

## **Vacant Property Update as of June 29**

The properties listed below are a summary of the actions taken by State Representative John Taylor, with the help of the community, to address blighted properties throughout the district. Please note that all property owners must be afforded due process. Accordingly, the real property must fail two (2) inspections before the City of Philadelphia takes the owner to Court. Due to legislation passed by Representative Taylor (Act 90), the City can now go after an owner's personal property to collect fines and penalties for violations of the Philadelphia Property Maintenance Code. Should you wish to report a blighted, vacant residence in your neighborhood, please contact Marc Collazzo, District Office Manager to Representative John Taylor, at 215-744-2600. Mr. Collazzo goes to the property and takes pictures of its current condition before providing the complaint to the City of Philadelphia, the property owner and/or the appropriate agency. Should you wish to track the progress of any property turned into Philly 311, please go to [www.phila.gov](http://www.phila.gov), then click on "Philly 311" and type in the ticket number. To obtain a complete License and Inspections history for an individual property, go to [www.phila.gov/li](http://www.phila.gov/li), then type in the address under "Property History." For information regarding a case that involves court processing, please contact the Code Violation Resolution Unit at 215-686-1442.

**2307 East Clearfield Street:** Ticket Nos. 2134707 and 2612854. The vacant property was reported to have missing windows and inadequate door coverage. The exterior of the premises was in disrepair. On February 9, 2012, Inspector Curran of the City of Philadelphia conducted a pre-Court inspection. The property "passed" and the case closed. As confirmed by Indira Scott, Chief of Staff for former L&I Commissioner, Fran Burns, the owner(s) have a valid work permit to repair the rear house wall (Permit No. 310022), and Marc Concrete and Construction was doing rehabilitative work on the premises. There is still an open violation for a fractured wall (L&I Service No. 165123), as of February 15, 2013. As of September 21, 2012, the renovations have been completed and the parcel is now in compliance. Taylor will continue to monitor progress. As of November 5, 2012, Taylor had not received any new complaints regarding this real property. However, on November 9, 2012, Taylor sent an updated request for service to Philly 311 as the front, upper windows had been removed and the front door had been forced open to allow ingress/egress. In addition, Taylor forwarded correspondence to the property owners, Haxhi and Lirie Kupa, 3080 Aramingo Avenue, Philadelphia, PA 19134, to demand immediate action to secure this parcel. The new investigation is pending, however, as a result of Taylor's intervention, the owners padlocked the door. In fact, the owner has an active alteration permit, updated on March 26, 2012, for repair of the rear house wall. The permit no. 310022, and the contractor Marc Concrete & CTI, 4535 North 13<sup>th</sup> Street, Philadelphia, PA 19140. In addition, on February 1, 2013, Marianne C. Baker, Baker Architects, 3204 Belgreen Road, Philadelphia, PA 19154, obtained an alteration permit (No. 447754) for contractor, Qazim Kupa, 4 Cove Street, Hainesport, NJ 08036, to repair the front wall. On July 13, 2014, the Housing Code Enforcement Unit issued a violation for the utilizing the property for a new use (duplex) without the proper permits (L&I Case No. 442444). On September 15, 2014, the owners, Haxhi and Lirie Kupa, 3080 Aramingo Avenue,

Philadelphia, PA 19134, obtained a housing inspection license, no. 641548, which expires on the last day of February of 2015. On or about October 28, 2014, the owners made all necessary repairs. Accordingly, there are no open violations.

**2620 East Madison Street:** Ticket Nos. 2250238 and 2632039. The vacant property had open doors and windows in violation of the Philadelphia Property Maintenance Code. The Department of Licenses and Inspections issued initial violations on January 18, 2012. On May 3, 2012, Taylor forwarded a request for a status update to the Department of Licenses and Inspection, and was informed that no further action had been taken, so an inspector would visit the property within thirty (30) days. On May 25, 2012, Taylor requested a status update from L&I. L&I advised Taylor that the Housing Code Enforcement Unit “cleaned and sealed” the property on March 30, 2012, and a subsequent inspection revealed no openings (L&I Service No. 312768). Taylor and his staff will continue to monitor this parcel. On November 15, 2012, Taylor sent in a new request for service due to resident complaints of the rear yard being covered in refuse and debris. The Housing Code Enforcement Unit sent this property to Court for violations listed as “license-Res SFD/2FD” and “Co Detector Needed” (L&I Service No. 190513). This parcel was cleaned and sealed on or about October 24, 2014. On February 27, 2015, the property owner informed Taylor that he removed the front entry plywood with orange sign, installed two (2) new padlocks with a lockbox.

**2135 East Clearfield Street:** Ticket Nos. 314232 and 2270017. The vacant real property had open windows and doors, as well as the exterior siding falling off of the structure. The City of Philadelphia has two (2) open cases and on March 20, 2012, the City of Philadelphia confirmed that the Department of Licenses and Inspections issued violations against the owner. In fact, the case for ticket no. 314232 was sent to Municipal Court on April 10, 2012, and is still listed in Pre-Court status. On May 3, 2012, Taylor forwarded a request for a status update from the Department of Licenses and Inspections, and on May 8, 2012, Taylor spoke with Inspector indicated that he would return to the subject property to determine the owner’s compliance. The inspector indicated that he is working with the owner(s) to remediate the existing violations. On June 7, 2012, Taylor again requested a status of compliance for the two (2) open cases and is awaiting a response from L&I. On June 8, 2012, Taylor was informed that the case under ticket no. 2270017 is still pending and, in fact, Inspector Guglielmo inspected the property on June 7, 2012 and that the Clean and Seal Unit abated the property. In regard to the collapsed rear, L&I will refer to the Emergency Unit. On July 26, 2012, Taylor contacted L&I for a Court status, and he was informed that L&I issued a violation for the rear wall (ticket no. 335084) on June 23, 2012, and the re-inspection was scheduled for July 24, 2012. On August 9, 2012, Taylor forwarded a status request to L&I. On August 14, 2012 Taylor learned that Inspector Curran cited the parcel for the partial collapse of a wall and a tree growing out of the foundation of the rear breezeway (335084). In addition, the Housing Code Enforcement Unit cleaned and sealed the property due to the owner failing to secure the vacant parcel (L&I service Nos. 314230). Finally, there were prior violations attached to the property including two (2) for vacant property and one for failure to register this real property as vacant. L&I referred this matter to court for failure to obtain a license for a vacant, residential building. (L&I Service No. 314232). L&I informed

Taylor that the owner is now in compliance with service number 314232 and has a vacant property license. The violation under service number 335084 is still listed as “not complied”, and was sent to Court on December 23, 2013..

**3625-29 Tulip Street:** Ticket No. 2183216. Complaint made to Philly 311 on or about March 26, 2012, due to the broken windows on the subject property. In addition, the siding is breaking off the exterior of the structure. An Inspector from the Department of Licenses and Inspections inspected the complaint on March 30, 2012. The case was closed after owner made necessary repairs.

**3184 Belgrade Street:** Ticket Nos. 2138369, 2220775 and 3432599. On February 27, 2012, the initial complaint was submitted to Maura Kennedy of the Department of Licenses and Inspections. The owner of the subject property was incarcerated and the property vacant. However, the back door was open to ingress/egress, there was no active gas or water, and the property had become infested with vermin. On March 2, 2012, an Inspector issued violations for the aforementioned conditions and there will be a re-inspection on or about April 25, 2012, to determine whether the property is subject to a “clean and seal.” On May 3, 2012, Taylor sent a request for a status update to Inspector Curran, and the inspector confirmed that violations were written on May 1, 2012 for case number 2220775 (vacant property and bulging front wall), with a compliance date of June 3, 2012. The matter has not yet been scheduled for any Court action by the City of Philadelphia due to the owner’s incarceration. However, Inspector Curran confirmed that the doors and windows had been properly secured. As of May 2, 2012, the Contractual Services Unit of L&I has active cases against this property for a bulging front wall, an unsafe/unsecured vacant property, and failing to register a vacant property, respectively (L&I Service Nos. 326320 and 318302). All violations are still listed as “not complied”. On March 13, 2013, Taylor sent up a follow up request to Philly 311 and L&I to request demolition as it is inherently unsafe. On March 25, 2013, Taylor sent a follow-up for assistance to Michael Manner of L&I, Inspector Michael Curran and Officer Tina Willis of the 24<sup>th</sup> Police District, respectively. Currently, the subject parcel remains on the City of Philadelphia’s demolition list. On June 18, 2013, Taylor forwarded an inquiry to Otis Haigler of L&I, and is awaiting a status report. On June 21, 2013, Mr. Haigler contacted Taylor, who indicated that the next inspection had been scheduled for August 24, 2013, but due to Taylor’s intervention, said inspection was moved up to the week of June 24, 2013. On July 8, 2013, Otis Haigler of L&I confirmed that the property was inspected on June 26, 2013, and the property was given the classification of “unsafe” under Section PM-307 of the Philadelphia Property Maintenance Code. Mr. Haigler informed Taylor that there were no demolition plans at this time, and that L&I will pursue additional enforcement actions through the Courts as required by law to compel the owner to repair the property or face substantial fines and penalties that the Judge may impose. Finally, Mr. Haigler stated that L&I will continue to monitor to the property to see if conditions change to warrant a reclassification to “Imminently Dangerous” as defined by Section PM-308. On November 20, 2013, a local resident informed Taylor that part of the house fell, so L&I put it in for a clean and seal. On November 21, 2013, L&I placed barricades around the real property. On November 9, 2013, the Contractual Services Unit sent

violation no. 3266320 to Court. On February 7, 2014, the property owners brought the violations under case no. 326320 into compliance. The violation under case no. 318302 is still pending in Court. On March 7, 2014, the Housing Code Enforcement Unit issued a violation for failing to have a license for a vacant residential building (L&I Case No. 421272). Case No. 421272 was also sent to Court on June 24, 2014. On July 26, 2014, the Contractual Service Unit issued violations for missing bricks and a bulging front wall (L&I Case No. 444856). On September 5, 2014, the Contractual Services Unit issued violations for an unsafe property, which included front wall issues, as well as having open windows and doors (L&I Case No. 451130). On September 9, 2014, Rebecca Swanson of L&I informed Taylor that the matter has been forwarded to the Clean and Seal Unit for sealing. The parcel was cleaned and sealed. Scioli Turco has agreed to file a petition with the Court of Common Pleas of Philadelphia County to appointed Conservator of the subject real estate under Act 135. On April 26, 2015, L&I posted a notice of demolition of the property within thirty (30) days. On or about May 26, 2015, Robert Beatty contacted Taylor and provided a copy of a Deed confirming that he purchased the subject property. Mr. Beatty confirmed that he would work with Taylor to remediate and abate the parcel. On July 23, 2015, Mr. Beatty informed Taylor that his structural engineer was at the parcel and would commence work to enforce and rehabilitate the real property commencing on July 27, 2015. The project should take 6-8 weeks. On or about, October 23, 2015, L&I found the new owner brought all open violations into compliance.

**5101 Ditman Street:** This vacant, corner property posed a danger to pedestrians as the side wall of the front porch, which was made of brick, was collapsing onto the sidewalk. In addition, the front porch was covered in trash and at least two (2) windows were broken on the second floor. On February 16, 2012, an Inspector from the City of Philadelphia inspected the premises and referred this parcel to the Housing Unit. On February 29, 2012, the Community Life Improvement Unit of the Department of Licenses and Inspections abated the property (L&I Service No. 315017). On January 12, 2017, Taylor had to again contact L&I and CLIP as the property was open to ingress/egress; there was trash and debris surrounding the exterior of the property; and the exterior fencing was falling down.

**2017 Pratt Street:** A constituent reported people had compromised doors and windows that had been secured by Chase Home Finance, who had foreclosed on this vacant property. Taylor spoke with the High Risk Violations Department and worked with them to re-seal the premises.

**1634 East Hewson Street:** Ticket No. 2148149. Vacant, corner property with unsecured doors and windows. Bricks starting to come loose at the rear of the structure. The complaint was initiated to Philly 311 on March 5, 2012, and on March 13, 2012, the City was found to be in compliance with the Philadelphia Property Maintenance Code. On September 5, 2013, the Housing Code Enforcement Unit issued a violation for failing to have a license for a vacant residential property (L&I Case No. 400745).

**4773 Garden Street:** Ticket No. 2140838. Taylor responded to complaints from adjacent neighbors regarding large trees in the backyard damaging the rear structure of the premises. The owner/resident passed away on February 14, 2012. An Inspector from the Department of Licenses and Inspections visited the property and issued violations on March 9, 2012, with a re-inspection on or about April 5, 2012. Taylor forwarded correspondence to the property owner's heir alerting her to the aforementioned issues. The property failed re-inspection on April 9, 2012 and the matter will be referred to Court. However, the heir is currently working with the City of Philadelphia to correct the violations, as well as attempting to sell the premises. On June 7, 2012, Taylor contacted Inspector Keenan (215-685-0535), who indicated that he is working with the heirs of the deceased property owner to bring the premises into compliance with the Philadelphia Property Maintenance Code. On August 1, 2012, Taylor followed up with Inspector Keenan to address the overgrown trees in the rear yard. The guardian complied with the previously issued standard vacant property violation against this parcel (318128), and the matter was closed.

**4766 Richmond Street:** Ticket Nos. 2942515, 3017208, 3576943 and 09239397. Several neighbors reported this property to Taylor. The entire side of the structure is separating from the house. In addition, the wood on the awning above the porch, as well as surrounding the windows, is rotted. In addition, the neighbors have complained of a foul odor emanating from the premises. A complaint was made to the Department of Licenses and Inspections on or about February 29, 2012. This is an open case for the City with several active violations against the owner(s). The property is due for re-inspection on May 2, 2012. The property failed re-inspection, and, as a result, the matter will be sent to Court. However, on Monday, May 7, 2012, Taylor and Marc Collazzo observed the side addition to the property collapsed! Taylor promptly contacted L&I Commissioner, Fran Burns, who confirmed that she would send Inspector Curran immediately out to the premises. As a result of said emergency inspection, L&I obtained a Court Order to demolish and clear the "side shed". On May 18, 2012, Indira Scott of L&I advised Taylor that the original order only required the clearing of the front portion of the shed. As a result, the L&I Inspector would obtain an amended order to demolish the entire side shed. On May 18, 2012, the owners obtained an alteration permit, no. 405995, for the demolition of the existing side porch and repair of the front porch. Although the side shed was cleaned out, the owner failed to remove or repair it. However, the Contractual Services Unit sent this property to Court for open violations for a deteriorated side bearing wall and side enclosed porch, as well as a deteriorated roof on the front and side porches (L&I Service No. 163337). As of July 3, 2013, the matter has not yet been decided by the Court. Moreover, L&I had open violations for a collapsed wall (side sun front porch and side walls), and roof (side sun porch) (L&I Service No. 326968). This violation was sent to Court on June 7, 2013. It is important to note that the City of Philadelphia holds real estate tax liens in the amount of \$22,678.81 and on September 20, 2012, Taylor was informed that the city was preparing to sell this parcel by way of Sheriff's Sale. On November 5, 2012, Taylor was advised that the City Law Department was processing this property. The property has not yet been sold. On January 10, 2013, Taylor contacted the Fairmount Park Tree Commission to alert them to an overgrown, unstable tree. The Commission confirmed that pursuant to Taylor's

original call in October of 2012, it was inspected and is on the City's list to cut/trim. On June 5, 2013, Taylor forwarded a request to Philly 311 and Thomas Conway of CLIP for debris and high grass/weeds in the rear yard (Ticket No. 2942515). On July 8, 2013, Taylor notified Joanne Dahme of PWD that residents are stealing water from 4764 Richmond Street. On July 17, 2013, L&I confirmed that they would be out to re-inspect the property within 5 business days due to its instability and falling bricks (Ticket No. 3017208). On July 18, 2013, Joanne Dahme, of the Philadelphia Water Department, stated that she was awaiting the response if the Water Revenue Department investigation regarding allegations of the occupants living in the premises with the water shut off and "stealing" the neighbor's water. On July 17, 2013, L&I issued a notice to the owner of demolition of the side shed and the front porch and the Contractual Services Unit forwarded this matter for prosecution in the Court of Common Pleas (Equity) Court. On July 27, 2013, Otis Barlow investigated the water complaint and found that there were no connections or tampering of service between 4764 and 4766 Richmond Street. The owner if the subject parcel is on the Water Revenue Assistance Program (WRAP), which is a low income budget plan. On September 5, 2013, Office Michael Wheeler of the 15<sup>th</sup> Police District spoke to Norman Mason of L&I, who confirmed that a Court Order to demolish the side shed and porch was filed in the Court and L&I is awaiting a response. On October 3, 2013, Norman Mason of L&I informed Taylor that he is still awaiting a court date to obtain the proper order to demolish the porch and side shed. On October 16, 2013, the front porch and side shed were demolished. On June 9, 2014, Taylor sent a request for assistant to Philly 311 as the rear porch and awning were unstable and on the verge of collapse sure to rotting wood. In addition, the rear yard is full of high weeds and refuse. Finally, the roof was also unstable, causing leaking into the subject and adjacent properties (ticket No. 3576943). On June 22, 2015, residents contacted Taylor to state that the parcel was now vacant, and that the interior of the property is infested with mold, refuse and debris. Moreover, there was fecal matter coming from the toilets as the owner had been residing in same without any utility service, including electric and water. Taylor immediately contacted Richard Quigley of L&I, as well as Philly 311, to have the property cleaned and sealed (Ticket No. 09239397). On January 21, 2016, Taylor contacted L&I Commissioner, David Perri, as the owner/occupant was residing in the property with no utilities and was putting paper in a heater for heat. Ann Pasquariello of the City of Philadelphia Law Department informed Taylor that L&I inspected the property on January 25, 2016, issued violations, and referred the owner to the appropriate agencies for assistance. L&I instructed the owner/occupant to not place paper near the heater, and installed working fire alarms. Finally, Ms. Pasquariello stated that this property will be placed back on the Sheriff's Sale list. On January 21, 2016, the Housing Code Enforcement Unit issued violations for rubbish and garbage in the living room, second floor front bedroom and the kitchen; electrical and heating hazards (including no gas service); and interior surface issues on the walls and ceiling on the first and second floors (L&I Case No. 517450). As a result, on February 25, 2016, Taylor referred this property to Scioli Turco to file a Conservatorship petition in the Court of Common Pleas of Philadelphia County. The City Law Department confirmed that the property is going up for Sheriff's Sale on March 16, 2016, due to unpaid real estate tax liens. The property was sold at Sheriff's Sale on April 20, 2016. Extensive renovations have been completed!

**3477 Weikel Street:** Ticket No. 2143445. The owner of this parcel is incarcerated and the property has been inhabited by “squatters”. The premises was covered in trash and debris and is now infested with vermin. The original inspection on March 12, 2012, was reported to be “unfounded.” However, Representative Taylor’s office spoke with the Inspector and, as a result, the City of Philadelphia re-opened the case and there will be a re-inspection the week of March 26, 2012. Re-inspection completed and no violations were issued. However, on or about May 27, 2007, the Housing Code Enforcement Unit sent this property to Court for “license-res SFD/2FD”; exterior steps repair; “SSD-REQD Exist Group R”; failure to maintain the windows and ceiling in the living room; “Int S-Walls Repair/Maint Sani” and “Elec-Outlet Min-Res” in the bathroom; failure to repair the roof; failure to weatherproof the front door; failure to repair/replace the window in the front bathroom; and failure to cover a defective electric plate (L&I Service No. 103245). Said violations are still listed as “not complied”.

**2634 East Thompson Street:** Ticket Nos. 3009752 and 3640356. This is a property formerly owned by Landvest LLC (Coyle property), and, on August 20, 2013, the City of Philadelphia sold this parcel to GNE Properties II, Inc., 9539 Bustleton Avenue, Philadelphia, PA 19115. The assessed value of the subject property is \$77,300.00. Due to problems with the roof and walls, the property owner in 2632 East Thompson Street suffered severe water damage in her home. Mr. Toppin ignored all calls from Taylor to attempt to address and correct this situation. As a result, a complaint was made to the City of Philadelphia and L&I issued initial violations on January 9, 2012. The property was re-inspected on or about March 29, 2012. The owner/guardian was not compliant, so Inspector Jones (215-685-1510) indicated that the matter would be brought to Court. The matter is still in Pre-Trial status. At the recommendation of Philly 311, on June 19, 2012, Taylor contacted Inspector Salter and Inspector Jones (215-685-1510). On July 6, 2012, Maura Kennedy of L&I advised Taylor that since this property is owned by Landvest/Robert Coyle, and therefore part of an underlying Federal Court prosecution, the City cannot take this parcel to Court until such time as the Federal Court allows. However, Ms. Kennedy confirmed that the City of Philadelphia will take any and all necessary steps to abate the property until the completion of the Federal Court litigation, which begins on October 1, 2012. The pending violations are failure to maintain the exterior chimney/tower; failure to repair the roof; and failing to have a proper vacant property license (235100). In addition, the property owner has three violations from the Housing Code Enforcement Unit for failure to register a vacant property, in addition to violations of the “doors and windows” ordinance of the City of Philadelphia (312051 and 144610). On August 14, 2012, Thomas Conway, Deputy Managing Director, Mayor’s Office of Neighborhood Services (CLIP), advised Taylor that “L&I has a case on this property already and it is in pre-court status for being vacant.” (Failing to properly replace 80% of the open windows and doors, as well as failure to license this vacant parcel). On October 1, 2012, Robert Coyle pleaded guilty in Federal Court, with sentencing to occur on January 4, 2013. The City of Philadelphia is planning to see Coyle and Landvest properties at Sheriff’s Sale. On October 15, 2012, Maura Kennedy of L&I advised Taylor that the City is negotiating to ensure that there is a proper person/entity to be held responsible for bringing these properties into compliance with the

Philadelphia Property Maintenance Code. On October 26, 2012, Taylor had the weeds removed from the rear of the property. On February 13, 2013, Maura Kennedy of L&I informed Taylor that this property is included in a group of Landvest properties that the City Law Department was negotiating a tax lien/property maintenance deal with the new ownership consortium out of the state of Florida. On February 14, 2013 and February 28, 2013, Taylor sent a status request to James Zwolak, Esquire, of the City of Philadelphia Law Department, and is awaiting a report. However, the Housing Code Enforcement Unit sent all violations under L&I Service request 312051 to Court. The matter is in "Pre-Court" processing. On July 10, 2013, the neighbor at 2632 East Thompson Street complained of a water leaking into her home from the subject parcel. Taylor notified Debra McCarty and Joanne Dahme of the Philadelphia Water Department, as well as Commissioner Carlton Williams of L&I to demand that this property be cleaned and sealed (Ticket No. 3009752). Finally, James Zwolak, Esquire confirmed that he would file the appropriate pleadings during the week of July 15, 2013, to compel a real estate tax sale of this parcel. On July 17, 2013, an L&I inspector appeared at the property and indicated that he would issue new violations for the defective roof. The inspector could not gain access to the interior of the property. However, Stephen Gallagher of L&I informed Taylor on July 18, 2013, that he issued an unsafe case violation for the roof and an unsafe vacant/open property. As the owner is incarcerated in Federal Prison, Taylor asked L&I Commissioner Carlton Williams to expedite this matter as the owner cannot remediate the blighted conditions due to his prison sentence. However, on July 17, 2013, the City Law department filed a Petition for a Tax Sale of this parcel. On July 17, 2013, The Contractual Services Unit issued violations for the property having a deteriorating main roof, as well as for being unsafe (L&I Case No. 392105). These violations are still listed as "not complied." The United States Attorney indicated that this property would not be subject to forfeiture, so Scioli Turco is investigating the filing of a Petition for Conservatorship under Act 135. On September 5, 2013, Scioli Turco inspected the property and agreed to immediately file a Petition for Conservatorship under Act 135. On October 23, 2013, James Zwolak, Esquire of the Philadelphia Law Department stated that said Department would not proceed to a Sheriff's sale so that Taylor can proceed with a Petition for Conservatorship under Act 135. The Petition for Conservatorship has been filed in the Court of Common Pleas of Philadelphia County, and Taylor and is awaiting the scheduling of a Court date. Taylor, Scioli Turco and a lien holder of Landvest LLC are working together to perform rehabilitative work to the subject property, as well as damaged neighboring properties, until the Court determines Conservatorship and ownership. On June 3, 2014, Taylor was informed that the lienholder was awaiting approval from the City of Philadelphia on submitted design plans. As it was submitted for expedited review, approval is expected within ten (10) business days. Construction will resume shortly thereafter, and work should be completed within a month of starting. On July 28, 2014, Taylor contacted Philly 311 and Thomas Conway of CLIP, respectively, to abate the high weeds in the rear yard of the parcel (Ticket No. 3640356). Mr. Conway sent an inspector and a crew will return the week of July 28, 2014 to abate. On January 22, 2016, Taylor contacted new L&I Commissioner, David Perri, for urgent assistance due to the collapse of the roof. On July 21, 2016, Scioli Turco entered into a Stipulation with the current property owner, GNE Properties II, stating that the owner would make significant external repairs to the

dwelling within ninety (90) days, and interior work within 180 days. If the owner does not make the agreed repairs, we will bring them back to Court for enforcement. The owner also stipulated that the property was blighted at the time of filing, which will streamline the future appointment of a conservator, if necessary.

**2834 Agate Street:** This vacant property reported to Taylor by Maryann Trombetta of the Port Richmond Town Watch on February 15, 2012. Specifically, a tree was growing into the property and the back wall had been pulled away from the structure. Marc Collazzo went to the property on February 16, 2012, took photographs of the existing conditions, and forwarded a complaint to Fran Burns, Commissioner of Licenses and Inspections. On February 17, 2012, Commissioner Burns informed Marc Collazzo that City was taking bids for demolition. Demolition of the property has been completed!

**4562-64 Milnor Street:** Ticket Nos. 2140228, 317945 and 2258096. On May 19, 2007, Taylor, along with Representatives of the Department of Licenses and Inspections were called to this premises due to the foul odor and infestation with “giant rats”. The property owner was removed by City officials and taken for mental health evaluations. City workers, dressed in hazmat suits, went into the property and left a high amount of rat poison. The plan was for the worker to return, clean out the premises, remove the dead vermin, and seal the property. However, the latter did not occur. Therefore, on February 29, 2012, Taylor notified the Department of Licenses and Inspections of the continued problems with this parcel and, as a result, an Inspector issued new violations on March 1, 2012 and a re-inspection is scheduled for April 19, 2012. As the owner is now in the care of her daughter and son-in-law, Taylor forwarded correspondence to the owner/guardian to correct these issues, as well as notified the City of Philadelphia of the current address of the owner/guardian. Taylor has not heard a response from the owner or guardian. On May 3, 2012, Taylor sent a request for a status update to Inspector Lustick of the Department of Licenses and Inspections and is awaiting a reply. On May 8, 2012, L&I informed Marc Collazzo that CLIP abated the property on April 27, 2012. Also, Marc Collazzo inspected these parcels on May 8, 2012, and photographed several new issues, including, but not limited to, the removal of a side window, a broken board covering a basement window, the crumbling front steps, and a large tree beginning to encroach upon the side, upper structure of the residence. Collazzo immediately forwarded the photographs and new complaints to the Department of Licenses and Inspections. On June 7, 2012, Taylor contacted L&I and was informed that the case is still open and awaiting a third inspection. On June 12, 2012, members of the family of the property owner reached out to Taylor and commenced discussions on how to resolve the current problems associated with the instant parcel. On July 3, 2012, the property owner spoke to Taylor and expressed a desire to bring the property up to code. On July 19, 2012, Taylor spoke with the property owner’s legal guardian, Gero Yerka, who confirmed that he would contact Inspector Lustick to determine the violations against this parcel so that he could bring the property up to Code. Taylor also contacted L&I and, due to the attention given by the family of the property owner, the residence passed the final inspection on July 16, 2012. On July 26, 2012, Gero Yerka, contacted Taylor to confirm that he contacted Inspector Lustick, and would be coming to Philadelphia to inspect and repair the subject property. On July 31, 2012, Marc Collazzo spoke to Mr. Gerka, who

confirmed that he will meet Taylor at the subject property on August 13, 2012, to inspect and see what actions are necessary to bring the property back into productive use. On August 13, 2012, Collazzo met with Mr. Gerka and inspected both the interior and exterior of the property. Mr. Gerka will be performing renovations to bring the parcel up to code, including, but not limited to, the removal of two (2) large trees growing on and into the parcel. Taylor will provide any assistance to help Mr. Gerka complete this work. On September 12, 2012, Thomas Conway of CLIP confirmed that his department has outstanding fines attached to this property in the amount \$7,922.37. It is important to note that the Community Life Improvement Unit twice cleaned and sealed the parcel for high weeds on or about April 2, 2012 and June 21, 2012, respectively (L&I Service Nos. 321913 and 334625). The Housing Code Enforcement Unit still has “not complied” violations for a vacant property (L&I Service No. 317945), as well as for the accumulation of combustible waste; failure to clean/exterminate the side and rear yards; failure to eliminate rodent burrows in the side and rear yards; having an unfit property and failing to clean/maintain the interior of the property (L&I Service No. 110546). On November 21, 2012, the Community Life Improvement Unit issued a CLIP violation, as well as for having to cut high weeds throughout the property (L&I Service No. 360521). On November 15, 2013, the Housing Code Enforcement Unit issued violations for “vacant property standard”, failing to secure a vacant property, failing to have a vacant property license, and for failing to replace the front door and six (6) windows (L&I Case nos. 411032 and 411033), respectively. The violations under 411032 are listed as complied as of December 24, 2013. The violations under 411033 are still open, and were sent to Court. On January 7, 2014, Taylor decided to pursue the filing of a Conservatorship Action under Act 135 with the Bridesburg CDC, and ordered a title report of the parcel. The property has been cleaned and sealed by the City of Philadelphia. Taylor, along with the Bridesburg Community Development Corporation and Scioli Turco, filed a Petition to Appoint a Conservator under Act 135. On July 10, 2014, the Housing Code Enforcement Unit issued violations for failing to have a license for a vacant residential building, as well as for failing to repair the exterior front of the parcel, and for having a hazardous electrical system (L&I Case No. 441803). Case No. 411033 was brought into compliance on or about June 6, 2014. All remaining violations were sent to Court on September 2, 2014. On July 23, 2015, Taylor contacted Richard Quigley of L&I to request that doors and windows on the lower level be secured, as well as to remove a tree that had fallen on the property. On August 4, 2015, the Community Life Improvement Unit issued a CLIP violation, as well as for failing to cut high weeds and overhanging trees encroaching on neighbors properties. (L&I Case No. 495764). On December 14, 2015, the Contractual Services Unit issued violations for an unsafe exterior structure (L&I Case No. 514036). On April 11, 2016, the CLIP violations under case no. 495764 were brought into compliance. On November 7, 2016, Joel Palmer of Scioli Turco confirmed a cash purchase of the subject property from the property owner. The date of settlement is December 8, 2016, and the buyer is a developer who will rehabilitate this two-lot parcel. City liens on the property will be paid in full. On December 7, 2016, the Scioli Turco advised Taylor that rehabilitation, with valid work permits, will begin within thirty (30) days.

**3258 Cedar Street:** Ticket No. 2193610, 2393784 and 2506771. This occupied property was reported to be covered in trash and debris on the front porch and backyard. Animal control had been called to remove several dogs. Moreover, the owners ran a hose for their washer out of the front window. Inspector Grace of the Department of Licenses and Inspections performed three (3) inspections, the last of which was on March 6, 2012. The owner passed inspection, but the adjacent property owner indicated that the problems remained. Taylor spoke with Inspector Grace, who stated that he would gladly re-inspect and to re-submit a Philly 311 complaint if the problems persisted. Taylor resubmitted a new complaint for action to Philly 311 on March 28, 2012. Inspector Grace spoke to the owner on or about April 5, 2012, and, as a result, the owner cleaned up the trash and removed the hose from her front window. However, on July 19, 2012, neighbors complained to Taylor about excessive refuse left on the exterior of the property, which caused an infestation of maggots. Taylor immediately forwarded a complaint to Philly 311 to request immediate service (2393784). The new investigation is pending. On July 24, 2012, a neighbor informed Taylor that the current occupant was moving out as the owner is selling the property. Taylor will make sure that the parcel is in compliance with the Property Maintenance Code. The current investigation, under ticket no. 2393784, is still pending and L&I issued new violations on or about July 23, 2012 for exterior rubbish/garbage, as well as interior trash (L&I Case No. 340289). On August 22, 2012, neighbors informed Taylor that as a result of his intervention, the “knee-high” weeds were cut. However, neighbors later complained that weeds are continuing to grow again, including along the street/curb of the property. The front porch is covered with trash and debris, including, but not limited to, chairs and car mats. The back yard has weeds “growing wild”, plus refuse left in the alley that covers the drain and causes flooding to adjacent properties. Finally, the drain spout on the porch roof is blocked, causing water to stream onto the neighbor’s front porch. Accordingly, on September 17, 2012, Taylor contacted Philly 311 and Thomas Conway of CLIP to obtain their assistance. Accordingly, on September 19, 2012, L&I informed Taylor that it opened a new service request for this property (2506771). On October 12, 2012, the Housing Code Enforcement Unit issued violations for having refuse/rubbish, as well as overgrown weeds/plants, in the front and rear of the property, with trash covering the rear yard porch (L&I Service No. 355240). However, on October 16, 2012, neighbors advised Taylor that the garden was “de-weeded”, the trash was cleared and the rear yard was cleaned. On November 16, 2012, an investor, Philip Menaged, P.O. Box 3781, Philadelphia, PA 19125, purchased the subject property for \$30,000.00. The current real estate taxes of \$1,034.94 are still owed. However, the new owner cleaned out the property and removed the trash. All L&I violations are now listed as “complied”.

**3215 Memphis Street:** Ticket Nos. 2134726 and 2420177. The property had been vacant for over 10 years. The structure falling apart and the wood rotted. As a result of this complaint, property brought up to code. On August 2, 2012, after hearing additional complaints by neighbors, Taylor forwarded a new request for service as a large tree in the rear yard grew into the structure and through the roof. In addition, the back yard is covered in refuse and debris, and an air-conditioning unit in the window of the side wall is about to fall from the window. L&I confirmed the new service request at ticket no. 2420177, and would inspect the property within thirty (30) days. As of August 14, 2012,

L&I has several “not complied” violations against this parcel, including failing to register a vacant property, overgrown weeds and plants and exterior roof repair (L&I Service No. 344102). On September 7, 2012, Taylor sent a request for emergency assistance to Michael Maenner of L&I as an overgrown tree in the rear of the parcel compromised the integrity of adjacent homes, as well as power wires that hang above them. L&I informed Taylor that the site was inspected on August 14, 2012, and four (4) violations were written. The next inspection was scheduled for September 18, 2012. The property failed said inspection, and the third and final inspection is scheduled for October of 2012. As of October 18, 2012, the violations were still open. On October 22, 2012, L&I confirmed that “the date scheduled is 10/22/2012, could be after this date.” On October 22, 2012, the Housing Code Enforcement sent this property to Court for failing to have a license for a vacant residential property, failing to clean weeds/plants in the rear of the property, failing to repair the rear roof, and failing to maintain a vacant property. As of February 27, 2014, the matter is in “Pre-Court” processing. It is important to note that Taylor arranged to have an overgrown tree trimmed that was hanging over an adjacent parcel. On January 31, 2014, District North issued a violation for having an unsecured vacant building (L&I Case No. 417922). On July 3, 2014, Taylor sent a request to L&I to secure the front and rear doors as they were open and subject to ingress/egress. On July 9, 2014, the Housing Code Enforcement Unit issued a violation for failing to secure a vacant property (L&I Case No. 443302). On October 30, 2014, Taylor contacted Scott Mulderig of L&I to determine if the parcel could be placed on the demolition list. On March 18, 2015, Joel Palmer of Scioli Turco confirmed that it will be filing a Petition for Conservatorship with the Common Pleas of Philadelphia County. On September 21, 2015, Scioli Turco presented their Petition for Conservatorship before the Honorable Arnold New of the Court of Common Pleas of Philadelphia County. Judge New granted the petition. On December 30, 2015, Scioli Turco confirmed that it obtained a buyer for the renovated real property.

**2995 Gaul Street:** Ticket No. 2148218. The house has been vacant and long ignored by the owner. On March 9, 2012, the Department of Licenses and Inspections issued violations against the owner. The owner has failed to remedy the existing violations, despite a compliance date of April 27, 2012. On May 15, 2012, Taylor was informed that Inspector Grace issued new violations with a final compliance date of June 4, 2012. On June 7, 2012, Collazzo inspected the premises with neighbors and it appeared that the owner(s) did no renovations to bring the parcel up to Code. On June 14, 2012, Inspector Grace informed Taylor that the property owner will be brought to Court. As of November 30, 2012, the matter is in Pre-Court status, while awaiting a date in Municipal Court. On July 12, 2012, December 28, 2012 and February 15, 2013, L&I informed Taylor that the matter is still in “processing” for Municipal Court for vacant property violations (318904), as well as for open CLIP violations for high weeds and rubbish on the exterior of the property (329173). In addition, the Community Life Improvement Unit has “not complied” violations for CLIP, failure to possess a renter’s license and for having 3 foot high weeds in the front of the property (348707). However, this issue was “cleaned and sealed” on November 1, 2012. All of the above violations were listed as “complied” on May 28, 2013, as a result of the Housing Code Enforcement Unit issuing violations for failing to have a license for a vacant residential building, failing to

maintain/repair the exterior of the parcel, and for having a defective exterior cornice bargeboard (L&I Service No. 382975). This violation was sent to Court on November 25, 2013. On June 20, 2013, the Community Life Improvement Unit issued a CLIP violation notice and a violation for failing to cut the high weeds (L&I Service No. 387145). On July 16, 2013, Thomas Conway of CLIP conformed that the property was sent for abatement and would be cleaned within seven (7) days. On August 5, 2013, CLIP abated the property for high weeds, grass and debris. On November 25, 2013, L&I sent case no. 382975 to Court. On January 13, 2014, Taylor responded to neighborhood complaints and contacted Animal Control due to neighborhood complaints of the premises being infested with raccoons, squirrels, possums, groundhogs and rats, which escape through a large hole in the rear of the property. The rat issue was also reported to Vector Control (215-685-9000). In addition, Taylor contacted Michael Meanner and Otis Haigler of L&I to request immediate demolition due to the large tree growing through the real property. Case no. 382975 is pending in Court. On April 23, 2014, Taylor sent this property to Scioli Turco to file a petition to be appointed a Conservator under Act 135. On June 9, 2014, Taylor was informed that the subject property is listed for Sheriff's sale on June 17, 2014 at 10:00 a.m., at First District Plaza, 3801 Market Street, Philadelphia, PA 19104, due to a tax judgment in the amount of \$18,887.11. On July 15, 2014, neighbors informed Taylor the individuals, on behalf of the new owner, Nick's Real Estate, 1905 East Allegheny Avenue, were at the parcel and cleaning same. On or about, January 8, 2015, the new owner brought any outstanding violations into compliance.

**2368 Orthodox Street:** Ticket No. 2139086. A fire previously damaged the rear of this vacant property, but the owner failed to clean or secure. The parcel was exposed for trespass, and, as a result, the Department of Licenses and Inspections issued violations on March 2, 2012. In addition, the City sealed the property on that date. However, on March 21, 2012, vandals set fire to the subject premises, causing damage to that property, as well as 2364 and 2370 Orthodox Street, respectively. Taylor contacted the City of Philadelphia, who indicated that L&I would go back out to the area after the Fire Marshall releases same. On May 8, 2012, Marc Collazzo spoke with Inspector Curran, who stated that the owner has not responded to requests by the City of Philadelphia, so the matter will be referred to Court to obtain an order for demolition. On June 7, 2012, Taylor contacted Inspector Curran and was informed that the next scheduled inspection for the collapsed rear is June 25, 2012. On June 22, 2012, Inspector Curran informed Taylor that the City will be moving for demolition by the end of the year. Demolition is required as the property has been classified as "imminently dangerous" by the City of Philadelphia, due to "not complied" violations due to fire damaged floor and walls, a wall collapse, a partial collapse of the roof and an unsafe/unsecured vacant property. (L&I Service No. 247770). The Contractual Services Unit also has imminently dangerous violations for fire damage to the floor and ceiling (L&I Service No. 320473), which are still open.. In addition, the Community Life Improvement Unit sent this property to Court for a CLIP violation notice, as well as for high weeds, garbage/rubbish throughout the exterior of the property and failing to keep a vacant property clean (L&I Service No. 244806). On April 23, 2013, the owner, by way of Court intervention, brought all violations into compliance. However, on January 14, 2013, Taylor again contacted L&I as the debris from the fire damaged property began to fall from the structure to the

sidewalk below. Since the property was designated “imminently dangerous”, Taylor requested demolition. On January 15, 2014, Inspector Mark Soltys (215-685-2588) advised that this parcel was recommended for demolition on September 27, 2013, and is awaiting the scheduling of same.

