

## City of Lakewood Problem Addresses

Address	Problem(s)	Dept. Involved	Date Entered	Status	Last Update	Comments
1577 ALAMEDA AVE	Building Violations	Building and Housing	01/02/09		01/02/09	ID'd by Mayor as a high profile problem address. Bought for \$10K and sold after Fire and Bldg cited. New owner needs to know about violations.
	Fire Violations	Fire	01/02/09		01/02/09	
1179 ANDREWS AVE						Recently foreclosed property, currently vacant, building department will inspect and cite under section 1306.521 unsafe structure. In foreclosure. Auction in April. Consent to search for Andrews property, with a warrant if they don't consent. Listed at Sheriff's sale. Gilman to get inspection. Property sold at sheriff sale new owner, Building will cite new owner ASAP.
2134 ATKINS AVE						Paint, yard.
2098 BUNTS RD						Full address is 2098-2100 Bunts. Started remodel five years ago. Never finished. No one has been in building. Abandoned? Law conducted Prosecutor Hearing Meeting on 1/23/09. Owner confirmed that the mailing address we have listed in this database is correct and provided us with us with this cell phone number, which was also entered into this database. The owner of the property had problem tennants who pretty much destroyed the house, but were recently evicted. He is rehabbing whole house. Inside almost done. Needed more time for outside. Prosecutor Extension until 6-1-2009.
2218 CARABEL AVE						
2126 CHESTERLAND AVE						Per NHMS website, sold, no transfer as yet. Scott to call property maintenance company and schedule inspection. Easily accessible - if no response, move to warrant. 12-16--08 update: Under 30 day demo. 02-10-09 update: under contract.

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14715 CLIFTON BLVD	Fire Violations	Building and Housing	01/20/09		01/18/09	Severe fire damaged sigle family dwelling, building department now pursuing in municipal court. Burned out structure, ARB plans approved, no activity. 1/29/09- Law has filed summons against owner for failing to repair fire damage. Nate Kelly talked with owner, James Nagy on 01-28-09. Mr. Nagy is going to send an LOC to the City that the site will be demo'd and maintained to a condition approved by ABR by June or forfeit the property to the City. Building Department reinspecting sending new letter with language pertaing to section 1306.521 for unsafe structure. Owner secured demolition permit on 3-17-09, all sewer and water lines are capped and approved by Nick DeVecio, see e-mail in file. 3-20-09 house razed. New construction approved at ABR last year (2008). Nagy is in compliance (or will be by his court date).
1273 CLIFTON PRADO						10320 Eastland (Stongsville), 21358 Endsley (RR), 14726 Bayes (Lkwd). Probable cause to invoke fire code. Scott to attempt contact with owner. Will talk with neighbors if necessary. 12-16-08 update: 30 Day Demo (fire). New owner with multiple properties. Has had foreclosure actions filed against him. 02-10-09 update: No change. Building Department to reinspect property and recite under section 1306.521 unsafe structure.
1276 CLIFTON PRADO						Former HUD property. Scott to call property maintenance company and schedule inspection. Easily accessible - if no response, move to warrant. 12-16-08 update: Under 30 day demo order. Building department to reinspect property and recite under section 1306.521 unsafe structure.
16619 DELAWARE AVE						Full address is 16619-21 Delaware. Attn: Sue Calhoun, Vice President of Payments FTS-FIS Fidelity Tax Services, 3100 New York Dr, suite 100, Pasadena,CA 91107
14124 DETROIT AVE						Property vacant and cited ,property basically uninhabitable do to roof problems, property being in forclosure process and owner in Lakewood Municipal court. Building Department will reinspect and recite under section 1306.521 unsafe structure. Letter out (James Mayer 4/13/09 letter, 4/24/09 hearing, squatters, roof).

