

Abandoned Real Property matters for the City of Coral Gables

| # | address/officer | bank and other responsible parties | <u>violations/notes</u> | status and deadlines |
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| 1. | 109 Frow Ave - <u>(historic structure)</u> Kim Springmyer | JP Morgan Chase Bank, N.A., <i>Owner/Former Mortgagee</i> Green River Capital, LLC, <i>Servicer</i> | <u>abandoned property/housing standards; expired permit and work without a permit</u> ; 2012 foreclosure completed on 4-17-14 | 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 |
| 2. | 134 Florida Ave - <u>(historic structure)</u> Kimberley Springmyer | ABN AMRO Mortgage Group, Inc., <i>1st Mortgagee</i> TMS Mortgage Inc. d/b/a The Money Store, <i>2nd Mortgagee</i> | <u>abandoned property; failure to register</u> ; 2007 ABN AMRO Mortgage Group foreclosure was closed without a sale on 11-4-10 | deadline in code enforcement Notices of Warning (“NOW”) warnings expired in December, 2013; deadline in demand letter was 9-3-14; City is preparing NOVs |
| 3. | 624 Zamora Ave - Adolfo Garcia | Bank of New York Mellon, <i>1st Mortgagee</i> Citibank, <i>2nd Mortgagee</i> Wells Fargo, <i>only responsible party on registry</i> | <u>abandoned property (esp. blue tarp on roof)</u> ; 2008 BNY Mellon foreclosure dismissed for want of prosecution on 1-18-12 | Code Enforcement Board (“CEB”) entered orders against responsible parties on 8-20-14, deadline to comply is 9-20-14; deadline in demand letter was 8-25-14; Wells Fargo said it would work with City to obtain permits and correct violations that do not require permits in the meantime, however, aside from replacing roof tarp and mowing lawn, none of the violations has been corrected; City is preparing complaint |
| 4. | 815 Catalonia Ave* - Terri Sheppard | no bank involvement | <u>housing standards (esp. blue tarp on roof)</u> ; no pending foreclosure | NOW deadline extended to 8-31-14; demand letter deadline was 8-18-14, working with owner who will remove tarp and correct other violations as soon |

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| | | | | as the permits are issued; owner is awaiting DERM approval for permit |
| 5. | 1009 Columbus Ave – Kimberley Springmyer | MortgageIt, Inc., <i>Mortgagee</i> | <u>abandoned property/ housing standards; expired permit and work without a permit</u> ; 2006 foreclosure dismissed and 2012 foreclosure resulted in judgment for prior owner on 5-12-14 | CEB entered orders on 9-17-14; demand letters sent on 9-22-14; additional liens recorded on 9-30-14 and 10-10-14; at a hearing on 12-10-14 the Miami-Dade County Unsafe Structures Board entered an agreed order allowing respondents 60 days to apply for all required permits, 30 days to obtain them, and 90 days to pass final inspection, if any deadline is missed, the City may immediately demolish |
| 6. | 1021 Wallace St – Kimberley Springmyer | Wells Fargo Bank N.A. as Trustee, <i>Mortgagee</i> | <u>abandoned property/ housing standards; expired permit and work without a permit</u> ; bank has begun correcting violations | new NOV's to owner expire 11-13-14 and 12-01-14 (prior NOV's expired 7-2-14) and NOW's to mortgagee expired on 10-27-14 and 11-10-14; deadline in demand letter was 10-6-14; City is preparing complaint |
| 7. | 1044 Cotorro Ave (historic structure) - Amparo Quintana | Deutsche Bank National Trust Company, <i>1st Mortgagee</i> Countrywide Home Loans, Inc., <i>2nd Mortgagee</i> Nationstar Mortgage, LLC, <i>Registrant, Asset Manager and Mortgage Servicer</i> | <u>abandoned property; failure to update registry; unfinished building, demolition by neglect of historic structure</u> ; 2010 Deutsche Bank foreclosure dismissed 9-4-13 and re-filed 8-9-14 | deadline of 7-22-14 in CEB order; deadline in demand letter was 4-11-14; Nationstar says it is attempting to comply and has sent work out for bids and is awaiting approval for work, however they have said that the cost is very high due to historic designation; filed injunction action, hearing on motion for temporary injunction set for 12-22-14 |
| 8. | 1248 Sorolla Ave - Jorge Pino and Adolfo Garcia | Bank of New York Mellon, <i>Mortgagee</i> Bayview loan servicing, LLC, <i>Asset Manager/Mortgage Servicer</i> | <u>abandoned property/ housing standards; failure to update registry; expired permit and work without a</u> | deadlines in NOV's against responsible parties expire 12-21-14; deadline in demand letter expired 11-17-14; foreclosure sale scheduled for 1-7-15 |