**2619-21 East Allegheny Avenue:** Ticket Nos. 2127724 and 328240. The property, with the expansive rear lot, is filled with trash. The windows and doors are boarded, but neighbors have reported that the wife of the deceased owner has been going back into the property. On March 27, 2012, Inspector Grace of the Department of Licenses and Inspections issued violations against this parcel, including for refuse. Taylor and Marc Collazzo went to the property on April 23, 2012, and took photographs of the wife going into the yard and actually adding to the large accumulation of trash. In addition, MyFoxPhilly ran a story about this situation. As a result, Inspector Grace is scheduled to now return for a re-inspection. Taylor investigating this parcel for a possible Conservatorship action. Moreover, on April 27, 2012, Taylor contacted L&I Commissioner, Fran Burns, to alert her to this alarming situation, and Commissioner Burns stated that she “is on it!” and would make sure that her staff immediately attends to this problem. Inspector Grace re-inspected the property and issued three (3) violations. On June 7, 2012, Taylor contacted Indira Scott of L&I, Chief of Staff for the L&I Commissioner, and was informed the next inspection is scheduled for June 19, 2012. On June 21, 2012, Taylor contacted L&I and was informed the matter was referred to Court on June 19, 2012. The matter is now in Pre-Court status and is awaiting a date in Municipal Court. On August 2, 2012, and again on September 14, 2012, L&I informed Taylor that the matter is still in “processing” for Municipal Court for the immediate violation for rubbish in the exterior garage (275169), as well as for already existing violations against the owner for failure to maintain the parcel, failure to maintain the doors and replace defective windows, requiring insect extermination and failing to clean the parcel (L&I Service Nos. 165632, 321054, 328240, 295852, and 191813). As of May 30, 2013, this matter is still in “Pre-Court” processing. However, on October 25, 2012, L&I received authorization and appeared at the location to remove the refuse/garbage in the rear yard and clean the premises. Moreover, on November 25, 2012, the Community Life Improvement Unit cleaned and sealed the rear garages (L&I Service No. 275169). From February 25, 2013 through February 28, 2013, L&I cleaned out the refuse and debris from inside the premises. It is important to note that the Housing Code Enforcement Unit issued violations against this property on March 13, 2013 for “vacant property standard”, as well as for failing to replace 80% of defective doors and windows (L&I Service No. 372493). These violations are still listed as “not complied”.

**4742 Salmon Street:** This property has been vacant since 1998, with the owner owing \$25,687.68 in delinquent real estate taxes. The Department of Licenses and Inspections previously cleaned and sealed the premises. Taylor spoke with George Baker, Esquire, of the GRB Law Firm, who is responsible for collecting back taxes for the City of Philadelphia. Mr. Baker stated that his firm would be bringing a civil action to compel a Sheriff’s Sale and, on March 28, 2012, Mr. Baker filed the pleading to compel the sale. The Court issued an April 3, 2012 Order, which was placed on the front door, indicating

that anyone who opposed a Sheriff's Sale had twenty (20) days to respond. No one filed a response with the Court and, as a result, the property will be sold at Sheriff's Sale. The Contractual Services Unit still has an open violation for a "wall/loose/missing bricks" in the rear of the property (L&I Service 268839). In addition, on November 21, 2012, the Contractual Services Unit issued violations for having an unsafe vacant property, having loose bricks in the rear wall and having a "fractured" rear wall (L&I Service No. 360434). Finally, on November 21, 2012, the Community Life Improvement Unit issued violations for CLIP and high weeds (L&I Service No. 360508), which was resolved on December 28, 2012. The remaining violations are still listed as "not complied", and, as a result, were sent to Court on or about September 9, 2013. However, the violations were brought into compliance on or about December 20, 2013.

**4430 Leiper Street:** Ticket No. 2162127. Request for a clean-up of a vacant lot. The City of Philadelphia completed this request.

**1207-13 Arrott Street:** Ticket Nos. 2167757, 3039017, 3583368 and 3657464. Taylor reported this vacant apartment building to Philly 311 on March 15, 2012. The structure was compromised, several windows were smashed, trash and debris were strewn about the front and back and vermin had infested the premises. An inspector from Licenses and Inspections issued initial violations on or about March 23, 2012 and a compliance date of May 11, 2012 was given. On May 17, 2012, Collazzo spoke with Inspector Thomas of L&I, who confirmed that the lower level had been sealed. However, the Clean and Seal Unit will keep the case open to monitor the situation. On July 11, 2012, as a result of a resident complaint about a dead tree in danger of collapse, Taylor immediately forwarded a request to the Fairmount Park Commission, as well as to CLIP, for removal or remediation. L&I still has open violations against the owner for a vacant property infraction (320817), and sent the property to Court for failing to register a vacant property (184544). On July 30, 2013, Taylor and Police Officer Michael Wheeler forwarded requests to Philly 311 to clean and seal the property as it has been compromised by vandals (Ticket No. 3039017). On August 23, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as for failing to remove the trash on the side of the property and cutting the high weeds throughout the parcel (L&I Case No. 399190). In addition, on August 23, 2013, the Housing Code Enforcement Unit issued violations for failing to have a vacant property license, "vacant property standard", and for failing to replace defective doors and windows (L&I Case No. 399114). Case no. 399190 was brought into compliance on January 10, 2014. Taylor has sent this property to Scioli Turco for the filing of a Conservatorship petition under Act 135. On March 27, 2014, Taylor contacted Thomas Conway of CLIP as the owner the real properties located at 1205 and 1217 Arrott Street had been dumping trash on the subject parcel. Mr. Conway stated that CLIP would remove the trash on April 3, 2014, and said trash was removed on that date. On May 5, 2014, Taylor again called L&I and CLIP to remove garbage, debris and four (4) mattresses left on the side and front of the property. On or about May 3, 2014, L&I sent all open violations to Court. On June 13, 2014, Taylor forwarded requests for assistance to Philly 311 and Thomas Conway of CLIP due to the dumping/accumulation of refuse, tires and mattresses on the front, sides and rear of the property (Ticket No. 3583368). The property was abated on

July 13, 2014. On August 1, 2014, the Community Life Improvement Unit issued a CLIP Violation Notice, as well as violations for unsecured glass windows and for failure to replace/replace the front door (L&I Case No. 446004). Due to two (2) fires occurring at this parcel, the most recent of which was on December 7, 2014, Scott Mulderig of L&I informed Taylor that this damaged real property will be put up for bid for demolition. On or about December 15, 2014, L&I demolished the subject property. CLIP abated the lot on July 30, 2015.

**2652-54 East Birch Street:** These vacant homes are owned by the same owners. Both premises are in disrepair, with all wood rotted, windows smashed, and the board that covered 2654 had a 3-5 inch opening at the top. In fact, the owner(s) ripped down previous violation notices. On April 30, 2012, the owner of the parcels contacted Taylor to indicate that he will make the required repairs, including the installation of new front windows. The matter has still been referred for Court and will be placed on the June or July hearing list. On June 22, 2012, L&I informed Taylor that Court processing was now complete, and the Department is waiting for final approval from the Municipal Court judge to enter the properties for the purposes of Clean and Seal. On July 26, 2012, Taylor contacted L&I, who confirmed that L&I obtained Court approval to enter the premises on June 22, 2012, and the inspector found the property in compliance on June 29, 2012 (no rear access). The owner received violations from L&I for failure to have a vacant property license and failing to replace faulty windows (310392); the property was in need of structural repair, and expiration of work permit (100958); and a vacant property citation (53723). All violations are now listed as “complied”.

**1013 Orthodox Street:** Ticket Nos. 2166982 and 2506958. Vacant lot behind Northwood Academy Charter School that was filled with trash and debris. A danger to the students. The City will clean up this parcel within ninety (90) days from the date of the complaint (March 15, 2012). On March 30, 2012, Inspector Brinkley made an “unfounded” decision. Taylor spoke with the inspector, who stated that there was not enough trash or overgrown weeds to justify a crew going to the location. However, he assured Taylor that he would re-inspect should the condition worsen as the weather improves. As of August 9, 2012, Taylor had not received any new complaints regarding this lot. On September 18, 2012, Taylor sent an updated request for service to Philly 311 and Streets’ Commissioner, Clarena Tolson, to repair the holes and depressions along 1100 Orthodox Street. On October 2, 2012, the Streets Department informed Taylor that the subject work was completed.

**Knights of Pythias, Greenwood Cemetery, 930 Adams Avenue:** Ticket Nos. 2168654 and 2940095. Cancer Center of America controls this property and it failed to complete lot clean-up, which affected the homes on 4600 Castor Avenue. Taylor contacted Philly 311, the Director of Greenwood Cemetery and the Cancer Center, respectively, to alert them of the neighborhood concerns. On March 19, 2012, the City of Philadelphia referred this problem to its Exterior Maintenance Department due to noncompliance. Re-inspection is scheduled for April 30, 2012. However, as a result of Taylor’s actions, the Directors of the Cemetery organized a community clean-up of the grounds on April 14, 2012. The City set a new compliance date for May 28, 2012. On June 8, 2012, Taylor

was informed that this parcel passed inspection on May 30, 2012. However, on July 12, 2012, a representative from Greenwood Cemetery contacted Collazzo due to L&I placing a cease-work order on the premises regarding repair work being done on the graves and headstones. The property is listed with the Historical Commission of Philadelphia. Collazzo, after conferring with Dr. Jon Farnham of the Historical Commission, informed the Greenwood Cemetery property manager that since this property is designated as a historical landmark, the cemetery must obtain a permit from the City of Philadelphia to perform any repair or renovation work on the parcel. On April 27, 2013, the Cemetery owners organized a community clean-up for the instant parcel. On June 4, 2013, neighbors complained that debris still remained and that vermin had infested the area. Taylor immediately forwarded requests for assistance to Philly 311 and Vector Rodent Control (215-685-9000). The new 311 ticket number is 2940095, and on June 7, 2013, the Code enforcement Unit (C&I Fire), issued new violations for failure to clean/exterminate the area, as well as “combustible remove grass/weeds and failing to respond to a C&I message (L&I Service No. 384380). On July 19, 2013, L&I confirmed that the violations are listed at “complied”.

**4326 Potter Street:** Ticket No. 2179401. This property is an example of both blight and “bad neighbor.” The front windows of the property are broken, and trash covers the parcel, including a mattress in the backyard. In addition, there are often 15-20 people going into and out of the property at all hours. On March 21, 2012, Taylor contacted Philly 311 and the 24<sup>th</sup> Police District, respectively. On March 23, 2012, the City of Philadelphia confirmed that this property is subject to an “open case” and violations had been issued. On October 9, 2012, the owner(s) removed the rubbish/garbage from the front lawn and patio, as well as the rear of the parcel. In addition, the Housing Code Enforcement Unit found that the weeds/plants were removed from the front of the property (L&I Service No. 344015). There are, however, “not complied” violations from CLIP, garbage and high weeds in the rear of the parcel, and having two (2) unregistered vehicles in the rear of the parcel (L&I Service No. 246505). On October 8, 2013, the Housing Code enforcement Unit issued a violation against the owner for failing to clean weeds/plants in the rear of the property (L&I Case. No. 406360). The owner brought this violation into compliance on November 13, 2013.

**2538 East Westmoreland Street:** Ticket No. 2186281. This is another example of both blight and a “bad neighbor”. Specifically, the owner of a residential property was renting units of this property despite allegedly not having a license to do so. Moreover, Taylor received reports of illegal drug activity at this premises and, as result, registered complaints with both Philly 311 and the 24<sup>th</sup> Police District, respectively. On April 17, 2012, the owner contacted Taylor to indicate that tenant of one of the lower units has moved out, and he has initiated eviction proceedings against the tenants of the other two (2) units in Philadelphia County. Taylor will continue to monitor the situation. However, no new complaints have been forwarded to Taylor. The owner’s housing inspection license, number 522761, is valid and will not expire until the last day of February, 2014. It is in the name of Robert Zagorski, 3168 Aramingo Avenue, Philadelphia, PA 19134.

**3019 Weikel Street:** Several neighbors complained about the conduct exhibit by a public housing tenant, her minor children, as well as a large group of aggressive teens who congregate at the premises at all hours of the night. Moreover, those causing the constant disturbances at this property grew violent when asked by local residents to cease this behavior. As a result, Taylor contacted the 24<sup>th</sup> Police District, as well as the Philadelphia Housing Authority Police, respectively. After a thorough investigation by Housing Officer Cooke, the Philadelphia Housing Authority is pursuing further action against the tenant for violation of her lease and to compel her eviction. PHA has advised Taylor that said tenant is being evicted for violation of the terms and conditions of her lease. On July 2, 2012, the problem tenant moved from the property.

**3307 Livingston Street:** Ticket No. 2200289. On April 4, 2012, Taylor made a complaint to the Department of Licenses and Inspections, as well as the 24<sup>th</sup> Police District, in regard to this longstanding vacant property. Specifically, the property was covered in graffiti, and the backyard was full of debris and broken, concrete blocks. The rear and front windows were not properly secured. Moreover, the exterior of the property, in both the front and rear, was starting to chip and fall away from the structure. Since there was no fencing around the property, this parcel became a “hang out” for local teens. In addition, Taylor sent the owner(s) correspondence to demand that the aforementioned conditions be timely remedied. The City took prompt action and on April 5, 2012, L&I issued several violations of the Philadelphia Property Maintenance Code against the owner(s). As a result of Taylor’s intervention, the owners have made repairs to the premises, as well as placed this parcel up for sale. In addition, on May 10, 2012, L&I confirmed that the property owner(s) brought this parcel into compliance with the Philadelphia Property Maintenance Code. L&I had “not complied” violations against this parcel for having a vacant property and failing to register a vacant property (L&I Services No. 247470). However, on or about April 26, 2013, the owner brought all open violations into compliance. The owner renewed vacant property license, number 525161, which does not expire until last day of February, 2014. The contact information for said license is James Shaskas, III, 1965 Colonial Drive, Croydon, PA 19021. As this property still remains a focal point for the congregation of unruly teens, Taylor again reported this matter to the 24<sup>th</sup> Police District. Officer Tina Willis confirmed that she would personally investigate the property. It must be noted that owner was denied a zoning permit for the erection of a two story rear addition and second story front addition to an existing detached single family dwelling. The size and location as shown on submitted plan. The matter had been scheduled for August 13, 2013, but was continued without a new hearing date. On October 3, 2013, the Community Life Improvement Unit issued a CLIP violations notice, as well as a violation for failing to cut high weeds (L&I Case No. 405493). This violation was brought into compliance on October 23, 2013. On October 23, 2013, the Zoning Board of Appeals approved permit no. 475357 for the erection of a two-story rear addition and a second story front addition to an existing detached single family dwelling.

**3173 Tulip Street:** On April 3, 2012, Taylor reported the instant property to the Department of Licenses and Inspections since the parcel, which was owned by Wells Fargo Bank, had broken windows and open front and rear doors. As a result, the

premises became a breeding ground for vermin. The Department advised Taylor on April 4, 2012, that it re-opened their case for this property and “cleaned and sealed” the property. As of January 9, 2014, L&I had open violations against this parcel for a vacant property and failing to register a vacant property as the first floor rear of the property was open (L&I Service No. 290324).

**4830 Rutland Street:** Ticket No. 2211627. This is a vacant, commercial garage, which was previously decimated by fire. It is owned by Michael J. Bednarek, 2600 Orthodox Street, Philadelphia, PA 19137. Specifically, the exterior side walls were destroyed, as well as a significant portion of the rear wall. The front of the garage was still standing, but the boards placed to cover it were cracked, broken and falling away. The garage, which is adjacent to a playground, posed a significant danger to the community. Accordingly, on April 12, 2012, Taylor made a complaint to the City of Philadelphia, as well as forwarded correspondence to the owner of the property to instruct him to remedy this dangerous situation. On April 12, 2012, an inspector visited the premises and issued violations against the owner. On April 30, 2012, Taylor discovered that the parcel was sold at Sheriff’s Sale on April 26, 2012, by Schaq, LLC, and promptly notified Inspector Raudenbush of the City of Philadelphia. As a result of the new property ownership, Inspector Raudenbush issued new violations on May 1, 2012, with a compliance/re-inspection date of June 18, 2012. Taylor is moving for immediate demolition due to the parcel’s structural danger. On June 21, 2012, Taylor contacted L&I and is awaiting a status report. On June 26, 2012, Inspector Raudenbush confirmed that he would return for a final inspection the week of June 26. In addition, Taylor left a voicemail with Inspector Michael Curran (215-686-2480) of the Emergency Services Unit to determine what actions are being taken to abate the property. On June 28, 2012, Inspector Curran informed Taylor that as of June 25, 2012, the new property owner had not responded to the existing violations. Accordingly, the property will be brought to Court with a request for demolition. As of August 15, 2012, the instant property is on the City’s list for demolition due to outstanding violations for a partially collapsed wall, fire damage, failing to secure an unsafe vacant building, and a roof collapse (233538). In addition, on August 8, 2012, the C&I Fire Unit sent this parcel to Court for failing to have a proper vacant property license, as well as causing the City to clean/exterminate the exterior of the parcel (326314). The matter is “Pre-Court” processing. Taylor has also sent this parcel to Scioli Turco for the filing of a Conservatorship action under Act 135.

**Orthodox Street Repair:** Ticket No. 2211382, 2506958 and 3011953. Due to continued problems with sink holes, depressions and pot holes on Orthodox Street (from Castor Avenue down to Richmond Street), on April 10, 2012, Taylor contacted the Philadelphia Department of Streets’ Commissioner, Clarena Tolson, as well as Philly 311, to demand immediate repairs. To buttress community concerns, Taylor provided the City of Philadelphia with several photographs, including, but not limited to, large sink holes at the intersections of Orthodox Street and Adams Avenue, as well as Orthodox Street and Worth Street, respectively. On April 12, 2012, the Streets Department confirmed that inspectors are studying the subject street to determine repairs. On May 3, 2012, the Streets Department advised that the repair was made on April 30, 2012. Amy Hollister of the Northwood Academy Charter School, informed Taylor that the City

repaired the large sink hole and Orthodox Street and Castor Avenue. On September 18, 2012, Taylor observed large depressions and sink-holes on the 1100 block of Orthodox Street. Accordingly, Taylor forwarded a request for service to Street's Commissioner, Clarena Tolson, as well as Philly 311, for this area. Accordingly, on September 19, 2012, Philly 311 confirmed that it sent a service request to the Streets Department (2506958). The Streets Department will request the Water Department to perform tests on the causes of the cave-ins before attempting to repair the street. Permanent repair is expected to be completed within 45 business days, pending possible utility repair issues. In fact, on October 2, 2012, the Streets Department informed Taylor that the requested repairs were completed. On July 12, 2013, Taylor sent a repair request to Philly 311 and the Streets Department for large pot holes and sink holes from the 800 block of Orthodox Street to the 2200 block of Orthodox Street. The matter was referred to the Streets Department under ticket no. 3011953, and repairs are being made. As of January 8, 2015, the Philadelphia Water Department (PWD) was making repairs to the main water line under Orthodox Street, extending from Northwood to Bridesburg. Upon completion of the repairs, the Philadelphia Streets Department will repave the road.

**2135 East Sergeant Street:** The owner of this property passed away in 2008 and the decay from neglect damaged the attached home at 2137 East Sergeant Street. As a result, Taylor initiated legal proceedings with the Philadelphia Register of Wills to appoint a "fit person" as Executor in order to sell the property to a local family. The Register of Wills granted Letters of Administration on April 5, 2012 and, April 30, 2012, Michael and Laura Tepper became the proud owners of this longstanding object of blight and are beginning making repairs and cleaning up the interior of the premises. The new property owners have publicly praised Taylor for his tireless efforts to help them bring this blighted property back into productive use. In fact, Taylor's efforts were praised in articles in the Spirit, Star and Juniata News, respectively. As of January 9, 2014, the new owners have performed substantial rehabilitative work on the property.

**4729-31 Richmond Street:** Vacant property where the deceased owner's heir opened an Estate but has failed to maintain the property. The copper pipes have been stolen and a homeless person previously slept in the backyard. The owner's heir has ignored all of Taylor's efforts to correct the existing problems, so a Conservatorship action to be brought to bring the property up to code and subsequently sold to a family. Taylor is working with the Bridesburg Community Development Corporation to file the appropriate pleading to appoint the CDC as a Conservator under Act 135. On June 28, 2012, the Bridesburg CDC confirmed that the Court of Common Pleas accepted the Conservatorship Petition. The matter was referred to the Honorable Allen Tereshko, and the Court scheduled this matter for a September status conference. However, as a result of Taylor's intervention by way of the Conservatorship filing, the owner executed an agreement of sale to purchase the parcel on or about September 25, 2012. Specifically, the parties thereto executed an Addendum to the Agreement of Sale which stated, "It is agreed and understood that the buyer, William T. Hird, will rehabilitate the premises in a workman-like manner and as soon as possible after the September 25, 2012 closing." On October 2, 2012, the buyer had commenced rehabilitative repairs. As of January 9, 2014,

substantial improvements have been made to the parcel, and it has been sold to a local family.

**Nativity BVM School, 2535 East Allegheny Avenue:** Ticket Nos. 3036301, 3412546, 3420088 and 3480330. On or about April 4, 2012, Representative Taylor contacted the Archdiocese of Philadelphia regarding excessive trash and debris in the Nativity BVM Schoolyard. On April 5, 2012, Kenneth Gavin, Director of Communications for the Archdiocese, contacted Taylor to confirm that Father Fedak of Nativity BVM organized a clean-up of the yard. As of June 14, 2012, the yard had been cleaned. As this parcel has been tied up in Court, it has remained vacant and subject to vandalism and break-in. As of November 5, 2012, Taylor has been working with Kenneth Gavin of the Archdiocese of Philadelphia (215-587-3747) and John Wagner (215-587-3589) from Catholic Human Services to ensure the building is safe and secure. Taylor continues to work with the Archdiocese to ensure that the property is kept clean and secure. On July 26, 2013, Taylor forwarded a constituent request for assistance to Philly 311 due to deteriorating condition of the building, doors and windows. The new investigation under ticket no. 3036301 is pending. On August 13, 2013, Taylor sent an addendum to his July 26, 2013 request for assistance due to a broken drain pipe running down the side of the building. On September 19, 2013, sent a status request to L&I as the ticket no. 3036301 is still listed as pending. On September 20, 2013, Taylor contacted Inspector Shanon Grier (215-685-0535) as to the status of the investigation of ticket no. 3036301. Taylor is waiting for a response. On October 2, 2013, Inspector Grier informed Taylor that she will make arrangements to meet with the neighbors to take a walking tour to look at the alleged violations. Inspector Grier will be touring the facility with neighbors on Thursday, October 24, 2013. However, the meeting did not occur due to failure to obtain access, so Taylor contacted the Archdiocese of Philadelphia to arrange access and a tour of the facility. On February 20, 2014, Taylor contacted L&I and the Archdiocese of Philadelphia as the roof on the Belgrade Street side of the property was starting to collapse and water was pouring from the roof to the sidewalk below. In addition, no one removed the large accumulation of snow and ice on the sidewalks around the parcel. Philly 311 assigned ticket no. 3412546. On April 3, 2014, Taylor forwarded a service request to Philly 311 as there was graffiti and broken windows at the entrance of the property. Philly 311 assigned ticket no. 3480330 to this service request. On April 15, 2014, the City of Philadelphia assigned this property to the Anti-Graffiti Unit. On June 6, 2014, Taylor contacted John Wagner of the Archdiocese of Philadelphia, who confirmed that the Archdiocese would again visit the property to reseal the property. On July 9, 2014, John Wagner informed Taylor that the garage door and all entry points were secured. In addition, the Archdiocese will engage a contractor to address any broken doors and windows, as well as to check installed lighting. The Pennsylvania Supreme Court granted the appeal by the Archdiocese to allow the Senior Housing Project to commence! The facility is now open and sits as a model of improvement in Campbell's Square.

**2421 East Ann Street:** Ticket No. 314020. This is a vacant property next to the clubhouse for the Port Richmond Tigers. The property is in extreme disrepair with improperly secured doors and windows. Taylor contacted the Departments of Licenses

and Inspections, as well as Revenue, respectively, as the Office of Property Assessment lists the owner as Joe Eibell, while the Department of Revenue lists the owner as Anthony Tempesta. The City holds tax liens against this parcel in the amount of \$14,662.32. L&I has an open case for this property and Paula Weiss from the Department of Revenue is investigating the proper owner to pursue. On May 1, 2012, Weiss informed Taylor that Anthony Tempesta obtained ownership of the property by way of Court Order on September 18, 2009. Taylor located Mr. Tempesta at 460 Briarhill Road, Springfield, PA 19064, and forwarded correspondence to Mr. Tempesta to demand the property be brought into compliance with the Philadelphia Property Maintenance Code. This City Law Department is considering this property for a possible Sheriff's Sale due to the excessive, delinquent taxes. It is important to note that on March 22, 2012, CLIP appeared at the parcel and issued two (2) violations, which were corrected on April 10, 2012 when the Clean and Seal Unit abated the property. On June 21, 2012, July 12, 2012 and August 9, 2012, respectively, Taylor forwarded a message to James Zwolak, Esquire, of the City Law Department and is awaiting a status of the filing of the appropriate pleadings to compel a Sheriff's Sale. On April 11, 2013, the Housing Code Enforcement Unit of L&I found that the owner complied with all open violations, including the "not complied" vacant property violations against this parcel (L&I Service No. 314020), and closed all service requests.

**2821 Salmon Street:** Taylor is currently pursuing possible heirs as the owners of this longstanding vacant property are deceased. The purpose is determine whether an "any fit person" action can be brought in the Philadelphia Register of Wills to obtain Letters of Administration to sell this property to a local family and get it back into productive use. In the meantime, Taylor has ensured that this parcel is in compliance with the Philadelphia Property Maintenance Code. As of January 9, 2014, the Contractual Services Unit of L&I has "not complied" violations against this parcel for partial collapses of the roof and walls (L&I Service No. 302838). However, on November 15, 2012, the Housing Code Unit listed vacant property and registration violations as "complied" (L&I Service No. 298149).

**1922 East Clearfield Street:** Ticket No. 2190127. This is a vacant property where the doors and windows are not properly secured and subject to ingress/egress. In fact, the piping and radiator have been removed. Finally, the siding to the premises is falling away from the structure. The Department of Licenses and Inspections confirmed that violations were issued against the owner(s) on April 12, 2012, and the property is scheduled for re-inspection by Inspector Thomas on May 31, 2012. On June 7, 2012, Taylor contacted Inspector Thomas, who stated that on June 4, 2012, the Clean and Seal Unit went to the parcel and cleaned the trash and secured the side windows (L&I Service No. 323474). However, on July 26, 2012, L&I sent this parcel to Equity Court for failing to register a vacant residential building (323477). The owner's housing inspection license, number 245793, expired on the last day of February, 2012. However, on March 22, 2013, the owner complied with all open violations and the service requests were closed.

**4414 Garden Street:** Neighbors complained to Taylor about a foul odor emanating from this residence. On April 19, 2012, Inspector Thomas from the City of Philadelphia advised Taylor that she went to the residence and spoke to the cooperative owner. As a result of this meeting, the owner(s) had an exterminator come and spray their property, as well as installed a smoke and carbon-monoxide alarm, respectively. Taylor has not received any new complaints regarding this parcel.

**3211 Mercer Street:** Ticket No. 2219723. Several neighbors advised Taylor regarding the erratic behavior of the property owner, who they believe is a “hoarder”. Specifically, large amounts of trash have accumulated throughout the front and rear of this parcel. Please note that this is the garage on the side of 2619-21 East Allegheny Avenue. Please see the summary for that parcel listed above as the matter has been sent to Equity Court.

**5412R James Street:** Ticket No. 2229021. A vacant lot filled with trash and debris, as well as overgrown weeds. The City has real estate tax liens on this parcel in the amount of \$10,511.96. Taylor inspected the property, took photographs, and on April 19, 2012, made a complaint to Philly 311 for a clean-up. On May 11, 2012, the Department of Licenses and Inspections issued violations against the lot owner, and will initiate a clean-up of the refuse and debris within ninety (90) days. On June 21, 2012, the Clean and Seal Unit abated the property and removed the refuse and debris (L&I Service No. 327626).

**2231 Bridge Street:** Ticket No. 2230492. The owner of this parcel, Steven Murao, purchased the property in February of 2012, and quickly vacated same while in the process of making repairs. As a result, the back and side yards are filled with building materials and large amounts of pieces of wood. In addition, the porch is falling apart and the window on the front door is broken. Taylor inspected the property, took pictures, and on April 19, 2012, reported the residence to the Department of Licenses and Inspections. The matter, which had been abated, was re-opened by the City of Philadelphia as a result of Taylor’s complaint and, as a result, on May 2, 2012, L&I issued violations against the owner. The property was given a compliance date of May 30, 2012. On June 14, 2012, Taylor contacted Inspector Lustick (215-683-2547), and was informed that a re-inspection took place on June 4, 2012, and the owner(s) brought the property into compliance. Taylor, on July 10, 2012, inspected the property and confirmed that all trash and debris had been removed, and the owner installed new doors and windows.

**2245 Bridge Street:** Ticket No. 427405. On April 19, 2012, Taylor went to this property to respond to complaints of possible “squatters” breaking into this vacant parcel. The owner, Robert T. Kinnear, passed away on September 11, 2010 and the City of Philadelphia subsequently “cleaned and sealed” it after the premises fell into disrepair. The front and side windows were not properly secured, and the side door had been compromised. Taylor took photographs and promptly contacted the Department of Licenses and Inspections in order to properly secure the house. In addition, Taylor and his staff began an investigation to locate a possible heir to the deceased owner. The Department of Licenses and Inspections stated that they would notify the applicable inspector that the situation still exists. Taylor determined that no party opened an Estate for the Decedent despite locating an existing heir, so Taylor will commence an action

with the Philadelphia Register of Wills to obtain Letters of Administration to appoint a “fit person” as an Executor of Mr. Kinnear’s Estate for the purposes of selling this parcel to a local family and resolving all back taxes and utilities. On May 16, 2012, CLIP wrote violations against this parcel, and gave a compliance date of May 30, 2012. On June 14, 2012, Taylor contacted CLIP (215-683-2547), and, on or about June 21, 2012, Taylor performed a visual inspection of the property and observed that CLIP removed ALL weeds and debris from the side yards, as well as cleaned the graffiti from the side wall. On August 9, 2012, Taylor noticed the weeds again needed to be cut and forwarded a request for service to CLIP. The Housing Code Enforcement Unit has an open vacant property violation (303907), and the Community Life Improvement Unit of L&I has “not complied” violations against this parcel for high weeds (343890). On or about September 25, 2012, CLIP again cut the overgrown grass and removed the weeds on the front and side of the property (L&I Service No. 343890). On February 26, 2013, the Housing Code Enforcement Unit issued a violation for failing to obtain a license for a vacant residential property (L&I Service No. 370524), which is still listed as “not complied”. In addition, on April 25, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as violations for failing to remove the refuse, rubbish and high weeds from throughout the property (L&I Service No. 377684). The property was cleaned and sealed on May 20, 2013.

**2818-20 Belgrade Street/2800 Miller Street:** This vacant, corner property and garage(s) have been neglected for several years. Specifically, the gates to the property have been “ripped off”, and the structure of the parcel has been compromised. Taylor, concerned about the danger this property posed to members of the community, contacted Licenses and Inspections on April 19, 2012. On April 20, 2012, Thomas McDade, Executive Director of Community Development for the Department of Licenses and Inspections, contacted Taylor to confirm that an inspector would visit the premises “within the week.” As a result of said inspection, The City issued violations against these properties. The property is waiting re-inspection in June of 2012. On June 28, 2012, Taylor contacted L&I, and was informed that violations were issued on April 26, 2012 and the owner was given a compliance date of August 6, 2012. On August 23, 2012, Taylor forwarded a request for a status report to L&I, who confirmed to Taylor that the case was sent to Municipal Court on August 23, 2012. No hearing date has been scheduled as the matter is in “Pre-Court” processing.

**5201 Ditman Street:** Ticket No. 2167792. This vacant, corner property is owned by a New York company and suffered from neglect. Specifically, this storefront/apartment was not in compliance with the Philadelphia “doors and windows” ordinance. In addition, squatters entered the dilapidated property and stole the copper piping. As a result, there was standing water in the property. On April 25, 2012, Taylor and Marc Collazzo inspected the real property, took photographs, and forwarded an immediate complaint to the Department of Licenses and Inspections. Please note that the City issued previous violations against the owner on March 16, 2012, and the property is awaiting re-inspection. Finally, on April 25, 2012, Taylor forwarded correspondence to the New York based-owner to demand immediate action. The owner failed to respond. The Department of Licenses and Inspections confirmed that re-inspection would occur on

June 7, 2012. On June 8, 2012, Taylor informed L&I that bricks were becoming loose and falling from the front exterior of the premises. In addition, the side door on the Bridge Street side of this parcel is still open to ingress/egress. Taylor was informed that L&I performed the third inspection on June 8, 2012, and, as a result, the matter was sent to Municipal Court by the Housing Enforcement Unit for failing to have a license for a vacant residential building (319952), as well as for having an unsecured vacant building (319951). On November 23, 2012, the Housing Code Enforcement Unit issued violations for "license-res-SFD/2FD" and "license res Cal required" (L&I Service No. 360605). On November 6, 2012, neighbors informed Taylor that rehabilitative work was being performed on the real property. Violation number 360605 was listed as "not complied", and, as a result, on February 4, 2013, the property was sent to Court. The matter is still in Pre-Court processing. On or about February 6, 2017, the doors and windows of this vacant parcel were boarded, and the property was cleaned and sealed.

**2620 Haworth Street (Trilby String Band):** Ticket no. 3052055. This vacant property, former home of the Trilby String Band, had large holes in the boarded up doors and windows, as well as refuse and debris throughout the front and back yard. Taylor reported this property to L&I and said agency issued violations on April 27, 2012. The owners were given a compliance date of June 4, 2012, or face Court intervention. It is Taylor's understanding that the owner is working with L&I to correct the infractions. The City of Philadelphia placed real estate tax liens on the property in the amount of \$2,259.13. On June 6, 2012, Taylor left a voicemail for Inspector Laudenbush (215-685-0535), who stated that he had not yet been back out to the subject property. The Inspector will get back to Taylor with a status no later than June 19, 2012. On June 19, 2012, Taylor contacted Inspector Raudenbush, as well as Philly 311, to let them know that the rear roof collapsed. Collazzo also immediately went to the location to inspect and photograph the damage. The inspector stated he would immediately go to the premises and would bring the owner to Equity Court. On June 22, 2012, Inspector Raudenbush informed Taylor that he referred this property to Equity Court. In addition, Inspector Michael Curran of the Emergency Abatement Unit told Taylor that he would immediately go to the premises to inspect the collapsed rear roof to determine if the City needed to move to get an emergency order to remediate the danger. On June 28, 2012, Taylor spoke with Inspector Michael Curran, who stated that since the owner(s) are unresponsive, the property will be brought to Municipal Court. On July 12, 2012, L&I confirmed that the matter was referred to Municipal Court. On or about July 19, 2012, L&I informed Taylor that the matter was in Pre-Court processing. On August 1, 2012, Taylor notified Inspector Curran that portions of the side wall have fallen and requested the matter be expedited. On August 13, 2012, Taylor determined that Inspector Curran issued violations for a partial roof collapse (310015), to go along with pending citations for failing to register a vacant property, weeds removal and insect extermination (325797), as well as CLIP violations and refuse/rubbish on the exterior of the property (322300). As of January 23, 2014, the violations are still open and the matter is in "Pre-Court" processing. However, on or about October 10, 2012, Taylor observed that the property had been listed for sale by the owner(s). On October 22, 2012, Taylor passed the property and observed the lock to the front gate was broken and the parcel is covered in overgrown weeds. Taylor contacted the commercial realtor, KW Commercial Group

(215-961-1400), but no action was taken. As a result, Taylor contacted L&I and Thomas Conway of CLIP, respectively. On October 15, 2012, the Community Life Improvement Unit cut the high weeds throughout the property (L&I Service No. 345959). The owner is due in Court on January 29, 2013 regarding the CLIP violations. On February 1, 2013, Taylor was informed that the property owner cleaned the rear yard and removed the debris. On August 5, 2013, Taylor forwarded a new request for abatement of the front, side and rear yards due to high grass, weeds and bushes (Ticket No. 3052055). On August 12, 2013, Thomas Conway of CLIP confirmed that he would send an inspector to the property. On September 19, 2013, Thomas Conway confirmed that new violations were written as a result of the August 12, 2013 request for service (L&I Case No. 403143). Said violation was listed as complied on October 4, 2013. Case No. 325797 still has open violations for “Viol C&I Message” and “Vacant Property Standard”. On June 9, 2014, Taylor contacted L&I Commissioner, Carlton Williams, to request assistance due to the unstable condition of both the roof and structure. On June 20, 2014, the Community Life Improvement Unit issued a CLIP violation notice, as well as a violation for failing to cut the high weeds (L&I Case No. 438254). Taylor is working with Albert McCarthy and Glen Guadalupe of L&I to ensure that the parcel is secured and made safe. All open violations were to be heard in Municipal Court on January 27, 2015, but the date was canceled due to snow. The matter will re-scheduled in the immediate future. On June 10, 2015, L&I found the violations under Case No. 310015 were brought into compliance. Due to the instability of the structure, the instant property was demolished during the week of July 13, 2015.

**3082 and 3114 Tulip Street:** Ticket No. 2251100, 2872769 and 3041250. The Port Richmond West Community Action Network (CAN) requested Taylor’s assistance on behalf of the renters’ of these parcels, which are owned by a common owner, Tracy Hua and/or Pennington 189 Management (Hua’s corporate entity). Ms. Hua owns several properties throughout Port Richmond, which have accumulated several violations. Taylor was informed that the aforementioned owner of these residences was proceeding with eviction proceedings despite failure to correct L&I violations. On May 2, 2012, Taylor requested assistance from Indira Scott, Chief of Staff for L&I Commissioner, Fran Burns, on behalf of the tenants. On May 23, 2012, L&I issued initial violations under ticket number 2251100, and the property owner failed a re-inspection on June 27, 2012. A third and final inspection is scheduled for August 1, 2012. On August 9, 2012, Taylor requested a status report from L&I regarding the August 1, 2012 final inspection for 3114 Tulip Street. On August 14, 2012, L&I informed Taylor that the property failed the August 1, 2012 inspection. Accordingly, the case has gone into pre-court for “Not complied” violations failure to clean exterior weeds, plants, refuse and garbage, as well as for failing to clean/exterminate the exterior of the parcel (329312). There is no scheduled date for the pre-court inspection. The matter is still in “Pre-Court” processing. In addition, the owners housing inspection license for 3114 Tulip Street, number 411901, is scheduled to expire on the last day of February, 2013. The owner possesses a housing inspection license for 3082 Tulip Street, number 411895, which also expired on the last day of February, 2013. On April 24, 2013, Taylor sent a request to Thomas McDade of CLIP to cut the overgrown grass/weeds at 3114 Tulip Street (Service No. 2872769). On

May 22, 2013, Thomas Conway of CLIP informed Taylor that the pre-court inspection for this parcel is scheduled for June 26, 2013. On July 8, 2013, Inspector John Grace and CF Thomas (215-685-0535) informed Taylor that 3114 Tulip Street passed its Pre-Court inspection. On July 31, 2013, and again on August 9, 2013, Taylor called in a new request for assistance, to both Philly 311 and the Philadelphia Water Department, under ticket no. 3041250, for damage to her walls that causes flooding to the residence 3116 Tulip Street. On August 12, 2013, Philly 311 confirmed that a report was submitted on July 31, 2013 and L&I will inspect within thirty (30) days. However, any damage done by 3114 Tulip Street would be a civil matter and must go through small claims court. On August 14, 2013, Inspector Grier came and inspected the property and could not determine the location of the leak. However, the inspector said that she would return upon the next rainfall. The owner of 3116 Tulip will also get her own plumber to determine the cause of the water leak. It must be noted that that on August 28, 2013, the Housing Code Enforcement Unit issued violations for failing to repair cracked walls in the exterior rear, as well as for failing to repair the roof and floor of the shed behind the kitchen (L&I Case No. 400743). In addition, on September 23, 2013, the Contractual Services Unit issued a violation for having a partially collapsed rear shed (L&I Case No. 403752). The latter cases are now listed as complied. There is still an open violation from August 7, 2013 for failing to clean weeds/plants in the rear yard (L&I Case No. 396034).

