

Abandoned Real Property matters for the City of Coral Gables

#	address/officer	bank and other responsible parties	violations/notes	status and deadlines	unpaid City liens
1.	<p>109 Frow Ave— (<u>historic structure</u>) Carlos Correa (formerly Kim Springmyer); bank-owned; cooperating—</p> <p>Ellen English and in and will and will and he is</p> <p>probably occupied</p>	<p>JP Morgan Chase Bank, N.A., <i>Former Owner and Former Mortgagee;</i> Green River Capital, LLC, <i>Servicee</i></p>	<p>abandoned property/housing standards; driveway in disrepair and peeling paint on exterior walls; permit #91110176 (re-roof) 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>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 permits pass final inspection; property</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>

				was sold, parties are negotiating a fine reduction agreement	
2.	134 Florida Ave - (<u>historic structure</u>) Carlos Correa (formerly Kim Springmyer); County grant to correct occupied	ABN AMRO Mortgage Group, Inc., <i>First Mortgagee</i> ; TMS Mortgage Inc. d/b/a The Money Store, <i>Second Mortgagee</i>	<u>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</u>	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	no unpaid special assessment liens as of 11-3-15 no unpaid code enforcement liens of as of 10-28-15 CURRENT TOTAL LIENS: \$0 homestead exemption claimed
3.	601 Sunset Rd Ampora Quintana vacant	Global Rental E & P LLC, <i>Owner</i>	Squatter removed from property in 2013; abandoned property/ minimum housing standards; roof, walls, eaves, driveway, walkway are all in need of cleaning due to	Owner purchased property at foreclosure sale, certificate of title recorded on 5-22-15,	no unpaid special assessment liens as of 2-16-16 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)</p>		<p>new owner for unpermitted tree removal) as of 2-19-16</p> <p>fine reduction agreement, \$10,000 paid on or about 3-15-16</p> <p>CURRENT TOTAL LIENS: \$0</p> <p>no homestead exemption claimed</p>
4.	<p>624 Zamora Ave - Adolfo Garcia; third complaint; <i>in litigation</i></p> <p>vacant</p>	<p>Bank of New York Mellon, <i>First Mortgagee</i>; Citibank, <i>Second Mortgagee</i>; Wells Fargo, <i>only responsible party on registry</i></p>	<p><u>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</u></p>	<p>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</p>	<p>no unpaid special assessments as of 11-3-15</p> <p>unpaid code enforcement liens of \$130,559.50 as of 11-2-15</p> <p>CURRENT TOTAL LIENS: \$130,559.50</p> <p>no homestead exemption claimed</p>

			<p>permit 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>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>FILE CLOSED AND RETURNED TO THE CITY ON 2-8-16 BY ALP</p>
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				<p>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</p>	
5.	<p>707 Ponce de Leon Blvd Amparo Quintana</p>	<p>U.S. Bank as Trustee, <i>Mortgagee</i>, Ocwen 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</p>	<p>City is preparing demand letters, yet Property Manger has already indicated it will apply for permits needed to correct violations</p>	<p>unpaid special assessment liens of \$2185.37 as of 3-21-16</p> <p>unpaid code enforcement liens of \$913,008.75 as of 3-21-16</p> <p>CURRENT TOTAL LIENS: \$915,194.12</p> <p>no homestead exemption claimed</p>

6.	815 Catalonia Ave* - Terri Sheppard; owner cooperating vacant under construction	no bank involvement	<u>minimum housing standards</u> ; 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 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; owner is cooperating and working to complete the home	no unpaid special assessment liens as of 11-2-15 no paid code enforcement liens of as of 11-2-15 CURRENT TOTAL LIENS: \$0 no homestead exemption claimed
7.	817 Tangier St. —Jorge Pino vacant, should be under construction	Bank of America; Mortgagee; Carrington Mortgage Services, LLC, Servicer; Five Brothers, Property Manager (may be Altisource) , new owner Arza Investment, LLC	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-CA-01; hearing on motion to re-set foreclosure sale	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 agreement and	no unpaid special assessment liens as of 11-3-15 unpaid code enforcement liens of \$215,683.75 as of 11-2-15 TOTAL LIENS: \$215,683.75 no homestead exemption claimed FILE CLOSED AND RETURNED TO THE

			set for 9-2-15	payment; new deadline to pass final inspection is 5-4-16. Owner complied on 2-11-2016	CITY ON 2-25-16 BY ALP
8.	832 Wallace St. – Jorge Pino; draft demand letter and complaint vacant, under construction	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>	<u>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 year after the commencement of erection of the building; 2006 and</u>	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-	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: \$1,104,325.00 fine reduction agreement, \$10,000 paid on 7-14-15 no homestead exemption claimed

