



Foreclosure Recommendation Report

11343 NE WYGANT ST.

The Auditor's Office recommends foreclosure on 11343 NE Wygant St. for delinquent City liens. The lien accounts meet delinquency requirements for foreclosure and no mitigating factors were discovered that would prevent foreclosure or indicate that an adjustment of the lien amount is in order.

Summary Information

Site Address:	11343 NE Wygant St.
Recorded Property Owner:	Anthony D and Jane P Robertson
Property ID:	R647314740 – R235630
Lien Account Numbers:	157078, 157416, 162364 and 162699
Type of Liens:	Nuisance- GF Invoice and Code Enforcement Fees
Use of Property:	Single Family Dwelling, currently unoccupied
Amount of Delinquent Liens as of 3/8/18:	\$19,352.26
Payoff Amount Recommended as of 3/8/18:	\$19,352.26

General Information

This property is included on the list of Vacant and Distressed Properties provided by the Bureau of Development Services and identified as a priority for foreclosure. These properties are nuisances to the neighborhoods where they are located, with sometimes frequent disturbances and police calls. Neighbors complain that many of these properties are inhabited by squatters and there are commonly drug activities taking place, which jeopardizes the public health, safety, and welfare of the neighborhood.

Many of these properties are investment properties owned by financial institutions or absent owners who have no vested interest in the neighborhood effects such distressed properties have on the community. They are demonstrated hazards and magnets for crime. For these reasons, the Auditor's Office's recommendations for these distressed and egregious properties are concise and generally maintain the amount owed as is with no recommended reduction in lien amount, except in cases where mitigating circumstances point toward improved property owner compliance with a reduced lien amount.

Violation History

This is an investment property that, since September 2014, has not been properly maintained in compliance with City Code. Involvement with the City because of maintenance violations began on September 18, 2014, when a City inspector visited the property and noted violations. The owners were directed through notice to cut and remove the tall grass and weeds on the property and remove all trash and debris from the outdoor areas, including bags of garbage and discards. Subsequent visits from a City inspector in 2014 found that the required work was not complete or that partial work was inadequate or incomplete.

On December 19, 2014, the City filed in the Multnomah County Court an Affidavit for Administrative Search – Warrant for Residential Premises to inspect the property to abate conditions that constituted violations of City Code. Over the following months, the warrant was executed and a City contractor performed nuisance abatement at the property. The property owners were billed in April and a lien was placed against the property in May.

On April 28, 2015, the City received a complaint that the property and its rental dwelling did not have garbage service. The inspector visited the property, found no garbage service in place, and notified the property owners of the violation and need for correction. An additional complaint was received in 2016 regarding lack of garbage service, and a City inspector found large amounts of garbage on the property. The tenant stated that the owner came by periodically to pick up the garbage but had not done so for some time. The garbage service provider informed the City that there had been no service since November 2014. Additional notices were sent to the property owners requiring correction of the violations.

In August 2016, the City received a complaint stating that the property was vacant, but that the dwelling was open to entry and people were coming and going. Because of concern that the property could become occupied by squatters, the City inspector asked the Police Bureau to board up the property.

In February 2017, after the City received another complaint, a City inspector visited the property and found further maintenance violations including accumulation of trash, mattresses and construction debris around the front yard. In April, the inspector documented that the previous noted nuisance conditions still existed, adding that the basement window guard was unsecured, the shed was open to entry and the fence was down. Notices to correct these violations were sent, the property was re-inspected on multiple occasions, and a new nuisance abatement order was produced.

The City obtained a second warrant for Administrative Search to inspect the property to remove conditions that constituted violations of the City Code in May 2017. Further deterioration of conditions was subsequently noted, including open windows, access to the property through a back door, an open shed with signs of use, trash, debris, tall grass and overgrown vines. The warrant was served, the nuisance was abated at City expense, and two

additional liens were placed against the property. Notice of violations and charges were sent to the property owner.

Police Involvement

From May 10, 2015, through January 01, 2018, there were 10 calls for police service to this address. Seven of these were premise checks, and half were dispatched based on a call for service.

Near the listed address, 26 other non-traffic calls for service were made within 200 feet of the property. Calls were mostly categorized as "Disorder" calls, such as welfare checks (four), subject stops (four), and suspicious circumstances (four).

Lien Details

There are four liens placed by the City against the property for violations of City Code and Nuisance Abatement.

Lien No.	Asmt. Date	Principal	Interest	Penalty	Cost	Total
157078	05/10/2015	1,957.40	646.14	151.59	149.00	2,904.13
157416	07/18/2015	7,915.60	1,861.31	465.06	143.00	10,384.97
162364	08/10/2017	4,721.31	280.96	59.00	68.00	5,129.27
162699	10/10/2017	856.67	33.80	6.42	37.00	933.89
Total		15,450.98	2,822.21	682.07	397.00	19,352.26
The amounts owed reflected in the table are as of March 8, 2018						

Ownership/Interest

According to Multnomah County records, the property is recorded under the name of **ANTHONY D ROBERTSON & JANE P ROBERTSON** since February 12, 2007.

Communication with Owner

From September 15, 2014 through January 05, 2018, the City mailed 34 notifications and 74 monthly billing statements to the property owner. In addition, there were several phone calls attempting to contact the property owners, all unsuccessful.