**3084 Tulip Street:** Ticket Nos. 2387679 and 2607921. At the request of the Port Richmond Town Watch, Taylor made a service request to Philly 311 on July 16, 2012 to clean up this vacant lot as it the grass is overgrown and the parcel is full of refuse and debris, despite the neighbors' placement of a protective fence. The property is owned by Mary Anna Jasdrzebski, and the City of Philadelphia holds real estate tax liens in the amount of \$2,234.64. The investigation and lot clean-up are pending as it takes up to ninety (90) days for a clean-up of a vacant lot. On August 6, 2012, the Community Life Improvement Unit of L&I issued a CLIP violation notice, as well as a vacant lot violation (342505). Those violations are still open as of August 11, 2012. In addition, on October 9, 2012, the Housing Code Enforcement Unit issued a violation for the vacant lot being filled with high weeds (L&I Service No. 354761). In addition, on October 17, 2012, the Community Life Improvement Unit cleaned and sealed the lot (L&I Service No. 342505). However, since the fence to the lot was locked, CLIP could not gain entry. On November 4, 2012, Taylor sent a new request for service to Philly 311 (2607921) with the contact information of the resident that has the key to the lock for the gate (3082 Tulip Street). The Housing Code Enforcement Unit issued violations for failure to clean exterior weeds/plants (L&I Service No. 354761), which was subsequently cleaned on or about December 19, 2012. On November 21, 2012, the Community Life Improvement Unit issued a CLIP violation notice, as well as a violation for failing to clean/maintain a vacant lot (L&I Service No. 360502). On March 12, 2013, CLIP cleaned and sealed the property. On June 30, 2013, Taylor sent a new request to Philly 311 and Thomas Conway of CLIP due to excessively high weeds throughout the property. On August 8, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as failing to clean/maintain a vacant lot (L&I Case No. 396405). Case no. 396405 is still listed as "not complied".

**2231 East Ann Street:** Ticket No. 2249524. As a result of a tip from the Port Richmond Town Watch, on May 2, 2012, Taylor made a Philly 311 complaint regarding the open windows on this vacant parcel. The property is owned by Ralcrum, LLC, 2332 East Allegheny Avenue, and the City of Philadelphia placed real estate tax liens on the property in the amount of \$2,864.65. On May 23, 2012, L&I issued violations against the property. On June 27, 2012, the property failed re-inspection and on July 11, 2012, the matter was sent to the Clean and Seal Unit. Clean and Seal was completed on or about July 19, 2012 (329303). On August 8, 2012, the Housing Code Enforcement Unit found “not complied” violations against this parcel for failing to obtain a license for a vacant, residential building; failing to maintain the exterior, exposed surfaces; and failure to replace 80% of the doors and windows (343258). In addition, L&I has an open vacant property violation for rear exterior corner trash and debris (343266). On September 14, 2012, the owner obtained a license for a vacant residential property (329305), and cleaned refuse from the rear exterior corner of the property (343266). In addition, the owner resolved the issues listed above for L&I Service No. 329303, but the Housing Code Enforcement Unit still lists the violations under L&I Service number 343258 as “not complied”. On October 22, 2012, the Housing Code Enforcement Unit sent this property to Court for the existing violations under service number 343258. On November 8, 2012, Taylor notified the Housing Code Enforcement Unit that the boards to the windows were removed and the rear of the parcel was on the verge of collapse. The matter is in “Pre-Court” processing.

**3614 Richmond Street:** This longstanding vacant property is owned by the Venango Republican 45<sup>th</sup> Ward Association. The City of Philadelphia placed real estate tax liens on this property in the amount of \$1,765.48. As a result of Taylor’s legislation (Act 90), on April 24, 2012, the City of Philadelphia obtained a large judgment against this parcel and will be proceeding to Sheriff’s Sale. Moreover, Maura Kennedy of the Department of Licenses and Inspections, advised Taylor that she would work through his office to attempt to find a local buyer of this property. This property was scheduled for the June 5, 2012 listing of “Blight Court” for failure to obtain a license for a vacant, residential property, as well as failing to replace 80% of the doors and windows for a vacant parcel (289513). On August 15, 2012, the property was referred to the Sheriff’s Office to sell the parcel. The violations under service no. 289513, however, are still listed as “not complied”, and, as a result, were sent to Court. The property was sold and commenced rehabilitative repairs including, but not limited to, the interior non-bearing demolition of partitions and ceilings (Permit No. 506628). The permit, obtained on November 13, 2013, is in the name of Unlimited Total Home Improvement, 4721 Van Kirk Street, Philadelphia, PA 19135.

**1611 East Hunting Park Avenue:** Ticket No. 2252194. On, Thursday, May 3, 2012, Taylor observed this vacant property, in which all of the windows and doors were boarded shut. However, the wood of said boards were broken away, which left the parcel open for ingress/egress by people and/or vermin. Moreover, the exterior siding of the residence was falling off of the structure. The property is owned by Theresa Worrell, 563 Merchantville Avenue, Pennsauken, NJ 08110. Moreover, the City of Philadelphia holds

real estate tax liens against this parcel in the amount of \$35,261.81. Taylor took photographs and immediately forwarded a request for assistance to Philly 311. The investigation is pending. Therefore, on June 7, 2012, Taylor again contacted Philly 311 and was informed that the City assigned an Inspector and awaiting the first inspection. On June 11, 2012, L&I found several “not complied” violations, and scheduled a July 30, 2012 re-inspection. On August 2, 2012, Taylor sent a request for a status report to L&I, and Taylor determined the re-inspection is to occur on August 24, 2012. The Contractual Services Unit found “not complied” violations for a “bulged” wall and an unsafe vacant property (223121). In addition, the Housing Code Enforcement Unit has an open vacant property violation as of November 30, 2012 (332609). On December 12, 2012, the Housing Code Enforcement sent this property to Court. In addition, on December 31, 2012, the Housing Code Enforcement Unit issued a “vacant property standard” violation, as well as for failing to properly replace 80% of the doors and windows (L&I Service No. 364391). The property was cleaned and sealed on March 25, 2013. On May 9, 2013, the Housing Code Enforcement Unit issued new violations for failing to have a license for a vacant residential building (L&I Service No. 379900), as well for failing to repair/replace the front drainage downspout; failing to repair/replace the front porch; failing to repair exposed surfaces in the exterior front; and failing to replace 80% of the defective doors and windows (L&I Service No. 379910). On July 12, 2013, the Housing Code Enforcement issued failing to have a license for vacant residential property, failing to repair/replace a front drainage downspout, failing to repair/maintain the exterior front, having exposed surfaces in the exterior front, and failing to replace the first floor front door, as well as two first floor and two second floor windows (L&I Case No. 391188). This property was sent to Court on December 26, 2013.

**2821 Castor Avenue:** Ticket Nos. 2253819, 2503064, 3249458, 3491728, 3621851 09061585. Neighbors reported this occupied residence to Taylor on Friday, May 4, 2012, due to the deteriorating condition of the subject parcel. Specifically, the exterior siding of the premises is falling away from the structure, with the chimney crumbling down. All of which was an immediate danger to the community. There was a foul odor emanating from the property due to animal feces. Finally, the rear yard was overgrown with weeds. The property is owned by Rose Williams, and the City of Philadelphia holds real estate tax liens in the amount of \$6,520.23. The property was assessed with a value of \$89,800.00. Taylor immediately forwarded a request for service to Philly 311, as well as made a call to Animal Control. L&I has an open case for the issues of animal feces/overgrown weeds (No. 326233), and issued violations on May 2, 2012. On May 23, 2012, L&I found several “uncomplied” violations at the premises pertaining to the dilapidated structure. The property is awaiting re-inspection. On June 14, 2012, Taylor contacted L&I and was informed the property was given a compliance date of June 25, 2012. On June 28, 2012, July 3, 2012 and July 19, 2012, Taylor contacted both Inspector Michael Curran (215-686-2480) and Philly 311. On or about July 31, 2012, Inspector Curran advised Marc Collazzo that he needed to go back and obtain access to the parcel to inspect the chimney. On August 2, 2012, Taylor also made a new request for service due to the deteriorating conditions. On August 9, 2012, neighbors informed Taylor that the overgrown weeds and debris in the yard were removed. On August 13, 2012, Taylor learned that Inspector Curran had written violations against this parcel for loose exterior

bricks (329839), to go along with past citations high weeds (326233), and CLIP violations (301778 and 280551). On September 17, 2012, neighbors informed Taylor that while the owner(s) cleaned the exterior front of the property, the rear is still covered in overgrown weeds, refuse and debris. Accordingly, Taylor forwarded updated pictures to Inspector Michael Curran and Thomas Conway of CLIP. On September 18, 2012, L&I opened a new investigation as a result of the updated information (2503064). On September 28, 2012, the Community Life Improvement Unit issued a CLIP violation notice, as well as a citation for high weeds in the rear of the property, including the alley (L&I Service No. 352908). On November 5, 2012, neighbors advised Taylor that L&I cleaned up the entire rear yard and alley of the subject parcel and case number 352908 was closed. The remaining violations, including 329839, are still listed "not complied". On August 9, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as a violation for failing to cut high weeds in the rear (L&I Case No. 396823). The instant violation was listed as "complied" on October 8, 2013. On December 3, 2014, Taylor received notice that the rear yard was full of animal feces and infested with rats. In addition, illegal drug activity was occurring at this parcel. Therefore, Taylor immediately sent requests for service to Philly 311, Thomas Conway of CLIP, the field services unit for Animal Control and Vector Control for the rat infestation, respectively (Ticket No. 3249458). Taylor also reported the report of illegal narcotics activity to Captain Vogt and Officer Tina Willis of the 24<sup>th</sup> Police District. On January 8, 2014, L&I found that all new complaints were resolved. Due to the aforementioned problems commencing again, on April 10, 2014, Taylor sent requests for assistance to Philly 311, Thomas Conway of CLIP and the 24<sup>th</sup> Police District, respectively. The latest request for service is being investigated under Ticket no. 3491728. The City of Philadelphia obtained an Order to sell this property at Sheriff's Sale for delinquent real estate taxes. On June 20, 2014, the Community Life Improvement Unit issued a CLIP violation notice, as well as violation for failing to cut high weeds in the rear yard (L&I Case No. 438260). However, front and rear doors were left unsecured, and refuse remained in the property. As a result, the property became infested with stray animals, vermin and insects. Therefore, on July 15, 2014, Taylor contacted L&I Commissioner, Carlton Williams, Vector Control, and Tara Schernacke of Animal Control, to remove the animals, exterminate the vermin and insects, and clean and seal the property (Ticket No. 3621851). On September 15, 2014, Licenses and Inspections cleaned and sealed the property. On March 9, 2014, Taylor contacted L&I as someone broke into the subject real estate by breaking the rear basement window. A large hole was left in that area, making it a point of ingress/egress into this boarded-up property. On March 10, 2015, L&I responded that an inspector would visit the premises to secure same (Ticket No. 09061585). On October 15, 2015, the property was purchased at Sheriff's Sale for \$35,000.00. Renovations have been completed and is now occupied.

**2989 Gaul Street:** Ticket Nos. 2258082 and 3052638. Several neighbors contacted Taylor's office regarding the existing conditions in the backyard to this occupied parcel. Specifically, it was reported that the yard is full of trash and debris, as well as has overgrown grass and weeds. The surrounding residents were concerned with the odor, as well as the potential for insect and rodent infestation. Accordingly, on May 8, 2012, Taylor forwarded a complaint to Philly 311. The property is owned by James and

Margaret Feeney, and the City holds real estate tax liens in the amount of \$3,285.66. CLIP inspected the property on May 18, 2012, and the owner was given a compliance date of June 5, 2012. On June 6, 2012, Taylor left a voicemail message for Inspector Wade (215-685-2593) and was informed that the inspector is returning to the property on or about June 13, 2012. On June 15, 2012, constituents notified Taylor that yard was cleaned and the refuse and debris was removed. On August 6, 2013, Taylor, after receiving a complaint from a constituent, forwarded a request for assistance to Philly 311 and Thomas Conway of CLIP for high weeds, as well as called Vector Control (215-685-9000) for rat infestation (Ticket No. 3052638). The owner complied with the latter complaints on August 29, 2013 (L&I Case No. 397105).

**3110 Agate Street:** Ticket No. 2257870 and 2287136. On May 8, 2012, members of the Port Richmond Community Association notified Taylor of the large amounts of refuse, as well as dog feces, which remain in the backyard to this parcel. The property is owned by an out of state entity, Philadelphia Properties, LLC, 642 President Street, Brooklyn, NY 11215. Accordingly, the matter was immediately reported to Philly 311, as well as Taylor forwarding correspondence to the out of state owner. Initial violations had been issued against this parcel on March 30, 2012, and the parcel was cleaned and brought into compliance on May 9, 2012. On August 13, 2012, the owner brought several violations into compliance including faulty electrical systems, rodent infestation, and replacement of doors and windows (312796). On September 25, 2012, the owner complied with the Housing Code Enforcement Unit's violation against the owner(s) for failure to clean animal waste from the exterior rear of the property (338545).

**3112 Agate Street:** Ticket No. 09005573. On May 8, 2012, members of the Port Richmond Community Association notified Taylor of the trash and debris that cover this vacant parcel, which is owned by Wild River Enterprises, LLC, 1625 Wakeling Street, Philadelphia, PA 19124. Moreover, the City of Philadelphia holds real estate tax liens in the amount of \$5,951.21. Accordingly, the matter was immediately reported to Philly 311. In addition, Taylor forwarded correspondence to the owner urging them to get the property into compliance with the Philadelphia Property Maintenance Code. On June 21, 2012, Taylor contacted L&I and was informed the property was sent to Municipal Court on June 27, 2012 and is still in Pre-Court status as of April 11, 2013. The matters pending before the Court are for failing to obtain a license for a vacant residential property, as well as failing to replace 80% of the doors and windows for a vacant parcel (323276). In addition, the East District of L&I referred this property to Court for an improper construction addition (279492). On September 12, 2013, District East issued violations for failing to obtain a change in occupancy permit, as well as failing to obtain permits for repair (L&I Case No. 401719). The latter violations were also sent to Court on December 19, 2013. On May 12, 2014, the Contractual Services Unit issued a violation for having a partially collapsed second floor, rear wall. (L&I Case No. 431027). On September 3, 2014, the Housing Code Enforcement Unit issued violations for failing to have a license for a vacant residential property, as well as for having an unsafe vacant property (L&I Case No. 450914). On January 12, 2015, Taylor contacted the property owner to alert the company that someone had been breaking into the parcel and was attempting to illegally rent the parcel. In addition, Taylor turned in a new

complaint to Philly 311 on February 5, 2015, to secure the premises. On February 11, 2015, PECO confirmed to Taylor that service had been suspended at this property for lack of payment. On May 14, 2015, George Baker, Esquire, of the GRB Law Firm advised Taylor that the instant property was offered for Sheriff's Sale in April with an opening bid of \$12,500.00, but received no bids. The sale was postponed until May 12, 2015, with an opening bid of \$3,000.00. Again, there were no bidders so the sale was stayed. The Commonwealth of PA Bureau of Compliance notified the Sheriff of a \$23,838.00 priority Corporate Tax lien on this property. These liens are announced at Sheriff's Sale, and are not extinguished. Accordingly, anyone who purchases the property takes same subject to the Corporate Tax lien. Commonwealth Corporate Tax liens are the only liens that are superior to real estate tax liens and survive tax collection sheriff's sales to the extent they are not paid through the proceeds of the sale.

**3118 Agate Street:** Ticket Nos. 2368971 and 2436753. On May 8, 2012, members of the Port Richmond Community Association notified Taylor regarding the improper storage of trash at this rental property, which leads to insect and vermin infestation. The property is owned by Philly Residential Acquisitions, c/o Hawk Management, 159 North State Street, Newtown, PA 18940, and the out of County owner is delinquent in its 2012 real estate taxes in the amount of \$687.09. Accordingly, the matter was immediately reported to Philly 311. On June 21, 2012, Taylor contacted L&I and was informed the property passed inspection. However, on August 9, 2012, a new service request was made ton Philly 311 for this parcel due to new complaints refuse, debris, broken furniture, dog feces and high weeds cover the outside of the property. In addition, residents have seen mice and roaches in the yard. On August 13, 2012, Philly 311 provided a new service request number, 2436753, and L&I will re-inspect the parcel within thirty (30) days. However, on July 20, 2012, the Housing Code Enforcement Unit found "not complied" violations against this parcel for failure to clean weeds, plants, rubbish and garbage in the rear yard (339822). After L&I inspected the property three (3) times with no compliance, then the Case was to be be forwarded to Court for action. However, on September 24, 2012, the owner brought the property into compliance.

**3120 Agate Street:** Ticket No. 2257881. On May 8, 2012, members of the Port Richmond Community Association notified Taylor about the backyard to this vacant parcel being filled with refuse and construction debris. This vacant property is owned by Raymond McCabe and Paul Toomey, 796 Woodfern Road, Philadelphia, PA 19115, and the subject owners are delinquent in their 2012 real estate taxes in the amount of \$687.04. Accordingly, the matter was immediately reported to Philly 311. On May 25, 2012, the property was cleaned of debris and the matter closed.

**3119 Tulip Street:** Ticket No. 2257887. On May 8, 2012, members of the Port Richmond Community Association notified Taylor of the new owners of this parcel refusing to clear their yard of garbage and weeds. The property had been owned by Wells Fargo Bank, 1 Home Campus, Des Moines, IA 50328, and there were delinquent real estate taxes for 2012 in the amount of \$923.31. Said taxes, however, may have been paid from the sale proceeds. Accordingly, the matter was reported to Philly 311. On May 25, 2012, L&I ensured that the owner cleaned the debris in and around the parcel

and on June 8, 2012, the property was found to be in compliance. On July 2, 2012, Taylor determined that the mortgage lender for that property foreclosed on the parcel, and is making necessary repairs in order to sell it. It must be noted that on June 28, 2012, Brookstone Management, LLC, 1970 Swathmore Avenue, Lakewood, NJ 08701, obtained a license to “supply and install new sheathing, as well as to supply and install a roofing system (License No. 413675). This work is listed as “completed”.

**2311 and 2313 East Clearfield Street:** Ticket No. 2225184. On May 8, 2012, members of the Port Richmond Community Association notified Taylor that the owner to these parcels stores trash in the alley. The properties are both owned by Sevensco, LLC, 90 Park Terrace, West Orange, NJ 07052, and City of Philadelphia hold real estate tax liens on both addresses in the amount of \$1,620.69 and \$3,893.19, respectively. Accordingly, the matter was reported to Philly 311. On June 21, 2012, Taylor sent a request to L&I and is awaiting a status report. Taylor was informed that the property (2311 East Clearfield) was inspected on May 11, 2012 and violations were issued. The second inspection, which failed, occurred on June 18, 2012. The third inspection was scheduled on or around July 23, 2012. On July 26, 2012, L&I informed Taylor that the parcel failed the July 23, 2012 re-inspection. Accordingly, the Housing Code Enforcement Unit for the City of Philadelphia sent this matter to Municipal Court for failing to have a residential SFD/2FD license, as well as a violation of a C&I message (327965). Both properties are in “Pre-Court” processing. However, all violations are now listed as complied.

**2934 Aramingo Avenue:** Ticket No. 283618. This vacant property was owned by Urayohan Cruz Ortiz, who purchased the premises on August 29, 2007. There are no real estate taxes owed to the City, but the parcel had a posted notice of a June 5, 2012 Sheriff’s Sale. Said sign has since been removed. The boarded up doors and windows have been broken to allow for ingress/egress and, as a result, thieves have taken the pipes from the property. In addition, the exterior of the house is crumbling, with rotting wood. Immediately after receiving a complaint about this parcel from a constituent on March 16, 2012, Taylor made a complaint to Philly 311. The investigation is pending as this was an active case with L&I Inspector Grace. On June 28, 2012, Taylor contacted L&I and, on July 2, 2012, Inspector Grace informed Taylor that the property has one (1) open case for a vacant property violation (L&I Service No. 283618), and is in the census tract of Inspector Thomas. As of January 9, 2014, the Housing Code Enforcement Unit has a “not complied” violation for failure to maintain a vacant property (L&I Service No. 283618).

**3569 Sheffield Avenue:** Ticket No. 2175046. Several frustrated members of the community of Mayfair reported this longstanding vacant property to Taylor for assistance. Specifically, the doors and windows had been improperly boarded. In fact, the owner painted the boards to give the appearance that there were curtains in the windows. However, side and rear windows were open for ingress/egress and, as a result, pigeons and vermin infested the parcel. The exterior brick-work was chipping and the cement of the front steps was crumbling. The owner, Jean D. Lightcap, actually resides around the corner at 3400 Ryan Avenue, Philadelphia, PA 19136. The City of

Philadelphia possesses real estate tax liens against the subject premises in the amount of \$4,764.07. Taylor and Collazzo went to the property, took photographs and on March 27, 2012 made a complaint to Philly 311. In addition, Taylor forwarded correspondence to the property owner to request compliance, as well as to address the penalties she would face for continued inaction. This was an active case for L&I, but new violations were issued against the owner and the property was immediately re-sealed on March 27, 2012. The open windows issue was added to the L&I notes for the existing, original case no. 249248. Taylor referred Scioli Turco, a non-profit entity specializing in Conservatorship actions under Act 135, to the Mayfair Community Development Corporation (CDC) to obtain court-ordered guardianship of the property to rehabilitate the parcel and get it back into productive use. Taylor was pleased to hear that on May 15, 2012, the Mayfair CDC entered a resolution approving the filing of a Petition for Conservatorship, with a *lis pendens*, in the Court of Common Pleas of Philadelphia County. On July 10, 2012, Taylor received confirmation that the Court of Common Pleas of Philadelphia County accepted the Conservatorship Petition and the parties are scheduled to appear at a status conference with the Honorable Allen Tereshko on October 9, 2012. On October 9, 2012, the parties appeared before Judge Tereshko, with the owner having executed an agreement of sale for the property. The judge ordered that buyer and seller execute an Addendum to the agreement of sale to confirm the buyer's obligation to repair/rehabilitate the real property. All parties are to return to Court in forty-five (45) days for the buyer to document the work performed on the parcel, as well as to bring a copy of the agreement of sale. However, Taylor inspected the real property and confirmed that the new owner is making necessary repairs, including replacing all doors and windows. On February 25, 2013, Taylor reviewed photographs of the current condition of the parcel and its repairs. On or about May 8, 2013, the repairs have been completed and the property is listed for an out-sale.

**2004 East Boston Street:** Ticket No. 2276743. This longstanding vacant property had been previously sealed by the City of Philadelphia. However, the condition of this parcel has deteriorated to the point of posing a danger to the community. Specifically, there were holes in the front, exterior brick facade, as well as in the boarded-up front windows. In addition, the area directly above the windows on the upper level was open and now a haven for pigeons. Most urgent was the fact that the back, brick facade was crumbling. In fact, a falling brick almost struck the resident of 2002 East Boston Street. The instant property is owned by T & L Properties, Inc., 2411 Mount Carmel Avenue, Glenside, PA 19038-3506, and the City of Philadelphia holds real estate tax liens in the amount of \$1,834.76. On May 18, 2012, Collazzo went to the property to inspect and take photographs. Taylor then forwarded a complaint to Philly 311, as well as sent a warning letter to the property owner. Taylor also notified Animal Control. The City issued violations against the property owner on May 29, 2012, with a compliance date of July 3, 2012. On July 12, 2012, L&I informed Taylor that the owner(s) had not complied with the violations as of July 3, 2012, so, as a result, L&I scheduled a third and final inspection for August 9, 2012. The Clean and Seal Unit abated the property on or about July 5, 2012. The Housing Code Enforcement Unit has one open case against this parcel for failing to obtain a license for a vacant, residential building (330544), which was sent to Court on August 17, 2012. On July 30, 2012, the Clean and Seal Unit abated the

property for a vacant property violation, as well as failing to secure a vacant property (L&I service no. 330545). In addition, the Contractual Services Unit of L&I found several “not complied violations for partially collapsed rear wall, a partially collapsed roof, a partially collapsed floor/ceiling and for an unsafe/unsecure vacant structure (225121). The matter is in ‘Pre-Court’ processing.

**3809-19 Frankford Avenue:** Ticket No. 2279523. This vacant property and vacant lot(s) are owned by the City of Philadelphia and had been previously sealed. The adjoining neighbors contacted Taylor about the dilapidated condition of these parcels, which included broken wood on the second floor, front windows, falling bricks from the side chimney and rodent infestation. In addition, the weeds in the vacant lot were so overgrown that they exceeded the height of the cement barrier surrounding the lot. On May 21, 2012, Collazzo went to the property, took photographs and made complaints to both Philly 311 and the Office of Public Property, respectively. At the request of the Office of Public Property, on May 22, 2012, Taylor sent a request for a letter of support from District Councilman, Mark Squilla. On June 9, 2012, L&I reported that Taylor’s service request was completed.

**3424 Hurley Street:** Ticket No. 2280228. Neighbors contacted Taylor about this property, which had been vacated by the owner, Ross A. Franklin, in 2010. Although the parcel had been boarded-up, two (2) individuals broke in and have been staying there despite to active water, gas or electricity. The local residents complained of a foul odor emanating from the house, and the yard is full of debris, refuse and overgrown weeds. As a result, the premises became infested with vermin. The City of Philadelphia holds real estate tax liens since 2010 in the amount of \$1,746.83. Taylor immediately forwarded a request for assistance to Philly 311, as well as contacted Vector to address the vermin infestation. On July 12, 2012, L&I informed Taylor that this property had an open case for failure to possess a residential SFD/2FD license (306199). In addition, L&I put in an “escalated request” to inspect the parcel for the conditions listed above under ticket no. 2280228. On September 25, 2012, the Housing Code Enforcement Unit issued violations cracks in the front exterior of the residence, failing to repair/maintain the front of the property, a vacant property violation and failure to properly replace/secure 80% of the doors and windows of the vacant property (L&I Service No. 352531). On January 2, 2013, the Housing Code Enforcement closed the matter and listed the violations as “complied”.

**3447 Tilton Street:** Ticket Nos. 328707, 328712, 328790. On May 23, 2012, several constituents notified Taylor that this vacant property had no windows, and the doors had been repeatedly compromised, despite the best efforts by the neighbors to seal them shut. The parcel is owned by KMF Associates, LLC, 1835 Market Street, 7<sup>th</sup> Floor, Philadelphia, PA 19103. The City holds real estate liens in the amount of \$3,204.50, and collection is being pursued by GRB Collection. Taylor forwarded a complaint to L&I, as well as sent the owner correspondence to demand repairs with threat of penalties under the Philadelphia Property Maintenance Code. L&I inspected the property on May 18, 2012, and the owner was given a compliance date of June 22, 2012. On June 28, 2012, Taylor contacted L&I and, on July 2, 2012, Inspector Grace informed Taylor that this

parcel has three (3) open cases, with the owner(s) failing to comply. As of August 23, 2012, the Housing Code Enforcement Unit had open violations for failing to properly replace 80% of the doors and windows to the vacant property (328790) and failing to obtain a license for a vacant residential building (328712), which were both sent to Equity Court. Finally L&I had a “not complied” violation for having an unsecured vacant property (328707). However, the Housing Code Enforcement Unit cleaned and sealed those issues on July 27, 2012. The remaining violations are in “Pre-Court” processing. The property’s housing inspection license, number 264367, expired on the last day of February, 2013. The matter is in “Pre-Court” processing. However, on February 5, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as violations for having garbage on the side and rear of the parcel (L&I Service No. 368317). The property was cleaned and sealed under service number 368317 on February 23, 2013.

**4152 Castor Avenue:** Ticket No. 2285333. This longstanding vacant property was brought to Taylor’s attention on May 24, 2012. Specifically, the rear garage is open and full of refuse and debris. In addition, the rear exterior is chipped, cracked and crumbling. As a result, Taylor immediately forwarded a request for service to Philly 311, as well as sent correspondence to the owner, Lisa Amatucci, 9506 James Street, Unit B, Philadelphia, PA 19114, to require her attention to the aforementioned issues. On June 8, 2012, the owner, in concert with the L&I inspector, remediated the damage and brought the property into compliance with the Philadelphia Property Maintenance Code. However, on May 12, 2012, the owner obtained business license number 563204 for “residential res\_vacant”, which expires on February 28, 2013. The contact information is BAC Escalations Department, Bank of America, 301 East Vanderbilt Way, Suite 350, San Bernardino, CA 92408. On December 12, 2012, the Housing Code Enforcement Unit issued violations for failure to clean refuse/rubbish in the rear of the property, as well as for failing to repair/replace the rear door (L&I Service No. 362968). These violations are listed as “not complied”, and on March 8, 2013, this parcel was sent to Court. However, on June 14, 2013, this matter was closed as the owner brought the property into compliance.

**3296 Tilton Street:** Ticket No. 2288819. On May 24, 2012, members of the Port Richmond Community Association brought this vacant property to Taylor’s attention. Specifically, the rear portion of the property that contains the kitchen was “bowing out” and falling down. The property is owned by Tim Burke, 3328 Vista Street, Philadelphia, PA 19136. On May 25, 2012, Marc Collazzo took photographs of the property and forwarded a request for assistance to Philly 311. On May 30, 2012, L&I found the property to be in compliance.

**2626 East Madison Street:** Ticket No. 2288860. On May 24, 2012, members of the Port Richmond Community Association brought this vacant property to Taylor’s attention. This vacant parcel was damaged by fire four (4) years ago and boarded-up. However, there were still open portions of the property that allowed for ingress/egress for both people and vermin, and several of the boards covering the windows had been broken. The parcel is owned by Francis Kudzin, and the City of Philadelphia holds real

estate tax liens since 2010 in the amount of \$1,923.72. GRB Collection is pursuing collection on behalf of the City. On May 25, 2012, Marc Collazzo took photographs of the house and forwarded a request for service to Philly 311. This matter is an existing case with L&I, and said Department issued violations on May 29, 2012. On July 12, 2012, Taylor sent a status request to L&I and Inspector Curran confirmed that there are three (3) open cases on this property: the Contractual Services Unit has “not complied” violations for fire damage to the walls (interior and front bay); an unsafe/unsecured vacant building; a fire damaged roof (main and porch); and a fire damaged floor/ceiling (L&I Service Nos. 235057/58), as well as a vacant property violation from the Housing Code Enforcement Unit (266548). On August 2, 2012, Taylor forwarded a request for a status report to Inspector Grace, who informed Taylor that he no longer serviced this location and referred Taylor to Supervisors E. Carasquillo or P. Irons (215-685-0538). On August 3, 2012, Supervisor Carasquillo confirmed that she would promptly send an inspector to the property to arrange a “clean and seal.” On August 6, 2012, the Housing Code Enforcement Unit closed the “not complied”, non-hazardous violations for having an unfit property, failure to restore utilities, main roof repair, and exterior window repair/maintenance (L&I Service No. 251292). The remaining violations remain open and the property has been declared “inherently dangerous”.

**2206 East Martha Street:** Ticket No. 2287053. This property sits at the corner of Martha and Clearfield Streets, and people have been using that corner as a “public dump”. Specifically, the subject area is filled with old tires, used syringes and condoms, and has become a haven for misbehaved youth. On May 25, 2012, Taylor, upon hearing about these deplorable conditions, filed a request for service with Philly 311 to request an immediate clean-up. On May 29, 2012, the Streets Department dispatched a clean-up crew to the location and made sure to remove any refuse and debris.

**2221 East Huntingdon Street:** This vacant lot is owned by Brian Santora, 124 Richmond Street, Philadelphia, PA 19125, and the City of Philadelphia holds real estate tax liens since 1997 in the amount of \$9,088.02. The owner of the residence at 2223 East Huntingdon Street has been preserving the vacant parcel and wishes to obtain ownership of same. On May 31, 2012, Taylor forwarded correspondence to the owner to offer assistance, as well as contacted the Philadelphia Department of Revenue to discuss a tax sale. As of January 18, 2013, the owner has not replied to Taylor. The City Law Department is preparing this matter to file for approval to sell this parcel at Sheriff’s Sale within the next sixty (60) days. On January 18, 2013, Collazzo spoke with Rosario Grifo, Esquire of the Lineberger Firm, who stated that the Court stayed the sale of the parcel as the Redevelopment Authority was looking into a condemnation of the property in order to gain possession. However, said condemnation fell through, on March 19, 2013, so Mr. Grifo confirmed that he would re-file the petition for Sheriff’s Sale. The new pleading had been filed in May of 2013, with the sale to occur within sixty (60) to ninety (90) days. On October 31, 2013, Roasrio Grifo stated that the property is scheduled to be set for the February 28, 2014 Sheriff’s Sale.

**3835 I Street:** The neighbors brought this real property to Taylor’s attention on May 31, 2012. The owner, Linda M. Smyth, died intestate on August 15, 2011. She had no heirs

and the property has remained vacant since her passing. As a result, the parcel has fallen into disrepair and the City of Philadelphia holds real estate tax liens in the amount of \$1,591.94. Fortunately, the family who resides at 3837 I Street, who had cared for the Decedent throughout the years, wanted to purchase the real property to have their entire family live in the neighborhood. Accordingly, on May 31, 2012, Taylor took photographs of the premises, as well as contacted the Philadelphia Register of Wills Office to confirm that no individual opened an Estate for Ms. Smyth. Taylor will file a Rule to Show Cause to appoint a local attorney and community activist as Executor in order to sell the property to the local family and return it to productive use. On October 4, 2012, the proposed Estate Administrator filed the Rule to Show Cause with the Register of Wills. The Rule to Show Cause is scheduled for November 13, 2012. Since the Commonwealth of Pennsylvania provided no objection, the Rule was granted. Upon receiving the sealed Order, the appointed Executor will appear before the Register of Wills to file Petitions to Grant Letters of Administration. On or about May 8, 2013, the register of Wills appointed an Administrator for the Decedent's Estate, who is now in the process of probating the Estate for the purposes of the subject real estate's sale.

**3445 Edgemont Street:** This vacant property has been vacant since 2006 after the death of the owner, John P. Anderlonis. The Decedent established a trust to control this parcel, but it fell into disrepair. Specifically, the front door and windows were not properly secured, with the wood surrounding the windows now rotted and falling away from the structure. The wood on the front porch is also rotted and in danger of immediate collapse. Finally, the rear door is open to ingress/egress by people and/or vermin. The City of Philadelphia holds real estate tax liens in the amount of \$8,035.42. On May 31, 2012, Taylor, after taking photographs of the existing condition of the premises, forwarded a request for service to Philly 311. In addition, Taylor met with the owner(s) of the neighboring property located at 3447 Edgemont Street, who wish to purchase the property. On May 31, 2012, Philly 311 advised Taylor that this house was an "open case" with L&I. Taylor contacted said Inspector (215-685-0580). No Executor has contacted Taylor. As of August 2, 2012, Taylor and his staff are working with local counsel to resolve the Estate situation so as to sell this property to a local property. On August 3, 2012, L&I informed Taylor that "this is an open case with the Department of License and Inspection, they are rebuilding the porch at this address." Inspector McClain (215-685-0580) is scheduled to re-inspect the property on August 23, 2012 for violations for a vacant property (293623); faulty exterior steps and failing to maintain/clean the premises (203986); improper work on the front porch (295423); and CLIP violations and high weeds (123313). On September 6, 2012, L&I informed Taylor that there is no new inspection date yet. As of January 3, 2013, the owner resolved the above-referenced violations except the standard vacant property citation (293623). An estate was opened for the Decedent owner(s), and the Estate will be selling the parcel on or about January 22, 2013. On January 22, 2013, the residents at 3447 Edgemont Streets purchased the property and will commence rehabilitative repairs. On or about February 27, 2013, Taylor put the new owners in contact with Michael Maenner of L&I in order to get instructions for obtaining the proper repair license(s) and hold enforcement of all violations issued prior to their ownership.

**2133 East Sergeant Street (Vacant Lot that extends back to 2128-32 East Hazzard Street):** Ticket Nos. 2297478 and 2811418. In assisting Michael and Laura Tepper obtain ownership of the vacant property located at 2135 East Sergeant Street, the Teppers notified Taylor of the condition of the vacant lot next door, which was owned by Mimi Corp LLC., 16 Gravers Lane, Philadelphia, PA 19118-3304. Specifically, the lot is overgrown with weeds, vines, trees and grass. In addition, the area has become a haven for the dumping of refuse and debris, which resulted in the infestation of vermin. Accordingly, on June 1, 2012, Taylor sent a request for assistance to Philly 311, as well as forwarded correspondence to the owner to request his help in cleaning up this parcel. The investigation is pending and clean-up to occur within ninety (90) days of the date of the complaint. On June 25, 2012, L&I issued violations against the owner(s), who now have twenty (20) days to clean up the property, or the City will do so and charge the owner(s) for same. On July 26, 2012, neighbors advised Taylor that as a result of this complaint, the owner(s) cleaned the lot and removed all debris. On or about March 19, 2013, neighbors informed Taylor that the newly installed fence was ill-constructed and “peeled away” so that local kids could enter. As a result, damage was caused to this and adjacent parcels. Taylor and the neighbor immediately called in a new service request (2811418). No new violations were found.

**1918 East Hazzard Street:** Ticket No. 2322345. This real property has been vacant since on or about 2001 due to the passing of the owner, Roberta Pearo. Since that time, the property has fallen into decay, with trash-bags covering the windows and refuse covering the front, side and back yards. Moreover, the rear of the structure is so dilapidated that it is beginning to crack and fall away. The City of Philadelphia holds real estate tax liens in the amount of \$5,712.93. On June 14, 2012, a constituent asked Taylor for assistance, and he promptly forwarded a request for service to Philly 311. In addition, Taylor contacted James Zwolak, Esquire, of the City Law Department to determine if the premises can be brought to a tax sale. On July 9, 2012, L&I informed Taylor that it did not issue any violations against this parcel. Taylor will follow-up with local residents to determine if he needs to pursue further action. Taylor has received no new complaints about this parcel.