			2007 foreclosures dismissed, 2013 foreclosure (13-19281 CA 01(24), resulted in certificate of title	16, to pass final inspection, owner was granted 1 st 30-day extension until 2-10-16; owner granted 2 nd 30-day extension until 3-11-16, owner granted 3 rd (7-day) extension until 3-18-16, owner requested a 30-day (4 th) extension until 4-18-16 because of problem getting the permit for water service to the house	
9.	903 Granada Groves Ct, Jorge Pino; owner cooperating probably vacant, under construction	No bank involvement	abandoned property/ minimum housing standards; cracked walkway, damaged roof, tarp on roof, dirty walls and walkway and garage door	added to list on 2-18-15 to determine ownership and begin further enforcement action; the owner is cooperating; Ofc. Pino is monitoring compliance	no unpaid special assessment liens as of 11-3-15 unpaid code enforcement liens of \$363,651.25 as of 11-3-15 CURRENT TOTAL LIENS: \$363,651.25 no homestead exemption claimed FILE CLOSED AND RETURNED TO THE CITY ON 2-25-16 BY ALP

10.	<p>1009 Columbus Ave— Jorge Pino; (formerly Kimberley Springmyer), unsafe structure, owner cooperating</p> <p>vacant lot</p>	<p>MortgageIt, 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> <u>abandoned real 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;</u> 2006 foreclosure dismissed and 2012 foreclosure resulted in judgment for prior owner on 5-12-14</p>	<p>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 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>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 \$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</p>
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					RETURNED TO THE CITY BY COURIER ON 3-__-16
11.	1021 Wallace St – Jorge Pino (formerly Kim Springmyer); Servicer is cooperating, otherwise fifth lawsuit probably occupied, for sale	Wells Fargo Bank N.A. as Trustee, <i>Mortgagee</i> , Asset Recovery, <i>First Mortgage Assignee</i> , listed on Registry	abandoned property/ minimum housing standards; roof repairs without a 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	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 ; 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	no unpaid special assessment liens as of 11-3-15 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
12.	1044 Cotorro	ALS I, LLC, <i>Owner</i> ,	abandoned property;	deadline of 7-22-14 in CEB	unpaid special

	<p>Ave (historic structure)– Amparo Quintana, first lawsuit, owner and first mortgage assignee cooperating; in litigation</p> <p>vacant, under construction</p>	<p>Former First Mortgage Assignee, Deutsche Bank National Trust Company, First 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</p>	<p>failure to update registry; unfinished building, demolition by neglect of historic structure; 2010 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>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 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>assessment liens as of 1-30-15 of \$5,219.51, of which \$4,227.08 was for solid waste, were 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>
13.	1209 Tangier St	Deutsche Bank as	<u>abandoned property/</u>	fine reduction agreement	no unpaid special

	<p>– Jorge Pino</p> <p>vacant, under construction</p>	<p>Trustee, Owner, Owen Loan Servicing, LLC, Asset Manager/Mortgage Servicer, Altisource Solutions, Inc., Property Manager, Abdolamir Lamboshkon, Buyer New Owner: MS Miami Realty, LLC</p>	<p><u>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>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</p>	<p>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: \$199,008.75</p> <p>fine reduction agreement, \$15,000 paid on 7-27-15</p> <p>no homestead exemption claimed</p>
14.	<p>1222 Tangier St - Cristina Perez-Thayer</p> <p>vacant</p>	<p>Bank of New York Mellon, <i>Owner</i>; Nationstar Mortgage, LLC, <i>Servicer</i>; Cyprexx Services, LLC, <i>Registrant/Property Manager</i></p>	<p><u>abandoned property/ minimum housing standards</u>; 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-</p>	<p>Added to list on 3-3-16. City is preparing NOVs and a demand letter</p>	<p>unpaid special assessment liens of \$1072.85 as of 3-23-16</p> <p>unpaid code enforcement liens of \$151,958.75 as of 3-21-16</p> <p>CURRENT TOTAL LIENS: \$153,031.60</p> <p>no homestead</p>