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2101 DOWD AVE						Owner is actually Paraska Falat. Paraska is Joseph's mother. Joseph Falat pays the housing license and is the responsible party. (Paraska is deceased.) He and/or family members also own 2106 Quail, 2107 Dowd and 2016 Magee (all property taxes severely delinquent). Unfinished roof. Currently in court. Ed to verify status. Need to encourage owner to sell. Possible pursuit through County based on delinquent taxes. 12-16-08 update: No change. 02-10-09 update: No change. Building Department to reinspect property send new correction notice with language pertaining to section 1306.521 for unsafe structure. Letter out (Falat 4/15/09).
1386 EDWARDS AVE						Shingling, vacant, paint.
1279 ETHEL AVE						Abanded, FC, windows.
1494 GRACE AVE						Boarded windows, missing siding, garage, back door falling, water damage, etc 1/29/09- Law was trying to retrieve contact information for bank listed as owner. It appears US Bank transferred ownership of this property on 1/15/09. Please see link to auditor's website. New owner information was entered.
1269 GRANGER AVE						Full address is 1269-71 Granger
2030 HALSTEAD AVE						Chase Home Finance LLC filed foreclosure action. Back door open. Secure Guard Stickers. Scott will contact company for inspection. If no luck, will move to warrant. 12-16-08 update: Sold at Sheriff's Sale on 11-24-08; transfer to Chase has not taken place. 02-10-09 update: Transferred to HUD, not yet in NHMS' inventory.
15232 HILLIARD RD						On 9-26-08 we received a certified letter from Dulce Diaz from the Trust Administration Dept of Deutsche Bank requesting Recorded Documents that show Deutsche has an interest in the property. On 10-3-2008, we replied via fax with a copy of the Master Commissioners Deed indicating Deutsche as the Grantee, and a copy of the web page from the auditors website also showing Deutsche as the Grantee. That afternoon we received a copy of our fax cover sheet stamped "PROVIDE A COPY OF ASSIGNMENT OF MORTGAGE". At that point we turned it over to the Law Dept.

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15232 HILLIARD RD						Corporate Legal Counsel- Dr. Hugo Banzinger. Phone Number: 4969-900-43800 (Frankfurt). Email: dd.ir@db.com. On 9-26-08 we received a certified letter from Dulce Diaz from the Trust Administration Dept of Deutsche Bank requesting Recorded Documents that show Deutsche has an interest in the property. On 10-03-08, we replied via fax with a copy of the Master Commissioners Deed indicating Deutsche as the Grantee, and a copy of the web page from the auditor's website also showing Deutsche as the Grantee. That afternoon we received a copy of our fax cover sheet stamped 'PROVIDE A COPY OF SSSIGNMENT OF MORTGAGE". At that point we turned it over to the Law Dept.
16801 HILLIARD RD						Listed on the market for sale. No change.
1384 KENILWORTH AVE						Full address is 1384-86 Kenilworth
1546 LAKELAND AVE						Full address is 1546-48 Lakeland Another possible contact person for US Bank- Christina Hall, 4801 Frederica St., Owensboro, KY 42301. (270) 852-5644. This woman is listed as a contact person for US Bank on the Mortgage Banks Association Property Preservation Contact list. Nothing has been done and a summons was requested on 11-1-08. The property continues to decline. Sold to new owner (Antonio Metri). No affidavit yet. No change.
						Address is 1546-48 Lakeland. Property is titled to: US Bank National Assoc. c/o Select Portfolio Services. We have cited Robert J. Holtz of Select Portfolio 3480 Millhollow Circle Salt Lake City, UT 84106-3324. Nothing has been done and a summons was requested on 11-11-08. The property continues to decline. Sold to new owner (Antonio Metri). No affidavit yet. No change.
1466 LAKEWOOD AVE						Law to look up in new system. No electric hook up. 2/4/09- Law filed a complaint against the owner on 12/9/08. We have been unable to achieve service through certified mail or regular mail. Law has submitted a Motion for Probable Cause to the Court.

