



Community and Media Tour of Blighted Foreclosed Properties, February 7, 2013 Stop Details

Stop 1, 10:20: 1139 E Adams

This property is currently owned by **Fannie Mae**, which took over control of the property in September of 2011. Tenants renting at the house allege they have been threatened by FM staff with eviction, and had their electricity turned off 6 months ago. The exterior of the property is in bad shape and has not been properly maintained by Fannie Mae.



Stop 2, 10:50: 1457 E 48th St

LA Conservation Corps found this **Bank of NY Mellon** property during its blight survey last summer. According to neighbors, the owner vacated the house over a year ago, paying someone to live there in his place. Dozens of squatters have moved in and out of the graffiti covered and debris strewn property. There are two open vacant building citations from the LA Department of Building and Safety (LADBS) on this property that are well past their compliance dates and should have accrued **\$134,000 in blight penalties**, but the city has not charged the bank for a single day of violation of the Foreclosure Registry Ordinance.



Stop 3, 11:15: 9303 Bandera St

This **US Bank** owned and **Bank of America** serviced property has been found by neighbors to have broken windows, graffiti and household debris and other trash all over the property. A property services subsidiary of Bank of America has been responsible for taking care of this property since a Notice of Default was issued in April of 2011, but there is no recent evidence of any maintenance or clean up, or any visible contact information posted on the property for neighbors to call with concerns, as is required by law.



Stop 4, 11:35: 10312 S San Pedro

This graffiti covered duplex is owned by **Citibank**. The building's doors are missing, and there is evidence that squatters and gang members have moved into this property. There is household and other debris filling the backyard. Neighbors have seen increases in burglaries related to people staying at this property. Property has an open vacant building citation from LADBS issued December 2011. The property next door was foreclosed by One West Bank, in October 2012.