			foreclosure status; property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris		exemption claimed
15.	1248 Sorolla Ave— Jorge Pino and Adolfo Garcia, servicer cooperating; <i>in litigation</i> vacant lot	Schenley Park 2905, LLC, <i>New Owner</i> ; Crystal Clear Holdings, LLC, <i>Foreclosure Sale Buyer</i> ; 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>	abandoned property/ minimum housing standards; 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 roof needs repair due to wood rot, water damage; repair broken/damaged windows, gutters, porch ceiling, columns;	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; 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	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 unpaid code enforcement liens of \$85,477.50 as of 6-26-15 CURRENT TOTAL LIENS: \$0 fine reduction agreement \$5,000 paid on 7-24-15 no homestead exemption claimed

			<p>eaves and driveway; clean roof, walls, planters, chimney, walkways, driveway and sidewalk, exterior 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; foreclosure filed 2-10- 12</p>	<p>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 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</p>	<p>FILE CLOSED AND RETURNED TO THE CITY ON 2-25-16 BY ALP</p>
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				<p>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>	
16.	<p>1411 Mantua Ave - Terri Sheppard</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</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</p>	<p>City is preparing NOV's and sent demand letter - deadline in demand letter is 3-30-16; City is also evaluating property for unsafe structure proceeding, injunction, or forfeiture action</p>	<p>unpaid special assessment liens of \$3,679.46 as of 3-14-16</p> <p>unpaid code enforcement liens of \$596,185.00 as of 3-17-16</p> <p>CURRENT TOTAL</p>

		<i>Servicer</i>	in pre-foreclosure status; Property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash, junk, and debris		LIENS: \$151,958.75 no homestead exemption claimed
17.	1433 Mendavia Ave* - (<u>historic structure</u>) - Terri Sheppard, owner cooperating vacant, under construction	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; no pending foreclosure</u>	NOV deadline to comply 9-12-14 for failure to maintain and 9-25-14 for work without a permit; deadline in demand letter was 8-28-14; owner 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;	no unpaid assessment liens no unpaid code enforcement liens CURRENT TOTAL LIENS: \$0 no homestead exemption claimed
18.	1549 San Rafael Ave - Jorge Pino; bank selling, purchaser cooperating	Lux Properties, LLC, <i>Purchaser from Bank, Deutsche Bank, Former First Mortgagee, now Owner Select Portfolio Servicing, Inc., Asset</i>	<u>abandoned property/ minimum housing standards; roof in disrepair and tarp placed on roof, roof and wood at front entrance in disrepair,</u>	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;	no unpaid special assessment liens as of 11-3-15 unpaid code enforcement liens of

	vacant lot, under construction	<i>Manager/Mortgage Servicer Safeguard Properties, LLC, Registrant and Property Manager</i>	dirty walls, roof, walkways, driveway, driveway, and fountain, damaged concrete block post, garage was partially enclosed without a permit ; 2008 Deutsche Bank foreclosure sale date took place on 9-12-14; 2008 Credit Union foreclosure judgment entered without sale 1-23-09	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 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)	\$917,233.75 as of 2-9-15 CURRENT TOTAL LIENS: \$917,233.75 fine reduction agreement \$7,500, paid 4-16-15 no homestead exemption claimed
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				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	
19.	3500 Le Jeune Rd - Adolfo Garcia, fourth lawsuit, if no closing by March 2, 2015 vacant, under construction	Deutsche Bank Trust Company Americas, former 1st mortgagee now owner Assurant Field Services, Registrant and Property Manager PennyMac, Asset Manager/Mortgage Servicer	<u>squatter, abandoned property/minimum housing standards;</u> roof is in disrepair (shredded blue tarp on roof), hole in roof, 2 nd floor roof collapse, windows/doors are broken, wooden parts of structure are rotted, structure shows water damage, light fixtures are damaged, dirty roof	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	no unpaid special assessment liens as of 7-17-15 unpaid code enforcement liens of \$705,333.75 as of 2-23-15 CURRENT TOTAL LIENS: \$705,333.75