**2669 Webb Street:** Ticket No. 2330060. On June 19, 2012, a representative from the Port Richmond Town Watch reported this dilapidated property to Taylor’s attention. Specifically, Fannie Mae controlled the property since December 14, 2009 after a foreclosure action. Since that time, the basement of this parcel has “overflowed” with sewage/waste, which has run into the surrounding properties. Although the property was to remain vacant and all utilities have been shut off, squatters have moved into the premises. Neighbors, in addition to making complaints as to the physical condition of the residence, also became concerned about possible illegal drug activity occurring on the premises. Taylor promptly made a complaint to Philly 311, as well as reported the squatter concerns to the 26<sup>th</sup> Police District. As the property is controlled by Fannie Mae, Taylor contacted said entity to demand assistance. On June 28, 2012, Captain Cram of the 26<sup>th</sup> Police District advised Taylor that he would investigate the property while we are awaiting a response from Fannie Mae to obtain approval to remove squatters. On July 5, 2012, Collazzo met with L&I Inspector Stacey Jones (215-685-1510), who had been at

the property on two (2) different occasions. The Inspector noticed a hose with running water from the property, despite no active water service on this property since 2010. In addition, there is a window air-conditioner, yet no active electric. Inspector Jones left her cards for the surrounding neighbors to obtain additional information, and she and Collazzo will follow up with the Philadelphia Office of Fannie Mae (215-575-1400), as well as the Fannie Mae consumer hotline (800-732-6643). Since there are children residing in this vacant parcel, Taylor and Inspector Jones are acting with all deliberate speed to ensure their safety. Taylor then contacted Fannie Mae's property management company in the area, William Collins of First Service Residential Reality (732-918-8398) to report the instant problem and is awaiting a reply. On July 6, 2012, L&I forwarded notice of violations to Fannie Mae, which included improper drainage/main drain repair, failure to restore water, and a fixture not attached to the sewer (L&I Service No. 337416). On July 18, 2012, Taylor spoke with Carlos Flowers of Fannie Mae, who stated that the people residing in the subject parcel were tenants, not squatters, and Fannie Mae was in the process of evicting said tenants. Upon their departure from the property, Fannie Mae confirmed that the company will have a team clean and seal it. On August 7, 2012, the Housing Code Enforcement Unit listed "not complied" violations for failure to repair drainage systems, failure to restore water and connect sewage lines (L&I Service No. 337416). In addition, on September 24, 2012, said Unit issued a violation for failure to obtain a license for a vacant residential property (L&I Service No. 352002). These violations are now listed as "complied" and the matters closed. However, on January 30, 2013, the Housing Code Enforcement Unit issued violations for "CAL LO", failing to have a residential license and failing to restore water to the premises (L&I Service No. 368133). In addition, on February 5, 2013, the Housing Code Enforcement Unit issued violations against the owner for failing to restore electric and water service (L&I Service No. 368142). On or about May 20, 2013, this owner brought the property into compliance and all violations were closed. However, the Housing Code Enforcement Unit issued violations on July 31, 2013 for several issues pertaining to the interior of the parcel, including deteriorating walls and ceilings (L&I Case No. 394638). The latter violations were sent to Court on or about October 10, 2013.

**4608 Richmond Street:** Ticket Nos. 2332379 and 2943516. This vacant property, owned by John and Kathleen Fabio, has fallen into disrepair due to years of neglect. The side and rear of the parcel is full of refuse and debris. The weeds in the yard are overgrown and, recently, the surrounding neighbors determined that the residence is infested with termites. Currently, the City of Philadelphia holds real estate tax liens in the amount of \$6,925.49. On June 21, 2012, Taylor forwarded a request for service to Philly 311 and Vector Control, respectfully. Inspector Keenan contacted Taylor and issued vacant property violations. In addition, the inspector brought in CLIP to abate the outside refuse, weeds and debris. If the property failed two (2) additional inspections within the next 70 days, the matter will be sent to Court. It must that be noted that on July 9, 2012, local residents advised Taylor that they observed people removing the debris from the property. In addition, the Housing Code Enforcement Unit has an open vacant property violation against the owner(s) (L&I Service No. 334639). The inspector was out at the property on August 22, 2012, and the owner(s) was still not in compliance with the violation. The property failed its third inspection on or about September 26, 2012.

Accordingly, the case was sent to Municipal Court on October 3, 2012. The matter is in “Pre-Court” status. In addition, on April 5, 2013, the Community Life Improvement Unit issued violations for CLIP, as well as for failing to remove rubbish/garbage from the rear of the property (L&I Service No. 375209). These violations are still listed as “not complied”. Taylor again reported the high weeds and debris in the rear of the parcel on June 5, 2013 (Ticket No. 2943516). On June 24, 2013, the Community Life Improvement Unit issued a CLIP violations notice, as well as violations for rubbish/garbage, and high weeds, in the rear yard (L&I Service No. 387866). The rear yard was abated during the week of July 25, 2013, and the property was cleaned and sealed on or about August 16, 2013. On September 17, 2013, Taylor again forwarded a request for assistance to Philly 311 and Thomas Conway of CLIP as the high grass and feces fill the rear yard. On September 6, 2013, the Community Life Improvement Unit issued a CLIP violation, as well as a violation for failing to cut high weeds (L&I Case No. 403279). The parcel was cleaned and sealed on October 30, 2013. On October 8, 2013, the Community Life Improvement Unit again issued a CLIP violation notice, as well as a violation for having three unregistered vehicles in the side yard (L&I Case No. 406265). On November 25, 2013, the owner brought the violations into compliance.

**2512 Gaul Street:** Ticket No. 2322459. Several neighbors reported this property, which they believed is occupied by squatters. Specifically, said occupants are “hoarding” refuse and debris, both inside and outside of the premises. Taylor received reports of a foul odor emanating from the property. Moreover, the basement is full of sewage, due to the water being turned off, which has spread to the adjacent homes. Finally, the weeds in the rear yard are overgrown. The owner of this parcel is Robert Workman, and he currently owes delinquent real estate taxes in the amount of \$1,846.88. On June 21, 2012, Taylor forwarded a request for service on this property to Philly 311. L&I issued initial violations against this parcel on June 21, 2012 for failure to clean rubbish, garbage, weeds and grass (334467). On July 12, 2012, L&I reported that the property passed re-inspection.

**2724 East Indiana Avenue:** Ticket No. 2339948. A constituent reported this vacant storefront to Taylor on June 22, 2012. The front windows and door were not properly secured under the Philadelphia Property Maintenance Code. In addition, the wood on the front exterior of the parcel was rotted and falling away from the structure. The front and rear yards, as well as the interior of the property, was full of dangerous refuse and debris. The property is owned by Walter J. Grouch, and the City of Philadelphia holds real estate tax liens on the real property since 2009 in the amount of \$4,207.97. As a result, Taylor immediately reported this parcel to Philly 311. On June 28, 2012, the property was found to be in compliance.

**2628 Haworth Street:** On June 25, 2012, neighbors contacted Taylor about this property, which had been vacant and unattended since January of 2012. Specifically, the structure, as well as the two (2) rear sheds, are dilapidated and falling down. In addition, the windows are not properly secured under the Philadelphia Property Maintenance Code. Finally, the grass/weeds are overgrown and have become a haven for possums and other vermin. The property is owned by Joan M. Devlin, and she owes delinquent real estate

taxes for 2012 in the amount of \$889.44. Taylor immediately forwarded a request for service to Philly 311 and CLIP, respectively. The investigations are pending. On June 26, 2012, Taylor was informed that Inspector Michael Curran (215-686-2480) of the Emergency Services Unit was working on this property. On June 28, 2012, Inspector Curran informed Taylor that he would go back to re-inspect the property. However, on July 10, 2012, neighbors informed Taylor that the owner had cleaned-up the subject property.

**3839 Frankford Avenue:** Ticket Nos. 2419837, 2705812 and 3091001. On July 3, 2012, local residents contacted Taylor about this vacant, dilapidated property, which posed a danger to the safety of surrounding neighbors. The house was “falling down”, with significant holes in the basement and walls of the structure, as well as the roof. In addition, power wires now run through the parcel, causing bricks to fall onto adjacent properties. Finally, the residence has become infested with insects and vermin and is, therefore, uninhabitable. The real property is owned by Edward Fitzgerald, with the designated contact person being Mrs. Pat Wiley, 36 Grant Avenue, Mount Ephraim, NJ 08059. The City of Philadelphia holds real estate tax liens in the amount \$20,231.31. Taylor promptly contacted Maura Kennedy and Stacey Mosely of L&I, as well as Philly 311, to obtain an investigation status and demand demolition. On July 5, 2012, L&I informed Taylor that the property is in Pre-Court status and is awaiting a hearing date. On July 25, 2012, neighbors notified Taylor that the front and rear doors had been removed, and the basement was open and exposed. Taylor immediately forwarded an emergent request for service to Maura Kennedy and Inspector Curran of L&I, as well as Philly 311. Taylor again requested emergent action on August 2, 2012. On August 3, 2012, Inspector Curran informed Taylor that this property has been sent to Equity Court by the Contractual Services Unit for “not complied” violations for a partially collapsed roof (rear shed and porch), wall (rear bay and shed) and floor (front porch), respectively (273931). As of July 3, 2013, the matter is in “Pre-Court” status. On January 10, 2013, neighbors informed Taylor that there was a wide opening to the lower level of the property under the front porch that was open to ingress/egress. Taylor obtained photographs of the condition and sent an immediate request to secure the opening to Philly 311, and a new investigation is pending under service number 2705812. On January 28, 2013, the Housing Code Enforcement Unit issued new violations against the property owner for “vacant property standard” and failing to secure the front basement (L&I Service No. 367482), as well as for failing to obtain a license for a vacant, residential building (L&I Service No. 367488). The violations are listed as “not complied”, and the violation under service number 367488 were sent to Court on or about May 18, 2013. On April 3, 2013, L&I sent a clean and seal crew to the parcel to abate the property. On July 2, 2013, Taylor contacted the City Law Department and the Linebarger Firm to request the property be sold at Sheriff’s Sale for delinquent real taxes. On August 26, 2013, Taylor sent a request to Philly 311 and Thomas Conway of CLIP to abate the high weeds and debris from the rear yard, as well as to remove the standing water in the rear six foot pool. On August 29, 2013, Taylor forwarded a request for assistance to Philly 311 and Thomas Conway of CLIP due high weeds/ grass, debris and a rotted pool cover in the rear yard (Ticket No. 3091001). On August 30, 2013, the Housing Code Enforcement Unit issued violations for “vacant property standard” and for

failing to secure a vacant building (L&I Case No. 400494). On November 21, 2013, Taylor contacted Thomas Conway from CLIP to request an immediate abatement of the rear yard. On November 22, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as a violation for failing to remove a large pile of tree branches in the rear yard (L&I Case No. 411914). On July 14, 2014, the CLIP violations were brought into compliance. On April 11, 2014, Taylor contacted L&I as the windows of the property have been broken. As a result, on April 22, 2014, the Housing Code Enforcement Unit issued a “vacant property standard” violation, as well as a violation for failing to secure the front level and basement windows (L&I Case No. 428249). On April 21, 2015, Taylor contacted Scott Mulderig of L&I, as well as Philly 311, to request an immediate inspection, and possible demolition of this structure, due to the rear wall detaching from the property. On May 4, 2015, L&I placed a 30-day notice of demolition on the real property. On May 29, 2015, the Housing Code Enforcement Unit issued a “vacant property standard” violation against the property (L&I Case No. 482966). As of June 1, 2015, there was a new owner of the subject parcel, and the property was cleaned and sealed on June 29, 2015. The City of Philadelphia has sent this property to Sheriff Sale on March 1, 2016, due to the owner having a real estate tax delinquency in the amount of \$28,868.35. On July 21, 2016, L&I Commissioner Perri, in response to a request for service by Rep. Taylor, confirmed that he was referring the property to Equity Court to get an order to gain access to the parcel to seal the second-rear bay opening and to remove a large, dead tree from the middle of the back yard. On September 28, 2016, the property owner obtained a major alteration permit, No. 724953, in response so L&I Case No. 273931. Specifically, a licensed contractor must perform the required work, which included replacing the front porch; removing the rear shed and bay; and erecting a protective fence around the abutting sidewalk.

**3038 Cedar Street:** Ticket No. 2352411. On June 29, 2012, Taylor notified Philly 311 and Thomas Conway of CLIP of this vacant property that had been unattended since 2010. As a result, the weeds have grown as high as the second floor windows. Moreover, the doors and windows had not been properly secured under the Philadelphia Property Maintenance Code. Finally, a large, fallen tree, emanating from 3036 Cedar Street, encroached upon a significant portion of the subject property. The property is owned by Joseph Kruopas, and the City holds real estate tax liens in the amount of \$2,454.71. L&I issued violations against the subject parcel on July 26, 2012 for being vacant and failing to clean the exterior weeds and plants (340916). In addition, the Community Life Improvement Unit (CLIP) issued a violation on July 2, 2012 for the need to cut high weeds (336886), which was listed as “not complied” at a August 9, 2012 re-inspection. In addition, the Housing Enforcement Unit issued violations for failure to clean exterior weeds/plants, as well for a standard vacant property (L&I Service No. 340916). Inspector Rosado (215-685-0535), had not been back out to the premises for the scheduled August 31, 2012 re-inspection, so on September 6, 2012, Taylor contacted L&I to make sure that said re-inspection occurred in a timely matter. On September 17, 2012, Inspector Rosado informed Taylor that she returned to the property and issued several violations against the parcel. In addition, the matter was referred to the City of Philadelphia to bring this real property to Court as the aforementioned violations are still listed as “open”. On October 19, 2012, the Housing Code Enforcement Unit sent this

matter to Court for failing to clean weeds/plants and for failing to maintain a vacant property (L&I Service No. 340916). The matter is in “Pre-Court” status. In addition, there is a “not complied” violation for high weeds in the rear of the property (L&I Service No. 336886). On March 21, 2013, the Community Life Improvement Unit also found “not complied” violations for failing to cut high weeds throughout the parcel, as well as a CLIP citation (L&I Service No. 373456). Case No. 373456 was brought into compliance on February 11, 2014. However, on April 8, 2014, Taylor contacted Philly 311 and Thomas Conway of CLIP to request an abatement of the property since the grass/weeds are overgrown and reach the first floor windows. On April 10, 2014, the Community Life Improvement Unit issued a CLIP violation notice, as well as a violation for garbage/refuse in the exterior rear of the property (L&I Case No. 425878). Case No. 425878 was sent to Court on or about August 26, 2015.

**4603 Adams Avenue:** Ticket No. 2359645. This vacant lot, owned by Industrial Air, was full of refuse, debris and overgrown grass/weeds. The land was so neglected that the tree and weed growth covered the adjacent sidewalks. On July 3, 2012, Taylor filed a request for service with Philly 311, and Thomas Conway of CLIP. On July 5, 2012, Mr. Conway informed Taylor that the lot would be inspected the week of July 9, 2012 and violations sent to the owner. L&I also issued violations against this parcel on or about June 23, 2012. Should the owner fail to clean within two (2) weeks, the City will do so and bill the owner for the costs. Accordingly, on July 30, 2012, the Clean and Seal Unit abated the property for CLIP violations, as well as the removal of a motor on the exterior of the parcel and the need to clean-up the vacant lot (L&I Service Number 334921).

**4431 Higbee Street:** This vacant real property, owned by Maria A. Cabrera, has sat vacant since a fire approximately five (5) years ago. As it has been unattended since the fire, and, as a result, the foundation, as well as the rear awning, have become unstable due to the continued accumulation of debris. The side and cellar windows are open and subject to ingress and egress. Finally, the exterior front and rear portions of the structure have been falling away from the premises, posing a danger to local residents. On July 6, 2012, Taylor contacted L&I, who informed him that the Clean and Seal Unit abated the property on June 4, 2012. In addition, there was also an open case with the Housing Code Enforcement Unit for the vacant house that was sent to Municipal Court on April 30, 2012 (316587). Since the City of Philadelphia holds real estate tax liens in the amount of \$11,585.68, Taylor notified James Zwolak, Esquire, of the City Law Department to request the property be sold at Sheriff’s Sale. On September 21, 2012, at the request of local residents, Taylor sent a request to CLIP to cut the overgrown grass/weeds and to remove the refuse/debris from the rear yard. In addition, Taylor contacted Vector Control (215-685-9000) due to rat infestation. On September 22, 2012, Thomas Conway of CLIP confirmed that the City would be cleaning it up “within the next two weeks”. On September 28, 2012, neighbors informed Taylor that CLIP cleaned the property, trimmed the grass and removed the debris. On June 13, 2013, the Community Life Improvement Unit cleaned and sealed the property for a CLIP violation notice and for having high weeds throughout the property (L&I Service No. 380624). CLIP cleaned and sealed the property on June 19, 2013, and again on October 17, 2013 (L&I Case No. 394998). There are no open violations for this property listing.

**4504 Benner Street:** On July 6, 2012, several local residents notified Taylor of this fire-damaged, vacant parcel, which was owned by Jeffrey H. Homel, 400 National Way, Simi Valley, CA 93065. As a result of the severe fire damage, the residence was unstable as the owner has done nothing to support the wood frame. In addition, there were several open portions in and around the premises that were open to ingress/egress. As a result, the property became a haven for squatters. Taylor immediately contacted L&I to request assistance and was informed that L&I had an existing case for this property. Specifically, an inspector issued two (2) violations on June 16, 2012, and the next inspection is scheduled for July 23, 2012. On July 26, 2012, L&I informed Taylor that the property failed re-inspection and a third and final inspection is scheduled for August 6, 2012. On August 14, 2012, L&I referred this case to Equity Court for failing to replace the doors and windows (333727), as well as for failing to register and secure a vacant property (333722). On July 20, 2012, the owner obtained a license for a vacant residential property, number 569267, which expired on the last day of February, 2013. In addition, on June 14, 2013, the Housing Code Enforcement Unit issued a violation for failure to possess a license for a vacant residential property (L&I Service No. 386670), as well as for failing to clean trash and weeds and on the side and rear of the property, along with “vacant property standard” and failing to secure a vacant property (L&I Service No. 386668). Finally, on June 19, 2013, the Community Life Improvement Unit issued a CLIP violation notice, and for having trash on the side of the parcel (L&I Service 386868). On or about October 2, 2013, the owner of the real property brought all violations into compliance.

**3110 Livingston Street:** Ticket No. 2374797. This vacant property, owned by Genevieve Zabinsky, is in extreme disrepair from years of neglect. Specifically, the roof is falling in, the exterior brick is crumbling and the wood surrounding the windows and doors is rotting. In addition, the rear shed is dilapidated and the door is also rotting. Finally, the property is infested with vermin and rodents. The City of Philadelphia holds real estate tax liens in the amount of \$3,212.87. On July 11, 2012, Taylor forwarded a request for service to Philly 311. As this was an open case, L&I issued initial violations on June 22, 2012, and the property is awaiting re-inspection. On July 26, 2012, L&I informed Taylor that the third and final inspection is scheduled for on or about July 27, 2012. On August 3, 2012, L&I informed Taylor that “the property owners were cited and have not complied with the violations that were issued at this address.” In fact, on July 27, 2012, the Housing Code Enforcement Unit sent this property to Municipal Court for “not complied” violations for improper downspout drainage, failing to maintain the exterior of the parcel, vacant property infractions, failure to clean the refuse at the exterior of the property, and utilizing prohibited electrical extension cords (328801). As of January 9, 2014, the matter remains in Pre-Court status. In addition, on April 19, 2013, the Housing Code Enforcement Unit issued a violation for a partially collapsed wall in the rear breezeway and rear shed, which has been designated as “unsafe” (L&I Service No. 376902). This violation is open, as is an August 14, 2013 violation for failing to have vacant property license for a residential building (L&I Case No. 398032).

**3018 Longshore Avenue:** Ticket No. 2377620. This property has remained vacant since 2006, and has fallen into extreme disrepair. The exterior bricks are falling off of the structure, in both the front and rear of this parcel. In addition, there are large holes in the roof, which has caused water damage to adjacent homes. The subject property is owned by Cara Jankery and Sarah Suzanne Smith, with their contact address listed as the same as the subject residence. The City of Philadelphia holds real estate tax liens in the amount of \$3,990.99. On July 12, 2012, Taylor forwarded a request for service to Philly 311 and asked for the matter to be immediately forwarded to the Emergency Services Unit of L&I. On July 10, 2012, L&I advised Taylor that there was an open case for improper drainage in the downspout, which required connection and repair/replacement (338014). In addition, the Housing Code Enforcement Unit sent this parcel to Court for several “not complied” violations, including the need for a deteriorating wall above the front door, deteriorating front and rear steps, failing to remove trees on the front edge of the property near the sidewalk, and the need for installation of interior and exterior handrails on both sets of front steps (309115). As a result, the matter under service number 338014 was sent to Court. As of January 9, 2014, the matter is in “Pre-Court” processing. On June 24, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as violations for failure to clean trash and high weeds from throughout the property (L&I Service No. 387845), which is now listed as “complied”.

**4408 Devereaux Avenue:** Ticket Nos. 2373436, 2604085 and 2691560. This real property has been vacant for over seventeen (17) months, and is now controlled by Midfirst Bank, 999 N.W. Grand Boulevard, Oklahoma City, OK 73118. The parcel is dilapidated, with the front porch roof near collapse. In addition, the windows and doors have not been properly secured pursuant to the Philadelphia Property Maintenance Code. The roof to the residence has been compromised, and individuals illegally removed the copper piping. Finally, the property is full of refuse and debris and, as a result, has become a haven for vermin. On July 11, 2012, Taylor forwarded a request for service to Philly 311, as well as made a formal request to Midfirst Bank to clean and seal the real property. On July 18, 2012, L&I issued violations against the property. On July 20, 2012, Mike Mulica, Estimates and Repairs Supervisor of Safeguard Properties (the property manager for Midfirst Bank/Midland Mortgage), contacted Taylor and stated that he would dispatch a crew to immediately repair, clean, landscape and secure the premises. L&I issued several violations against this parcel for vacancy, failing to maintain/clean, as well as citing the owner(s) for the need for roof and exterior repair (L&I Service Nos. 320601, 269403, 296679 and 339309). On August 15, 2012, neighbors informed Taylor that workers were at the real property and, among other things, removed the unstable awning from the residence. On September 11, 2012, Mike Mulica of Midfirst Bank/Midland Mortgage stated that the due date for completion of the work as been pushed back due to the additional work needed to be completed per code enforcement to the porches. The new compliance date was September 26, 2012. The City of Philadelphia approved the repair plans for the porch renovation, so Midfirst/Midland stated that the work will be completed by the new inspection date. On October 2, 2012, Mike Mulica informed Taylor that he would obtain a status from the on-site work crew. On October 9, 2012, L&I informed Taylor that the violations remained open from the September 26, 2012 compliance date, and the third and final inspection is

scheduled on or around October 31, 2012. However, on October 11, 2012, neighbors informed Taylor that workers were at the premises and were to commence work to repair the front porch during the week of October 15, 2012. On October 22, 2012, L&I issued a certificate of compliance for this property and case number 339309. However, due to the recent storm, the property experienced roof and basement damage so, as a result, Taylor forwarded an updated request for service for this parcel on October 31, 2012 under ticket no. 2604085. On November 10, 2012, the adjacent neighbors informed Taylor that workers returned to the property after the storm to secure, board up the broken windows and tar damaged areas of the roof. However, on or about January 2, 2012, neighbors informed Taylor that the doors and windows to the premises were compromised. Accordingly, Taylor forwarded a new quest for service to Philly 311 (Ticket no. 2691560). On January 7, 2013, the Housing code Enforcement Unit issued violations against the instant parcel for failing to have a license for a vacant, residential building, as well as for failing to replace 80% of the doors and windows (L&I Service No. 364953). On January 12, 2013, neighbors informed Taylor that there was a work crew at the property to board up and secure the basement window, as well as the pipes inside the premises. The violations listed under service number 364953 are listed as “complied”, as of August 5, 2013. On March 18, 2013, a neighbor notified Taylor that there was a water leak at the water access plate, which is running constantly and causing flooding into the street and gutter. Taylor immediately forwarded a request for service to Philly 311 and Joanne Dahme of the Philadelphia Water Department, respectively. Joanne Dahme of PWD promptly forwarded this complaint to its Customer Service Unit. On April 19, 2013, the Housing Code Enforcement issued a violation failing to repair/replace the main drain in front of the property (L&I Service No. 376903), which is now listed as “complied”.

**3163 Richmond Street:** Ticket No. 2340628. On July 17, 2012, the Port Richmond Town Watch brought this real property, which has been vacant for over two (2) years, to Taylor’s attention for his assistance. Specifically, the backyard to this parcel is full of refuse and debris, and the windows are exposed and open for ingress/egress. As a result, the residence has become a haven for animals and vermin. The interior and exterior smell from animal feces, and the property owners, Salvatore A. Finazzo and Eric Rosen, have failed to remedy this urgent and dangerous situation. The owners’ contact address is listed as the same as the subject property. Therefore, on July 17, 2012, Taylor forwarded a request for service regarding this parcel to both Philly 311 and CLIP, respectively. On July 19, 2012, L&I informed Taylor that the City received a prior complaint about this vacant property on June 25, 2012. An inspector issued violations on July 16, 2012, with a follow-up inspection scheduled for August 20, 2012. Currently, there are open violations with the Housing Code Enforcement Unit for failure to clean the rubbish, garbage, weeds and plants from the rear yard, as well for an unsecured vacant property (338923). The owner failed to comply with the open violations as per the findings from the August 20, 2012 re-inspection, and the Clean and Seal Unit abated the property on or about September 4, 2012. On August 2, 2013, the Housing Code Enforcement Unit issued violations for failing to clean weeds/plants in the rear yard, “vacant property standard”, and for failing to have a license for vacant residential building (L&I Case Nos. 395805 and 395808). These violations were found to be in

compliance on or about October 16, 2013. Bank of America, 301 East Vanderbilt Way, Suite 350, San Bernardino, CA 92408, obtained a license for a vacant residential building on May 8, 2012 (License No. 563205), which expired on the last day of February, 2013. However, on September 18, 2013, John Manicinelli, Green Tree Servicing, LLC, 2911 Concord Road, Aston, PA 19014, obtained a vacant property license, no. 605471, which expires on the last day of February of 2014.

**3008 West Cumberland Street:** Ticket No. 2367182. Surrounding neighbors contacted Taylor on July 17, 2012, regarding the existing dangerous conditions at this property. Specifically, the owners, Hattie and E.V. Mobley are deceased and the Executor has failed to maintain this parcel since 1991. The City of Philadelphia holds real estate tax liens in the amount of \$10,602.91. The residence is uninhabitable since there are two (2) large trees breaking the foundation, into the house and out through the roof. On July 17, 2012, Taylor contacted the Emergency Services Unit of L&I to request immediate demolition. On August 30, 2012, L&I informed Taylor that the Contractual Services Unit lists the property as “unsafe”, due to a deteriorating rear wall (L&I Service No. 348052). As of January 9, 2014, the violations are “not complied”.

**3052 Aramingo Avenue:** Ticket Nos. 2397236 and 2737615. This vacant property, formerly owned by Juan Rivera, was taken by Bank of America as a result of foreclosure litigation. A sign had been posted in the window indicated that all complaints and inquiries should be referred to Mortgage Contracting Services (813-387-1100), under reference number M4167423. Pursuant to several neighborhood complaints, Marc Collazzo went to the parcel, took photographs and observed that the rear upper window was wide open to ingress/egress. The front screen-door had been removed. Moreover, the side water drain was covered in several inches of dirt/debris, which caused flooding to adjacent properties. Finally, a foul odor emanated from the backyard due to the prior owner putting fecal matter in the rear garden to make compost. Accordingly, Taylor, on July 23, 2012, forwarded requests for service to Philly 311, Mortgage Contracting Services and Bank of America, respectively. On July 24, 2012, Sarah Bonner of Mortgage Contracting Services advised Taylor that the company would dispatch someone to inspect the property and repair the aforementioned problems. On July 25, 2012, L&I issued violations against the subject parcel. On July 26, 2012, T. Vamshi Krishna, Team Developer for Bank of America, informed Taylor that a field specialist from BAC Field Services Corp. would visit the property to address the problem. Their ticket number is 11219233. On July 25, 2012, the Housing Code Enforcement Unit of L&I issued several violations against this parcel, including failing to replace 80% of the doors and windows on a vacant property, as well as failing to obtain a license for a vacant residential property (340706). In addition, L&I issued a vacant property violation, a failure to secure a vacant property, and for having refuse and overgrown weeds in the rear of the property (340701). On October 3, 2012, the Housing Code Enforcement Unit advised Taylor that the property was in compliance. In addition, the BAC Escalations Department of Bank of America, 301 East Vanderbilt Way, Suite 350, San Bernardino, CA 92408, obtained a license for the vacant, residential property (License No. 563249). On January 29, 2013, after receiving a complaint from neighbors stating that the property had been compromised by “squatters”, Taylor notified Bank of America and Philly 311 in order to

re-seal under new ticket number is 2737615. On February 1, 2013, Inspector Rosado informed Taylor that she put in a request to Bank of America to clean and seal the rear of the parcel. There are no open violations on this parcel.

**3328 Edgemont Street:** Ticket No. 336730. This property, owned by Paul A. Thomas, has been vacant for over three (3) years since his passing, and has fallen into disrepair. The weeds and grass the front and rear yards are overgrown, and covered in refuse and other debris. Flyers and violation notices are strewn about the front porch. Finally, the parcel has become a haven for vermin and insects. As a result, a foul odor emanates from the real property. The City of Philadelphia holds real estate tax liens in the amount of \$5,478.96. On July 27, 2012, Taylor forwarded a request for service to Philly 311. L&I immediately informed Taylor that there was an open case for the property, and L&I issued violations on July 2, 2012 for a vacant property infraction (336730). The next inspection is scheduled on or about August 6, 2012. On August 22, 2012, Taylor e-mailed Inspector John Grace, who advised Taylor that the case for 3228 Edgemont Street (L&I service No. 336730), and the next and final inspection was scheduled for September 13, 2012. This property failed the September 13, 2012 inspection, so the Housing Code Enforcement Unit sent this matter to Court. The matter is in "Pre-Court" processing. On March 7, 2013, Taylor referred this matter to Scioli Turco for investigation and filing of a Conservatorship Action under Act 135. However, Taylor learned on June 16, 2014, Mariusz Kurpaska, 3304 Almond Street, purchased this property for \$50,000.00 by way of Sheriff's Sale. On January 14, 2016, the Housing Code Enforcement issued a violation for failing to obtain a vacant structure license (L&I Case No. 517712). On February 5, 2016, District East issued violations and a stop work order to the property owner for performing HVAC and electrical repairs without the necessary permits (L&I Case No. 519125). On February 19, 2015, the owner obtained a major alteration permit, no. 670486, to include the installation of sheetrock. On February 22, 2016, the owner also obtained an electrical permit, no. 671329, to perform various installations of wiring circuits throughout the premises. The property owner brought all violations into compliance on or about May 2, 2016.

**1222 Fillmore Street:** Ticket No. 2417390. Taylor inspected this longstanding vacant property on July 31, 2012, and observed a parcel that was near collapse. Specifically, the grass/weeds in the front and rear were overgrown. The wood porch was rotted and covered with refuse and debris. The front doors and windows were open to ingress and egress and, as a result, the copper piping was removed. Finally, a foul odor emanated from the residence. American General Financial Services (888-625-7544) took control of the real property from the owner, Charles Beveann Lessemore. Therefore, on August 1, 2012, Taylor forwarded a request for assistance to Philly 311, as well as contacted the REO Department of American General Financial Services to demand immediate action/repairs. CLIP has open violations against this property for the need to cut high weeds throughout the parcel, as well as the requirement for the owner to remove refuse from the exterior of the real property, including the front porch (337710). On August 17, 2012, the Clean and Seal Unit abated the property for a CLIP violation, exterior refuse on the exterior of the parcel and front porch and the need to cut weeds throughout the property (337710). In addition, on August 21, 2012, the Housing Code Enforcement Unit

found “not complied” violations for failing to secure the side door and basement level window of the vacant building (L&I Service No. 345436), as well as failure to obtain a license for a vacant residential building (L&I Service No. 345440). On October 24, 2012, the Housing Code Enforcement Unit sent this property to Court for failing to obtain a license for a vacant residential building (L&I Service No. 345440). On October 25, 2012, the Housing Code Enforcement Unit found that that the owner(s) complied with the remaining violations under service number 345436. The remaining violation(s) under service number 345440 were listed a “complied” on August 21, 2013. On May 11, 2013, Ocwen Loan Servicing, Inc., 2002 Summit Boulevard, Suite 600, Atlanta, GA 30319, obtained a license for a vacant residential property, no. 593316, which expires on the last day of February, 2014. On November 18, 2013, District East issued violations for not having an electrical permit, as well as having faulty wiring throughout the parcel (L&I Case No. 411249), which was brought into compliance on December 19, 2013. On December 19, 2013, District East issued violations for certain construction violations, including having missing receptacles in the 12 inch counter in the kitchen and wall space in the living room, kitchen, dining room, second floor hall, middle bedroom on the second floor and third floor master bedroom. In addition, the latter violations included not having the required heating/ac/refrigeration receptacle, as well as for failing to update the circuit directory in the basement (L&I Case No. 414606). On or about January 23, 2014, all open violations were brought into compliance.

**1237 Fillmore Street:** Ticket Nos. 2417812, 2519723 and 2956556. Taylor also inspected this vacant property on July 31, 2012, and found overgrown grass/weeds in the front and rear yards of this dilapidated parcel. The doors and windows have not been properly secured pursuant to the Philadelphia Property Maintenance Code. Finally, the wood porch was near collapse and the exterior structure was damaged. On August 1, 2012, Taylor forwarded a request for assistance to Philly 311 and is attempting to locate the property owner, Traore Hamallah. The owner, on July 12, 2012, had complied with past open CLIP and high weed violations under L&I service number 335601. On August 30, 2012, L&I informed Taylor that the property was inspected and no violations were written against the owner. However, several neighbors again contacted Taylor with complaints if high grass/weeds in the rear yard, rodent infestation and open windows on the property. Therefore, on September 25, 2012, Taylor forwarded requests for assistance to Philly 311, Thomas Conway of CLIP and Vector Control (rodents), respectively. On November 5, 2012, the Housing Code Enforcement Unit issued violations for failing to have a license for a vacant residential building (L&I Service Number 358175), as well as for failing to clean weeds/plants, and failing to secure a vacant building (L&I Service Number 358169). The Housing Code Enforcement Unit “cleaned and sealed” the real property on January 7, 2013. The violations under service number 358175 were sent to Court on or about February 25, 2013, and are still awaiting a hearing date. On June 11, 2013, Taylor sent a request for service to both Thomas Conway of CLIP and Philly 311 due to overgrown weeds/grass, as well as debris, in the rear of the parcel (Ticket No. 2956556). On June 20, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as a violation for failing to cut high weeds throughout the property (L&I Service No. 387104). On July 10, 2013, Taylor sent an urgent request to Thomas Conway of CLIP to cut the high weeds in the rear yard

as they exceed six (6) feet in height. Mr. Conway confirmed the property would be abated within seven (7) days. On July 22, 2013, Mr. Conway confirmed to Taylor that the property had been abated on both July 20, 2013 and August 26, 2013, respectively.

**2329 East Allegheny Avenue:** Ticket Nos. 2453825 and 2511763. On August 21, 2012, a local block captain brought this longstanding vacant, blighted property to Taylor's attention. Loose bricks were falling from the front exterior of the property. In addition, a tree was growing through the rear deck, and there was refuse and overgrown weeds in the rear yard. Moreover, much of the debris in the back of this parcel was used syringes and condoms! The owner of this real property is Doria P. Evangelista, 1601 Clark Drive, Yardley, PA 19067-4376. Taylor immediately forwarded requests for service to both Philly 311 and Thomas Conway of CLIP, respectively. Further, Taylor forwarded correspondence to the owner to demand remediation of this dangerous parcel. On September 4, 2012, the inspector was at the parcel and determined the property was now in compliance. On September 20, 2012, Taylor forwarded an updated request for assistance to Philly 311 due to the open doors and windows on the property. On October 12, 2012, as a result of the new request for service (2511763), L&I again investigated the property and found it to be in compliance. However, on January 3, 2013, the Contractual Services Unit issued violations for a loose wall/missing bricks in the front corner of the property, as well as partially collapsed front roof (L&I Service No. 364657). As of January 9, 2014, these violations are still listed as "not complied" and designated as "unsafe".

**4745 Garden Street:** Ticket No. 2458660. About four (4) years ago, the owner of this parcel demolished the residence on the real property and a fenced, vacant lot has existed since then. The weeds and grass in this parcel are overgrown, and the lot is covered in refuse and debris. Moreover, the surrounding fence extends until the end of the sidewalk on Garden Street, thereby preventing those who park their automobiles there to open and close the door(s) to their motor vehicles. On August 23, 2012, Taylor forwarded requests for service to Philly 311 and Thomas Conway of CLIP, respectively. In addition, Taylor forwarded correspondence to the property owner, Richard B. Schroth, 7519 Msgr. Fallon Drive, Pennsauken, NJ 08109-3236, to demand these issues be immediately addressed and corrected. However, the Community Life Improvement division has open violations for failing to maintain/clean to the exterior lot (L&I Service No. 290095). On September 11, 2012, the service request for clean-up was completed. However, the violations listed under service number 290095 are still listed as "not complied". Accordingly, on June 11, 2013, the City of Philadelphia demolished the property.

**1131 Fillmore Street:** On August 21, 2012, Taylor reported this vacant property to L&I due to ongoing code violations, as well as due to neighborhood concerns about the possibility of the owner opening a boarding house at this location. L&I informed Taylor that on August 18, 2012, a violation was issued against the owner, John R. Fisher, 238 Brown Street, Spring City, PA 19475, for not having permits to work (L&I Service No. 345018). The next scheduled inspection was scheduled for September 29, 2012. However, on August 22, 2012, Taylor received neighbor complaints that work continued despite the violation. Accordingly, Taylor promptly notified the 15<sup>th</sup> Police District, who

dispatched officers to the premises. Gerard James, Manager of the Construction Services Unit of L&I, contacted Taylor on August 23, 2012 that the owner obtained an electrical permit, and, as a result of this permit application, L&I could now have access and contact information for entry to the site. The District Supervisor will be reaching out to the listed electrical contractor to gain access for a thorough inspection. Mr. James advised Taylor that code violations and a formal Stop Work order would be issued as needed. Finally, Mr. James stated that “there are no permit applications to change the use of the building into a boarding home.” On September 14, 2012, Mr. James advised Taylor that any work being done in and on the real property was being performed according to a valid permit. The interior had yet to be inspected as the electrical contractor has not yet received the approved work order from the underwriter. On or about October 11, 2012, Gerard James informed Taylor that the property was in compliance with the Philadelphia Property Maintenance Code, and that all work was being performed pursuant to valid permits. However, on December 5, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as for having rubbish/garbage throughout the exterior of the property and for failing to cut high weeds on the side of the property (L&I Case No. 413186). CLIP abated the property on December 30, 2013.

**3057 Aramingo Avenue:** Ticket No. 2491032. On August 23, 2012, a neighbor notified Taylor of this deteriorated vacant property. The parcel (front and rear) is consumed with overgrown weeds/grass with refuse and debris. Jay and Matthew Price, P.O. Box 151, Feasterville (Trevoise), PA 19053, are the designated owners. The owners list an address at 38 Woodbridge Court, Langhorne, PA 19053. On August 24, 2012, Taylor forwarded requests for assistance to Philly 311 and Thomas Conway of CLIP, respectively. The investigations are pending. On September 7, 2012, an inspector from L&I visited the premises, but was unable to gain access. Taylor is working with local residents to ensure that the inspector is able to gain entry and properly inspect the parcel. On September 26, 2012, Taylor provided L&I with a contact person to allow entry for immediate inspection. On October 16, 2012, the Housing Code Enforcement Unit issued a violation for weeds/plants in the rear yard (L&I Service No. 355720). On January 8, 2013, the matter was sent to court. The matter is in “Pre-Court” processing. It is important to note that on July 13, 2006, the owners obtained a housing inspection license, number 376951, which expired on the last day of February, 2013. On May 15, 2014, cleaned all the trash and removed the weeds from the property.

**2535 Sepviva Street:** This vacant property fell into disrepair the owner, Lisa G. Querubin, 202 Bennett Road, Cape May Courthouse, NJ 08210-2206, vacated same. Since that time, the residence has fallen apart, with several exposed windows. In addition, the exterior front and rear yards are congested with overgrown grass/weeds and refuse/debris. The City of Philadelphia holds real estate tax liens in the amount of \$4,920.12. On August 24, 2012, L&I informed Taylor that the Department had an open case for this parcel (L&I service no. 307755), for failing to replace at least 80% of the faulty windows, as well as failing to obtain a license for a vacant residential property. This open case has been sent to Court and is in “Pre-Court” status. On October 1, 2012, Taylor sent a status request to L&I, as well as provided a current contact address for the owner, Lisa Querubin, 118 East 17<sup>th</sup> Avenue, Wildwood, NJ 08260-5531. Her telephone

number is (609) 846-7447. As of January 9, 2014, the parcel is still in processing for a hearing. However, on October 22, 2013, Thomas Conway of CLIP informed Taylor that they would be doing clean-up work on that block.

