

Abandoned Real Property matters for the City of Coral Gables

#	address/officer	bank and other responsible parties	<u>violations/notes</u>	status and deadlines
1.	109 Frow Ave - (<u>historic structure</u>) Kim Springmyer; bank-owned, cooperating	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; set for Code Enforcement Board (“CEB”) hearing on 3-18-15; bank/owner is reviewing settlement offer and may enter into agreed order at CEB hearing
2.	134 Florida Ave - (<u>historic structure</u>) Kimberley Springmyer; County grant to correct	ABN AMRO Mortgage Group, Inc., <i>1st Mortgagee</i> TMS Mortgage Inc. d/b/a The Money Store, <i>2nd Mortgagee</i>	<u>abandoned property; failure to register</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 was preparing NOV but now expects that County grant funds will correct violations
3.	624 Zamora Ave - Adolfo Garcia; third complaint	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; new foreclosure filed 6-9-14	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 filed complaint for injunction on 2-

				18-15 and will request a hearing on its emergency motion for injunction
4.	815 Catalonia Ave* - Terri Sheppard; owner cooperating	no bank involvement	<u>housing standards (esp. blue tarp on roof)</u> ; no pending foreclosure	NOW deadline extended to 8-31-14; demand letter deadline was 8-18-14, working with owner who obtained permits for renovations to correct all violations and removed tarp and erected construction fence
5.	832 Wallace St. – Jorge Pino; draft demand letter and complaint	J.P. Morgan Chase, N.A., <i>1st Mortgagee, Servicer</i> (substituted by US Bank, N.A. as plaintiff in foreclosure) MCS, <i>Property Manager</i>	<u>2006 and 2007 foreclosures dismissed, 2013 foreclosure case still in early stages</u>	Added to the list on 2-9-15, City will cite for violations of abandoned real property ordinance and will issue demand letters and begin preparing complaint
6.	903 Granada Groves Ct			Added to list on 2-18-15 to determine ownership and begin further enforcement action
7.	1009 Columbus Ave – Kimberley Springmyer, unsafe structure, owner cooperating	MortgageIt, Inc., <i>Mortgagee</i>	<u>abandoned property/ housing standards; expired permit and work without a permit</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; owner has chosen to demolish instead and had until 2-17-15 to complete demolition; owner applied for demolition permit but has requested an extension of 21 days
8.	1021 Wallace St –	Wells Fargo Bank N.A. as	<u>abandoned property/</u>	new NOV's to owner expire 11-13-14 and

	Kimberley Springmyer; Servicer is cooperating, otherwise fifth lawsuit	Trustee, <i>Mortgagee</i> , Asset Recovery, <i>First Mortgage Assignee, listed on Registry</i>	<u>housing standards; expired permit and work without a permit</u> ; bank has begun correcting violations	12-01-14 (prior NOV's expired 7-2-14) and NOW's to mortgagee expired on 10-27-14 and 11-10-14; deadline in demand letter was 10-6-14; First Mortgage Assignee has begun cooperating and has applied for and obtained all necessary permits (except that owner needs to apply for a permit for one window that City boarded up)
9.	1044 Cotorro Ave (historic structure) - Amparo Quintana, first lawsuit, owner and first mortgage assignee cooperating	Deutsche Bank National Trust Company, <i>1st Mortgagee, ALS I, LLC, First Mortgage Assignee</i> , Countrywide Home Loans, Inc., <i>2nd Mortgagee</i> Nationstar Mortgage, LLC, <i>Registrant, Asset Manager and Mortgage Servicer</i> ; new <i>Servicer: FCI Lender Services, Inc.</i>	<u>abandoned property; failure to update registry; unfinished building, demolition by neglect of historic structure</u> ; 2010 Deutsche Bank foreclosure dismissed 9-4-13 and re-filed 8-9-14, sale date set for 3-24-15, First Mortgage Assignee expected to acquire title	deadline of 7-22-14 in CEB order; deadline in demand letter was 4-11-14; Nationstar says it is attempting to comply and has sent work out for bids and is awaiting approval for work, however they have said that the cost is very high due to historic designation; filed injunction action, parties entered into agreed injunction; First Mortgage Assignee has obtained permits, but needs to enlarge scope of permit to add replacement of garage roof; deadline to pass final inspection on permits 5-28-15
10.	1248 Sorolla Ave - Jorge Pino and Adolfo Garcia, servicer cooperating	Bank of New York Mellon, <i>Mortgagee</i> Bayview loan servicing, LLC, <i>Asset Manager/Mortgage Servicer</i> M & M Mortgage Services, Inc., <i>Registrant and Property Manager</i>	<u>abandoned property/ housing standards; failure to update registry; expired permit and work without a permit</u> ; foreclosure filed 2-10-12	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; foreclosure sale set aside; motion for hearing on order setting aside sale scheduled for 2-24-15, deadline for short sale is 2-28-15; Servicer has corrected violations other than structure/roof in the

				meantime; City has filed motion to intervene and will appear at hearing on 2-24-15 to assert its position that the property be brought into compliance as soon as possible
11.	1433 Mendavia Ave* - (<u>historic structure</u>) - Terri Sheppard, owner cooperating	no bank involvement	<u>housing standards, and interior demolition work without a permit</u> ; no pending foreclosure	NOV deadline to comply 9-12-14 for failure to maintain and 9-25-14 for work without a permit; deadline in demand letter was 8-28-14; owner corrected all violations relating to external appearance and is working through his attorney on resolving the work without a permit violation; owner obtained permit on 1-26-15
12.	1549 San Rafael Ave - Jorge Pino; bank selling, purchaser cooperating	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 issued NOV with deadline of 1-10-15; set for CEB on 3-18-15; tree issue; lien reduction request pending; closing scheduled tentatively for 2-19-15
13.	3500 Le Jeune Rd - Adolfo Garcia, fourth lawsuit	<u>Owner:</u> Deutsche Bank Trust Company Americas, <i>former 1st mortgagee now owner</i> Assurant Field Services, <i>Registrant and Property Manager</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-	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, original closing date of 1-5-15; buyer met with City regarding correction of violations and

		PennyMac, <i>Asset Manager/Mortgage Servicer</i>	24-12	reduction of fines, because buyer has not closed or begun correcting remaining violations, City is preparing complaint for injunction
14.	3933 Riviera Dr - Carlos Correa, servicer cooperating	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 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 Servicer has begun taking action
15.	5626 Granada Blvd - Kimberley Springmyer, second lawsuit	JP Morgan Chase, N.A., <i>1st Mortgagee</i> MCS (Mortgage Contracting Services), <i>Registrant</i> JP Morgan Chase, N.A., <i>Asset Manager/Mortgage Servicer</i> Global Business Partners, <i>Property Manager</i>	<u>abandoned property; work without a permit; unfinished building</u> ; City has numerous assessment and code enforcement liens against owner only; 2008 Chase foreclosure dismissed 6-8-11	CEB hearing set for 9-17-14; deadline in demand letter was 9-3-14; Chase referred matter to legal department on 9-18-14; legal department contacted City on 9-25-14 offering to take corrective action, but none has been taken; City filed complaint for injunction on 2-17-15 and is requesting a hearing on its emergency motion for injunction

* - 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: 2/19/15