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| | | M & M Mortgage Services, Inc., <i>Registrant and Property Manager</i> | <u>permit; foreclosure filed 2-10-12</u> | |
| 9. | 1433 Mendavia Ave* - (<u>historic structure</u>) - Terri Sheppard | no bank involvement | <u>housing standards, and interior demolition work without a permit</u> ; no pending foreclosure | NOV deadline to comply 9-12-14 for failure to maintain and 9-25-14 for work without a permit; deadline in demand letter was 8-28-14; owner corrected all violations relating to external appearance and is working through his attorney on resolving the work without a permit violation; permit is awaiting historical review |
| 10. | 1549 San Rafael Ave - Jorge Pino | Deutsche Bank, former <i>1st Mortgagee, now Owner</i> Select Portfolio Servicing, Inc., <i>Asset Manager/Mortgage Servicer</i> Safeguard Properties, LLC, <i>Registrant and Property Manager</i> | <u>abandoned property (esp. blue tarp on roof)</u> ; City has multiple code enforcement and assessment liens; 2008 Deutsche Bank foreclosure sale date took place on 9-12-14; 2008 Credit Union foreclosure judgment entered without sale 1-23-09 | deadline in demand letter was 8-13-14; bank foreclosure sale was 9-12-14, plaintiff (Deutsche Bank) won auction; City verified that new owner is former mortgagee, and is preparing NOV's |
| 11. | 3500 Le Jeune Rd - Adolfo Garcia | Altisource Portfolio Solutions Company, <i>Registrant and Property Manager</i> Ocwen Loan Servicing, LLC, <i>Asset Manager/Mortgage Servicer</i> | <u>squatter, abandoned property/housing standards (esp. blue tarp on roof)</u> ; squatter removed 6-24-14; update registry to show property is vacant; 2008 foreclosure completed 2-24-12 | deadline to comply with CEB orders is 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 of the property with a closing date of 1-5-15; buyer met with City regarding correction of violations and reduction of fines, if buyer |

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| | | | | does not promptly close and correct remaining violations, prepare and file complaint for injunction |
| 12. | 3933 Riviera Dr - Carlos Correa | JP Morgan Chase/Chase Home Finance, LLC , <i>1st mortgagee</i> (MERS as nominee for) RBS Citizens, N.A. Wells Fargo Bank, N.A, as Trustee, <i>2nd mortgagee</i> Pennymac Loan Services, <i>Servicer</i> Safeguard Properties, LLC, <i>Registrant and Property Manager</i> | <u>abandoned property</u> ; City has numerous assessment and code enforcement liens against owner only; 2013 Chase foreclosure is at answer/default stage (two prior foreclosures since 2008, one filed by Chase, have been dismissed) | NOV deadline was 8-18-14, deadline in demand letter was 6-4-14; Wells Fargo says it is working to obtain permits and correct violations that do not require permits in the meantime, but, other than updating the registry, no corrective action has been taken; City is preparing complaint |
| 13. | 5626 Granada Blvd - Kimberley Springmyer | JP Morgan Chase, N.A., <i>1st Mortgagee</i> MCS (Mortgage Contracting Services), <i>Registrant</i> JP Morgan Chase, N.A., <i>Asset Manager/Mortgage Servicer</i> Global Business Partners, <i>Property Manager</i> | <u>abandoned property; work without a permit; unfinished building</u> ; City has numerous assessment and code enforcement liens against owner only; 2008 Chase foreclosure dismissed 6-8-11 | CEB hearing set for 9-17-14; deadline in demand letter was 9-3-14; Chase referred matter to legal department on 9-18-14; legal department contacted City on 9-25-14 offering to take corrective action, but none has been taken; City is preparing complaint |

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

☐ – property has been brought into compliance

last updated: 12/11/14