**2846 Gaul Street:** Ticket Nos. 2465407, 2518788 and 3587736. A neighbor contacted Taylor on August 27, 2012 regarding this vacant property. Specifically, the rear of the parcel was covered in overgrown weeds/grass and filled with refuse and debris. The owner, James J. Lyons, III, 2866 Gaul Street, Philadelphia, PA 19134, failed to maintain the premises for the past two (2) years. Taylor, on August 27, 2012, forwarded requests for service, along with photographs of the existing condition of the premises, to both Philly 311 and Thomas Conway of CLIP, respectively. The property was inspected on September 6, 2012, but the ticket had to be closed because the inspector could not gain access to the rear of the parcel. On September 26, 2012, Taylor provided L&I with the contact information of a neighbor so as to allow access to the inspector. The new investigation is pending (2518788). On October 5, 2012, the Community Life Improvement Unit issued a CLIP violation, as well as for failure to obtain a rental property license and having five foot high weeds in the rear of the parcel (L&I Service No. 354328). The only open violation, as of May 2, 2013, is for failing to possess a valid vacant property license. On May 7, 2013, at the urging of local residents, Taylor contacted Philly 311 and Thomas McDade of CLIP to request that rear yard be cleaned and the grass cut. In addition, the rear door had been opened compromised. On May 8, 2013, L&I confirmed that they would send a crew to clean and seal the property. On May 17, 2013, the high weeds/grass, as well as the refuse, were cleaned from the rear yard. However, service number 354328 is still listed as “not complied” as the owner does not have a license to rent the property. On August 9, 2013, the Housing Code Enforcement Unit issued a violation for failing to have a “license-res general” (L&I 396922). The aforementioned violations are still listed as “not complied”, and were sent to Court on March 11, 2014. On June 18, 2014, Taylor sent a request to abate the high weeds surrounding the property, as well as for a hole in the pavement in front of the house, to Philly 311 and Thomas Conway of CLIP, respectively (Ticket No. 3587736). This case is closed. On July 1, 2014, the Community Life Improvement Unit again issued a CLIP violation notice, as well as a violation for failing to cut high weeds throughout the property (L&I Case No. 440107). On August 7, 2014, the violations under case number 396922 were brought into compliance as the owner, James Lyons III, 20 Robbins Avenue, Rockledge, PA 19046, obtained a vacant property license, number 637332, which expires on the last day of February, 2015. On May 16, 2016, the Community Life Improvement Unit issued a CLIP violation notice, as well as for cutting high weeds (L&I Case No. 533665). On May 24, 2016, the Vacant Strategy Unit issued violations for not having a vacant structure license, as well as for failing to secure a front basement window (L&I Case No. 535638). The Vacant Strategy Unit also issued violations for having a “vacant and open” property due to the open basement window (L&I Case No. 535637).

**2528 East Somerset Street:** This vacant property has become a nuisance to the rest of the neighborhood as the owner failed to secure the doors and windows to the residence, thereby allowing access to “squatters”. In addition, refuse covers the side and rear of the

parcel. The real property is owned by Janice Adamczyk and Ronald J. Bujanowski, 2528 East Somerset Street. The City of Philadelphia holds real estate tax liens in the amount of \$8,882.54. The Housing Code Enforcement Unit has an open vacant property violation (L&I Service No. 336337), while the Community Life Improvement Unit has an open violation for rubbish/garbage on the exterior side and rear of the parcel (L&I Service No. 321916). On August 27, 2012, Taylor forwarded an immediate request for service to Philly 311. The investigations are pending, with a third inspection scheduled for September 6, 2012. L&I issued violations on September 6, 2012 for failure to obtain a license for a vacant residential building, as well as failure to replace at least 80% of the defective doors and windows on a vacant property (L&I Service No. 349018). In addition, the Housing Code Enforcement Unit found “not complied” violations for failure to maintain a vacant parcel, and having an unsecured front, side and rear of a vacant building (L&I Service No. 348865). The Housing Code Enforcement Unit cleaned and sealed the parcel on or about September 19, 2012. The final inspection was scheduled for October 10, 2012. Therefore, on October 18, 2012, Taylor forwarded a request for a status report to L&I, who informed Taylor that the violations were still not complied. The third inspection was scheduled for November 14, 2012, and the owners were found to be compliance by obtaining a vacant property license and replacing 80% of the doors and windows on the subject property (L&I Service No. 349018). Service number 321916 from CLIP is still open.

**2747 Buckius Street:** Ticket No. 2477106. The rear yard to this vacant parcel is covered in overgrown weeds/grass and full of refuse and debris. Moreover, there is a large tree in the back of the property in which the branches have extended into adjacent properties and caused damage to their respective residences. The real estate is owned by Kevin Ferguson, 1222 Whitney Road, Southampton, PA 18966. On September 4, 2012, Taylor forwarded requests for assistance to Philly 311 and Thomas Conway of CLIP, respectively. On September 20, 2012, the Community Life Improvement Unit issued a CLIP violation notice, as well as a citation for failing to trim overgrown branches on a rear tree (L&I Service No. 351489). On October 15, 2012, neighbors advised Taylor that the troublesome tree was cut down! However, on October 5, 2012, the Community Life Improvement Unit issued a CLIP violation notice, as well as a citation for the rear tree with overhanging branches that encroach into the rear yard (L&I Service No. 351489). As of January 9, 2014, those violations are all listed as “not complied”. Finally, the owner obtained a housing inspection license, no. 581310, on January 7, 2013, which will expire on the last day of February, 2014.

**2419 East Letterly Street:** Ticket Nos. 2501519 and 2669201. On September 14, 2012, Taylor forwarded requests for assistance to Philly 311 and Thomas Conway of CLIP, respectively, as the rear portion of this vacant real property was on the verge of collapse. In addition, the grass/weeds in the rear yard were overgrown and the yard was full of refuse/debris. Finally, Taylor obtained the services of Vector Pest Control (215-685-9000) to exterminate the roaches surrounding the exterior of the parcel. The owner of the property is listed Robert W. Lightwine. On September 18, 2012, L&I found the property to be in compliance as Vector provided service to the real property. It must be noted that on or about April 4, 2012, the Housing Code Enforcement Unit determined that the

owner(s) complied with violations for failure to obtain a license for a vacant building, failing to clean rubbish in the rear yard and failure to secure a vacant property. However, on December 20, 2012, Taylor forwarded a new request for assistance to Philly 311 and someone “broke open” the boards covering the windows and doors in an attempt to gain illegal entry. On December 17, 2012, a request was submitted to L&I for a clean and seal, which should occur within thirty (30) days. As the owner is deceased, Taylor provided L&I with the contact information for the Executor of the Decedent’s Estate, Frank Hurst. The Estate was opened on May 14, 2009 by Theresa P. Brady, Esquire, 200 East Girard Avenue, Philadelphia, PA. 215-426-1020. On January 17, 2013, the Housing Code Enforcement Unit closed the new complaints as the owner complied with violations for failing to have license on vacant residential building, as well as for failing to clean rubbish/garbage and securing a vacant property (L&I Service No. 307557). However, on October 8, 2013, the Housing Code Enforcement Unit issued violations for failing to clean weeds/plants in the rear of the property, as well as for failing to have a license for a vacant residential building (L&I Case No. 406206). This property was sent to Court on December 30, 2013.

**2456 Cedar Street:** Ticket No. 2501330. The grass/weeds in the rear yard of this dilapidated vacant property grew to over five feet in height! The owner of this property was listed to be Edward Carl Wagner, 2515 Rosewood Street, Philadelphia, PA 19145. On September 14, 2012, Taylor sent a request for assistance to both Philly 311 and Thomas Conway of CLIP to cut the grass and remove the debris. The investigations are pending. Therefore, On October 18, 2012, Taylor sent a request for status to L&I, who informed Taylor that it was still waiting on the initial inspection and it would be completed no later than October 30, 2012. However, as of November 29, 2012, no action was taken. As a result, on November 29, 2012, Taylor contacted Maura Kennedy of L&I for assistance to complete the investigation. On November 30, 2012, L&I informed Taylor that the matter was closed on October 26, 2012 as the inspector “did not see overgrown weeds at the time of the inspection”. Accordingly, the owner was found to be in compliance. It is important to note that the instant owner’s housing inspection license, number 487384, expired on the last day of February, 2012.

**3109 Chatham Street:** Ticket No. 2526165. The instant property has been vacant for over one (1) year after the death of the owner, Thomas Menga Swenson. The City of Philadelphia holds real estate tax liens in the amount of \$1,946.28. Since that time, the residence has fallen into disrepair with the air conditioner in the front window in danger of falling. In addition, the upstairs front window, as well as, the basement window, are open to ingress/egress. Finally, the parcel is infested with rodents. On September 28, 2012, Taylor forwarded requests for assistance to Philly 311 and Vector Control (215-685-9000). On or about October 2, 2012, Vector appeared at the property to exterminate any rodents. L&I did not issue any violations. Taylor will continue to monitor the situation. However, on November 13, 2012, neighbors informed Taylor that the front basement window was broken, the adjacent residents boarded up another window and the back of the house is unstable. Accordingly, Taylor forwarded an updated request for service to Philly 311. On November 14, 2012, Philly 311 informed Taylor that L&I referred the matter to Inspector Michael Curran of the Housing Code Enforcement Unit

for investigation (215-686-2588 or 2593). On December 5, 2012, neighbors informed Taylor that the upstairs windows to the property were secured.

**3274 Belgrade Street:** Ticket No. 2533403. This vacant real property is consumed by refuse in front, as well as having overgrown grass/weeds in the rear yard. Moreover, the exterior siding to this residence was falling off the structure. The owner of this parcel is Lillian O'Neill, 5 Debbie Lane, Highstown, NJ 08520, and the City of Philadelphia holds real estate tax liens in the amount of \$2,024.70. On October 3, 2012, upon receiving a complaint from adjacent neighbors, Taylor forwarded requests for service to Philly 311 and Thomas Conway of CLIP, respectively. In addition, Taylor forwarded correspondence to the property owner demanding her immediate action. On October 4, 2012, the Community Life Improvement Unit issued a notice of violation for high weeds in the rear of the property (L&I Service No. 354052). On December 28, 2012, CLIP found that the owner had remedied and complied with the violations.

**4051 Dungan Street:** Ticket No. 2541658. On October 6, 2012, neighbors contacted Taylor about the refuse and dangerous debris covering the front and rear of this dangerous occupied real property. The debris included used needles and syringes. In addition, the grass and weeds were so overgrown that they were infringing on adjacent properties. The parcel is owned by Ayyad Haytham, 200 Evergreen Avenue, Woodlynne, NJ 08107. On October 8, 2012, Taylor forwarded requests to Philly 311, Thomas Conway of CLIP and Officer Tina Willis of the 24<sup>th</sup> Police District, respectively. Taylor, after reviewing the L&I history for this property, learned that the Housing Code Enforcement Unit issued violations on September 14, 2012 for rubbish/garbage in the front and rear of the property, as well as for weeds/plants in the front of the parcel (L&I Service No. 350582). Those violations for rubbish/garbage are still listed as "not complied", and, as a result, on December 31, 2012, this matter was sent to Court. The owner did cut the high weeds. However, on September 17, 2012, the owner obtained an active housing inspection license, number 573570, for this property, which will expire on the last day of February, 2014.

**4565 Melrose Street:** Ticket No. 2549542. On October 9, 2012, Taylor observed that the grass/weeds in the rear yard of this abandoned real property grown as high as the second story of this parcel. In addition, the rear yard is covered in refuse and debris. The property is owned by Joseph B. Fedorowycz and Marlaina Laughlin, and the City of Philadelphia holds real estate tax liens in the amount of \$7,717.50. Therefore, on October 10, 2012, Taylor forwarded requests for service to both Philly 311 and Thomas Conway of CLIP, respectfully. On October 23, 2012, the Community Life Improvement Unit issued violations against this parcel for a CLIP violation, as well as for having tires on the sides of the property, having high weeds in the rear, having stagnant water in the rear pool, failing to repair/maintain the front, exterior steps and failing to clean a vacant building (L&I Service No. 356817). This matter is still listed as "not complied". It must be noted that on August 13, 2010, the Community Life Improvement Unit sent this parcel to Court for a CLIP violation notice, failing to clean trash on the side of the property, failing to remove personal property on the exterior side of the residence, having high weeds on the side and rear, and failing to repair the exterior front steps (L&I Service No.

217966). On June 20, 2013, a CLIP inspector came to the property and informed a neighbor that he would be issuing new violations for high weeds/grass. Unfortunately, CLIP could not get onto the property to abate the parcel as the gate was locked and it is private property. On July 16, 2013, the Housing Code Enforcement Unit issued a “vacant property standard” violation, as well as for failing to vacant building (L&I Case No. 392139). In addition, said Unit issued a violation for failing to have a license for a vacant residential building, as well as for failing to repair/replace 80% of defective doors and windows (L&I Case No. 392146). On September 25, 2013, these violations were sent to Court.

**1820 East Clementine Street:** This longstanding vacant property is in the care and control of Wells Fargo Bank National Trust, 2780 Lake Vista Drive, Lewisville, TX 75067. The parcel is in extreme disrepair and the Housing Code Enforcement Unit sent this property to Court for failing to repair the roof and ceiling(s) in the kitchen and the basement, failing to place interior and exterior handrails in the basement, having loose cables/wires in the basement, failure to repair/maintain exterior windows, having faulty electric cover plates, and failing to have a license for a vacant residential property (L&I Service No. 13866). Due to neighborhood complaints, Taylor contacted Maura Kennedy of L&I on October 26, 2012, who stated that the Housing Code Enforcement Unit cited the owner for failing to have a license for a vacant residential building (L&I Service No. 345204) and is in the process of clean and sealing the property (L&I Service No. 345200). On November 5, 2012, the Housing Code Enforcement Unit issued a vacant property violation, as well as failing to secure a vacant residential building (L&I Service No. 358303). On December 7, 2012, L&I was at the premises to clean and seal the property. On January 8, 2013, Wells Fargo Bank, c/o JP Morgan Chase, 800 Brooksedge Boulevard, Westerville, OH 430811, obtained a license for a vacant, residential property, license no. 581485. All violations are listed as “complied”.

**1828 East Clementine Street:** Ticket No. 2572068. On October 26, 2012, Taylor, after receiving photographs of the existing conditions at the instant property, forwarded a request for service due to the residence having broken windows in the first floor front and basement, as well as the back bedroom. Moreover, the back wall is pulling away from the structure. This situation exists despite the Housing Code Enforcement Unit cleaning and sealing this parcel on or about August 24, 2012 (L&I Service No. 331509) after the owner, William Keith Walker, vacating the premises. On November 1, 2012, the Housing Code Enforcement Unit issued violations for failing to have a license for a vacant residential building (L&I Service No. 358292), and failing to secure a vacant building (L&I Service No. 358281). On December 7, 2012, L&I was at the premises to clean and seal the parcel. On January 8, 2013, the owner of this property was sent to Court for failing to have a license for a vacant residential property. On August 19, 2015, there was a fire at the instant property. Taylor sent a demolition request to Beth Grossman, Esquire, Chief of Staff to L&I Commissioner, Carlton Williams.

**2327 East Ann Street:** Ticket No. 2597907. The instant vacant property is full of refuse, causing a foul odor to emanate from the residence. In addition, the rear yard is full of overgrown weeds and debris. The new owners, Meta Dhurata and Rucaj Festim,

placed a door on the upper level of the property, which is wide open to ingress/egress. Finally, the new owners have said that they want to make this property an apartment building, but no permits have been reported. The owners' contact address is 3237 Gaul Street, Philadelphia, PA 19134. On October 31, 2012, Taylor forwarded a request for service to Philly 311. On November 2, 2012, L&I informed Taylor that a complaint for Building Construction (no permits) was already submitted. The first inspection failed and a violation was issued on October 24, 2012. On November 14, 2012, all new complaints were consolidated by L&I with the existing case(s). The property was inspected on November 14, 2012, and the first floor of the property was boarded and secure. The second floor showed signs of construction. Taylor will keep in contact with Inspector M. McClain (215-685-0580). District East has open violations for failing to have a building permit and "Perme-Required to Correct Violation" (L&I Service No. 356769), which were sent to Court on March 28, 2013. On March 11, 2013, neighbors notified Taylor that the first level was covered graffiti. Accordingly, they called the Anti-Graffiti Unit, reference number 2799505. In addition, the owner is before the Zoning Board of Appeals for denial of his request to turn the parcel into a sit-down restaurant and the erection of one (1) accessory flat-wall sign on the first floor of the building with an existing single family dwelling above. No actions have yet to be taken by the ZBA as the initial June 25, 2013 hearing was continued. Therefore, on June 10, 2013, Taylor sent a request for status to Philly 311. The ZBA hearing had been scheduled for both June 25, 2013, and August 27, 2013, it was continued until October 29, 2013, where it was held for tax certification and interior photographs. On December 6, 2013, District East sent this matter to Court for violation no. 356769. The ZBA appeal was granted on November 26, 2013, and the violations under case no. 356769 can be cured by the completion of ordered renovations/improvements. All open violations were closed on or about December 20, 2013.

**3019 Tulip Street:** Ticket No. 2612655. On November 8, 2012, Taylor reported this vacant parcel to Philly 311 as a result of the missing front basement and second floor windows. Moreover, the front porch and roof were beginning to "bow" and were close to collapse. The property is now in the care and control of Eeverhome Mortgage Company, 8100 Nations Way, Jacksonville, FL, 32256. The investigation is pending. Due to issues with the breach of the entryway, as well as criminal activity recently occurring at the property, Taylor notified Philly 311 for immediate action. L&I assigned Inspector Motto (215-685-0535), to inspect the subject parcel. On November 23, 2012, the Housing Code Enforcement Unit issued a vacant property violation, as well as for failure to secure a vacant building (L&I Service No. 360677). Also on that date, the Housing Code Enforcement Unit issued violations for failing to have a license for a vacant, residential building; failing to repair the exterior porch roof; and failing to replace 80% of the doors and windows throughout the property (L&I Service No. 360679). The violations for service number 360679 were sent to Court on or about February 15, 2013. On December 4, 2012, the owner obtained a license for a residential vacant property, license no. 579029, which expired on the last day of February of 2013. The contact information for this license of Everhome Mortgage, 301 Bay Street, Jacksonville, FL 32202.

**3099 Memphis Street:** The entire front exterior of this vacant real property, owned by Doron Weitzman, is completely covered in wood panels! Accordingly, on November 12, 2012, Taylor forwarded a request for service to Philly 311. A review of L&I records confirms that the Housing Code Enforcement Unit cleaned and sealed the property on or about August 5, 2011 (L&I Service No. 288056). In addition, there are “not complied” violations for violating a stop work order for the installation of dry wall (L&I Service No. 241967), as well as for a wall bulge, fire damage to a wall, floor and ceiling, and having a faulty outdoor deck and masonry fence (L&I Service No. 262553). Finally, on August 6, 2012, the Housing Code Enforcement Unit issued violations for failing to have a license for a vacant residential building, as well as failing to replace 80% of the doors/windows on a vacant building (L&I Service No. 342439). It is important to note that on September 11, 2012 and November 8, 2012, respectively, the owner’s contractor, In & Out Cleanout and Renovation, 5614 Cedar Avenue, Philadelphia, PA 19143, obtained alteration permits to remove the front wall and all sheetrock on the first floor (Permit No. 426729), and to rebuild the front wall of the existing single family dwelling and foundation (Permit No. 434587). L&I action is on hold due to the valid work permits. On December 17, 2012, the Contractual Services Unit found that the owner complied violations written under case number 262553, and District East, on December 19, 2012, determined the owner complied with all violations under case number 241967.

**2341 East Ann Street:** Ticket Nos. 2617750, 3189856 and 3452736. This vacant parcel, owned by Carlos Franco, is on the verge of collapse. Specifically, the exterior roof and porch are unstable, and the wood surrounding the windows and doors are chipping away. Refuse is littered about the real property. The City of Philadelphia holds real estate tax liens in the amount of \$2,140.81. By way of background, the Housing Code Enforcement Unit sent this property to Court in 2007 for the need for emergency repair of the yard drain (L&I Service No. 61208). In addition, on or about September 28, 2008, the Housing Code Enforcement Unit also sent this residence to Court for having a partially collapse roof, a deteriorating façade and for failing to keep a vacant building clean and secure (L&I Service No. 138470). Finally, on May 19, 2011, the Housing Code Enforcement Unit found a “not complied” violation for failing to secure a vacant property (L&I Service no. 278316). All of these violations are still open. As a result, on November 12, 2012, Taylor forwarded a request for service, as well as a Court update to Philly 311 and L&I. On November 19, 2012, these issues were added to the existing, open cases with the Housing Code Enforcement Unit. The matter is still in Pre-court processing. On October 30, 2013, Taylor sent in a new request for service to Philly 311 and Thomas Conway of CLIP as the lower level windows and doors were all broken in as someone stole the copper piping. In addition, trash, high weeds and debris cover the rear yard. Taylor provide a contact number of a neighbor so that L&I and CLIP could gain access. Accordingly, on November 1, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as violations for rubbish garbage throughout the property, failing to secure a vacant property and for failing to replace 80% of defective doors and windows through the property (L&I Case No. 409620). CLIP cleaned and sealed the property on December 13, 2013. There is also an open violation for failing to clean refuse in the rear of the property (L&I Case No. 410616). On March 18, 2014, Taylor again contacted Philly 311 and L&I to address the emergent danger of the

property collapsing (Ticket No. 3452736). On March 25, 2014, L&I cleaned and sealed the property, and boarded-up the doors and windows on the lower level (L&I Case no. 422737). On January 12, 2017, Taylor again contacted L&I and CLIP, respectively, as the boards covering the rear of the property were compromised, making the parcel susceptible to ingress/egress. In addition, the rear was covered in bricks, debris and animal feces. Finally, Taylor requested the property be properly cleaned and sealed. On May 15, 2016, the Contractual Services Unit issued a violation for having an unsafe property (L&I Case No. 533563). On July 24, 2016, District East issued violations for failure to complete work (without a permit) on the rooftop deck, the rear addition, and the front and rear of the property (L&I Case No. 546181).

**2071 East Somerset Street:** Ticket No. 2599772. On November 12, 2012, Taylor forwarded a request for service to Philly 311 due to open doors and windows on the premises. This vacant property is owned by Joyce Bellamy, and the City of Philadelphia holds real estate tax liens in the amount of \$1,372.08. The Housing Code Enforcement Unit already had an vacant property violation against this parcel from October 13, 2010 (L&I Service No. 254902), as well as issued an additional violation on November 8, 2012 for failing to have a license for a vacant residential property (L&I Service No. 358979). On November 26, 2012, the Housing Code Enforcement Unit issued a vacant property violation, as well as failing to properly secure a vacant building (L&I Service No. 360949). The owner complied with case number 254902 on November 28, 2012. In addition, on December 13, 2012, the Housing Code Enforcement cleaned and sealed the parcel regarding case number 358979. Finally, on December 18, 2012, the Housing Code Enforcement Unit found the property “secured” under case number 360949.

**5022 James Street:** Ticket No. 2622821. This dilapidated property is owned by Joseph Schweibine, 5225 Arendell Avenue, Philadelphia, PA 19114-4229. The City of Philadelphia holds real estate tax liens in the amount of \$1,735.52. On September 20, 2012, the Community Life Improvement Unit issued violations for CLIP, failing to have a rental license (there are reportedly about 15 people residing in the property), failing to clean the exterior trash and personal property (L&I Service No. 351493). On November 15, 2012, neighbors contacted Taylor to express their concern that the aforementioned situation has worsened. As a result, Taylor immediately forwarded requests for immediate assistance to Philly 311 and the property owner, respectively. The investigations are pending as Katie from Philly 311 confirmed that she would send a report to the L&I help desk to see why the property had not been inspected since September 20, 2012. On November 21, 2012, Taylor was informed that the matter was referred to CLIP and that an administrative hearing had been scheduled for December 13, 2012. On December 20, 2012, Taylor sent a status request to Thomas McDade of CLIP, who informed Taylor that CLIP gave the owner until December 24, 2012 to clean the rear yard, or CLIP’s abatement crew would clean up and bill the owner. On December 28, 2012, John Horvay of CLIP advised Taylor that the owner had a crew at the location cleaning up the property. However, on January 15, 2013, neighbors once again complained about the accumulation of refuse in the rear yard, so Taylor sent a request for follow-up to John Horvay of CLIP, as well as Philly 311. Mr. Horvay confirmed that an inspector would be at the premises on January 16, 2013. Accordingly, on January 16,

2013, the Community Life Improvement Unit issued new violations against this parcel for a CLIP violations notice, as well as for having rubbish/garbage, and personal property, in the rear exterior yard (L&I Service No. 366199). On May 15, 2013, all violations were brought into compliance and the matters were closed.

**2901 Memphis Street:** This vacant parcel is owned by Kenneth Haines, 56 Canoe Birch Road, Levittown, PA 19073, and is in unstable condition. On November 15, 2012, the Housing Code Enforcement Unit sent this property to Court for “not complied” September 5, 2012 violations for failure to obtain a license for a vacant residential building, failure to maintain exposed exterior surfaces, maintaining a defective exterior cornice bargeboard, failure to repair/maintain the exterior windows, and failure to properly replace 80% of doors/windows on a vacant property (L&I Service No. 348364). On November 16, 2012, Taylor was made aware that the front door was open/compromised to ingress/egress, so immediately sent requests for service to Philly 311 and the 24<sup>th</sup> Police District. On November 14, 2012, the Housing Code Enforcement Unit sent this property to Court for failing to have a license for a vacant residential building; failing to maintain exposed, exterior surfaces; having a defective exterior cornice bargeboard; failing to maintain second floor exterior windows; and failing to replace 10 windows and 2 doors (L&I Service No. 348364). On December 5, 2012, the owner, through Specialized Asset Management, 8442 Lucent Boulevard, Suite 575, Highlands Ranch, CO 80129, a residential, vacant license (License No. 579166). Moreover, on December 20, 2012, the Housing Code enforcement Unit sent this matter (348364) to Court. On July 2, 2013, the Community Life Improvement issued a CLIP violation notice, as well as for failing to clean trash and high weeds in the side and rear (L&I Service No. 389424). The property was cleaned and sealed under case no. 389424 on August 14, 2013.

**2511 East Allegheny Avenue:** Ticket No. 2653807. Neighbors have complained that the owner, Francis Gillespie, that work was being performed on this residence without a permit. The aforementioned workers are not professional contractors and many local residents believe that they are “transients” due to the high amount of criminal activity that occurs at the premises. As a result of this work, the property is flooding into the basements of adjacent residences. In addition, the adjoining properties suffered damage to their walls as a result of this work, which occurs “day and night”. The City of Philadelphia has real estate tax liens against this parcel in the amount of \$2,682.99. On or about December 5, 2012, requests for service were sent to both Philly 311 and local law enforcement. On January 2, 2013, the Housing Code Enforcement Unit issued violations for failure to repair/maintain the first floor front door glass, as well as the first floor front window glass (L&I Service No. 364486). These violations are still listed as “not complied”, and, as a result, on March 25, 2013, this matter was sent to Court. On June 14, 2013, the owner complied with all existing violations and the matter was closed.

**4632 James Street:** This longstanding property was owned by Geraldine C Gagen, who owned \$997.00 in delinquent real estate taxes. However, the property was taken by PNC mortgage, and on June 27, 2012, PNC Mortgage, c/o Safeguard Properties LLC, 7887 Safeguard Circle, Valley View, OH 44125, obtained a vacant property license, number

567827. It will expire on the last day of February, 2013. On January 7, 2013, Taylor contacted the license holder to ensure the property was properly secured prior to Sheriff's Sale.

**4643 James Street:** The instant vacant property has been vacant for five (5) years and is in a dilapidated condition. Specifically, the doors and windows are open to ingress/egress. The property is owned by Blanche and Joseph Yeagley, and the City of Philadelphia holds real estate tax liens in the amount of \$5,767.19. The Housing Code enforcement Unit sent this property to Court on August 31, 2012 for failing to have a license for a residential vacant building, as well as for failing to properly replace 80% of faulty doors and windows (L&I Service No. 333773). The matter is in "Pre-Court" processing.

**4647 James Street:** The instant vacant parcel is owned by Eric and Kelly Vanderwende, 22 Plumbridge Drive, Levittown, PA 19057, and the City of Philadelphia possesses real estate tax liens in the amount of \$6,785.31. The doors and windows have been compromised with the exterior walls on the verge of collapse. On December 3, 2012, the Housing Code Enforcement Unit issued "not complied" violations for "license-res SFD/2FD", as well as failing to replace/repair the exterior window(s) (L&I Service No. 361555). On February 13, 2013, this property was sent to Court.

**4649 James Street:** This vacant parcel was owned by Claude L. Day, who owed real estate taxes in the amount of \$812.95. On December 3, 2012, the Housing Code Enforcement Unit found that the owner complied with violations for failing to have a license for a residential vacant building, as well as "vacant property standard" (L&I Service No. 295874). Taylor determined that Bank of America foreclosed on the parcel and obtained a vacant property license, number 563331, on May 8, 2012. The license expires on the last day of February, 2013. The contact information for Bank of America is c/o BAC Escalations Department, 301 East Vanderbilt Way, Suite 350, San Bernardino, CA 92408. On January 7, 2013, Taylor contacted the license holder to ensure that the property was properly secured. It must be noted that Bank of America has a vacant residential property license, No. 563331, which expires on the last day of February of 2013. However, Bank of America secured the parcel as per Taylor's request and service no. 295874 was marked "complied". On June 17, 2013, the Housing Code Enforcement Unit issued a violation for failure to repair/maintain the exterior windows (L&I Case No. 386432). This matter is still listed as "not complied".

**4374 Richmond Street:** Ticket Nos. 2701947 and 2940400. This longstanding vacant real estate is owned by Edwin and Suzette Aviles, 501 Jefferson Street, Riverside, NJ 08075, who owe \$1,285.08 in delinquent real estate taxes for 2013. On May 21, 2012, the owners obtained a vacant property license, number 564558, which expires on the last day of May, 2013. However, the owners performed demolition of the interior walls without a permit (L&I Service No. 322076), and there is an open violation from the Contractual Services Unit due to the instability of the fractured rear wall (L&I Service No. 331328). These violations are still listed as open. Moreover, the doors and windows are open and subject to ingress/egress. As a result, the interior fixtures, including the

copper piping, have been removed. Accordingly, on January 9, 2013, Taylor forwarded a request for service to Philly 311, as well as correspondence to the property owners, to demand the property be properly sealed. On January 9, 2013, the Housing Code Enforcement Unit issued a violation for “exterior roof repair” on “level 1, left roof flashing” (L&I Service No. 365247). The violations are listed as “not complied”, and the infractions under number 365247 were sent to court on or about March 18, 2013. On June 4, 2013, neighbors informed Taylor that the rear door and windows were open to ingress/egress, and that squirrels were present inside the parcel. Taylor immediately sent requests for service to Philly 311 and Vector Rodent Control (215-685-9000). The new 311 ticket number is 2940400. On June 5, 2013, the Housing Code Enforcement Unit issued a “vacant property standard” violation, as well as a violation for failing to secure a vacant building (L&I Service No. 384407). These violations are now listed as “complied”. In addition, L&I issued a violation for failing to have a license for a license for a vacant residential building (L&I Service No. 384412), which was sent to Court on August 12, 2013.

**3074 Aramingo Avenue:** This vacant property, owned by Julio Gonzalez, received violations from the Housing Code Enforcement, on September 24, 2012 for having an unsecured vacant building (L&I Service No. 338875), as well as for failing to have a license for a vacant residential property and failing to replace 80% of the doors and windows (L&I Service No. 338876). L&I cleaned and sealed the parcel on September 24, 2012. However, on December 24, 2012, the owner, by way of Safeguard Properties LLC, 301 East Vanderbilt Way, Suite 350, San Bernardino, CA 92408, obtained a vacant property license, no. 580598. The instant license expired on the last day of February, 2014. The violations under service number 338876 were sent to Court, and the matter is in “Pre-Court” processing. On March 13, 2014, Taylor sent in a clean and seal request to Philly 311 as the front door and front cellar door were both “kicked in” and subject to ingress/egress.

**1235 Fillmore Street:** Ticket Nos. 2691560, 2956055 and 3126439. Neighbors contacted Taylor regarding this occupied real property, which is owned by Laceenis Fordh Washington, due to high weeds and a toilet in the rear yard. On December 12, 2012, the Housing Code Enforcement Unit issued violations for failing to clean rubbish, garbage from the front of the parcel, as well as failing to clean weeds/plants from both the front and rear. In addition, the Unit issued code violations for having an improper drainage-downspout connection from the front porch (L&I Service No. 362856). On January 7, 2013, L&I found “not complied” violations, which were sent to Court on March 15, 2013. However, the owner did remove the refuse from the front, ride side of the parcel on January 24, 2013. On June 11, 2013, Taylor again made a request to Thomas Conway of CLIP, as well as Philly 311, due to overgrown weeds/grass in the rear yard (Ticket No. 2956055). On June 20, 2013, the Community Life Improvement Unit issued a new CLIP violation notice, as well as for a violation for failing to cut high weeds (L&I Service No. 387099). On July 10, 2013, Taylor sent an urgent request to Thomas Conway of CLIP to cut the weeds in the rear yard as they exceed six (6) feet in height. Mr. Conway confirmed the property would be abated within seven (7) days. On July 22, 2013, Mr. Conway confirmed that the owner obtained an extension until

Saturday, July 27, 2013 to abate the property. The violation is still listed as open and on September 20, 2013, L&I and Thomas Conway of CLIP informed Taylor that they would contact the inspector's supervisor to schedule an immediate re-inspection. On September 24, 2013, Thomas Conway informed Taylor that the gate was still locked, so CLIP could not abate. It must be noted that on March 15, 2013, the Housing Code Enforcement Unit sent this property to Court for failing to clean trash and weeds on the front ride side and rear of the property, respectively. In addition, the property owner failed to replace/repair, as well as connect, the drainage downspout on the front porch (L&I Case No. 362856). On May 8, 2014, the Community Life Improvement issued a CLIP violation notice, as well as a violation for high weeds throughout the property (L&I Case No. 430167). The owner brought Case No. 430167 into compliance on May 22, 2014.

**2055 East Ontario Street:** Ticket No. 2717148. This vacant, commercial property is owned by Salome Urena, and the City of Philadelphia holds real estate tax liens in the amount of \$3,955.17. The parcel has sat vacant for over three (3) years and the doors and windows are open to ingress/egress. L&I last cleaned and sealed the real property in 2010. Currently, on November 28, 2012, the Housing Code Enforcement Unit issued violations for failing to clean the weeds/plants in the exterior rear of the building, which was listed as complied on March 28, 2013 (L&I Service No. 361080). On January 16, 2013, Taylor forwarded a request for service to Philly 311 due to the compromised openings of the building. On February 7, 2013, the Housing Code Enforcement Unit issued violations against the property owner for "vacant property standard", and failing to replace 80% of the doors and windows on a vacant parcel (L&I Service No. 368802). This violation was sent to Court on June 5, 2013.

**3036 Agate Street:** Ticket no. 3082700. On January 17, 2013, a neighbor contacted Taylor regarding the condition of this vacant parcel, owned by Michael C. Galazka. Specifically, the rear of the real property is "wide open" to ingress/egress. In addition, someone removed the back door and the rear windows have been removed and/or broken. Finally, the side and rear of the parcel is full of trash and debris. It must be noted that the Housing Code Enforcement Unit issued violations for failing to clean rubbish/garbage on October 18, 2012, and the parcel was cleaned on or about November 15, 2012 (L&I Service No. 353919). Accordingly, on January 18, 2013, Taylor sent a request for service to Philly 311. On January 23, 2013, Inspector Norma Lozado (267-290-8918), contacted Taylor to confirm that she declared the property "vacant and unsecured". On that date, Inspector Lozado issued for failing to have a license for a vacant residential building (L&I 366787), as well as for having an unsecured vacant building (L&I Service No. 366784). On January 30, 2013, Inspector Lozado sent a crew to clean and seal the parcel. In addition, on February 19, 2013, the Housing Code Enforcement Unit issued violations for having "front and rear of property filled with trash throughout property also inside property filled with trash." (L&I Service No. 369767). The property was cleaned and sealed on March 22, 2013. The remaining violations are still open. On April 4, 2013, neighbors contacted Taylor to state that the rear door was now secured. On August 23, 2013, Taylor sent an updated request for assistance to Philly 311 as the top level windows were "completely broken out." On October 9, 2013, L&I informed Taylor that the property failed the second inspection on September 5, 2013, and the third and final

inspection is scheduled for October 25, 2013. On October 21, 2013, this property was sent to Court (Case nos. 366784 and 366787). On November 6, 2013, Taylor forwarded a request to Philly 311 as the back door was pushed open and now subject to ingress/egress. On November 12, 2015, CLIP issued violations for rubbish/garbage, as well as high weeds (L&I Case No. 510040). The property was cleaned and sealed on December 8, 2015. However, there is still an open violation for failing to have a vacant structure license (L&I Case No. 507951), which L&I sent to Court. On June 16, 2016, the Vacant Strategy Unit issued violations for an open front door, as well as six (6) broken/open windows (L&I Case No. 540263). On December 19, 2016, L&I sent Case No. 540263 to Court.

**2715 Eddington Street:** This vacant single family row and twin parcel, which was owned by Philomena G. Wagner, was ravaged by fire. The City of Philadelphia holds real estate tax liens in the amount of \$7,092.96. The property currently carries two (2) unsafe violations (PM-307) for the roof and floor to ceiling fire damage. The matter was referred to Inspector Michael Curran, who informed Taylor and Councilman Bobby Henon that he went out on November 19, 2012 and designated the parcel as “unsafe”. Certified mail to the owner came back as undeliverable. On January 8, 2013, the inspector returned for re-inspection, and ensured that the parcel is sealed. The Contractual Services Unit has “not complied” violations for a fire-damaged roof, as well as fire damage to floor/ceiling of the first and second floors (L&I Service No. 359165). The third and final inspection was scheduled for June 9, 2013. The property failed the final inspection and was placed on the demolition list. Moreover, the property was designated as “imminently dangerous”. The Emergency Services and Abatement Unit (EASU) can provide further information or assistance by calling 215-686-2588. On May 23, 2013, Taylor, the Bridesburg Community Development Corporation and Scioli Turco agreed to file a Conservatorship Petition in the Court of Common Pleas of Philadelphia under Act 135. On May 31, 2013, the Housing Code Enforcement Unit issued violations for failure to have a license for a vacant residential building, as well as for failing to replace/repair at least 80% of defective windows and doors (L&I Service No. 383850). On or about August 9, 2013, a Petition to Appoint a Conservator has been prepared for review. The pleading was filed with the Court of Common Pleas of Philadelphia County on or about September 9, 2013. Also on the date, the Housing Code Enforcement Unit issued violations for failing to have a license for a vacant residential building, failing to repair/maintain the front porch ceiling and level 2 roof, for having a defective cornice bargeboard on front level 2, and for failing to replace 80% of defective doors and windows (L&I Case No. 395817). On October 8, 2013, Judge New held a status conference on the pending Act 135 petition. On October 10, 2013, Impact Services cut down an overgrown tree on the parcel. The Court of Common Pleas will conduct a hearing on the pending Petition for Conservatorship on December 5, 2013 at 9:30 a.m. in Courtroom 602 in City Hall. The Hearing was held before the Honorable Arnold New on December 5, 2013, and, on December 6, 2013, Judge New entered an Order granting the petition of the Bridesburg CDC and Scioli Turco to be appointed Conservators under Act 135. Repair/renovation/demolition work will commence thirty (30) days after entry of a formal Order by Judge New. On February 17, 2014, Joel Palmer of Scioli Turco informed Taylor that Scioli Turco would be presenting the final conservancy plan to the

Court shortly. Onion Flats provided comprehensive construction and marketing plans, which were approved by the Court.

