



City of Newburgh Fire Department

Mortgage Servicers and Vacant Properties

Michael J. Vatter, Fire Chief

▶ Scope of the Vacant Building Problem

- ▶ There are over 600 vacant and distressed properties in the City of Newburgh.
- ▶ Nearly 10% of the City's buildings are vacant
- ▶ We know that 160 of these properties are owned or managed by the mortgage and banking industry.
- ▶ There are probably more that are not registered.

▶ Vacant properties are used as dumps



▶ Or by squatters (Wells Fargo owns this one)



- Every vacant or abandoned building reduces the value of the adjacent properties by \$7000.
- The 13 fire damaged properties listed on the next page have reduced the value of the surrounding properties by nearly \$500,000

➤ The Servicer Refuses to Remedy



➤ Unlisted Vacant – Aurora Bank Forclosure



Address	Date of Fire	Bank/Service	Foreclosure Court Index No.:	Open Violations
161 Bay View	8/25/2013	Wells Fargo	7795/2010	0
110 Benkard	11/1/2012	BAC Home Loan Servicing	4534/2010	6
419 Carpenter	3/3/11	Wells Fargo/Wachovia	7042/2008	4
82 Carson	9/18/2012	One West/Deutsche	9701/2009	4
187 Carson	10/9/2012	Total Mortg Solutions	?	13
32 City Te	8/16/11	Wells Fargo/ US Bank	14455/2009	1
14 Farrington	12/15/10	Wells Fargo/ HSBC	4141/2013	3
110 Liberty St	12/16/10	First American Tax Valuation	?	0
353 Liberty St	1/31/10	National City Mtg	3250/2009	1
11 Lincoln Te	7/9/10	Wells Fargo/ WAMU	3562/2002	2
8 Little Monument St	5/52/2013	Aurora Bank FSB	4878/2012	2
16 Maple St	12/16/11	Wells Fargo/HSBC	670/2012	4
322 Washington	9/8/13	Wells Fargo	9539/2009	5

Fires In Vacant Bank Serviced Buildings



Address	Foreclosure Court Index No.:	Number of Open Violations	Notes
28 Allison Ave	11015/2009	3	
75 Bay View Te	?	1	Fee Paid By Bank
161 Bay View Te	7795/2010	0	
53 Beacon St	5903/2008	0	
53 Benkard Av	7404/2009	1	
331 Carpenter Av	7922/2010	1	
419 Carpenter Av	7042/2008	4	
27 City Terr	6468/2008;7050/2008; 10862/2011	1	
32 City Terr	14455/2009	1	
14 Farrington St	4141/2013	3	
53 Farrington St	851/2010	0	
282 First St	9909/2012	0	
418 First St	2866/2009;2306/2009; 13114/10	2	

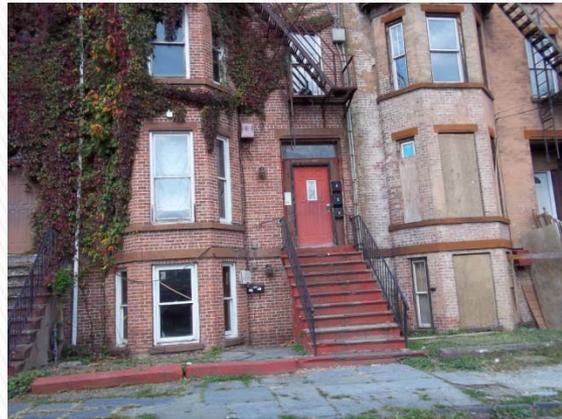
Wells Fargo Bank Foreclosures



Address	Foreclosure Court Index No.:	Number of Open Violations	Notes
25 Fowler Av	6432/2013	0	
121 Fullerton Av	?	0	Fee Paid By Bank
164 Grand St	14259/2009	1	
160 Lander St	?	0	Fee Paid By Bank
192 Lander St	9 foreclosure actions listed	0	
77 Liberty St	?	2	Fee Paid By Bank
11 Lincoln Te	3562/2002	2	
16 Maple St	670/2012	4	
72 Maple St	?	0	Fee Paid By Bank
131 Montgomery St	?	0	Fee Paid By Bank
163 North Miller St	?	0	Fee Paid By Bank
167 North Miller St	10042/2010	0	
253 Powell Ave	12840/2009	0	
324 Robinson Ave	?	2	Fee Paid By Bank
146 Third St	3379/2009	1	
322 Washington St	9359/2009	5	

Wells Fargo Bank Foreclosures





Newburgh's Mortgage Servicers

Washington Mutual
Wells Fargo
Countrywide
OCWEN Federal
Loanworks
Chase Manhattan
American Home Mrtg



Every one of these properties have been foreclosed but remain in the mortgagor's name. The bank has not filed a deed despite obtaining a referee's deed.

All of the properties identified in this document have had their Vacant Property Registration paid for by a mortgage servicer or bank.