

University District Housing Court Liaison Report

5/20/2015

#	COURT DATE	Docket #	STREET #	STREET NAME	FIRST NAME	LAST NAME	PROGRESS SINCE LAST COURT DATE	ACTION NEEDED FOR NEXT APPEARANCE	RETURN DATE
1	5/1/2015- All cases were arraignments for the Erie County Health Department. Most of these cases concerned lead paint. Some violations were in University District. Remember to call ECHD with any health/rodent issues... 961 - 6800								
2									
3	5/8/2015	000977/2014	70	Merrimac	Sean	Potter	Foreclosure Judge ruled in April of 2015 and because the Bank has a FHA loan on the property the property will revert to HUD. Attorney for Mr. Potter is Patrick Stafford.	HUD will eventually auction the property so any interested parties should retain a real estate attorney to deal with HUD in order to purchase property.	8/8/2015 at 9:30 AM
4	5/8/2015	3889/2013		Main	Keystone	Corporation	COB has requested a structural report on the walls of one of the building. While the owners stated that the SE found the wall sound but there isn't a written report. Painting needs to be completed on the rest of the buildings.	Owners have not researched any possible tax credits or preservation loans to repair the buildings. Inspector Higgins referred them to several sources. Return for update and written structural report. Painting needs to be completed ASAP.	6/26/2015 at 9:30 AM
5	5/8/2015	11436/2014	127	West Northrup	Raymond	Pawlak	Property is still in foreclosure and the co-owner lives in Hawaii. Mr. Pawlak has moved into the property and ahs addressed some on the issues with the roof and the back porch. He plans on blocking access to front porch by boarding door.	Owner is hoping that bank will restructure the loan on the property. Return for update on repairs.	7/10/2015 at 9:30 AM
6	5/8/2015	4661/2015	436	Eggert	Siegel Realty	Ventures LLC.	Being sale will close on 5/12/2015 according to Attorney Mark Doehn. Sale documents will have full disclosure of the property violations.	New owners, 436 Eggert LLC, will be asked to appear at next court date to address violations and work plan.	6/19/2015 at 9:30 AM
7	5/8/2015	3979/2013	42	Cunard	Joseph	Baudo	Peeling paint roof needs to be repaired or replaced. Determination of what is the condition of the garage.	Stepson has been appearing but was a no show. Court Letter sent.....	5/15/2015 at 9:30 AM
8	5/8/2015	11581/2014	327	Saunders Rd.	James	Branch	Weeds and debris. Garage in severe disrepair. Gutters and thus drainage are compromised. Property across from the N. Buffalo Community Center.	Owner's address is 24 Fanning, Riverhead NY 11901...631-727-1569. Owner was a no show. Return will a work plan or else	7/2/2015 at 9:30 AM
9	5/8/2015	05108/2015	537	La Salle	Erika	Harrison	COB will obtain a new Accurant as current address and phone are not valid.	Reschedule when defendant is found.	
10	5/8/2015	4700/2015	49	Minnesota	John Walker	Johnson	This is a new case for a property that the Judge lifted the demo order on. Arraigned on new charges on 4/13/15	Property Manager for the bank is attempting to keep property secure. Advise area developers of opportunity.	6/15/2015 at 9:30 AM
11	5/8/2015	11754/2014	51	Gerald	Kevin	McFarlane	Owner appears with the claim that much work has been done on this property, while the COB Inspector reported 7 days ago that nothing was done. Unfortunately the reports of two Inspectors do not agree. Items that need to be addressed include porch rails, foundation, gutters and downspouts. Owner claims that he installed replacement windows	Reinspection is necessary and HCL will attempt to document the current condition of the property. Return for update.	6/25/2015 at 9:00 AM

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12	5/15/2015	144/2015	107	Woodward	Estate of Doris Shaw		Investigation found that Ms. Shaw had signed up for a reverse mortgage prior to her passing. Wells Fargo Bank NA holds the \$203K note on property. Banks Address is 1000 Blue Gentian Rd. Eagan MN. 55121. Attorney's of record are Shapiro, Dicaro & Barak LLC. They are located at 175 Mile Crossing Blvd. Rochester NY 14624... 585-247-9000	Lis Pendens last filed on 8/8/2013. Check of EC Records show that County tax for 2015 is not paid and the 5 pervious years was paid late. Workman from bank have re-secured property and are quasi keeping it up. Best course of action would be for the Parkside Community Association to "picket" the property slamming the bank for it's inaction.	6/5/2015 at 9:30 AM
13	5/15/2015	1359/2013	145	Heath	John	Calabro	This owner has had one sob story after another and has never completed anything on the property that was done properly. Inspectors found the work done slipshod and not to code. Said he was going to move back but, by all accounts has not... a real grifter. COB declares the property as NOT demo worthy.	Bank has foreclosed on the property and it will be auctioned at 10 AM, 5/22/15 in County Hall in the "nook" on the ground floor (Franklin St. entrance...one flight up from Delaware Ave entrance).Return to determine change of ownership and to cite new owner.	6/26/2015 at 9:30 AM
14	5/15/2015	1069/2013	42	Cunard	Joseph	Baudo	Appeared with stepson who "forgot" about last court date. Stepson is attempting to do some of the painting that is needed. Needs professional help with gutters on left side of property.	HCL referred him to UDCDA in order to determine whether he might qualify for some CHDO funds. He was told to follow up with UDCDA ASAP Return for update.	8/14/2015 at 9:30 AM
15	5/15/2015	1334/2013	608	Eggert	Ralph	Hernandez	Bank Granted a Judgement of foreclosure on this property	Auction will be a t EC Hall at 6/30/2015 12 noon at the same location as the location for 145 Heath. Return for update	7/24/2015 at 9:30 AM
16	5/15/2015	429/2015	440	Eggert	Timothy	Mayo	Accurint attempts to find owner came up empty. Garage door was open and Inspector Brodfuehrer closed and secured as best as he could... COB ready for court and requested a C/U order.	C/U order granted and the owner found guilty in absentia...\$7500.00 fine and an immediate judgement.	N/A
17	5/15/2015	1094/2013	70	Cunard	Laurie	Wolowitz	Owner is deceased and there is no record of the property being deeded to her son who was appearing in court. However he has not appeared the last few times. He had stated that he would sell it if he obtained the deed. Taxes are being paid albeit late. Court has no viable case against the property as owner is deceased and no bank is involved.	ECHD needs to bait the property for rodents as neighbors have been complaining. The COB will attempt to determine if a sale has taken place recently. Return for update.	6/5/2015 at 9:30 AM