**3023 Weikel Street:** This vacant real property is owned by Shirley Fleishman, and the City of Philadelphia holds real estate tax liens in the amount of \$11,554.42. On January 27, 2013, neighbors contacted Taylor as they were concerned the parcel was on the verge of collapse. Taylor's investigation revealed that the Housing Code Enforcement Unit had open June 22, 2010 violations for failing to have a license for a vacant, residential property, as well as for failing to secure a vacant property (L&I Service No. 240401). In addition, on February 3, 2012, the Contractual Services Unit has open violations for a partially collapsed roof and floor/ceiling (L&I Service No. 315094). Finally, on September 4, 2012, the Contractual Services Unit issued "not Complied" violations for a partially collapsed roof, wall and ceiling, as well as a "bulging" wall (L&I Service No. 350905). On January 30, 2013, Taylor spoke with Steve Gallagher of L&I, who sent an inspector to the property to determine its current condition. Mr. Gallagher stated that the real property was designated "inherently dangerous" and L&I is in the process of determining if the property can be salvaged by going to Court, or if it needs to be demolished. On April 3, 2013 and April 10, 2013, Taylor contacted Steve Gallagher and Michael Maenner of L&I for a status, and is awaiting a reply. On April 26, 2013, Steve Gallagher informed Taylor that L&I would immediately re-inspect the property and give the owner ten (10) days to respond. Assuming this does not occur, the City will bid the instant property for demolition by the end of the fiscal year. On May 2, 2013, neighbors contacted Taylor to state that the City of Philadelphia left notes in their door that they would be demolishing the subject parcel. On May 29, 2013, the local residents informed Taylor that the City of Philadelphia commenced demolition, which was completed on August 19, 2013.

**3073 Chatham Street:** On February 8, 2013, neighbors brought this vacant parcel to Taylor's attention due to accumulation of a large volume of debris and high weeds in the rear of the parcel. The property is currently owned by Lisa Herling and Karl Jones. The Community Life Improvement Unit has "not complied" violations for rubbish/garbage and high weeds in the rear of the residence, effective February 23, 2013 (L&I Service No. 317037). The matter is still listed as open. Taylor is in the process of obtaining the current contact address for the owners so as to ensure their prompt compliance.

**5011 Worth Street:** Ticket Nos. 2765811, 2952597 and 3203084. This vacant property, owned by Rose D. Kersaint, has an expired vacant property license held by Chase Home Finance, 800 Brookside Road, Westerville, OH 43081 (No. 578281), as well as an expired housing inspection license in the names of Rose Kersaint and Derrick Zhang, 1934 Cottman Avenue, Philadelphia, PA 19111 (No. 360541). On January 10, 2013, the owner resolved an outstanding complaint for rubbish in the rear yard (L&I No. 361706). On February 18, 2013, neighbors contacted Taylor to inform him that the lock/latch to the front door had been broken, which left the vacant parcel open to ingress/egress. Taylor immediately forwarded a request for assistance to Philly 311. On or about April 10, 2013, the door has been secured. On June 11, 2013, neighbors contacted Taylor as the subject property had become the location of illegal drug use. Taylor contacted Police

Officer Michael Wheeler of the 15<sup>th</sup> Police District (215-686-8698), who first contacted L&I to seal the location (Service No. 2952597), as well filed a Roll Complaint to notify the police of the crowds/narcotics activity at the location in order to increase patrols in the area. On June 26, 2013, L&I secured the property. However, on August 7, 2013, the Housing Code Enforcement Unit issued a violation for failing to have a license for a vacant residential building (L&I Case No. 396279). This violation was closed on December 5, 2013. On September 28, 2013, Taylor made a request for service to Philly 311, the 15<sup>th</sup> and 24<sup>th</sup> Police Districts, and Police Officers Tina Willis and Michael Wheeler, as local kids have broken into the home by way of second floor windows, which are still open. In addition, it is believed that the copper plumbing has been removed and that neighborhood kids sit on the front porch of the instant property and smoke marijuana. On November 6, 2013, Taylor forwarded a request for assistance to Philly 311 and the 15<sup>th</sup> Police District about a “squatter” breaking into the residence by way of the front door and removed the upstairs, front window air conditioner. Captain McCloskey of the 15<sup>th</sup> Police District visited the premises and wrote a report regarding this parcel. Officer Michael Wheeler also submitted a Philly 311 request to have L&I clean and seal the property as soon as possible (Ticket No. 3203084). The next scheduled inspection by L&I is November 20, 2013. On November 9, 2013, neighbors informed Taylor that a Century 21 sign posted on the railing to the instant property (215-248-4444). Accordingly, the Housing Code Enforcement Unit issued violations for “vacant property standard” and failing to secure a vacant residential property (L&I Case No. 407261). In addition, violations were written for failing to replace at least 80% of defective doors and windows throughout the property (L&I Case No. 407262).

**1204 Foulkrod Street:** Ticket No. 2791904. Neighbors notified Taylor of this problem, occupied property on March 5, 2013. The real property is owned by Maryse Goda. Specifically, the chimney was “falling apart”, with loose bricks falling to the ground. In addition, the side drain pipe has fallen away from the residence, causing flooding when it rains or snows. Finally, the rear is covered in refuse and debris. Taylor immediately forwarded a request for assistance to Philly 311. On March 7, 2013, Michael Maenner of L&I contacted Taylor from the subject parcel and observed the chimney to be in good, stable condition, and the rear yard was clear. The downspout has been removed, but said removal was not a violation of the Property Maintenance Code.

**2838 Almond Street:** Ticket Nos. 2864788, 295840, 2993144 and 3141433. This parcel has remained vacant for over one (1) year since the passing of the owner, Patrick W. Field. Since that time, the upstairs, front windows of the real property have been removed, as well as the copper piping and interior fixtures. In addition, refuse and debris fill the side alley. Most important, the front of the residence is starting to “bow”, causing bricks to loosen and fall, causing a danger to local residents. On March 8, 2013, Taylor forwarded an immediate request for assistance to Philly 311. The investigation is pending, but there is no Licenses and Inspections violations or history for this parcel. Having heard no response, on April 19, 2013, Taylor sent a second request for service to Philly 311. As of May 30, 2013, L&I found no violations against this parcel and that all lower doors and windows were properly sealed. Taylor will continue to monitor this property. On July 2, 2013, Taylor forwarded a new complaint due to a foul odor

emanating from the property, as well as high weeds and standing water in the rear yard (Ticket No. 2993144). The matter was “unfounded”. However, an adjacent neighbor kept stating that there were three (3) open windows on the top floor and when it rains, the water seems through to the adjacent property. Therefore, on September 30, 2013, Taylor sent another request for assistance despite L&I not finding any structural damage to the subject property (Ticket No. 3141433). On October 9, 2013, the Housing Code Enforcement Unit issued violations for failure to have a license for a vacant residential property (L&I Case No. 407831) and “vacant property standard” (L&I Case No. 407834). The violations under Case No. 407834 were sent to Court on March 27, 2014. The violations under case no. 407831 were closed on February 24, 2014, as the Ocwen Financial Services, Deutsche National Bank, 2002 Summit Blvd., Atlanta, GA 30319, obtained vacant property license no. 620667 on March 7, 2014. Said license expires on the last day of February, 2015.

**3040 Agate Street:** Ticket No. 2795909. This front and rear doors of this vacant property have been “broken in”, allowing for ingress/egress to the interior of the parcel. The property is owned by Tina Hosgood and Dino Paduano, 3427 Oakford Avenue, Feasterville (Trevose), PA 19053. In addition, the vacant property license, no. 576644, is expired. The contact information for said vacant property license is ReMax Prime Real Estate, Federal Home Loan Mortgage Corporation, 238 Baltimore Avenue, Clifton Heights, PA 19108. On March 8, 2013, Taylor sent a request for service to Philly 311, as well as sent correspondence to both the owners and the vacant license holder to request that they secure the property. On March 12, 2013, Inspector Rozado inspected the property and confirmed the veracity of Taylor’s complaints. The inspector contacted ReMax Prime Real Estate (610-622-7500), who confirmed that they would send a crew within twenty-four (24) hours to secure the real property. In addition, on March 12, 2013, the Housing Code Enforcement Unit issued violations for “vacant property standard”, as well as for failing to secure a vacant property (L&I Service No. 372333), and failing to have a license for a vacant, residential parcel (L&I Service No. 372336). These violations were brought into compliance on November 13, 2013.

**2911 Frankford Avenue:** Ticket No. 2801022. On March 12, 2013, the Port Richmond Town Watch reported this vacant, boarded-up property to Taylor. Specifically, the front door to the residence, despite the Housing Code Enforcement Unit cleaning and sealing the property on or about April 12, 2012 (L&I Service No. 296743), was “wide open” to ingress/egress. In addition, the owner, Jeffrey White, 2516 Watts Street, Philadelphia, PA 19148, allowed his housing inspection license, number 268381, to expire on the last day of February, 2011. Moreover, Mr. White does not possess a vacant property license. Finally, the City of Philadelphia holds real estate tax liens in the amount of \$1,503.93. Accordingly, Taylor forwarded a request for service to Philly 311 and to Officer Tina Willis of the 24<sup>th</sup> Police District. On March 13, 2013, the Housing Code Enforcement Unit issued violations for “vacant property standard” and failing to secure a vacant parcel (L&I Service No. 372463). In addition, L&I issued violations against the owner for failing to have a license for a vacant, residential property, as well as for failing to replace at least 80% of the doors and windows of this vacant structure (L&I Service No. 372466). These violations were sent to Court on November 12, 2013. In addition, on November

12, 2013, the Housing Code Enforcement issued violations for “vacant property standard”, as well as for failing to secure a vacant property (L&I Case No. 411297). A clean and seal of the parcel is pending. Also on that date, the housing Code Enforcement Unit issued violations for failing to replace the third floor window, failing to repair/replace the front entry door, failing to repair/replace the basement bilco door on the sidewalk, “vacant property standard”, and failing to secure a vacant property (L&I Case No. 411301). These violations are still listed as “not complied”.

**2769 Ash Street:** Ticket No. 2801101. On March 12, 2013, Taylor inspected this vacant real property on behalf of the adjacent neighbors. Specifically, the rear of the parcel is littered with refuse/debris, as well as overgrown grass/weeds. In addition, the wood surrounding the front door and windows was “rotted”. The owners of record are listed as Michael and Mary Janusiak, but the real estate tax bill is in the name of Shawn Hawthorne. The owner(s) owe delinquent real estate taxes in the amount of \$1,044.32. The Housing Code Enforcement Unit still lists a “not complied” violation for failing to have a license for a vacant residential property (L&I Service No. 274913). Accordingly, Taylor forwarded requests for service to Philly 311 and Thomas Conway of CLIP, respectively. On March 13, 2013, the Community Life Improvement Unit issued a CLIP violation, as well as a violation for failing to cut the high weeds (L&I Service No. 372406). These violations are still listed as “not complied”. On March 28, 2013, CLIP contacted Taylor to see if he could arrange access inside the gate to abate the property. Taylor is contacting constituents to determine if he can arrange entry. On May 2, 2013, the neighbors confirmed that the grass had been cut and the debris was removed and the violations are now listed as “complied”.

**2236 Fraley Street:** Ticket No. 2777682. The subject vacant parcel is owned by Mellon Bank of New York, 314 South Franklin Street, Titusville, PA 16354-2168. On or about June 20, 2012, the Community Life Improvement cleared the property of an outstanding CLIP violation, as well as for failing to remove refuse and high weeds from the rear yard. In addition, the owner was cited for having an improper party fence (L&I Service No. 327586). However, on February 26, 2013, Taylor, at the request of the adjacent property owners, sent a request for assistance to Philly 311 as work was being done without a permit, as well as the rear was again full of refuse and brown/black paper covered the windows. On March 1, 2013, District East found “not complied” violations for “Permb-Int. Demolition of the Interior Walls, Etc.” (L&I Service No. 371363), which is still open.

**5314 Jackson Street:** Several concerned neighbors contacted Taylor on March 25, 2013 regarding this longstanding vacant property. Specifically, the street-level door to the premises was open, which allowed ingress/egress by squatters. In addition, the wood panels of the front garage were either rotted or removed by those attempting to break and enter the property. In addition, the exterior wood was rotting away and falling from the structure. Finally, there is trash/debris covering the front of the parcel. The property owner is listed as Candice Lees, but Bank of America had a vacant property license, no. 563467, c/o Agent, Colleen Sabatina, 7908 Frankford Avenue, Philadelphia, PA 19136. The vacant property license expired on the last day of February of 2013. Accordingly, Taylor forwarded requests for service to Philly 311 and Officer Tina Willis of the 24<sup>th</sup>

Police District, respectively. Finally, Taylor forwarded correspondence to Colleen Sabatina of Bank of America to request the property be immediately cleaned and sealed. The investigations are pending with Inspector Motto (215-685-0535). On March 26, 2013, the Housing Code Enforcement Unit issued violations for “vacant property standard” and for failing to secure a vacant building (L&I Service No. 373962). In addition, on March 26, 2013, said Unit found “not complied” violations for failing to have a license for a vacant residential property, as well as for failing to properly secure 80% of the doors and windows in the residence (L&I Service No. 373964). The owner brought these violations into compliance on or about April 12, 2013. On April 10, 2013, the Housing Code Enforcement Unit issued a violation for having an expired license for a vacant, residential building (L&I Service No. 375808). This violation was sent to Court on June 18, 2013. On May 28, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as wrote violations for failure to remove rubbish/garbage from the front yard, and not cutting the high weeds throughout the parcel (L&I Service No. 381752). The property was cleaned and sealed the property, as well as removed the high weeds, on June 24, 2013.

**2867 Chatham Street:** Ticket No. 2828733. On March 27, 2013, trespassers broke open the front door to this vacant property and removed all of the copper piping. As a result, this caused massive flooding, leaving over a foot of water in the basement. The property is owned by Bank of America, 7105 Corporate Drive, Plano, TX 75024, and their vacant property license, no. 563589, expired on the last day of February, 2013. Due to the emergent nature of this issue, on March 28, 2013, Taylor sent an emergent request for assistance to Philly 311, Joanne Dahme of the Philadelphia Water Department and Bank of America, respectively. On April 3, 2013, the Housing Code Enforcement Unit issued a “vacant property standard” violation, as well as a violation for failing to secure a vacant property (L&I Service No. 374753). In addition, the Housing Code Enforcement Unit also issued violations for failing to have a vacant property license for a residential building, as well as for failing to replace 80% of the defective doors and windows to the vacant parcel (L&I Service No. 374755). On April 13, 2013, BAC Home Loan Servicing, LP, 400 National Way, Simi Valley, CA 93065, obtained a license for a vacant residential property, no. 589983. On May 8, 2013, the owner remedied the violations and L&I marked them as “complied”.

**2855 Chatham Street:** Ticket Nos. 2844571 and 3017669. The instant vacant property, owned by Harry and William Larsen, had recently been vandalized, with the front and rear windows smashed and open to ingress/egress. In addition, the Community Life Improvement Unit still listed “not complied” violations for CLIP, and failing to remove high weeds and refuse from the rear of the parcel (L&I Service No. 339336). The aforementioned violations have been open since July 18, 2012. However, they were marked “complied” on November 15, 2013. On April 8, 2013, Taylor forwarded a request for assistance to Philly 311. On April 23, 2013, the Housing Code Enforcement Unit issues violations for “vacant property standard”, failing to secure a vacant building (L&I Service No. 377229), as well as for failing to have a license for a vacant residential building, and failing to replace 80% of faulty doors and windows (L&I Service No. 377230). On June 3, 2013, the Housing Code Enforcement Unit issued violations for

failing to have a license for a vacant residential property, as well as for failing to repair/maintain the upper glass pane of one window on the first level of the parcel (L&I Service No. 383960). On July 17, 2013, Taylor contacted Vector Control (215-685-9000) to request an exterminator come to the premises to remediate a rat infestation, as well as Philly 311 to investigate a foul odor emanating from the premises (Ticket No. 3017669). On July 30, 2013, the Housing Code Enforcement Unit issued violations for “vacant property standard”, as well as for failing to secure a vacant building (L&I Case No. 395841). In addition, said unit issued violations on July 30, 2013, for failing to exterminate and clean the trash and weeds in the rear yard, as well as for “vacant property standard” and failing to secure the premises (L&I Service No. 395847). The violations under Case no. 395847 were listed as resolved on November 18, 2013. However, on December 2, 2013, District East issued a violation for “Permb-Alter Repair Int Part” (L&I Case No. 412711). Case number 412711 was brought into compliance on or about January 27, 2014. On or about March 7, 2014, all open violations were brought into compliance.

**3025 Memphis Street:** Ticket No. 2884720. This vacant property is owned by Joseph T. Bartochow, Jr., and is tax delinquent in the amount of \$926.04. On May 1, 2013, concerned neighbors contacted Taylor due to overgrown grass/weeds, as well as debris, in the rear yard. Taylor immediately forwarded a request for assistance, with a photograph of the existing conditions, to Philly 311 and Thomas Conway of CLIP, respectively. In addition, Taylor provided the contact information of the adjacent resident so the inspector could gain access to the subject parcel. The new investigation is pending. It is important to note that the Housing Code Enforcement Unit sent June 21, 2007 violations to Court for failure to exterminate/maintain the property, as well as for failing to remove exterior trash (L&I Service No. 118011). Those violations are still listed as “not complied” and were sent to Court. On August 12, 2013, Thomas Conway of CLIP advised that L&I has a request for a clean and seal. On October 25, 2013, the Housing Code Enforcement Unit issued violations for failing to repair/replace the front porch, for having a defective porch cornice, for failing to repair/replace the basement window and front door, and “vacant property standard” (L&I Case No. 408620). Case No. 408620 was sent to Court on December 27, 2013. There is also an open violation for failing to have a license for a vacant residential property (L&I Case No. 408619).

**2419 East Allegheny Avenue:** Ticket No. 2904246. On May 14, 2013, neighbors contacted Taylor regarding the instant vacant property, owned by Ricardo Roman (201-737-0167), 649 Haws Avenue, Norristown, PA 19401. Specifically, the front and side doors were broken-in and subject to ingress/egress. In addition, all of the windows were broken and missing. In fact, the Housing Code Enforcement sent this property to Court for failing to clean refuse and weeds from the front, side and rear of the parcel. In addition, the owner failed to obtain a license for a vacant, residential property, as well as failed to secure a vacant real property (L&I Service No. 247103). The matter was closed on May 28, 2013. Accordingly, Taylor forwarded a request for assistance to Philly 311, Thomas Conway of CLIP and the 24<sup>th</sup> Police District, respectively. On May 28, 2013, the property owner contacted Taylor to indicate that he is getting repair/renovation permits and will be fixing up the property. Taylor will monitor the situation. In addition,

on May 28, 2013, the Housing Code Enforcement Unit issues violations for failure to have a license for a vacant residential building, as well as for failure to replace at 80% of the defective doors and windows (L&I Service No. 382978). The matter was sent to Court on September 24, 2013. On July 17, 2013, Platinum Gutters, Inc., 5920 Ditman Street, Philadelphia, PA 19135, obtained permit no. 483685 to perform a roof replacement (Single ply.). The roof replacement work commenced on July 18, 2013. On June 13, 2013, the owner obtained a vacant property license, no. 596107, which will expire on the last day of February, 2014.

**2250 East Tioga Street:** Ticket Nos. 2924770 and 2967246. This vacant parcel is owned by 2542 Tulip Street, LLC, 1420 Walnut Street, Suite 200, Philadelphia, PA 19102. The City of Philadelphia currently hold real estate tax liens in the amount of \$6,223.60. On August 9, 2009, the Contractual Services Unit issued violations against this parcel for a partially collapsed rear wall; have an unsecured vacant building; failing to repair a collapsed floor/ceiling; and having a bulging front wall (L&I Service No. 209760). On or about May 3, 2013, as a result of the owner's failure to comply with the aforementioned violations, L&I sent this property to Court. On May 24, 2013, Taylor sent a request to clean and seal the parcel to both Philly 311 and to the property owner, respectively. On June 19, 2013, Taylor sent an additional request for service as a local resident noticed someone working at the property and removed the back wall of the parcel without a permit (Ticket No. 2967246). The Housing Code Enforcement issued violations for failure to have a vacant property license, as well as for having proper front doors and windows (L&I Case No. 429613).

**2252 East Tioga Street:** Ticket Nos. 2820493 and 2967266. This vacant parcel is owned by R B Parking, LLC, 7900 Old York Road, Suite 118A, Elkins Park, PA 19027. On August 6, 2009, the Contractual Services Unit issued violations against this parcel for a bulging front wall; a partially collapsed rear wall; a partially collapsed roof; failing to secure a vacant property (rear); and for failing to repair a partially collapsed floor/ceiling (L&I Service No. 209774). As a result of the owner's failure to correct these violations, L&I sent to the property to Court on or about May 4, 2013. In addition, On March 26, 2013, the Housing Code Enforcement Unit issued new violations for "vacant property standard", as well as for failing to secure a vacant residential building (L&I Service No. 374188). These violations were brought into compliance on November 27, 2013. On May 24, 2013, Taylor sent requests to clean and seal this parcel to both Philly 311 and the property owner, respectively. In addition, on June 19, Taylor sent an additional request for service to Philly 311 for demolition work being done on the parcel without a permit (Ticket No. 2967266).

**2709 East Elkhart Street:** Ticket No. 2942541. On June 6, 2013, Taylor received notice of this dilapidated vacant parcel. Pieces of the exterior wall, especially in the rear, are falling from the structure. The roof is "sagging and unstable". The grass/weeds in the rear yard are overgrown and full of debris, which has brought vermin to the area. Finally, the doors and windows are not in compliance with the Philadelphia Property Maintenance Code. The property is owned by William Edward Torpes, 3102 Chatham Street, Philadelphia, PA 19134. The City of Philadelphia holds real estate tax liens in the

amount of \$6,504.03. Taylor immediately forwarded requests for assistance to Philly 311; Maura Kennedy and Michael Maenner of L&I; Thomas Conway of CLIP, and notified Vector Control (215-685-9000) about the vermin. On June 12, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as issued violations for failing to remove rubbish/refuse from the rear of the parcel and failing to cut high weeds (L&I Service No. 385648). L&I cleaned and sealed this property on or about October 23, 2014. On February 25, 2015, Taylor, who had been working with the property owner, confirmed that said owner removed the front entry plywood with the orange sign, as well as secured the parcel with a double padlock. On August 13, 2015, the property owner informed Taylor that a crew would abate the subject property on August 19, 2015. On August 31, 2015, the property owner confirmed that the property was abated and all trash removed.

**3348 Livingston Street:** Ticket No. 2937919. This vacant property is owned by Four Sons Development LLC, 3301 Disston Street, Philadelphia, PA 19149, who \$1,097.86 in delinquent real estate taxes. The entire rear yard is full of refuse and debris since the owners started renovation/repair work, without any permits, over two (2) months ago and never came back to complete the work. In addition, the doors and windows are not in compliance with the Philadelphia Property Maintenance Code. On June 6, 2013, Taylor forwarded a request for assistance to Philly 311, as well as sent correspondence to the owner to demand the yard be cleaned and the work completed. On June 21, 2013, District East issued violations for failure to remove construction debris in the rear yard, as well as penalties for doing repairs/renovations without permits (L&I Service 387388). However, the owner complied with the instant violation on or about August 5, 2013. In addition, June 27, 2013, the Community Life Improvement Unit issued violations for failure to have a license for a vacant, residential building, as well as for failing to repair/replace the rear exterior windows and for “vacant property standard” (L&I Service No. 388840). L&I sent this property to Court for failing to bring case no. 388840 into compliance. On or about December 4, 2014, all outstanding violations were brought into compliance.

**2958 Livingston Street:** On June 6, 2013, Taylor sent a request for assistance to Philly 311 as the side and rear concrete walls, which surround the parcel, collapse into the rear yard of 2959 Belgrade Street. The property was owned by Wesley Powaserys, and has remained vacant since his passing approximately eight (8) years ago. The City of Philadelphia holds real estate tax liens in the amount of \$6,659.55. It must be noted that on May 15, 2013, the Housing Code Enforcement Unit issued violations for failure of the owner of have a license for a vacant residential building, as well as for failing to properly replace 80% of the defective doors and windows (L&I Service No. 380797). In addition, L&I issued violations for “vacant property standard” and failing to secure a vacant building (L&I Service No. 380781). On June 10, 2013, the Contractual Services Unit issued a violation for a partially collapsed rear fence wall, which has been designated as “unsafe” (L&I Service No. 385439). On June 29, 2013, Taylor forwarded this property for review by Scioli Turco for the filing of a Petition to Appoint a Conservator. On September 10, 2013, a neighbor padlocked the gate to the parcel as local teens were congregating in this dangerous area. On September 11, 2013, Taylor informed L&I

inspector, Stephen Gallagher (215-686-2481), to provide him with the neighbor's contact information should he need access to re-inspect. On November 26, 2013, L&I confirmed to Taylor that the vacant property was secured and the violations under case no. 380781 are complied. The remaining violations, however, are still open. However, the violations under case no. 380797 were sent to Court on March 10, 2014. On October 5, 2015, Joel Palmer of Scioli Turco advised Taylor that a Petition for Conservatorship under Act 135 was filed and are awaiting a Court date. On January 11, 2016, the matter was assigned to the Honorable Idee Fox, and a hearing is scheduled for March 10, 2016. Judge Fox re-listed the matter to June 21, 2016 for the parties to reach an agreement, or she would proceed with the hearing. On June 21, 2016, Judge Fox found that the subject property met the criteria for Conservatorship under Act 135. The parties will re-convene on October 3, 2016 at 1:30 p.m. as there is an issue of a fraudulent title conveyance.

**2649 Cedar Street:** This vacant property, owned by Theresa Johnson, has a collapsed wall in the rear of the real property. On November 7, 2011, the Contractual Services Unit issued violations for a partially collapsed rear wall; a partially collapsed roof; and for a partially collapsed floor ceiling (L&I Service No. 305387). In addition, on August 14, 2012, the Housing Code Enforcement Unit issued violations for failing to have a license for a vacant residential building, as well as for failing to replace at least 80% of the defective doors and windows at the property (L&I Service No. 344091). Both cases were sent to Court and are in "Pre-Court" status. Since the parcel had been designated "unsafe", on June 11, 2013, Taylor contacted Maura Kennedy, Thomas McDade of L&I, as well as Philly 311, for a status and request for demolition. In addition, Taylor contacted Scioli Turco to determine if the property qualifies for the filing of a Petition to appoint a Conservator under Act 135. It is important to note that the City of Philadelphia hold real estate tax liens in the amount of \$2,536.65. The matter was sent to Equity Court on January 18, 2013, but no supervisor signed off on the matter to proceed. On June 13, 2013, Taylor spoke to the Court Resolution Unit, obtained supervisor consent, and the matter will be scheduled for a hearing. Due to the unstable condition of the property, on November 18, 2014, Taylor contacted L&I Commissioner, Carlton Williams, to request that this parcel be placed on the demolition list.

**2651 Cedar Street:** This vacant property, owned by Anne and Edmund Poserina, is on the verge of collapse and has been designated "unsafe" by L&I. The City of Philadelphia holds real estate tax liens in the amount of \$13,820.21. On July 23, 2009, the Contractual Services Unit issued a violation for a deteriorated rear wall (L&I Service No. 207731). This violation remains "not complied". In addition, on December 14, 2012, the Housing Code Enforcement Unit issued violations for failure to clean rubbish/garbage, as well weeds/plants, in the rear yard (L&I Service No. 363269). This violation was sent to Court. Finally, on May 3, 2013, the Housing Code Enforcement Unit issued a violation for failure to restore water/utilities (L&I Service No. 379261). This violation was listed as complied on September 9, 2013. On June 11, 2013, Taylor contacted Maura Kennedy and Thomas McDade of L&I, as well as Philly 311, for a status and to issue a formal request for demolition of the parcel. On June 13, 2013, L&I informed Taylor that the last and final inspection is scheduled for July 16, 2013. The property failed the last inspection and was sent to Equity Court. In addition, Taylor contacted Scioli Turco to

determine if the property qualifies for the filing of a Petition to appoint a Conservator under Act 135. On February 23, 2014, the Contractual Services Unit issued violations for a partially collapsed rear wall and roof (L&I Case No. 419886). Due to the unstable condition of the property, on November 18, 2014, Taylor contacted L&I Commissioner, Carlton Williams, to request that this parcel be placed on the demolition list.

**4488 Livingston Street:** This property has been vacant since the passing of its owner, Leonard L. Cybulski, over two (2) years ago. His heirs have been in arguing ownership probate. Since that time, Barry Grieves, 3100 Guilford Street, began certain renovations to the parcel. Specifically, Mr. Grieves removed a shed from the rear of the property on or about January 1, 2013 (Permit No. 410247); has an active permit, no. 397182, to install vinyl siding on two (2) levels of the property (issued on April 3, 2012); and completed interior alterations, including the installation of sheetrock, insulation, and framing necessary for three (3) rooms on or about June 13, 2013 (Permit No. 410526). However, the property is still covered in debris. Accordingly, on June 17, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as violations for rubbish/garbage in the exterior rear of the property and for failing to cut the high weeds in the rear (L&I Service No. 386370). The real estate taxes for this tax year in the amount of \$746.14 have not been paid to the City of Philadelphia. On July 18, 2013, CLIP abated the property.

**3450 Almond Street:** Ticket No. 2988824. This vacant parcel is owned by Albert and Rosemary Egan, who owe the City of Philadelphia \$3,085.37 in delinquent real estate taxes. Neighbors believe that the owners are deceased. The rear yard is full of refuse/debris, as well as animal feces. As a result, rats have infested the yard. Most alarming, is that animals were left in the premises with no food. A local resident observed a cat eating another cat. On July 1, 2013, Taylor immediately sent an emergency request for service to Philly 311, Animal Control ([fieldservices@acctphilly.org](mailto:fieldservices@acctphilly.org)), Vector Control (215-685-9000) and the 24<sup>th</sup> Police, respectively, for urgent assistance. On July 5, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as violations for failing to clean garbage and high weeds in the rear of the property (L&I Service No. 389775). On July 18, 2013, Taylor contacted Thomas Conway of CLIP to request an immediate abatement so that Vector Control could handle the rat infestation. Animal Control did enter the property and remove the animals from the parcel. On August 5, 2013, CLIP abated the property and removed the high weeds, grass and debris.

**2403-31 East Haggert Street:** This unfinished housing development is owned by Haggert Development, LLC, 16001 Collins Avenue, Apt. 806, Sunny Isle, FL 33160-6516, and is extends back to the 2400 block of East Letterly Street. Specifically, there are several open basement areas with exposed water pipes, which caused an infestation of rats, as well as the smell of mold and mildew. In addition, the ground of the development is unstable and there is no protective fencing to surround the property. On July 2, 2013, Taylor contacted Vector Control (215-685-9000) to handle the vermin. In addition, Taylor spoke to Michael Maenner, Deputy Commissioner, Department of Licenses and Inspections, indicated that he believed that the contracted plumber may have cut the pipes

so Mr. Maenner is sending Jerry James, Construction Inspections Manager, to perform an inspection. Finally, Debra McCarty of the Philadelphia Water Department is confirmed that the traps for the water lateral lines were dry, so that she would send a crew to flush them with water, which would eliminate the vermin and odor. On July 8, 2013, Taylor will be meeting with members of Scioli Turco and developers, Onion Flats, to discuss the possibility of filing a Petition to appoint a Conservator under Act 135 in the Court of Common Pleas of Philadelphia County. On July 9, 2013, Taylor contacted the United States Attorney for the Southern District of New York to determine if said parcels would be subject to federal forfeiture due to the indictment of the owner. On August 9, 2013, Alexander Wilson, Assistant United States Attorney for the Southern District of New York advised Taylor that his understanding is that “the relevant parcels were being developed as residential units, and that he has had discussions with Hagert Development, LLC, in order to ensure that the Government’s interest in the development of the project, through the forfeiture of Mr. Golubchick’s interest, is protected.” Taylor, on August 10, 2013, responded as to the advantages of using Act 135 for this development and is awaiting a response. As of November 27, 2013, renovation work as started again and the driveways were completed, and Vector Contol again came to the parcel to exterminate the rat infestation. The building has been completed and the units are being marketed for sale.

**2303 East Clearfield Street:** Ticket No. 2996427. This vacant property was sent to Court by the Housing Code Enforcement Unit on or about October 2, 2012, for a “vacant property standard” violation, as well as for failing to secure a vacant residential property (L&I Service No. 340458). This violation was sent to Court on October 2, 2013. In addition, on or about January 24, 2013, L&I also sent this parcel to Court for failing to have a “residential SFD/2FD license”, and for failing to repair/replace the first floor front windows (L&I Service No. 363406). However, the latter violation was listed as complied on September 6, 2013. The Office of Property Assessment lists Ricardo Ramirez, 249 Monmouth Road, Elizabeth, NJ 07208, as the property owner, but the active vacant property license, no. 592479, is in the name of Bank of America, 2505 West Chandler Boulevard, Chandler, AZ 85224. The license expires on the last day of February of 2014. However, on July 5, 2013, Taylor forwarded an emergency request for service to Philly 311 as the first floor awning collapsed. Taylor also forwarded correspondence to both the designated property owner and to Bank of America to demand immediate repairs/renovations. The new complaint was added to the pending investigation on August 7, 2013.

**2816 Almond Street:** Ticket No. 3023545. On July 19, 2013, Taylor, at the request of local residents, submitted a request for assistance to Philly 311 as the boarded up doors and windows of this vacant property have been compromised and open to ingress/egress. All of the copper piping has been removed. The property is owned by Dean Giannini, 3027 Cedar Street, Philadelphia, PA 19134. The active housing inspection license, no. 235736, lists Mr. Giannini’s address as 3025 Cedar Street. The license was issued on March 16, 2003, and will expire the last day of February of 2014. On July 29, 2013, the Housing Code Enforcement issued a violation for failing to have a license for vacant residential building (L&I Case. No. 394390). In addition, on the same date, the Housing

Code Enforcement Unit issue violations for failure to repair/replace the first floor windows and door, as well as for “vacant property standard.” (L&I Case No. 394391).

**2818 Almond Street:** On July 19, 2013, Taylor turned a request for assistance to Philly 311, the 24<sup>th</sup> Police District and Officer Tina Willis, due to a complaint that the instant vacant property, which has been empty for over one (1) year, had been illegally inhabited by squatters. Moreover, rehabilitative work on the parcel had been started, but not completed and is unstable. The property is owned by S & G Companies LLC, 920 Township Line Road, Elkins Park, PA 19027. The Housing Code Enforcement Unit already has open violations against this residence from May 15, 2013 for “vacant property standard” (L&I Case No. 380801), as well as for failing to have a license for a vacant residential building (L&I Case No. 380805). As L&I had an existing case for this property, Taylor was informed that the next inspection is scheduled for July 26, 2013. On July 24, 2013, the Community Life Improvement issued CLIP violations, as well as for failing to cut rubbish/garbage in the rear, and failing to cut high weeds (L&I Case No. 393450). On July 26, 2013, the owner received a demolition permit, no. 485573, for the removal of interior non-bearing walls and the removal of debris. The contractor is Steinbiss Construction, LLC, 9 Blue Grass Road, Clementon, NJ 08021. On August 9, 2013, the Housing Code Enforcement Unit issued violations for failure to have a license for a vacant residential building, as well as for failing to repair/replace 80% of the defective doors and windows in a vacant property (L&I Case No. 396945).

**2901 Kensington Avenue:** Ticket No. 3034847. This vacant, fire damaged property is on the verge of collapse, with bricks falling from the exterior structure and the walls “buckling”. On March 15, 2010, the Contractual Services Unit issued violations against this parcel for a partially collapsed rear wall, a fire damaged floor/ceiling, a fire damaged roof, having an unsecured vacant property, and a partially collapsed rear roof (L&I Case no. 228766). These violations were sent to Court on or about December 30, 2013. The owner of the real property is listed as Joseph Kurtz, et al, 3415 Kensington Avenue, Philadelphia, PA 19134, and the City of Philadelphia holds real estate tax liens in the amount of \$36,868.05. On July 25, 2013, Taylor sent a request for emergency assistance to Philly 311, as well as to Nora Day of the City Law Department to request a tax sale. The new investigations are pending. On August 26, 2013, Taylor sent a request for status to Philly 311 and Otis Haigler of L&I as the property is “inherently dangerous”. A follow-up inspection is scheduled for the beginning of September of 2013. On September 11, 2013, Taylor contacted Michael Maenner and Otis Haigler to demand a re-inspection and sent this property to Court. In addition, Taylor contacted Philly 311 as the side sidewalk collapsed and was filled with refuse, debris and even a mattress. On October 2, 2013, Patrick O’Donnell of the Streets Department confirmed that he would send an inspector to look at the hole in the sidewalk. On October 24, 2013, Patrick O’Donnell confirmed that violations would be written against the parcel for the hole in the sidewalk. On December 30, 2013, L&I sent this property to Court.

**4334 Pearce Street:** Ticket No. 3570962. The owner of this property, Joseph Young, 2559 Orthodox Street, Philadelphia, PA 19137, vacated this property several months ago and since then the property has been compromised, with windows broken and the copper

piping stolen. The housing inspection license, no. 510710, expired on the last day of February of 2011. On October 234, 2012, the Bank of New York (Mellon) obtained a default order for foreclosure in the amount of \$145,599.44. The Court of Common Pleas entered an Order for Sale on December 20, 2012 (Case ID No. 110902805). The address for Bank of New York (Mellon) is listed as 475 Crosspoint Parkway, Getzville, NY 14068. At the request of Taylor, on July 22, 2013, the Housing Code Enforcement Unit issued violations for failure to have a license for a vacant residential property, as well as for failing to secure a vacant property (L&I Case No. 393054). The aforementioned case number is now listed as complied. On August 6, 2013, the Housing Code Enforcement Unit issued a violation for failing to have a license for a vacant residential building (L&I Case No. 395774). The matter was sent to Court on October 16, 2013. On January 2, 2014, violations were closed as the new owner, Bank of America, brought all violations into compliance. Bank of America, 400 National Way, Simi Valley, CA 93065, also obtained a license for a vacant residential property on November 13, 2013, license no. 610303, which expires on the last day of February of 2014. On June 5, 2014, Taylor submitted a request for assistance to Philly 311 due to broken front windows on the lower level of the property, as well as high weeds/grass throughout (Ticket No. 3570962). The property has since been abated.

**4346 Pearce Street:** Ticket No. 3032801. This vacant property, owned by Luis Olmo, has been “broken into” on several occasions by breaking the lower windows. People have constantly entered the parcel and removed the copper piping and interior fixtures. There is no prior L&I history on this property. On July 25, 2013, Taylor turned this property in to Philly 311. On July 29, 2013, the Housing Code Enforcement issued a violation for failing to have a license for a vacant residential building (L&I Case No. 394732). On September 25, 2013, Taylor contacted Thomas Conway of CLIP and requested that he abate the front yard as it is covered in high weeds, grass, refuse and debris. There is not gate to prevent access. Therefore, on September 25, 2013, the Community Life Improvement issued a CLIP violation notice, as well as a violation for failing to cut the high weeds (L&I Case No. 403945). On October 17, 2013, Thomas Conway of CLIP indicated the property was re-inspected on October 9, 2013, and was abated on October 22, 2013. All violations are now complied. On July 8, 2015, the Community Life Improvement Unit issued a CLIP violation notice, as well as a violation for failure to clean-up refuse/trash (L&I Case No. 487889). CLIP abated the property on July 27, 2015. On February 16, 2017, the Vacant Strategy Unit issued a violation for failing to have a vacant structure license (L&I Case No. 573520). In addition, on February 16, 2017, the Vacant Strategy Unit issued violations for the rear of the property being “vacant and open” (L&I Case No. 573511). Finally, the Community Life Improvement Unit issued a CLIP violation notice, as well as for having high weeds (L&I Case No. 585454).