			<p>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>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 9-15-13, 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 is re-submitting on 3-24-16;</p>	<p>fine reduction agreement \$10,000, paid on 6-17-15</p> <p>no homestead exemption claimed</p>
20.	<p>3901 Alhambra Cir.</p> <p>Jorge Pino</p> <p>possibly</p>	<p>Bank of America, Mortgagee and Servicer; Safeguard Properties, LLC, Registrant and Property Manager</p>	<p><u>abandoned property/ minimum housing violations</u>; roof in disrepair and tarp placed on roof; eaves, trellis, exterior cbs</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</p>	<p>no unpaid special assessment liens</p> <p>unpaid code enforcement liens of \$64,508.75 as of</p>

	occupied by owner's son		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 9:00 a.m.	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; obtained roof permit on 2-17-16 and a painting permit on 2-18-16	11-3-15 CURRENT TOTAL LIENS: \$64,508.75 fine reduction agreement, \$4500 paid on _____ no homestead exemption claimed
21.	3933 Riviera Dr - Carlos Correa, servicer cooperating vacant, under construction	PennyMac, New Owner (acquired property from Chase); JP Morgan Chase/Chase Home Finance, LLC, 1st mortgagee (MERS as nominee for) RBS Citizens, N.A. Wells Fargo Bank, N.A. as Trustee, 2nd mortgagee Pennymac Loan Services, Servicer Safeguard Properties, LLC, Registrant and Property Manager	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 abandoned property registry information is outdated and property is not consistently maintained, including but not limited to, by allowing weeds, overgrown grass, trash;	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	no unpaid special assessment liens as of 7-13-15 unpaid code enforcement liens of \$596,135.50 as of 11-2-15 CURRENT TOTAL LIENS: \$596,135.50 fine reduction agreement, \$10,000, paid on 7-13-15 no homestead exemption claimed

			<p>junk, and debris registry reflects prior owner; 2013 Chase foreclosure concluded, (two prior foreclosures since 2008, one filed by Chase, have been dismissed)</p>	<p>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; windows ready by the end of September; passed on painting permit on 11-10-15;</p>	
22.	<p>4600 Brooker St Clifford Franquiz Sun-Th: 10-30-7pm Carlos Correa and Adolfo Garcia occupied</p>	<p>Federal National Mortgage Association, <i>Mortgagee</i> Green Tree Servicing, LLC a/k/a Green Tree Credit Solutions, <i>Servicer</i> Five Brothers, <i>Registrant</i>, <i>Property Manager</i></p>	<p><u>minimum housing violations/expired permit</u>, 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</p>	<p>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</p>	<p>special assessment liens of \$6,393.32 as of 6-30-15, all for solid waste, transferred to tax bill code enforcement liens of \$529,783.75 as of 11-2-15 CURRENT TOTAL LIENS: \$529,783.75 no homestead exemption claimed</p>

			<p>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; foreclosure case 10-34634 CA 01 (24), awaiting re-opening to set hearing on motion to re-set sale</p>	<p>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 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 form stay; hearing on owner's</p>	
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				objection to the foreclosure sale is 3-29-16	
23.	5626 Granada Blvd - Amparo Quintana (formerly Kim Springmyer), second lawsuit; <i>in litigation</i> vacant, in receivership, 90-day watch order, placed in Nov. 2015; and renewed in Feb 2016	Portola Investments 8324, Inc., <i>Purported Owner</i> ; Pacific Coast Development, <i>Record Owner</i> , JP Morgan Chase, N.A., <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>	abandoned property/ minimum housing standards; 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 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	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 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	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 unpaid code enforcement liens of as of 5-12-15 of \$807,731.49 CURRENT TOTAL LIENS: \$807,731.49 no homestead exemption claimed

			removed; 2008 Chase foreclosure dismissed 6-8-11, new foreclosure (15-16635 CA 01 (24) filed	parties to submit their counterproposals by 3-30-16	
24.	6400 San Vicente St— Amparo Quintana vacant, under construction	Ninpo, LLC owner	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	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 no homestead exemption claimed FILE CLOSED AND RETURNED TO THE CITY ON 2-25-16 BY ALP

* - 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

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

last updated: 3/24/16

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