhambra Cir (COMPLIED)</p> <p>Jorge Pino, transferred to Terri Sheppard</p> <p>possibly occupied by owner's son</p>	<p>Bank of America, Mortgagee and Servicer, Safeguard Properties, LLC, Registrant and Property Manager</p>	<p><u>abandoned</u> <u>property/ minimum</u> <u>housing violations;</u> roof in disrepair and tarp placed on roof; eaves, trellis, exterior cbs walls, and columns are dirty and discolored; and rear iron gates are dirty/and have rust stains; foreclosure 09-7018 CA 01 (04), sale set for 1-7-16 at</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;</p>	<p>no unpaid special assessment liens</p> <p>unpaid code enforcement liens of \$64,208.75 as of 11-3-15</p> <p>CURRENT TOTAL LIENS: \$64,208.75 against prior owner</p> <p>fine reduction</p>

		9:00 a.m.	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 owner on 8-24-16 to follow up and confirmed with City that he is in compliance	agreement, no homestead exemption claimed
<p>23. 4600 Brooker St (COMPLIED)</p> <p>Amparo Quintana Clifford Franquiz Carlos Correa, and Adolfo Garcia</p> <p>in foreclosure</p> <p>occupant eviction</p> <p>vacant</p>	<p>Federal National Mortgage Association, Mortgagee/New Owner Green Tree Servicing, LLC a/k/a Green Tree Credit Solutions, Servicer Five Brothers, Registrant, Property Manager</p>	<p>minimum housing violations/expired permit, 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</p>	<p>COMPLIED; Owner filed a pro se bankruptcy; 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 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</p>	<p>special assessment liens of \$6,393.32 as 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>CURRENT TOTAL LIENS: \$731,201.25</p> <p>no homestead exemption claimed</p>

		<p>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 of writ of possession</p>	<p>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 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</p>	
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			<p>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 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</p>	
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			<p>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 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; partial release recorded 4-19-17</p>	
<p>24. 5626 Granada Blvd (COMPLIED) Amparo Quintana (formerly Kim Springmyer),</p>	<p>Portola Investments 8324, Inc., <i>Purported Owner</i>, Pacific Coast Development, <i>Record Owner</i>, JP Morgan Chase, N.A.,</p>	<p><u>abandoned property/ minimum housing standards;</u> temporary chain link fence in disrepair, exterior walls are discolored, work</p>	<p>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</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</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><i>First 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></p>	<p>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 consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris</p> <p>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-</p>	<p>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; 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</p>	<p>bill</p> <p>unpaid code enforcement liens of \$807,731.49 as of 5-12-15</p> <p>CURRENT TOTAL LIENS: \$807,731.49</p> <p>no homestead exemption claimed</p>
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		16635 CA 01 (24) filed	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 had until 4-10-17 to sell, since he did not do so, receiver will not begin selling property	
25. 5810 Leonardo St (COMPLIED) Ofc. Amparo Quintana not historically significant	no bank involvement	Property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass and vegetation, dead vegetation, and the accumulation of water on the pool cover in such a manner or fashion as to make possible the propagation of	COMPLIED on 8-16-17; added to list on 7-21-17; demand letter sent on 7-21-17, deadline in demand letter is 7-28-17; NOVs sent 7-24-17, deadline in NOVs is 8-24-17; on 7-21-17 owner said he would have lawn mowed on 7-22-17 and correct all remaining violations promptly; all violations corrected by 8-16-17	no special assessment liens as of 7-19-17 no code enforcement liens of 7-20-17 CURRENT TOTAL LIENS: \$0 no homestead exemption claimed

		mosquitoes therein and pool cover is damaged at the corners; a window is broken and boarded up; failure to maintain 100% ground cover or sod on the Property and the swale (the property has been the subject of recurring complaints and violations and has a pending application for HOA approval for renovations and an addition)		
26. 6400 San Vicente St (COMPLIED) Amparo Quintana City vendor corrected vacant, under construction	Ninpo, LLC -- owner	overgrown , property under construction; property is not <u>consistently maintained, including but not limited to, by allowing weeds, overgrown grass, litter, trash, junk, and debris; City swale</u>	COMPLIED: Ofc. Quintana was preparing NOVs, however City vendor corrected violation; Ofc. Quintana is monitoring the property; no new violations	no unpaid special assessment liens as of 11-3-15 unpaid code enforcement liens of \$278.75 as of 11-3-15 CURRENT TOTAL LIENS: \$278.75

		<u>and private property are overgrown</u>		no homestead exemption claimed FILE CLOSED AND RETURNED TO THE CITY ON 2-25-16 BY ALP
27. 9304 Balada St (COMPLIED) Adolfo Garcia	Lender Legal Services, <i>Registrant</i> ; Wilmington Savings Fund Society, FSB, <i>Mortgagee</i> ; Carrington Mortgage Services, <i>Asset Manager and Property Manager</i>	<u>property maintenance and minimum housing: stagnant swimming pool, property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass and vegetation, dead vegetation, and the accumulation of water in the pool in such a manner or fashion as to make possible the propagation of mosquitoes therein</u>	COMPLIED on 8-24-17; added to list on 8-22-17; City vendor corrected lot maintenance violations and pool violation as of 8-25-17; property is set for foreclosure sale on 9-11-17; City will monitor and will ensure buyer maintains property or will send demand letter to buyer	special assessment liens of \$6,977.62 as of 8-7-17 (does not include most recent lot clearing) no code enforcement liens of \$8-23-17 CURRENT TOTAL LIENS: \$6,977.62 no homestead exemption claimed

* - 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

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

last updated: 11-1-17

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