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2092 LARK ST						Roof wide open (per Scott); former Wells Fargo property. Unsecured. Can be considered abandoned under fire code. Scott to get search warrant uif unable to set up inspection. 12-16-08 update: No change. 02-10-09 update: Palmero, Tim & Theodor, nick; transfer price \$25K, 01-23-09.
1426 LAUDERDALE AVE						1426-1436 Lauderdale. Row houses; never well maintained; porch carpentry, paint, debris.
1631 LAUDERDALE AVE						Full address is 1631-33 Lauderdale
1664 LAUDERDALE AVE						Full address is 1664-66 Lauderdale Corporate Legal Counsel- Dr. Hugo Banzinger. Phone Number: 4969-900-43800 (Frankfurt). Email: dd.ir@db.com
13736 MADISON AVE						Also owns 2086 Elmwood & 14021 Madison. Ed to talk with Tracy Brown. Encourage him to sell or tear down. 12-16-08 update: No change. 02-10-09 update: No change. Building department to reinspect property and recite under section 1306.521 unsafe structure. Per inspector Capp in conversation with owner Tracy Brown he is going to give property back to the bank very shortly (Fifth/Third) Owner received letter and phoned inspector Capp, owner advised again that in two months the bank will take over the property. Letter out (Tracy Brown, 3/27/09). Reinspection made no compliance, Building Commissioner forwarding this property to BBS/BCA and to Law Director per 1306.521 procedure. Also Building is requesting court summons to local municipal court per Planning Director directive. Per memo dated April 7, 2009, Building Dept sent correction notice as prescribed by Ordinance 68-97, Section 1306.521 of "Lakewood Property Maintenance and Safety Code". Matter referred to Director of Law and to BBS and Building Appeals, pursuant to Section 1306.521(f), for placement on the next available docket.  On ARB Docket 5-14-09.  Nate talked to Atty David Streeeter 216-407-6644. Atty is going to tell Tracy Brown to forfeit property to city, after confirming with bank (5/3 Bank) that it will release the \$150K mortgage.
1262 MATHEWS AVE						In Probate Court; need Building Dept correction orders to go to estate attorney. Going to auction.

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1415 NEWMAN AVE						<p>Have not met existing deadlines, etc. 1/23/09- Law spoke with Previous Owner and Previous Owner's Attorney. This property is set to transfer on Monday, Jan. 26, 2009. The new owner is the Farrow Group (Restoration Company in Cleveland). The contact person is Jack Grimaldi. Title Company is Mountaineer Title. The contact person is Debra Wilson.</p> <p>Jeff Fillar 1/29/2009 9:17 AM &gt;&gt;&gt;</p> <p>Mr. John P. Grimaldi of the FARROW Restoration Group called this morning to let me know that he has purchased the fire damaged property above. I explained to him that we are going to need him to pull permits and start the rehab as we where actively pursuing the demolition of the property. He will be in the office as soon as it transfers to sign an affidavit and sit down to discuss the rehab.. The house currently has two (2) kitchens and he wishes to return the property to a single family. His contact information is as follows: Farrow Restoration, 3788 Lee Rd., Cleve.,OH 44128 , Bus 216 561-2355. New owner with plans for \$95K.</p>
1434 RIDGEWOOD AVE						<p>To Law.</p> <p>1/23/09- Law has confirmed Spelling of owner's name, address and phone number. Owner said that house has been vacant for three months. There was a problem tenant previously living there who destroyed inside. Said some work was done after tenant moved out. Cannot find anyone to rent it right now. Owner is not aware of any violations.</p>
1436 RIDGEWOOD AVE						<p>Full address is 1436-38 Ridgewood. To Law.</p> <p>1/23/09- Law has confirmed spelling of owner's name, address, and phone number. Law spoke with Owner. Home is in Foreclosure. There are tenants living in this property. Owner is not aware of violations at the property.</p>
2107 ROBIN AVE						<p>Owns 1539 Lakwood Avenue as well as Maple Heights and Bedford properties. All have delinquent taxes. Property for sale, vacant lot next door. Citable under fire code. Scott will attempt contact with agent/seller - if no response, will move to warrant. 02-10-09 update: No change. Building department to reinspect property and recite under section 1306.521 unsafe structure. Letter out (Karl Kline 4/4/09) Bankruptcy discharged, wants to unload the property. No means.</p>