**2836 Mercer Street:** Ticket No. 3032808. This vacant property is owned by Nick Pizzola, 405 Hulmeville Avenue, Langhorne, PA 19047. TPR Homes, 405 Hulmeville Avenue, Langhorne, PA 19047, obtained a major interior alternation permit, no. 472650, on May 20, 2013 and is valid until July 24, 2013. However, on August 17, 2011, the Housing Code Enforcement Unit issued violations for failure to obtain a license for a

vacant residential building, as well as for “vacant property standard” (L&I Case No. 292263). These violations are still open. On July 25, 2013, Taylor forwarded a request for assistance to Philly 311 as someone ripped “everything out of the house and tore down the kitchen in the back and there are openings in the front and back of the house.” In addition, the openings are not sufficiently boarded up. The location was inspected on July 26, 2013. The complaint was resolved as “complied” per the following comment from the inspector, “Inspector was at the property on July 24, 2013 with the owner. That have an active, valid building permit (#472650), which expires in January 22, 2014. They are scheduled to start a renovation project in August 2013. I explained to the owner that they are to post their building permits and keep the site clean and safe at all times.”

**3118 Miller Street:** This vacant property has been occupied by “squatters”. The owner is listed as James J. Weney, Jr., but the vacant property license, no. 595247, is in the name of Bank of America, 2375 North Glenville Drive, Building B, Richardson, TX 75082. The vacant property license expires on the last day of February of 2014. On December 21, 2012, the Housing Code Enforcement Unit issued violations for the need of a detector, failure to have a residential SFD/2FD license, failure to replace the front living room window, and failure to replace the bathroom and kitchen sinks (L&I Case No. 359968). L&I sent this parcel to Court on February 4, 2013. Since then, neighbors complained about the constant smell of cat urine and the infestation of fleas. In addition, there are six (6) children, including one (1) infant living in the property, who are all unclean and unattended. Finally, the adults illegally living in the premises openly use illegal narcotics. On July 26, 2013, Taylor sent an emergent request for assistance to Philly 311, as well as to the 24<sup>th</sup> Police District and Officer Tina Willis, respectively. Finally, Taylor forwarded a request for action to Bank of America. On August 9, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as violations for trash and high weeds in the rear of the property (L&I Case No. 396802). However, on August 10, 2013, Sgt. Polonia of the 25<sup>th</sup> Police District investigated the house due to the unfit conditions of the property, as well as for concern for the health, safety and welfare of the minor children. On August 12, 2013, Taylor contacted Sgt. Polonia to get a copy of the incident report in order to report to the Department of Health of Human Services. On August 13, 2013, Taylor notified DHS Commissioner, Anne Marie Ambrose of the situation, who went to the premises and detected the foul odor. The tenants fled the property, but not before physically threatening the neighbors. Taylor is assisting the neighbors in the filing of a private criminal complaint. On August 24, 2013, the occupants moved out of the property and although the matter is already listed for Court, on August 26, 2013, Taylor sent a request to Philly 311, as well as Maura Kennedy and Otis Haigler of L&I to clean and seal the property. On August 26, 2013, Taylor referred this matter to Scioli Turco for consideration of the filing of a Petition for Conservatorship under Act 135. On August 28, 2013, Taylor again contacted Vector Control to exterminate the roaches and waterbugs. In addition, Taylor contacted Michael Maenner of L&I for assistance. Finally, on August 28, 2013, Taylor contacted Tara Schernacke of Animal Control due to a dog being left alone in the premises with no one to care for it. Office Tina Willis of the 24<sup>th</sup> District will also be going to the premises to investigate. On August 29, 2013, Humane Law Officer, Wayne Smith of the PSPCA, obtained a warrant to enter the premises to remove the abandoned animals. In addition,

Taylor spoke to Gerri at Bank of America (214-209-6930), who was sending Safeguard to clean and seal the property. On August 30, 2013, Bank of America secured the property and padlocked the doors. A clean-up crew will be at the location no later than September 4, 2013. On September 4, 2013, Susan O'Brien of Bank of America confirmed that the clean-up crew would be at the location on the aforementioned date. She also informed Joel Palmer of Scioli Turco that Bank of America would be attempting to sell the parcel through Walter Wood Realty and would price the property this week. Ms. O'Brien confirmed that she would inform Scioli Turco about the asking price if they wish to purchase. On September 10, 2013, Taylor spoke with Patrick Wesner, Esquire, the attorney for Bank of America, as the property had not yet been cleaned and sealed. Mr. Wesner stated that Bank of America purchased the subject property at Sheriff's Sale, but the Deed was not yet recorded, so he would have to file an Emergency Petition to gain access to clean and seal. Taylor forwarded counsel all necessary documentation and correspondence to assist in the preparation of the pleading. On September 11, 2013, Taylor contacted L&I Commissioner, Carlton Williams, to request urgent and immediate assistance. Mr. Wesner filed the emergency petition on September 11, 2013, and L&I Commissioner confirm that he was immediately sending inspectors out to the subject property on September 12, 2013. On September 18, 2013, L&I Commissioner, Carlton Williams, confirmed to Taylor that Otis Haigler confirmed that the property was secured and that Bank of America would immediately clean and seal the property upon Mr. Wesner obtaining the proper court order. On October 2, 2013, Otis Haigler of L&I informed Taylor that he spoke with Susan O'Brien of Bank of America and the Bank allowed the "occupant" until October 4, 2013 to leave the property and avoid a lengthy eviction process. Therefore, Bank of America will begin to clean and seal the property on October 21, 2013. On October 22, 2013, property manager, Susan O'Brien, confirmed that workers removed all personal property from the facility and would now obtain approval to commence the extermination of the roach infestation. On or about October 31, 2013, Bank of America sent a crew to "bomb" the interior of the premises to exterminate any roach infestation. It must be noted that on June 1, 2013, Bank of America, 2375 East Glenville Drive, Richardson, TX 75082, obtained a license for a vacant residential property (No. 595247), which expires on the last day of February of 2014. The Housing Code Enforcement Unit closed the "vacant property standard" violation on December 13, 2013 (L&I Case No. 406721), and the property had been sent to Court for "not complied" violations for needing a "CO detector; failing to have a license for a residence with "SFD/2FD"; failing to replace the front window and living room window; failing to replace the bathroom sink; and failing to replace the kitchen sink (L&I Case No. 359968). Bank of America, 2375 North Glenville Drive, Richardson, TX 75082, is in the process of repairing these problems, and obtained a license for a vacant residential property, license no. 595247, which expires on the last day of February of 2014.

**3012 Windish Street:** This vacant property is owned by Samantha A. Dickerson, 3929 Lower Mountain Road, New Hope, PA 18938-5475, but the active vacant property license, no. 581585, is in the name of Tammy Mercado, Agent, 1 Home Campus Mac X2505-0, Des Moines, IA 50328. Squatters broke into the property by taking off the rear door, which subjected the parcel to ingress/egress. The rear yard is also full of rear of

high weeds and debris. On August 1, 2013, Taylor forwarded a request for assistance to Philly 311, and Michael Wheeler of the 15<sup>th</sup> Police District. In addition, Taylor contacted the owner and Tammy Mercado of Wells Fargo Home Mortgage to demand the property be sealed. On August 2, 2013, the Housing Code Enforcement Unit issued violations for failing to clean weeds/plants throughout the property, as well as for “vacant property standard” (L&I Case No. 395299). The property was sent to Court on October 16, 2013.

**3544 Janney Street:** Ticket No. 3043716. This occupied property is owned by Guillermo Peralta, 15 Park Avenue, Flemington, NJ 08822, has an expired housing inspection license, no. 431557. The City of Philadelphia holds real estate tax liens in the amount of \$10,674.66. On August 12, 2012, the Housing Code Enforcement Unit sent this property to Court for November 8, 2011 violations for the need of a “co detector” within 15 feet of all bedrooms, as well as for cracks in the side exterior walls and failing to repair the interior floor of the kitchen (L&I Case No. 305537). On July 30, 2013, Taylor sent a request for assistance to Philly as there is a large hole forming in the side of the building and bricks are falling from the structure. In addition, there is trash and debris in the rear of the property and the rear fence is falling apart. Finally, Taylor forwarded correspondence to the owner to demand that this dangerous situation be remedied. On or about August 9, 2013, the Contractual Services Unit issued a violation for a loose north face bearing wall and missing bricks (L&I Case No. 396902). On May 5, 2014, the Housing Code Enforcement Unit issued a violation for failing to have a license for a residential property (L&I Case No. 429510).

**3562 Janney Street:** This vacant lot is owned by Marie Garback, 3559 Witte Street, Philadelphia, PA 19134-2710, and the City of Philadelphia holds real estate tax liens in the amount of \$34,994.17. On August 2, 2013, Taylor sent a request for assistance to Philly 311 and Thomas Conway of CLIP, respectively, to cut the high grass and weeds, as well as to remove the large volume of trash and debris. Finally, Taylor sent correspondence to Ms. Garback to demand her immediate attention to this matter. The investigation is pending as there was an open complaint for this parcel from July 8, 2013. The time frame is 90 business days to abate the property. On August 8, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as for failing to clean/maintain a vacant lot (L&I Case No. 396324). The last inspection took place on November 26, 2013, and it failed same. CLIP will be sending this property to Court.

**2201 East Tioga Street:** This vacant lot is owned by the City of Philadelphia, 1401 John F. Kennedy Boulevard, Room 1000, Philadelphia, PA 19102-1677. On August 2, 2013, Taylor sent a request for a lot clean-up to Philly 311 as it is full of trash, high grass/weeds and overgrown bushes. The investigation is pending due to an open July 26, 2013 complaint. The time frame is 90 business days to abate. On August 22, 2013, CLIP abated the property, cut the high weeds and removed the debris. In addition, on or about March 6, 2014, CLIP removed a large accumulation of tires from the lot.

**3548 Janney Street:** This vacant property is owned by Jaroslaw and Thomasz Wozniak, and the doors and windows are open or removed and subject to ingress/egress. The fence surrounding the parcel is collapsing and the rear of the parcel, which extends back to

Witte Street, is full of high grass and debris. It must be noted that on September 5, 2012, the Housing Code Enforcement Unit issued violations for failing to have a license for a vacant residential building, as well as for failing to properly replace 80% of the defective doors and windows (L&I Case No. 348220). L&I sent this parcel to Court on November 20, 2012, and the violations are still listed as “not complied”. In addition, the Community Life Improvement Unit issued violations on June 28, 2012 for a CLIP violation notice, as well as for “vacant lot standard” (L&I Case No. 336160). These violations are also listed as “not complied”. Accordingly, on August 2, 2013, Taylor forwarded a request for action to Philly 311, Michael Maenner, Deputy Commissioner at L&I and Thomas Conway at CLIP, respectively. The new investigations are still pending as it is in Pre-Court status. Taylor will call the Pre-Court Inspections and Municipal Court Processing Unit at 215-686-1442. The instant property was demolished on or about November 20, 2013.

**3003 Aramingo Avenue:** Ticket No. 3087423. This vacant, termite infested property is owned by Wells Fargo Bank NA, 3476 Stateview Boulevard, Fort Mill, SC 29715. The Housing Code Enforcement Unit sent this property to Court on August 15, 2012, for October 26, 2011 violations for not having a “co detector” within 15 feet of all bedrooms. The violation is still listed as “not complied”. In addition, on June 25, 2013, the Housing Code issued violations for failing to have a license for a SFD/2FD residence, failure to exterminate the rear yard, and failure to remove trash and high plants from the rear yard (L&I Case. No. 389384). On August 2, 2013, Taylor sent an emergent request for assistance to Philly 311, as well as Michael Maenner, Maura Kennedy and Otis Haigler of L&I to immediately clean and seal the property due to the overwhelming stench, removal of piping and termite infestation. Finally, Taylor forwarded correspondence to Wells Fargo Bank to demand an immediate abatement of the parcel. The new investigation is pending as this property received several violations on June 25, 2013 and are due for a second inspection in the beginning of August, 2013. On August 23, 2013, Wells Fargo Bank sent a clean-up crew to the property to clean and seal it. As there were two (2) adults and a minor child in the home, on August 27, 2013, DHS came to the property. The occupants indicated that they were instructed by Wells Fargo that they had until September 27, 2013 to vacate the property or the company would take legal action. On August 28, 2013, Michael Maenner of L&I confirmed to Taylor that he would send someone to the property as soon as possible to re-inspect the parcel. On September 4, 2013, Taylor spoke to the DHS investigator, who confirmed that the minor child is now living with a relative on Agate Street, and that the father would be out by September 27, 2013 so that Wells Fargo could clean and seal the premises. On September 30, 2013, neighbors informed Taylor that the occupant left the premises and Wells Fargo began work to clean and seal the parcel. However, the matter was sent to Court on or about November 26, 2013.

**3141 Janney Street:** Ticket No. 3049338. The instant vacant property, owned by Josephine and Teodoro G. Matos, is missing the front doors and windows. On November 17, 2011, the Contractual Services Unit issued violations for a partially collapsed rear wall, for having an unsafe vacant building (rear), a partially collapsed roof and a bulging front wall (L&I Case No. 306956). These violations were sent to Court on May 20, 2013,

and are still listed as “not complied”. The City of Philadelphia holds real estate tax liens in the amount of \$1,343.52. On August 3, 2013, and again on October 19, 2013, Taylor sent an emergency request to clean and seal the building. On October 21, 2013, Inspector Grier of L&I that she had to wait for ownership information before she could add a case to this property. She just obtained the information and was putting in a case on October 21, 2013 or October 22, 2013. Accordingly, the Housing Code Enforcement Unit issued a violation for failure to have a license for a residential, vacant property (L&I Case No. (408634); and “vacant property standard” and failure to clean and secure a vacant building (L&I Case Nos. 408639 and 408643).

**4352 Pearce Street:** This vacant property, owned by S3 Enterprises, LLC, 1434 Hopeland Road, Wyncote, PA 19095, has been neglected for several years. The vacant property license, no. 443246, expired on the last day of February of 2010. The City of Philadelphia holds real estate tax liens in the amount of \$719.11. On August 5, 2013, Taylor forwarded requests for assistance to Philly 311, Thomas Conway of CLIP and Phyllis Martino of Impact Services due to high weeds, bushes and trees that have overgrown onto the premises located at 4350 Pearce Street, owned by Mildred Jankowski. Taylor request the weeds, bushes and trees be abated and cut back from the adjacent property. Finally, Taylor forwarded correspondence to the owner demanding immediate action. This property had been turned into Philly 311 on August 2, 2013, and an inspection will take place within thirty (30) business days of that time. On August 12, 2013, Thomas Conway of CLIP advised that he will have an inspector visit the site and have violations sent to the owner to prune the trees. CLIP will trim the bushes and remove the weeds as long as there is access. On September 5, 2013, Thomas Conway of CLIP stated that he would have a supervisor visit the location. On September 12, 2013, Taylor e-mailed Thomas Conway of CLIP for status. As CLIP does not remove trees, Taylor contacted Impact Services, who will assist in cutting back the overgrowth. On October 16, 2013, Thomas Conway of CLIP called to advise Taylor to cut back the overgrowth in the alley. On October 15, 2013, the Community Life Improvement issued a CLIP violation notice, as well as for trees overhanging into the adjacent property and failing to clean/maintain a vacant lot (L&I Case No. 407236). On December 16, 2013, the owner brought the violations under case no. 407236 into compliance.

**3010 Agate Street:** This recently vacated property is owned by problem property owners in the District, Tracy Hua and Hung Chi Mu, 6 Jewel Road, Princeton Junction, NJ 08550. Although the owners have a valid housing inspection license, no. 410841, through the end of February of 2014, the Housing Code Enforcement Unit has existing violations against this parcel since June 12, 2013, for failure to clean weeds/plants in the rear yard, failure to repair the interior first floor, failing to repair/maintain the entire first floor ceiling, having insufficient food storage in the kitchen and having a defective electrical cover plate (L&I Case No. 385707). On August 10, 2013, Taylor sent an emergent request for assistance to Philly 311 and Thomas Conway of CLIP for the high grass/weeds, as well as for having bedbug infested mattresses in the rear yard. In addition, Taylor contacted Vector Control (215-685-9000) due to rat and waterbug infestation. On August 12, 2013, Thomas Conway of CLIP indicated that the property will be inspected within a week. On September 18, 2013, Taylor spoke to Inspector

Wade, who indicated that the main problem was coming from inside the residence, so he was referring the complaint to the proper department. The violations under case no. 386707, were listed as “complied” on January 30, 2014. However, on January 30, 2014, the Housing Code Enforcement issued violations for not having exterior weather-tight windows in the middle and back bedrooms, failure to repair/replace the exterior door in the back bedroom, failure to repair/replace the door-knob of the door to the front bedroom, and failure to install the required handrails and guardrails on the back deck (L&I Case No. 417879). In addition, the Housing Code Enforcement Unit also issued violations for “unfit property standard” and “utilities-restore water” (L&I Case No. 417875), as well as for “mech fac install/repair” in the front bedroom (L&I Case No. 417874). On February 4, 2014, Taylor made Inspector Shannon Grier (215-685-0535) aware of the recent security compromise of the property. Taylor also informed Joanne Dahme of the Philadelphia Water Department of the possible water problems inside the parcel. On January 30, 2014, the Housing Code Enforcement Unit issued violations for failing to install/repair mechanical outlets in the front bedroom (L&I Case No. 417874), as well as for failing to repair/replace a door in the back bedroom, failing to place a weather-tight window in the middle and back bedroom, failing to repair/replace a doorknob in the front bedroom, and failing to install exterior required handrails and guard on the back deck (L&I Case No. 417879). Case No. 417879 was sent to Court on March 4, 2014.

**3240 Aramingo Avenue:** Ticket No. 3640233. On August 14, 2013, Taylor sent a request to abate the rear yard to this vacant property due to high weeds, debris and even dirty diapers in said location. The property is owned by Joseph Hershkovitz, 606 Monmouth Avenue, Lakewood, NJ 08701, who has a valid housing inspection license, no. 597013, until the last day of February of 2014. The Office of Property Assessment also lists the owner’s address as P.O. Box 912, Lakewood, NJ 08701. On July 21, 2011, the Housing Enforcement Unit sent this parcel to Court for “not complied” violations from May 12, 2011, for failure to clean weeds/plants in the rear, failing to have fire detectors within 15 feet of the bedrooms, failing to have a residential license for SFD/2Fd, and for failure to have a rental license (L&I Case No. 277168). The matter is still open and was sent to Court. In addition, on July 9, 2013, the Housing Code Enforcement Unit issued a violation for failing to repair/maintain the interior ceiling in the living room (L&I Case No. 390264). This case is still listed as open. On September 21, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as a violation for failing to cut high weeds (L&I Case No. 403363). This violation was listed as “complied” on November 22, 2013. However, the Housing Code Enforcement Unit also issued a violation for failing to clean weeds/plants in the rear yard (L&I Case No. 406752). The owner brought this violation into compliance on December 18, 2013. The owner brought all open violations into compliance on or about February 25, 2014. On May 7, 2014, neighbors contacted Taylor to indicate that the grass in the rear yard is again overgrown. In addition, there are residents in the property despite there being no gas or water service. Taylor immediately forwarded requests for assistance to Philly 311 and Thomas Conway of CLIP, respectively. On May 8, 2014, Thomas Conway informed Taylor that the property would be immediately inspected. The property was abated on or about June 3, 2014. On July 28, 2014, Taylor again sent a request to cut the high

weeds/grass to Philly 311 and Thomas Conway of CLIP, respectively (Ticket No. 3640233).

**3109 and 3115-19 Weikel Street (Vacant Lots):** Ticket 3068021 (3109 Weikel) and 3068026 (3115 Weikel). These neglected vacant parcels are owned by Tracy Hua and Chihung Mu, 6 Jewel Road, West Windsor, NJ 08550. All parcels are filled with trash and refuse. Moreover, the weeds have grown over six feet high! There are open L&I violations for all of these parcels. Specifically, on October 25, 2012, the Community Life Improvement Unit issued a CLIP violation notice, as well as for failing to clean/maintain a vacant lot (L&I Case No. 357146). In addition, on October 25, 2012, the Community Life Improvement Unit also issued a CLIP violation notice, as well as for failing to clean/maintain a vacant lot (L&I Case No. 357145). On August 14, 2013, Taylor sent a request for abatement to both Philly 311 and Thomas Conway of CLIP. On August 28, 2013, the Community Life Improvement Unit issued CLIP violation notices and violations for failing to clean/maintain vacant lots for both 3019 Weikel Street (L&I Case No. 399886) and 3115-19 Weikel Street (L&I Case No. 399889). Both properties were cleaned and sealed, with all violations now listed as “complied”.

**3005 Memphis Street:** This dilapidated, vacant property is owned by Gerald D. Mackin. The City of Philadelphia holds real estate liens in the amount of \$38,213.80. On August 14, 2013, the Contractual Services Unit issued a violation for an unsafe, deteriorated front porch roof. The left front corner is badly deteriorated and in an unsafe condition (L&I Case No. 397439). On December 13, 2016, L&I determined that the instant violations were brought into compliance.

**2306 Aramingo Avenue:** This vacant lot, owned by Georgia and Hass Shaffia, 2318-26 Aramingo Avenue, Philadelphia, PA 19125-3610, is covered in trash, refuse, and high weeds and grass. The property is also infested with rats. The parcel’s vacant property license, no. 276771, expired on the last day of February of 2004. On August 27, 2013, Taylor sent a request for service to Philly 311, Thomas Conway of CLIP and Vector Control (215-685-9000). On September 6, 2013, the Community Life Improvement Unit issued a CLIP violation notice, and on September 9, 2013, the Unit issued violations for failing to remove exterior rubbish/garbage (L&I Case No. 401043). The property was abated and the matter closed on September 24, 2013.

**2710 Lefevre Street:** This vacant lot is owned by John F. Joyce, Jr., and the City of Philadelphia has real estate liens in the amount of \$6,569.55. On August 9, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as a violation for failing to cut high weeds throughout the parcel (L&I Case No. 396836). On October 1, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as failing to clean/maintain a vacant lot (L&I Case No. 404959). L&I cleaned and sealed the property and all violations are not listed as “complied”.

**2606 East Albert Street:** On August 13, 2013, Emergency Services posted a notice on the door of this vacant property stating that the owner, Michael G. Wogman, to fix the rear wall and rear shed roof or face demolition. By way of background, on January 9,

2012, the Housing Code Enforcement issued violations for failing to have a license for vacant residential building and failing to replace 80% of doors and windows of a vacant property (L&I Case No. 312031). The matter was sent to Court on April 9, 2012 and the matter is still listed a “not complied”. On August 14, 2013, the Contractual Services Unit issued violations for a partially collapsed rear wall and rear shed roof (L&I Case No. 397486). On August 15, 2013, the Housing Code Enforcement issued violations for failing to clean weeds/plants in the rear yard, as “vacant property standard” (L&I Case No. 397834). Finally, on August 13, 2013, the Contractual Services Unit issued violations for a partially collapsed rear wall and shed roof (L&I Case No. 397486). The City of Philadelphia, through GRB Collections, holds real estate tax liens in the amount of \$34,745.84. On September 5, 2013, Taylor met with Scioli Turco and Onion Flats, who agreed to file a Petition for Conservatorship under Act 135.

**7812 Lister Street:** This property, owned by Gunther Halcsin, was damaged by a June, 2013 fire and has remained vacant ever since. The City of Philadelphia holds real estate taxes in the amount of \$3,227.49. On June 17, 2013, the Housing Code Enforcement Unit issued violations for failing to have a license for a vacant residential property, “vacant property standard”, failure to clean up refuse and trash, and failing to replace 80% of defective doors and windows (L&I Case No. 386298). On September 11, 2013, Taylor sent a request to Philly 311 as the board covering the rear cellar window had been removed. In addition, Taylor referred this property to Scioli Turco and Onion Flats to investigate for a possible filing a Petition for Conservatorship under Act 135. The parcel was sent to Court on October 7, 2013.

**3113 Salmon Street:** This abandoned property is owned by Marian Pera and the City of Philadelphia holds real estate tax liens in the amount of \$3,330.56. On or about September 28, 2012, the Community Life Improvement Unit issued a CLIP violation notice, as well as a violation for failing to cut “very overgrown” weeds in the rear yard (L&I Case No. 352902). The violation for high weeds is now listed “not complied”. In addition, on August 26, 2013, the Housing Code enforcement Unit issued violations for failure to have a license for a vacant residential property, as well as for failing to repair/maintain the exterior windows (L&I Case No. 399391). The property was sent to Court on November 13, 2013. However, on March 10, 2014, the owner brought this parcel into compliance and all violations were closed.

**1420 Imogene Street:** This occupied property was damaged by a September 16, 2013 fire due to the occupants’ stealing electricity. The titled owner is Irene Jagger, but she is deceased and her four adult, male sons still live in the damaged building, which has no working utilities or running water. In addition, the males are performing renovations without a permit, while throwing and leaving the debris in the front yard and on the front sidewalk. The City of Philadelphia holds real estate tax liens in the amount of \$1,358.47. On September 30, 2013, Taylor forwarded requests for assistance to Philly 311, PECO, Joanne Dahme of PWD and Office Michael Wheeler of the 15<sup>th</sup> District. L&I informed Taylor that a similar report was submitted on September 23, 2013. On October 3, 2013, Officer Michael Wheeler confirmed that he called PECO to investigation and would work with L&I to evict the occupants. On November 1, 2013, Officer Michael Wheeler

confirmed that PECO visited the location on October 10, 2013 and found no evidence of theft of services. In addition, L&I informed Taylor that the building was inspected and the inspector explained to the owner that a permit was needed for the work being done on the property. A building permit was filed and has been issued for the work that is being done in the parcel.

**4347-49 Bermuda Street:** This vacant property is owned by Genevieve Saida, and the City of Philadelphia holds real estate tax liens in the amount of \$34,353.09. On July 2, 2013, the Community Life Improvement District issued a CLIP violation notice, as well as violations for failing to cur high weeds and remove trash/refuse (L&I Case No. 389407). In addition, on July 24, 2013, the Housing Code Enforcement Unit issued violations for failing to have a license for a vacant, residential property, as well as for failing to replace/repair the side downspout and having at failing to replace at least 80% of defective doors and windows (L&I Case No. 393723). The matter was sent to Court on October 4, 2013. On July 26, 2013, the Housing Code Enforcement Unit issued a “vacant property standard” violation, as well as a violation for failing to secure three (3) basement windows and one side door (L&I Case No. 393847). On October 30, 2013, Taylor sent a request to Philly 311 to immediately clean and seal the property as the integrity of the property had been compromised. Inspector Silvio Diguglielmo (215-685-0535) stated the property has not been scheduled for a clean and seal because the doors and windows ordinance is being enforced. On November 20, 2013, L&I sent a crew to the property to clean and seal same. On November 7, 2013, the Housing Code Enforcement Unit issued a “vacant property standard” violation, as well as a violation for failing to secure a vacant property (L&I Case No. 410135).

**3555 Sepviva Street:** Ticket No. 3046208. This vacant property is owned by John Holmes, Jr. and Thomas Holmes, and their contact address is the property address. The City of Philadelphia holds real estate tax liens in the amount of \$703.82. Taylor forwarded a request for service to Philly 311 as the lower doors and windows were not in compliance with the City of Philadelphia Property Maintenance Code. In addition, the front façade was falling from the structure. The property has an expired housing inspection, 239124, in the name of Petko K. Peev, 11894 Ferndale Street, Philadelphia, PA 19116. The license expired on the last day of February of 2004. In addition, on September 16, 2013, the Housing Code Enforcement issued a violation for failing to have license for a vacant residential property (L&I Case No. 408807). Case No. 408807 was sent to Court on April 14, 2014.

**3057 Agate Street:** Ticket No. 3208157. This vacant property, owned by Rachied Blythe, has a collapsed rear concrete wall, which has made it a spot for the dumping of trash and debris. There are also excessively high weeds in the back of the property. There is an active housing inspection license, no. 382774, in the name of Rachied Blythe, 206 Southwyk Road, Newcastle, DE 19720. It expires on the last day of February of 2014. On November 6, 2014, Taylor reported this property to Philly 311 and Thomas Conway of CLIP to abate. Taylor also provided contact information to gain entry into the rear of the property. On November 20, 2013, the Housing Code Enforcement Unit issued violations for failing to repair/maintain exterior rear walls, as well as for having a

defective cornice bargeboard (L&I Case No. 411622). The property has been sent to Court. The instant violations were brought into compliance on or about January 8, 2015.

**3059 Agate Street:** Ticket No. 3208161. This vacant property, owned by JC Real Estate Investment, 2332 East Allegheny Avenue, Philadelphia, PA 19134-4433, has a collapsed rear concrete wall, which has made it a spot for the dumping of trash and refuse. There are also excessively high weeds in the back of the property. The City of Philadelphia holds real estate tax liens in the amount of \$5,054.77, and the housing inspection license, no. 267898, expired on the last day of February of 2005. Since September 9, 2011, the Housing Code Enforcement Unit has open violations for failing to have a license for a vacant residential building, failing to clean weeds/plants in the rear of the parcel and for “vacant property standard” (L&I Case No. 296448). On November 6, 2013, Taylor reported this property to Philly 311 and Thomas Conway of CLIP to abate. Taylor also provided contact information to gain entry into the rear of the property. On November 20, 2013, the Housing Code Enforcement Unit issued violations for failure to have a license for a vacant property; failure to possess a license for a residential “SFD/2FD” parcel; failure to clean the trash and high weeds in the rear yard; having a faulty downspout in the rear yard; and failure to remove/prune exterior trees in the rear yard (&I Case No. 411620). These violations have been sent to Court. In addition, on November 21, 2013, CLIP abated the property under case no. 296448. On February 8, 2014, the Housing Code Enforcement Unit issued a violation for failing to have a license for a vacant residential property (L&I Case No. 418633). The instant violation was brought into compliance on or about March 14, 2014. On April 17, 2014, the Housing Code Enforcement issued a violation for failing to restore water service (L&I Case No. 427404). All violations have now been brought into compliance.

**2221 East Hazzard Street:** This neglected, vacant property is owned by U.S. Bank National Association, 3815 South West Temple, South Salt Lake, Utah, 84115. The City of Philadelphia holds delinquent real estate tax liens in the amount of \$9,976.97. On October 24, 2013, the Housing Code Enforcement Unit issued violations for failing to clean the trash and weeds in the rear of the parcel. In addition, the Unit issued a “vacant property standard” violation, as well as for failing to secure a vacant property (L&I Case No. 408489). On or about March 3, 2015, the property was brought into compliance.

**2341 East Ann Street:** Ticket No. 3189856. This vacant parcel is owned by Carlos and Arelis Franco, and the City of Philadelphia holds real estate tax liens in the amount of \$3,545.30. On December 7, 2007, the Contractual Services Unit issued violations for failing to keep a vacant property clean, as well as for a partially collapsed roof and a deteriorating front porch. The matter was sent to Court on August 25, 2008, and is still pending (L&I Case No. 138470). In addition, on November 12, 2013, the Housing Code Enforcement Unit issued a violation for failing to clean rubbish/garbage in the rear of the property (L&I Case No. 410616). On November 18, 2013, Taylor provided L&I and Thomas Conway of CLIP with a contact person who can provide access to the rear of the parcel in order to abate. CLIP abated the property on December 3, 2013, resolving case no. 409620. However, case no. 410616 is still open, and there are outstanding violations for “vacant property standard” (L&I Case No. 278316). Finally, the Contractual Services

Unit sent this property to Court for having a partially collapsed front porch roof, a deteriorating front porch and for failing to keep the vacant proper clean (L&I Case No. 138470). On March 19, 2014, the Housing Code Enforcement Unit issued violations for failing to have a license for a vacant residential building, as well as for failing to clean and exterminate the rear of the property, and “vacant property standard” (L&I Case No. 422737). The property was cleaned and sealed on March 25, 2014. On July 24, 2016, District East issued violations commencing indoor and exterior repairs, including the construction of a rooftop deck, without valid permits. A Stop Work Order was issued, and L&I sent the matter to Court on or about October 6, 2016 (L&I Case No. 546181).

**3030 Memphis Street:** This property, owned by Helen M. Antanas Kazlauskus, has been vacant since a fire in 2011. The City of Philadelphia holds real estate tax liens in the amount of \$2,465.63. On November 7, 2011, the Housing Code Enforcement Unit issued violations for failing to have a vacant property license, as well as for “vacant property standard” (L&I Case No. 30267). These violations are still listed as “not complied”. On November 20, 2013, Taylor sent a request for assistance to Philly 311 as someone broke into the residence, leaving the door open to ingress/egress. The next inspection date is December 12, 2013. On December 20, 2013, Taylor contacted Inspector Shannon Grier, and her Supervisor, Elizabeth Carrasquillo, at 215-586-0535, for a status of the second inspection. The violations were sent to Court on February 27, 2014.

**2364 Orthodox Street:** This fire-damaged, vacant property was sent to Court on November 25, 2013, by the Contractual Services Unit for “not complied” March 22, 2012 violations for fire damaged rear and interior walls, main roof and all floors and ceilings (L&I Case No. 320463). The housing inspection license, no. 269817, in the name of Eagle Building Maintenance, c/o Michael Green, 2714 South Avenue, P.O. Box 128, Bryn Athyn, PA 19009, expired on the last day of February of 2013. The property is owned by Michael Green (contact address listed on the expired housing inspection license), and the owner owes real taxes in the amount of \$2,326.35. On January 14, 2014, Taylor contacted L&I as the front, basement window was removed, making the parcel open to ingress/egress. In addition, the property deteriorated to the point that debris was falling from the property to the sidewalk below. Taylor requested demolition of this property as it is a danger to community, and has been designated as “imminently dangerous”.

**4501 Richmond Street (Cokie Plant):** Ticket No. 3277107: This large, vacant industrial site once housing the now defunct Cokie Plant. The owner is Eastern Enterprises, 9 Riverside Road, Weston, MA 02193. On December 17, 2013, upon receiving complaints from several Bridesburg residents, Taylor sent a request for assistance to Philly 311 and CLIP, respectively, to clean up the trash, refuse and high grass and weeds within the perimeter of the fenced-in lot. In addition, Taylor requested the sidewalk surrounding the property be cleaned and have the weeds removed that were coming through the cracks in the sidewalk. On January 7, 2014, the Community Life Improvement Unit found that December 3, 2013 violations were brought into compliance as the owner cleaned and sealed the lot and the sidewalk on Lefevre Street (L&I Case No.

415314). On January 29, 2014, counsel for the property owner(s) informed Taylor that the owner(s) would repair the sidewalks in the spring when the warmer weather arrives. On March 27, 2014, Bonnie Bartlett informed Taylor that National Grid will be performing any and all repair and rehabilitative work during the week of May 5, 2014. However, due to weather issues, the new mobilization date for repair is now June 16, 2014. The sidewalk repairs were completed on June 17, 2014. Due to the high accumulation of weeds in 2015, Taylor sent a request to abate to Bonnie Bartlett, Esquire on or about August 13, 2015.

**2823 Hedley Street:** This longstanding vacant property is owned by Josephine Kadelski, In Trust, and the City of Philadelphia holds real estate tax liens in the amount of \$13,111.05. The trust obtained the parcel on April 28, 1964 for \$1.00. The doors and windows to the subject property are open, and all of the copper piping has been removed. In addition, the structure is unsound and loose debris falls from the structure. On June 4, 2012, the Housing Code Enforcement Unit issued violations for “vacant property standard” and for failing to secure a vacant building (L&I Case No. 331148), as well as for failing to have a license for a vacant residential building (L&I Case No. 331152). The violations are still open and have been sent to Court.

**2315 East Ann Street:** This vacant property is owned by Evan M. Graham, 2215 East Tioga Street, Philadelphia, PA 19134. There are no delinquent taxes. The assessed value of the parcel is \$85,600.00. However, the owner’s housing inspection license, no. 491935, expired on the last day of February of 2014. On September 17, 2012, the Housing Code Enforcement Unit issued violations against this vacant property for “Pem Z-New Use and FA-Repair system” failures, as well as for fire code, wall and handrail violations (L&I Case No. 350832). In addition, on November 16, 2013, the Housing Code enforcement Unit issued violations for failing to repair the drainage system on the side of the property (L&I Case No. 410090). L&I sent these violations to Court on November 26, 2012 and February 26, 2014, respectively. On January 18, 2016, the Housing Code Enforcement Unit issued violations for having no heat on the first floor, as well as for having an “unfit structure” (L&I Case Nos. 516995 and 517011). Case number 516995 was brought into compliance on or about on October 4, 2016. Case number 517011 was sent to Court.

**2319 East Ann Street:** This vacant property is owned by James W. McMonagle, 336 Rittenhouse Street, Philadelphia, PA 19134-2117. There are no delinquent taxes, and the property was assessed at \$53,900.00. On August 7, 2013, the Housing Code Enforcement Unit issued violations for trash on the front porch, failing to have a “residential SFD/2FD license”, cracks in the first floor walls, a defective porch cornice, and defective windows and doors throughout (L&I Case No. 396051). These violations were sent to Court on March 14, 2014. In addition, on December 9, 2013, the Community Life Improvement Unit issued a CLIP violation notice, as well as a violation for having refuse throughout the exterior of the property (L&I Case No. 413559). The latter violations are still listed as not complied. The aforementioned violations have been brought to Court. In addition, November 9, 2014 violations for trash/rubbish were brought into compliance on or about November 20, 2014 (L&I Case No. 460063). On

December 2, 2014, the Housing Code Enforcement Unit issued violations for “SD-Required Existing Group R”, “Co Detector Needed” and for “License-Res SFD/2FD” (L&I Case No. 462459). Case No. 462459 was sent to Court on or about February 18, 2015. All violations were brought into compliance on or about April 5, 2016.

**2712-14 East Somerset Street:** Ticket No. 3463724. This 2,000 square foot vacant parcel is owned by Edward and Laura Cummiskey, and the City of Philadelphia assessed this property at \$144,800.00. The City of Philadelphia holds real estate tax liens in the amount of \$2,093.77. On March 21, 2014, constituents notified Taylor that the empty lot is full of refuse and debris, which leans on the adjacent occupied property and crushes the slats of same. In addition, there is a stable on the property that still contains a horse that lives in these deplorable conditions. Taylor immediately sent requests for assistance to Philly 311, Thomas Conway of CLIP, and Tara Schernacke of Animal Control, respectively. On April 2, 2014, the Community Life Improvement Unit issued a CLIP violation notice, as well as for having refuse and personal property on the exterior side and rear of the property (L&I Case No. 424756). The violations were brought into compliance on May 9, 2015.

**3623-25 Richmond Street:** Ticket No. 3470809. These vacant lots are owned by John and Victoria Stopyra, 1033 East Hunting Park Avenue, Philadelphia, PA 19124-4826. Although surrounded by a chain-link fence, someone gain entry and built a “shack out of insulated refrigerator walls with a rubber roof. Moreover, in order to gain power to the structure, someone illegally ran a wire from a nearby lamppost to the shack and stapled the wire along the chain-link fence. It appeared that this make-shift structure was being used as a storage facility. Finally, trash and debris litter the lots. Accordingly, on March 27, 2014, Taylor requested immediate assistance from Philly 311 and Thomas Conway of CLIP, respectively. On April 16, 2014, District East issued violations for new use construction on a vacant lot (L&I Case No. 426940). The not complied violations were sent to Court on or about July 30, 2014. On October 24, 2014, constituents notified Taylor that the structure was taken down and the lot cleared.

**3212 Aramingo Avenue:** Ticket No. 09290586. On April 3, 2014, Taylor sent a request for assistance to Philly 311 as the front and rear doors, as well as the rear windows, were broken open and subject to ingress/egress. In fact, individuals stole the copper piping from the structure that morning. Finally, loose sheet rock was falling off the front and rear of the real property. The subject property is owned by Lewis B. Palmer, III, and Thomas C. Liciardello, 8250 Ferndale Street, Philadelphia, PA 19111. It must be noted the the vacant property license, no. 619817, is in the name of Lewis B. Palmer, III, c/o Wells Fargo, One Home Campus, x2303-048, Des Moines, IA 50328. The 2014 assessed value for the property is \$81,200.00. On July 20, 2015, Taylor contacted Richard Quigley of L&I, as well as to Philly 311, to request immediate assistance as the doors and windows on the lower level of the parcel were compromised. In addition, the roof was unstable and on the verge of collapse. On July 12, 2015, the Vacant Strategy Unit issued a violation for failing to have a license for a vacant residential building (L&I Case No. 496628). All violations were brought into compliance on or about November 16, 2015.

