

University District Housing Court Liaison Report

11/9/2015

#	COURT DATE	Docket #	STREET #	STREET NAME	FIRST NAME	LAST NAME	PROGRESS SINCE LAST COURT DATE	ACTION NEEDED FOR NEXT APPEARANCE	RETURN DATE
1	10/2/2015	CR-11799-14	1175	Hertel	Agha	Motasim	Roof has been completed to the satisfaction of the COB Inspector C. Didio. Property is directly across from Virgil Ave. and houses a Hookah Parlor.	Needs to address other issues including, but not limited to, the basement cleanup due to extensive flooding. Return with update of completion of all violations	12/18/2015 at 9:30 AM
2	10/2/2015	CR-02300-12	412	Dartmouth	Guy	Isidore	Attorney Ed Benes reports that the bank has agreed to a short sale and a realtor has been retained to sell the property. However there is a squatter in the property.	Judge granted an OTV to get rid of the squatter. Return for an update on status of sale of property.	11/6/2015 at 9:30 AM
3	10/2/2015	CR-02284-12	192	Bidwell	Jaclyn & Scott	Wis	Bank has foreclosure on this property but has not taken the title. Erie County records show that Jaclyn is the only name of the deed. NYS Department of taxation has a lien on the property.	Owner has attempted some repairs on the property but they were not to code, especially the attempt at rewiring the garage. Owner was granted a C of O. If the property was to go for sale it would be snapped up immediately. Return for update and if the repairs are not made property will be put into a receivership	12/18/2015 at 9:30 AM
4	10/2/2015	CR-11415-14	394	Starin	Michael & Joanne	Simpson	Property is in foreclosure, but attorney Randy Gugino told the court that a sale was pending on the property at last court date in August.	Attorney and clients are a no show. "Nasty" court letters are being sent to both attorney and owners. Return for update	11/6/2015 at 9:30 AM
5	10/2/2015	Return on warrant	1192	Kensington	Abdul	Syed	Also tied to the warrant is the property Mr. Syed owns at 40 Phyllis. This owner has already been sentenced and that stands. Judge simply recalled the warrant. 1192 Kensington needs to be demolished and has a demo order on it. The Phyllis property is in sad shape but can be repaired.	Owner is from Brooklyn and had the usual sob story about being taken advantage of by an unscrupulous property manager that he hired to maintain the property. He must have started repairs on Phyllis and decide on demo methods for Kensington by the next court date.	12/16/2015 at 9:30 AM
6	10/2/2015	CR-13110-15	2866	Main	Alexander	Weisz	COB stands by it's request for a demo order and the defendant and his attorney are no shows today. This is after they were sent Parker warnings as well as numerous letters requesting appearance.	Mr. Weisz was found guilty in absentia and fined \$19,500.00 with an immediate judgement	N/A
7	10/9/2015	No court on this date							
8	10/16/2015	CR-14193-15	1142	Kensington	Nural	Alam	This is a new owner who bought this property from Pace Buffalo Properties LLC. He was unaware of the violations at time of purchase according to his attorney, Timothy LoVallo.	Siding has been replaced but proper permits were not pulled...will pull permits ASAP. Property is being repaired and all issues are being addressed. Return for update.	12/11/2015 at 9:30 AM
9	10/16/2015	CR-08150-15	36	Custer	James	Joyce	COB agrees with the owner that all repairs have been made after many trips to court to get this accomplished.	Owner granted an ACD if the property is kept up to code for the next six months.	N/A
10	10/16/2015	Request for OTV	329	La Salle	Carl	Maranto	E District CPO are requesting that this property be vacated due to the extraordinary amount of 911 calls and arrests made at this address.	Tenant claims that police are singling her nephews out for punishment unfairly. She claims that she made most of the calls. Very contentious proceedings so depositions will be taken.	11/12/2015 at 9:30 AM
11	10/23/2015	Request for OTV	93	Winspear		Heights Land Trust	Chief Menza requested OTV due to continuous parties being held by tenants who are part of an unsanctioned fraternity.	Landlord has not taken any steps to alleviate this situation. The tenants are in violation of his lease and he hasn't evicted.	11/6/2015 at 9:30 AM
12	10/23/2015	CR-08446-15	298	Davidson	Alfred	Green	Owner claims he is attempting to do a short sale with the bank. The owner was at the 8/28/15 hearing and missed the 10/30/15 court date.	Return for status of the short sale.	1/8/2016 at 9:30 AM

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13	10/23/2015	CR-00977-11	70	Merrimac	Sean	Potter	Owner is not aware of the progress on the finalization of the foreclosure. His attorney has the info and is detained in a Cheektowaga Court.	Return for status of the foreclosure.	1/29/2016 at 9:30 AM
14	10/23/2015	CR-03979-13	42	Cunard	Joseph	Baudo	Step son is attempting to do the necessary repairs but is way over his head. Suggested that he call UDCDA to see if they qualify for funding or matching FHLB loan	Violations include, roof, gutters, trash and debris, unregistered vehicles. Home also needs painting...badly.	5/27/2016 at 9:30 AM
15	10/23/2016	CR-12925-15	416	Dartmouth	MEZUZAHMAN INC.		Managed by WNY Property Management and included in this portfolio is: 480 Minnesota; 493 Lisbon; 330 and 428 Shirley; 615 East Amherst.	OOT owner who needs to have his property manager repair all of these properties. Return for plans and updates	1/16/2016 at 9:30 AM
16	10/23.2915	CR-14626-15	432	Lisbon	Jahmel	Wallace	OOT owner who is attempting to sell this property. Also owns: 733 La Salle; 119 Gerald; 555 Lisbon	Repairs needed on multiple properties no PM	1/6/2016 at 9:30 AM
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