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2107 ROBIN AVE						Building department to reinspect property and recite under section 1306.521 unsafe structure. Letter out (Karl Kline 4/4/09) bankruptcy discharged, wants to unload the property. No Means. Per memo dated April 7, 2009, Building Dept sent correction notice as prescribed by Ordinance 68-97, Section 1306.521 of "Lakewood Property Maintenance and Safety Code". Matter referred to Director of Law and to BBS and Building Appeals, pursuant to Section 1306.521(f), for placement on the next available docket.
2112 ROBIN AVE						HUD sold to Paul Skoczen on 11-14-08 for \$10K. Skoczen sold to Kona on 12-12-08 for \$39,000. 12-16-08 update: Violation letter issued by Kevin Kelley on 12-05-08. Needs to be updated by Building. Building department to reinspect and cite under section 1306.521 unsafe structure. Letter out (Kona) Exterior work in progress, interior beginning. Lots of work underway.
1468 W 117TH ST						Apartment vacant, no utilities do to non-payment by owner, property not in foreclosure. Building department to reinspect property and recite under section 1306.521 unsafe structure. Letter out (Laderman 3/31/09), foreclosure. Reinspection discloses no compliance, Building Commissioner is forwarding the property to BBS/BCA and to the Law Director per 1306.521. Also building per Planning Director directive is requesting court summons in local municipal court. Per memo dated April 7, 2009, Building Dept sent correction notice as prescribed by Ordinance 68-97, Section 1306.521 of "Lakewood Property Maintenance and Safety Code". Matter referred to Director of Law and to BBS and Building Appeals, pursuant to Section 1306.521(f), for placement on the next available docket.
1482 W 117TH ST						Full address is 1482-84. Four-suiter that is supposed to be vacant. Nuisance action for prostitution and drugs. Water can't be shut off because the main also feeds other properties. Outstanding violation order. Will be in court this week.
2016 WARREN RD						2016-2018 is complete address. Foreclosure. NSP to consider.
2020 WARREN RD						2020-2022 is complete address. Still owned, bankruptcy. Purchase with other funds?

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2048 WASCANA AVE						Full address is 2048-50 Wascana. Two family vacant. Multiple properties in Lakewood. All going "south". 12/30/08- Law received notice from Bldg. Inspector Bob Mate that all violations in the notice dated 5-27-08 had been abated with the exception of the ROOF. Owner is scheduled for a compliance hearing on that matter on 4-24-09 at 10 AM.
1346 WEBB RD						Fire; to be demolished; possible Planning Dept property.
	Building Violations	Building and Housing	01/02/09		01/02/09	Property burned 11/2008. Owner owes more on property that property value. No intention / means to repair. Received letter from Building - all correction due 2/9/2009. Meanwhile, P&D is trying to get Key Bank (Matt Inks) to deed the property to the City. Councilman Butler has eye on property. Nearby property owner is willing to buy.  2-5-09 Nate Kelly talked to Matt inks at Key Bank. Key is going to release the lien on the property. Dunn should then deed the property to the city. At the committee meeting of 3-23-09, it was disclosed owner was conducting title transfer to the City of Lakewood in lieu of foreclosure and would be done this week.  Neil Sidorak will buy the property. He's the neighbor. Phone: 216-224-8144.
1361 WEBB RD						The property has been vacant since 8-10-06 and is not in foreclosure listed owner is Gabriel R Gula, 4025 160th, Cleveland, OH 44135. The lending institution is F.A.R., 1721 Moon Lake Blvd, Suite 400, Hoffman Estates, IL, 60194. Open violation 8-10-06.  Bank owned? It's at Sheriff's Sale per Nate Kelly 04-07-09.

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1510 WESTWOOD AVE						Full address is 1510-12 Westwood. We performed a CO inspection on 9-17-08 and sent the letter to Wells Fargo c/o Karen Widlacki at 5951 Cattleridge Blvd Sarasota, FL 34232 with a copy to the buyer as directed. The sale fell through and the property remains in poor condition. We requested a prosecutor hearing on 12-30-08. I have received an email from Craig A. Rocheck of Terra Realty & Development 30400 Detroit Rd #203 Westlake, OH 44145 (phone 440-899-9110) indicating that they are the property managers and that they are actively marketing the property. They asked for & I sent a copy of the correction notice via email. Saleem, sold to his brother (from John to Solomon). Stay on this one. He has until April 17th.
						Full address is 1510-12 Westwood. Contact names are Renee Neuendorf and Craig Rocheck of Terra Realty & Development, 30400 Detroit Road #203, Westlake, OH 44145 440-899-9910. Saleem sold to his brother (John to Solomon). Stay on this one. He has until April 17th.
1570 WOODWARD AVE						Fire Damage. Tarp and boarding up Incomplete.
1611 WOODWARD AVE						