**3067 East Thompson Street:** Ticket No. 3488936. The owner of this vacant property, Agnes Carlson, is deceased. Since then, squatters have broken into the property and have used the parcel for the use of illegal narcotics. There are no working utilities, and the Philadelphia Water Department turned off the water on April 8, 2104 due to a leak. A foul odor emanates from the real property, and debris, including needles, litter the front and rear exteriors of the residence. The front door is open, and the basement front window is broken. The City of Philadelphia assessed this property at \$127,800.00, and the City holds real estate tax liens in the amount of \$1,303.20. On April 9, 2014, Taylor forward urgent requests for assistance to Philly 311, the 24<sup>th</sup> Police District and Debra McCarty of the Philadelphia Water Department, respectively. On April 10, 2014, Debra McCarty of PWD informed Taylor that the water service at the subject property was shut off at curbstop. This stopped the leak and water into adjacent properties. In addition, a notice of defect was issued for the failed water supply. On April 22, 2014, the Housing Code Enforcement Unit issued violations for “vacant property standard”, as well as for failing to secure the front door and window (L&I Case No. 427413). On July 15, 2014, in response to Taylor’s request for assistance to Animal Control, an Animal Control team obtained a warrant to enter the subject vacant property to remove several stray animals that were in the real property. On July 15, 2014, Taylor again request L&I enter the property to clean and seal it. L&I informed Taylor that the property is due for a second inspection on or around July 15, 2014. If the violations are not complied, the property will have a final re-inspection within thirty days so that it can be forwarded to Municipal Court to grant a clean and seal. On July 15, 2014, the Housing Code Enforcement Unit issued a violation for failing to have a license for a vacant residential building (L&I Case No. 442627). Case no. 442627 was brought into compliance on September 24, 2014. Finally, the property was cleaned and sealed for case no. 427413 on or about January 29, 2015.

**3535 Jasper Street:** This vacant property is owned by Kimberly L. Jones, 23 Marathon Drive, Mantua, NJ 08051. The current vacant property license, no. 608393, lists the contact person as Nancy Nowakowski, One Home Campus, Des Moines, IA 50328. The assessed value of the property is \$63,400.00. The housing inspection license, no. 496871, expired on the last day of February of 2013. Currently, the front and rear doors have been removed, and the windows on the lower and upper levels have been removed/broken. As a result, thieves have entered the property and stolen all of the copper piping and fixtures. Moreover, the parcel has become the location for drug use/sales, as well as for prostitution. On April 29, 2014, Taylor sent urgent requests for assistance to Philly 311 and the 24<sup>th</sup> Police District, respectively. Taylor also sent communication to the property owner in order to elicit action to seal this real property. On May 1, 2014, the Housing Code Enforcement Unit issued violations for “vacant property standard” (L&I Case No. 429556), and for failing to secure a vacant property (L&I Case No. 429548). On June 19, 2014, Debra Booth, Executive Mortgage Specialist, Customer Care and Recovery Group of Wells Fargo Bank contacted Taylor to inform him that Wells Fargo will conduct monthly inspections to verify that the property is secure. The general property maintenance to be performed at the property includes the changing of locks, winterizing the property, maintaining law care, and minor repairs to

keep the parcel secure. The violations were brought into compliance on or about September 4, 2014.

**4741 Mercer Street:** The instant vacant property has been vacant for over two (2) years and has fallen into extreme disrepair. The real property owners are Patrick and Diane Steffa, 701 Shadeland Avenue, Drexel Hill, PA 19026, and the City of Philadelphia assessed the property at a value of \$116,900.00. On August 8, 2012, the Housing Code Enforcement Unit issued a “vacant property standard” violation, which was sent to Court on November 12, 2012 (L&I Case No. 343084). In addition, on May 24, 2013, the Housing Code Enforcement Unit issued violations for failing to have a vacant property license for a residential property, as well as for failing to replace the side and rear (3) windows. These violations were also sent to Court on September 3, 2013 (L&I Case No. 382863). On May 7, 2014, Taylor forwarded correspondence to the owner to demand immediate compliance with the aforementioned violations.

**2756 East Pacific Street:** This property is owned by James Rispo, 2706 Wheatsheaf Lane, Philadelphia, PA 19137, and is adjacent to the bar, “My Blue Heaven”. The City of Philadelphia holds real estate tax liens in the amount of \$5,210.96, and the assessed value is \$99,600.00. This real property is illegally occupied by six (6) adults and four (4) minor children, the youngest is age 1. There is no gas or water on the premises, and the parcel smells of feces. In addition, the children have not been allowed to school due to bug infestation. There are allegations of the adults engaging in open-air narcotics sales at and around the premises, while often leaving the children unattended. Therefore, on May 13, 2014, Taylor made an urgent request for assistance/investigation to Philly 311, the 24<sup>th</sup> Police District and the Department of Human Services, respectively.

**3176 Memphis Street:** Ticket No. 3452771. This occupied property is owned by Thomas J. Snyder, Jr., and The City of Philadelphia assessed the parcel at \$56,200.00. The Housing Code Enforcement Unit sent this property to Court on or about January 3, 2012, for “not complied” July 12, 2011 violations for having an unfit property, as well for failing to restore water and electrical services, and failure to clean/remove/exterminate refuse in the back yard (L&I Case No. 286413). On May 15, 2014, Taylor contacted Philly 311, Thomas Conway of CLIP, Debra McCarty of PWD and Diane Martino of PGW to investigate due to the high accumulation of trash, as well as the foul odor emanating from the property. On June 5, 2014, the Housing Code Enforcement Unit issued violations for failure to clean/exterminate, as well as remove refuse/garbage (L&I Case No. 438586). Case No. 438586 was brought into compliance on or about December 4, 2014.

**5322 James Street:** This property has been vacant for approximately eighteen (18) years. The title is in the names of Romona and Linda C. Golembiewski, and the assessed value is \$93,600.00. The City of Philadelphia holds real estate tax liens in the amount of \$11,783.71. On June 19, 2014, Taylor forwarded requests for assistance to Philly 311 and Thomas Conway of CLIP, respectively, due to overgrown weeds throughout the property that have attracted vermin.

**3638 Miller Street:** This vacant property is owned by Dean Gianini, 3027 Cedar Street, Philadelphia, PA 19134, and the assessed value of the parcel is \$90,200.00. The owner has a housing inspection license, no. 235467, which expires on the last day of February of 2015. The front yard of the property is covered in overgrown grass and weeds, and the rear yard has a dilapidated 6 foot wooden fence that is collapsing. In addition, the weeds in the rear yard are over 4 feet tall. On June 2, 2014, the Community Life Improvement Unit issued a CLIP violation notice, as well as a violation for failing to cut high weeds (L&I Case No. 434654). On June 23, 2014, Taylor contacted Thomas Conway of CLIP to request an abatement of the front and rear yards, as well as Vector Control (215-685-9000) due to complaints of rat infestation. On June 30, 2014, the Community Life Improvement Unit issued another CLIP violation, as well as violation for having to cut the high weeds throughout the parcel (L&I Case No. 439968). These violations were brought into compliance on July 1, 2014.

**1301 Wakeling Street:** This vacant property is owned by Vincent and Marilyn Peed, and the assessed value is \$199,500.00. However, the vacant property license, no. 615037, is in the name of Everhome Mortgage, 301 West Bays Street, 22<sup>nd</sup> Floor, Jacksonville, FL 32202. The license expires on the last day of February of 2015. On June 16, 2014, the Community Life Improvement District issued a CLIP violation notice, as well as a violation for failing to cut high weeds (L&I Case No. 437240). On June 23, 2014, Taylor contacted Thomas Conway of CLIP, as well as Everhome Mortgage Company, to request an abatement of the parcel. The mortgage company brought this property into compliance on or about July 3, 2014. The property was sealed on August 17, 2015. Taylor referred this property to Scioli Turco for the filing of a petition to appoint a conservator of the property under Act 135, and a hearing is scheduled for March 30, 2016 at 9:30 before the Honorable Idee C. Fox of the Court of Common Pleas of Philadelphia County. As a result of the filing of the petition under Act 135, Everbank commenced extensive renovations to the property. Accordingly, Judge Fox ordered Everbank to make all necessary repairs to bring the property up to code, and the parties are to return to Court on June 1, 2016 for a status of work, as well as to determine the best manner to sell the real property. The June 1, 2016 hearing date was continued and the parties are awaiting a return date.

**5346 James Street:** This vacant, dilapidated property is owned by Jose Diaz, and was assessed with a value of \$66,800.00. On June 20, 2014, the Community Life Improvement Unit issued a CLIP violation notice, as well as a violation for four-foot high weeds in the rear yard (L&I Case No. 438249). The owner brought these violations into compliance on or about August 6, 2014.

**5332 James Street:** Ticket No. 3595528. On June 23, 2014, Taylor forwarded requests for assistance to Philly 311 and Thomas Conway of CLIP, respectively, due to high weeds and refuse in the rear yard. The property is owned by Edward J. Petner, Jr., and the City of Philadelphia assessed this vacant property at \$62,200.00. The property was abated on July 14, 2014.

**5338 James Street:** Ticket No. 3595529. Sharon M. McCausland owns this vacant property, which was assessed at \$83,000.00 by the City of Philadelphia. In addition, the vacant property license, no. 410738, expired on the last day of February of 2008. The contact information on the expired license was Salvatore Sandone, 3136 Draper Street, Philadelphia, PA 19136. On June 23, 2014, Taylor sent requests for assistance to Philly 311 and Thomas Conway of CLIP, respectively, due to high weeds and grass in the rear of the property, as well as open front and rear lower windows. The property was abated on or about July 14, 2014.

**4448 Almond Street:** This vacant property is owned Leo and Louise Ordo, and has an assessed value of \$33,000.00. The City of Philadelphia holds real estate tax liens in the amount of \$5,832.61. As a result of a request for assistance by Taylor, on June 9, 2014, the Community Life Improvement Unit issued a CLIP violation notice, as well violations for refuse and personal property throughout the exterior of the property. In addition, L&I issued violations for failing to cut high weeds, having three (3) unregistered motor vehicles, and for having a detached rear structure (L&I Case No. 435903). Only the violation for the detached rear structure remains open.

**4452 Almond Street:** This vacant parcel is owned by Kathryn Wisniewski, and has an assessed value of \$131,300.00. The owner does not owe any real estate taxes. As a result of a request for assistance by Taylor to Philly 311, on June 9, 2014, the Community Life Improvement Unit issued a CLIP violation notice, as well a violation for failing to cut high weeds throughout the property (L&I Case No. 435902).

**1860 East Madison Street:** This vacant lot is owned by Dennis Shaffer, 3116 Ruth Street, Philadelphia, PA 19134, and was assessed with a value of \$10,900.00. The City of Philadelphia owns real estate tax liens in the amount of \$5,459.38. On July 2, 2014, Taylor sent a request for abatement to Philly 311 and Thomas Conway of CLIP, respectively, due to overgrown weeds/bushes/trees in the rear yard. In addition, a tree collapsed and fell onto an adjacent property. Due to the overgrowth, this lot has become a haven for insects, so Taylor sent a service request to Vector Control. On July 18, 2014, the Community Life Improvement Unit issued a CLIP violation notice, as well as a violation for failing to clean/maintain a vacant lot (L&I Case. No. 443428).

**3501-49 Richmond Street:** Ticket No. 3607808. On July 3, 2014, Taylor forwarded a request to abate this large, vacant industrial lot due to the accumulation of weeds/bushes of over four (4) feet high. The property is owned by Gryphin Coatings, c/o Nicholas Nehez, P.O. Box 5910, Philadelphia, PA 19137. The City of Philadelphia obtained order to sell this property due to significant real estate tax liens of \$26,541.34, as well as demolition liens. The assessed value of this lot is \$238,700.00. Despite this order, the property owner has allowed this space to be used as a facility to park large trucks. On May 2, 2014, the Business Compliance Unit issued a violation for a new use of this parcel without a permit (L&I Case No. 430549). On July 3, 2014, James Zwolak, Esquire, of the Philadelphia Law Department, informed Taylor that the property was placed in the process for collection of the demolition lien. On or about November 25, 2014, CLIP abated the property.

**2368 Orthodox Street:** This vacant property is owned by Francis J. George. This fire-damaged structure was assessed at \$48,600.00, and the City of Philadelphia holds real estate tax liens in the amount of \$32,146.18. The front, rear and roof are completely burnt out. On March 22, 2012, the Contractual Services Unit issued violations for fire damaged and partially collapsed walls in the rear and interior, respectively. In addition, there were violations for fire damaged floors/ceilings throughout the parcel (L&I Case No. 320473). The property was designated “Imminently Dangerous” and is in danger of collapse. As a result, on July 9, 2014, Taylor contacted L&I Commissioner, Carlton Williams, to request demolition to protect the safety of the local residents and their homes. On July 10, 2014, Commissioner Williams stated that he would have the matter re-inspected, but confirmed that the property has been placed on the demolition list.

**2852 Gaul Street:** On July 14, 2014, Taylor contacted Philly 311 and Thomas Conway of CLIP, respectively, to clean and seal the property as the windows on the lower level had been broken, and the front door is subject to ingress/egress. In addition, the grass/weeds in the rear yard are overgrown. The property owner, Allen F. Delance, passed away over two (2) years ago, and no heirs have stepped forward to maintain the property. The assessed value of the property is \$97,900.00. By way of background, on June 24, 2014, the Housing Code Enforcement Unit issued a “vacant property standard” violation (L&I Case No. 393580). This violation was sent to Court on or about October 11, 2013. On February 6, 2014, the Housing Code Enforcement Unit issued a license for failing to have a license for a vacant residential property (L&I Case No. 418359). This violation was also sent to Court on or about April 23, 2014. On July 27, 2014, the Community Life Improvement Unit issued a CLIP violation notice, as well as violation for failing to cut high weeds (L&I Case No. 445056). All violations mentioned above were brought into compliance on March 16, 2015.

**3541 Sheffield Avenue:** Ticket No. 3622947. This vacant property was damaged by fire in 2013. It is owned by Chen Sou, 4022 Magee Avenue, Philadelphia, PA 19135, and the City of Philadelphia assessed this property with a value of \$139,000.00. On April 15, 2013, the Housing code Enforcement Unit issued a violation for failing to repair the roof, which caused it to leak and damage the neighboring property (L&I Case No. 376081). In addition, on August 23, 2013, the Contractual Services Unit issued a violation for a deteriorated front porch roof and designated it as unsafe (L&I Case No. 399530). On July 15, 2014, Taylor contacted L&I to request this property be sent to Municipal Court, and well as forwarded correspondence to the property owner to demand that the roof be repaired. On July 16, 2014, the Housing Code Enforcement Unit issued violations for failing to have a license for a vacant residential building, as well as for having a deteriorating roof, a faulty drainage downspout, and “vacant property standard” (L&I Case No. 443017). The property was sent to Court on December 2, 2014. The violations were brought into compliance on or about May 7, 2015. On June 22, 2015, the Contractual Services Unit issued violations for a deteriorated/fractured rear wall (L&I Case No. 487135). On August 3, 2015, the Housing Code Enforcement Unit issued a violation for failure to prune/remove trees in front of the property (L&I Case No. 495944). On August 14, 2015, Contractor, Dimitrios Catsis, 2012 East Madison Street,

Philadelphia, PA 19134, obtained an Alteration Permit (No. 632112), to fix the front porch roof and rear wall to resolve cases 399530 and 487135.

**4741 Mercer Street:** This vacant property is owned by Patrick and Diane Steffa, 701 Shadeland Avenue, Drexel Hill, PA 19026, and has an assessed value of \$116,900.00. On August 8, 2012, the Housing Code Enforcement Unit issued a vacant property standard violation (L&I Case No. 343084). On May 2013, the Housing Code Enforcement Unit also issued violations for failing to have a license for a vacant residential building, as well as for having unsecure doors and windows (L&I Case No. 382863). Both of these cases have been sent to Court. On June 16, 2014, the Community Life Improvement Unit issued a CLIP violation notice, as well as violations for having high weeds and refuse throughout the exterior of the property (L&I Case No. 437236). On August 7, 2014, neighbors informed Taylor that the property was secured, the weeds cut, the trash removed, and the leak water pipe was dug up and replaced.

**3467 Amber Street:** This property has been vacant since 2002 and has fallen into sever disrepair. It is owned by Altegra Credit Company, 150 Allegheny Avenue, Pittsburgh, PA 15212, and was assessed with a value of \$34,600.00. The City of Philadelphia holds real estate tax liens in the amount of \$11,582.14. The Housing Code Enforcement Unit sent this property to Court for not complied violations for failing to have a license for a vacant residential property, as well as for having unsecured doors and windows (L&I Case No. 336523). On July 31, 2014, Taylor contacted Thomas Conway of CLIP to request an abatement of the high weeds surrounding the parcel. In addition, Taylor forwarded correspondence to Altegra Credit Company to demand the company seal the property.

**1332 Orthodox Street:** This vacant property is owned and managed by Coba, Inc., Two Portland Square, Portland, ME 04117, and has an assessed value of \$143,900.00. On July 12, 2013, the Contractual Services Unit issued a violation for a “bulged” rear yard retaining wall (L&I Case No. 391087). On January 8, 2014, the Housing Code Enforcement Unit issued a violation for failing to have a license for a duplex (L&I Case No. 417514). On July 7, 2014, the Housing Code enforcement Unit issue violations for several structural defects on interior and exterior of the property, as well as for failing to clean the weeds/plants on the side and rear yards (L&I Case No. 441463). On July 15, 2014, District East issued a violation for improper interior repairs (L&I Case No. 442779). These violations are still not complied, and case number 417514 was sent to Court. On August 8, 2014, Taylor forwarded correspondence to Coba, Inc., to demand immediate attention to the violations listed above.

**3232 Jasper Street:** Ticket No. 3660510. On August 11, 2014, Taylor contacted Philly 311 and Thomas Conway of CLIP, respectively, to request assistance in dealing with the high weeds covering the front and rear yards of this vacant property, as well as broken lower level windows. There is no license for a vacant, residential property. The owner of this parcel, Rose Wertheimer, P.O. Box 111, Bala Cynwyd, PA 19004, passed away over two (2) years ago. There is a not complied November 13, 2012 violation from the Community Life Improvement Unit for failing to possess a license for a rental property

(L&I Case No. 359345). On September 26, 2014, Inspector Rashad Hudson informed Taylor that violations were written under L&I Case No. 454447.

**4610 Richmond Street:** This vacant property is owned by Damien Wilson (since March 25, 2011), with an assessed value of \$191,200.00. On May 24, 2014, the Housing Code Enforcement Unit issued violations for failing to clean rubbish/refuse, as well as failing to repair/replace defective windows (L&I Case No. 433547). These violations were sent to Court on August 5, 2014. In addition, on July 18, 2014, the Community Life Improvement Unit issued a CLIP violation notice, as well as violations for having trash and personal around the exterior of the property, and for having stagnant water in a side pool (L&I Case No. 443338).

**3019 Tulip Street:** This vacant property was purchased by Jeremy Rodriguez-Sanabria, 2427 Coral Street, Philadelphia, PA 19125, on February 10, 2014. The assessed value is \$110,000.00. On November 23, 2012, the Housing Code Enforcement Unit issued violations for substandard doors and windows on a block that is 80% occupied, as well as for failing to repair the porch roof (L&I Case No. 360679). The matter has been pending in Court since February 15, 2013. On February 4, 2014, the Housing Code Enforcement Unit issued a violation for failing to have a license for a vacant residential property (L&I Case No. 418125).

**3022 Tulip Street:** This vacant property was purchased by Rose Frigo, 2308 Carleton Street, Berkeley, CA 94704, on July 23, 2008. The assessed value is \$59,800.00. The property owner has a valid housing inspection license, no. 629762, until the last day of February, 2015. On July 23, 2014, District East issued violations for faulty electrical wiring and plumbing work, as well as for performing this work without valid permits (L&I Case No. 443998).

**3073 Tilton Street:** On July 28, 2014, the Community Life Improvement Unit issued a CLIP violation, as well as a violation for high weeds in the rear yard of this vacant property (L&I Case No. 445055). The vacant property license, no. 277935, which had been in the name of William Yannone, Jr., 3146 Salmon Street, Philadelphia, PA 19134, expired on the last day of February of 2007. The vacant property is owned by James Lyons, Jr. (James Lyons, III), and the City of Philadelphia holds real estate tax liens in the amount of \$8,651.94. The assessed value of the parcel is \$91,300.00. On September 12, 2014, Taylor contacted Thomas Conway of CLIP to provide contact information of a neighbor so that CLIP can gain access to abate the property. The violations were brought into compliance on or about January 15, 2015.

**2100 East Ann Street:** This vacant property is owned by Kenpor LP, c/o Signature Group Investments, 1430 Broadway, Suite 503, New York, NY 10018, since September 17, 2013. The assessed value of the parcel is \$27,800.00. On February 12, 2014, the Housing Code Enforcement Unit issued violations for failure to possess a license for a vacant residential property, as well as for having open doors and windows located at the exterior front. L&I sent these violations to Court on or about April 24, 2014 (L&I Case No. 418883). In addition, on April 9, 2014, the Housing Code Enforcement issued

violations for “vacant property standard”, as well as for failing to secure a vacant building (L&I Case No. 426528). On October 8, 2014, Taylor contacted L&I and Kenpor LP clean and seal the property.

**3157 Aramingo Avenue:** This vacant property is owned by Jan Smiarowski, 4600 Disston Street, Philadelphia, PA 19135. The assessed value is \$70,200.00. On July 2, 2013, the Housing Code Enforcement Unit issued violations for failure to clean rubbish/garbage, as well as “vacant property standard” (L&I Case No. 389343). These violations were sent to Court on or about January 6, 2014. The vacant property license, no. 598339, expired on the last day of February of 2014. Therefore, on December 1, 2014, the Housing Code Enforcement Unit issued violations for failure to have a license for a vacant residential building, as well as “vacant property standard” (L&I Case No. 462118). Finally, on January 8, 2015, District East issued violations for performing electrical and wiring work without the proper permit(s) (L&I Case No. 465410). It must be noted that on January 21, 2015, the owner obtained housing inspection license no. 652842, which expires on the last day February of 2016. On January 8, 2015, the owner also obtained a major alteration permit, no. 581945, for the removal and replacement of sheetrock, doors and kitchen cabinets. On February 2, 2015, Taylor contacted the owner to ensure that said owner continues to take action to bring this property into compliance. On April 20, 2015, Taylor contacted CLIP and Philly 311 due to branches covering the rear yard. (Ticket No. 09131743). On April 30, 2015, the Housing Code Enforcement Unit found Case No. 462118 to be in compliance. On June 10, 2015, Thomas Conway of CLIP informed Taylor that he would send a crew to address the large accumulation of branches in the rear yard. The property is listed for sale with ReMax Realtors. On September 20, 2016, Thomas Conway of CLIP contacted Taylor to confirm that the property will be abated no later than September 30, 2016.

**3167 Reach Street:** Ticket No. 09032051. This fire-damaged vacant property is owned by Estelle and Stephen Michael. The assessed value of this Commercial/Commercial Mixed Use property is \$38,400.00, and the City of Philadelphia holds real estate tax liens in the amount of \$2,472.74. On April 2, 2014, the Contractual Services Unit issued violations for having an unsafe and unsecured vacant property (L&I Case Nos. 425053 and 425054). Due to a February 20, 2015 fire, the Contractual Services Unit designated this parcel as “unsafe” (L&I Case No. 469305). As the fire brought down PECO wires in the rear of the parcel, on February 23, 2015, Taylor contacted Cris Penn from PECO to secure same. Ms. Penn confirmed that a PECO crew would be sent to the location. In addition, on February 23, 2015, Taylor contacted Scott Mulderig of L&I to clean, seal and board-up the property. PECO confirmed that its service was already removed, and L&I informed Taylor that the property would be demolished.

**3058 Belgrade Street:** This vacant property is owned by Nicholas Pizzola, who purchased same on May 14, 2012. The City of Philadelphia assessed this property with a value of \$65,800, and the City holds real estate tax liens in the amount of \$3,359.81. On February 11, 2014, the Contractual Services Unit issued violations against this parcel for having a loose rear wall, as well for a partially collapsed, main roof (L&I Case No. 419032). In addition, the Housing Code Enforcement Unit sent this property to Court for

a February 17, 2014 violation for failing to have a license for a vacant residential building (L&I Case No. 419155). On or about April 2, 2015, and May 14, 2015, Taylor contacted the owner of the property to ensure that these violations are brought into compliance. On May 15, 2015, Mr. Pizzola informed Taylor that he installed a new roof, and will be sealing the rear windows and getting a vacant property license during the week of May 18, 2015. The owner will commence any major renovations after obtaining the proper permits. On November 5, 2015, Mr. Pizzola informed Taylor that the property was sold and L&I found all outstanding violations to be in compliance.

**2341 Duncan Street:** (Ticket No. 09179016). This vacant property is owned by Theodore and Loretta Kulas (h/w), since November 12, 1981. The City of Philadelphia assessed this parcel with a value of \$104,700.00, and the taxes are up to date. On May 20, 2015, Taylor contacted Richard Quigley of L&I, as well as Philly 311, to seal this property since individuals were breaking into the real property through the rear cellar window. In addition, on June 4, 2015, Taylor contacted Thomas Conway of CLIP to abate the rear yard of high weeds. On June 26, 2015, the Community Life Improvement Unit issued a CLIP violation notice, as well as for failure to cut the weeds (L&I Case No. 487847). On July 9, 2015, Thomas Conway of CLIP informed Taylor that CLIP would abate the overgrowth, and CLIP did so on July 21, 2015.

**2817 Reynolds Street:** This vacant property was owned by David and Joan Wiley, who are now deceased. The City of Philadelphia assessed the property with a value of \$112,600.00, and the City holds delinquent real estate tax liens in the amount of \$30,874.56. On October 14, 2014, the Housing Code Enforcement Unit issued violations for a defective main roof (rear) (L&I Case No. 456435). L&I sent this property to Court on or about February 10, 2015. On May 27, 2015, Taylor contacted L&I Commissioner, Carlton Williams, to request this parcel be cleaned and sealed. On May 27, 2015, the Vacant Strategy Unit issued violations for failing to have a license for a vacant, residential property, as well as for having defective doors and windows on a block that is at least 80% occupied (L&I Case No. 483069). On the same date, the Vacant Strategy Unit issued a "vacant property standard" violation, as well as for failing to secure a vacant property (L&I Case No. 483074). On June 10, 2015, the Housing Code Enforcement Unit issued another "vacant property standard" violation (L&I Case No. 484641), which lead to L&I cleaning and sealing the property on June 11, 2015. Due to a foul odor still emanating from the property, Taylor contacted L&I Commissioner, Carlton Williams, who confirmed an inspector would enter the property to investigate. On December 7, 2015, Ann Pasquariello of the Philadelphia Law Department confirmed that the Department obtained a consent and waiver from the property owner, Joan Wiley, to enter the property and clean it out. The matter was referred to L&I to abate the property. On January 7, 2016, Andrew Cione of L&I confirmed that a crew will enter the property on January 12, 2016 to remove any and all perishable items and then re-seal the property. The city commenced remediation work on the subject parcel on January 12, 2016. L&I removed three trash cans full of refuse and cat food, respectively. The rear door was sealed and the front door was re-sealed to prevent trespass. The property is scheduled for a Sheriff's Sale in February 17, 2017 due to delinquent real estate taxes. As the property did not sell, the property was placed on the March 21, 2017 Sheriff's Sale list.

**4450 Almond Street:** This fire damaged property is owned by Gary Ordo, who is under a payment agreement with the City of Philadelphia for delinquent real estate taxes in the amount of \$25,228.70. The assessed value of the subject parcel is \$89,000.00. On July 17, 2013, the Community Life Improvement Unit issued a violation for constructing a rear shed without a permit (L&I Case No. 392226). In addition, on February 12, 2015, the Community Life Improvement Unit issued violations for a deteriorating wall of a detached metal garage, as well as for having a fire damaged living room floor (L&I Case No. 468804). L&I designated this parcel as “non-hazardous”. On July 8, 2015, Taylor received reports that the owner moved back into this decaying structure, and was using an illegal generator for power. Cris Penn of PECO confirmed that the power wires to this proper were cut. On July 15, 2015, Sgt. Joseph Mortimer of the 15<sup>th</sup> Police District was at the property and found that there were doors and windows on the lower level, but the second level windows were boarded up. He also observed trash around the property and reported to 311. On September 11, 2015, the Housing Code Enforcement Unit issued violations for having trash and a non-approved kerosene heater on the front porch, as well as for having refuse throughout the exterior front, side, rear yard and garage. Finally, L&I issued a violation for roof drainage problems on the side of the front area of the property (L&I Case No. 501976). These violations were brought into compliance on or about June 16, 2016. On June 29, 2016, the Community Life Improvement Unit issued a CLIP violation notice, as well as violations for trash and personal property surrounding the exterior; high weeds; and having unregistered vehicles on the property (L&I Case No. 542126). CLIP cleaned and sealed the property on or about December 22, 2016.

**6020 Keystone Street:** Ticket No. 09373937. This vacant property is owned by Glenn and Nancy Esterluno. All real estate taxes are up to date, and the City of Philadelphia assessed this parcel with a value of \$123,900.00. The subject property suffers from years of neglect, with the doors and windows open to ingress/egress. The roof and exterior walls are unstable. The front and rear yards are overgrown with high weeds and full of trash and debris, which resulted in vermin infestation. On September 8, 2015, Taylor contacted Philly 311 and Thomas Conway of CLIP to clean and seal the property. In addition, Taylor also contacted Vector Control (215-685-9000) to exterminate the area. On September 10, 2015, the Contractual Services Unit issued violations for having an unsafe, collapsed, rear detached roof (L&I Case No. 502104). In addition, on September 9, 2015, the Community Life Improvement Unit issued a CLIP violation notice, as well as violations for having high weeds and trash in the rear of the real property (L&I Case No. 501794). Violation 501794 was abated on October 14, 2015. On February 15, 2017, the Housing Code Enforcement Unit issued violations for exterior sanitation (front); defective doors and windows; failing to have a vacant structure license; and for the rear exterior area accessory structure (L&I Case No. 573405). On or about May 31, 2017, L&I sent this property to Court.

**3037 Aramingo Avenue:** Ticket No. 09408544. This vacant property was cleaned and sealed by L&I on or about December 23, 2014 (L&I Case No. 428195). Christine S. Siwinski, 2961 Aramingo Avenue, Philadelphia, PA 19134-4332, owns the real property, which has an assessed value of \$43,000.00. All real estate taxes are up to date. The

vacant property license, No. 650517, expired on the last day of February of 2015. On September 28, 2015, Taylor contacted Philly 311, as well as the property owner, to re-seal the front door and lower level windows since they were now open to ingress/egress.

**2758 Buckius Street:** This vacant property is owned by Henry and Balbina Waslielewski. The City of Philadelphia assessed the property with a value of \$147,900.00, and it holds real estate tax liens in the amount of \$12,565.39. On March 26, 2015, the Contractual Services Unit issued a violation against the property for a partially collapsed, rear wall (L&I Case No. 472643). On September 1, 2015, the Community Life Improvement Unit issued a CLIP violation notice, as well as a violation for failing to cut high weeds (L&I Case No. 500484). CLIP cleaned and sealed the parcel on October 14, 2015. On February 26, 2016, Taylor contacted Philly 311 due to the instability of the structure due to damage from a recent storm. On April 29, 2016, Taylor inspected the property, and contacted Scioli Turco to file a petition to be appointed Conservator of the parcel. On May 3, 2016, Richard Quigley of L&I confirmed that L&I took this property to Court to obtain an order to clean and seal. On July 21, 2016, the Linebarger firm confirmed that the property sold at Sheriff's Sale. On August 16, 2016, Taylor contacted L&I Deputy Commissioner, Ralph DiPietro, to investigate concerns that the new property owner(s) are performing demolition work of the rear garage without permits. On August 22, 2016, L&I placed a Stop-Work Order on the property until the property owner obtains the proper permits. On September 20, 2016, Taylor contacted the new property owner, Kamil Mateusz Kurpaska, 3304 Almond Street, Philadelphia, PA 19134, to ensure that renovations are properly completed. The property owner obtained a major alteration permit, no. 717286, for the reconstruction of the garage roof with 8 roof joist. In addition, the property owner must repair the bulged side wall to resolve case No. 544637 (issued for the garage being unsafe), and reconstruct with a like, in-kind structure. Work is still in progress. However, on January 17, 2017, District East issued for failing to construct a new garage in the rear (L&I Case No. 569778). On May 11, 2017, Taylor contacted Rebecca Swanson of L&I, as well as 311, to report that demolition work was being performed without valid permits. L&I issued a stop work order, and is prosecuting the owners in Equity Court.

**4461 Garden Street:** The vacant property is owned by Wells Fargo Bank, 3476 Stateview Boulevard, Fort Mills, SC 29715. On March 11, 2016, Taylor contacted Wells Fargo, as well as L&I, to request an immediate clean and seal of the parcel since the lower level was open to ingress/egress, and the property was filled with trash and animal feces. On March 25, 2016, Wells Fargo contacted the mortgagor, Michelle Moffit, to inform her that she had thirty (30) days to remediate the problem, or the mortgage holder would take action. On April 29, 2016, both Wells Fargo and L&I began taking steps to clean and seal the real property.

**2923 Memphis Street:** This fire-damaged, vacant property is owned by Russell and Ruth Quackenbush, 25 Swansea Road, Wakefield, MA 01880. The City of Philadelphia assessed this parcel with a fair market value of \$84,000.00. The owners still owed 2016 real estate taxes in the amount of \$1,228.74. On July 12, 2015, the Contractual Services Unit issued violations against this real property for a fire-damaged second floor wall, as

well as for fire damage to the main roof (L&I Case No. 490996). On November 8, 2015, the Contractual Services Unit found unsafe and imminently dangerous conditions (L&I Case No. 509800). The Housing Inspection License, no. 258296, expired on the last day of February of 2016. Due to the instability of the structure, Taylor contacted L&I and the City Law Department, who took the property to Court. On or about June 21, 2016, Ann Pasquarello of the City Law Department confirmed that the Court approved an order for the demolition of the property. On July 26, 2016, the City Law Department informed Taylor that the property owner's contractor has an approved permit. Work has commenced and is progressing towards correcting all violations.

**3269 Mercer Street:** This vacant property is owned by Edward M. Kawa. The City of Philadelphia provided this parcel with a 2017 fair market value of \$104,300.00. Real estate taxes are up to date. On June 24, 2016, Taylor contacted by Philly 311 and John Horvay of CLIP, respectively, to request an abatement of the side and rear exterior of the real property as it is consumed with overgrown grass and weeds, as well as refuse. In addition, the water pipe in the side alley of the property is dislodged from the structure, which causes flooding to adjacent properties when it rains. The property was abated on or about November 21, 2016.

**3273 Mercer Street:** The Office of Property Assessment lists the owner of this vacant property as Barbara E. Murphy, 1955 Street Road, Bensalem, PA 19020-2804, with a 2017 fair market value of \$100,800.00. Real estate taxes are paid in full. However, the vacant property license, no. 669237, is held by Green Tree Servicing LLC, 7360 S. Kyrene Road, Tempe, AZ 85283. The subject license is set to expire on the last day of June, 2016. The rear yard is consumed with weeds that have grown over six feet high, as well as large amounts of trash and debris. In addition, there is a pool in the rear yard that is full of trash and standing water. Finally, the lower level doors and windows are open and subject to ingress/egress. On June 24, 2016, Taylor contacted the property manager, Field Asset Services ([ypr@fieldassets.com](mailto:ypr@fieldassets.com)), as well as Philly 311 and John Horvay of CLIP, respectively, to request an immediate abatement of the property. The property was abated on or about November 21, 2016.

**2801 East Ontario Street:** The instant vacant property is owned by Kimberly and Fasarakis, 71 Cambridge Village, Lanacaster, PA 17602. At the request of Taylor, on July 8, 2016, the Vacant Strategy Unit issued violations for failing to have a license for a vacant residential property (L&I Case No. 543550). On July 11, 2016, the Community Life Improvement Unit issued a CLIP violation, as well as violations for high weeds/grass and refuse throughout the property (L&I Case No. 543571). The property was cleaned and sealed on or about August 9, 2016.

**2991 Cedar Street:** The subject vacant property is owned by Gregg Reilly. The City of Philadelphia assessed this parcel with a market value of \$124,000.00, and the City holds a real estate tax lien from 2007 in the amount of \$139.10. On or about September 9, 2016, Taylor contacted 311 and CLIP, respectively, to request assistance with high weeds in the rear yard, as well as a deteriorating front porch and rear exterior. On September 14, 2016, the Vacant Strategy Unit issued violations against this real property for failing

to possess a vacant structure license, as well as for front porch and rear exterior (L&I Case No. 555318). On October 24, 2016, the Vacant Strategy Unit issued violations for weeds in the rear yard, as well as rubbish and garbage on the front porch and rear yard (L&I Case No. 560947). On December 29, 2017, L&I cleaned and sealed the property, and sent case number 555318 to Court for noncompliance.

**2804 Memphis Street:** This vacant property is owned by Donna Abele, and L&I has cleaned and sealed this parcel on several occasions. On May 6, 2015, the Vacant Strategy Unit issued a violation for failing to obtain a license form a vacant, residential property (L&I Case No. 480332), which was sent to Court on or about October 15, 2015. On January 6, 2017, Taylor contacted both L&I and CLIP to clean and seal the parcel as the property was left open and “the house was a mess”. In addition, there was trash and debris in the rear and alley of the real property. Property was cleaned and sealed on or about January 21, 2017.

**3151 Edgemont Street:** The vacant property was owned by Rudolph B. Michetti, who is now deceased. After his passing, the property fell into disrepair and squatters illegally entered the parcel. Taylor contacted the mortgage holder, Reverse Mortgage Solutions, and, after several attempts, the mortgage company “sealed” the property on or about January 9, 2017. In addition, Taylor also contacted L&I, and on August 4, 2016, the Vacant Strategy Unit issued a violation for failing to have a license for a vacant, residential property (L&I Case No. 548738). L&I sent this violation to Court on or about November 9, 2016. In addition, on January 3, 2017, the Vacant Strategy Unit issued violations for having a “vacant and open” property (L&I Case No. 568982). On January 24, 2017, L&I properly boarded up, and secured, the lower level of the parcel.

**2550 East Monmouth Street:** This longstanding vacant property is owned by Piotr Orybkiewicz, 2613 East Birch Street, Philadelphia, PA 19134. The City of Philadelphia assessed the real property with a value of \$128,400.00. All real estate taxes have been paid in full. On April 20, 2017, Taylor contacted L&I and Thomas Conway of CLIP as the exterior yards of the parcel are covered with trash and high weeds. The exterior façade and roof of the residence are decaying, and a foul odor emanates from the interior of the parcel. Taylor also forwarded correspondence to the property owner to request his immediate assistance in remedying these violations. The property owner promptly contacted Taylor, and, on May 19, 2017, the owner had cleaned up the property and remedied the violations.

**4815 Garden Street:** Ticket No. 11371266. This vacant parcel was recently sold at Sheriff’s Sale. The owner of record is AN Properties LLC, 1548 6<sup>th</sup> Street, Suite 102, Santa Monica, CA 90401. The City of Philadelphia assessed the property with a fair market value of \$164,100, and the real estate taxes are up to date. On June 14, 2017, Taylor contacted Thomas Conway of CLIP, who agreed to inspect and abate the property as the rear exterior is covered in high weeds reaching six (6) feet in height.

**4500 Almond Street:** Ticket No. 11377474. This vacant property, formerly the location of Daddy-O’s Bar, is owned by Paul Santos, 78 Florence Drive, Richboro, PA 18954.

The City of Philadelphia has assessed this parcel with a fair market value of \$701,000.00. All real estate taxes are up to date. The subject real property has had a lengthy history of CLIP violations with L&I, and, on June 15, 2017, Taylor contacted Thomas Conway of CLIP to request the abatement of the rear yard as it is full of overgrown weeds (six feet in length), as well as trash and debris. In addition, the front door is rotted and open to ingress/egress. Finally, Taylor also forwarded correspondence to the property owner to request he clean and seal the structure.