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Evaluation Criteria

City Code 5.30.060 states that “the Auditor may evaluate individual delinquent open liens to develop recommendations on revising the payment amount of the lien and the payment terms.” Recommendations for any adjustments must be based on the criteria summarized in the table below:

CRITERIA (City Code 5.30.060)	YES	NO	Unknown
Property owner has committed prior City Code violation or has delinquent account	√		
Property owner has taken steps to correct violation or resolve any delinquency		√	
Property owner's financial condition allows to resolve the problem			√
Violation of high gravity and magnitude	√		
Violation was repeated or continuous	√		
Violation was intentional or negligent caused by the property owner	√		
High degree of difficulty to correct the violation or delinquency	√		
Economic or financial benefit accrued to property owner because of the violation	√		
Property owner cooperative and makes effort to correct the violation		√	
Cost to the City to investigate and correct the violation	√		
Any other relevant factors		√	

The Auditor's Office has reviewed the information related to this property and its history of violations using the criteria listed above. The Office found no mitigating factors that would suggest that a reduced lien amount would encourage improved compliance, property improvement, or elimination of hazards.

Conclusion

This property has had heavy involvement of the Bureau of Development Services and the Police Bureau, with 11 inspections, 10 direct police calls, and many other police calls in the immediate vicinity. The City has mailed 34 notices to the property owner and 74 monthly billing statements. During this time, the property owner has allowed several violations of City Code to occur without correcting them. Currently, there are four delinquent City liens placed against this property and it is in Development Services' Extremely Distressed Properties Enforcement (EDPEP) Program.

The violations that occurred in the property were of a high gravity and magnitude, including health, sanitation and safety violations that jeopardized the welfare of the tenants, neighbors and community. The violations were also repeated and some were continuous.

The violations were the result of negligence and were initially not difficult to correct; however, as time went by, the degree of difficulty increased due to decay. The property owners have made no efforts to correct the violations. The City is not aware of the property owner's

financial conditions; however, it is worth noting that this property was used as a rental and could have been rehabilitated to productive use.

Based on the information contained in this report, the condition of the property, and the facts provided by the City inspectors, the Auditor's Office recommends that Council approve this property for foreclosure.



Foreclosure Recommendation Report

4918 SE 128th AVE.

The Auditor's Office recommends foreclosure on 4918 SE 128th Ave. for delinquent City liens. The lien accounts meet delinquency requirements for foreclosure and no mitigating factors were discovered that would prevent foreclosure or indicate that an adjustment of the lien amount is in order.

Summary Information

Site Address:	4918 SE 128th Ave.
Recorded Property Owner:	Gary A Harvey & Ethel C Peachey
Property ID:	R992140850 – R334992
Lien Account Numbers:	144550, 145073, 150772, 150922 and 153603
Type of Liens:	Nuisance- GF Invoice and Code Enforcement Fees
Use of Property:	Single Family Dwelling, currently unoccupied
Amount of Delinquent Lien as of 3/8/18:	\$130,521.07
Payoff Amount Recommended as of 3/8/18:	\$130,521.07

General Information

This property is included on the list of Vacant and Distressed Properties provided by the Bureau of Development Services and identified as a priority for foreclosure. These properties are nuisances to the neighborhoods where they are located, with sometimes frequent disturbances and police calls. Neighbors complain that many of these properties are inhabited by squatters and there are commonly drug activities taking place, which jeopardizes the public health, safety, and welfare of the neighborhood.

Many of these properties are investment properties owned by financial institutions or absent owners who have no vested interest in the neighborhood effects such distressed properties have on the community. They are demonstrated hazards and magnets for crime. For these reasons, the Auditor's Office's recommendations for these distressed and egregious properties are concise and generally maintain the amount owed as is with no recommended reduction in lien amount, except in cases where mitigating circumstances point toward improved property owner compliance with a reduced lien amount.

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Violation History

This is a rental property that has not been properly maintained in compliance with City Code. Separate Nuisance Abatement (four) and Housing Code violation (one) cases were concurrent on this property. Nuisance Abatement liens are placed to recover expenses incurred by the City for having a contractor clean up a nuisance on the property and result in one-time charges for the actual cost of the abatement. Housing Code violations are penalties assessed to incentivize the property owner to make the structure habitable and safe.

In November 2007, a City inspector following up on a complaint visited the property, spoke to the resident and was informed that the property was an adult foster home. The owner received notice of 11 violations detected by the inspector, four of which were Health Sanitation and Fire, Life, Safety violations. The owner was directed to: remove and keep removed all trash and debris from the outdoor areas of the property including bags of garbage, appliances, tires, car parts, pallets, household items, and other discards; repair electric outlets without covers; and remove boards from one of the windows that were preventing emergency exit. Portions of the roof were deteriorated, damaged and/or missing, resulting in possible weather entry.

Later that month the property owner warned the inspector that "his tenants were on drugs, armed and dangerous and that the inspector should be very careful going back there." The property owner also said that he was ordered by the police to stay out of the property until the tenants were evicted. The inspector advised the property owner to keep records of anything that could substantiate his future claims requesting waivers.

Two weeks later, the inspector went back to inspect the property and found a new roof; however, the rest of the violations were uncorrected. The inspector communicated with the tenant and the owner regarding the case and how the issues could be corrected. The property owner and tenant were provided notice and a lien was placed upon the property in January 2008.

In February 2008 a warrant was served to abate the nuisance conditions on the property, during which the police attended and held the guns the occupant had on the property. The owner disputed the amount of the abatement (\$6,714), requested an Administrative Review, and was given a reduction to the charges to \$5,788. The owner did not appeal this decision to the City Hearings Office.

In May 2008, the inspector visited the property and reported that the property appeared to be vacant. The owner was again provided notice of nine uncorrected violations, remainders of the first list mailed to the property owner after the first inspection occurred in 2007, and a second lien was placed upon the property. In August of that year, the property owner came in to Development Services to discuss permits for repairing the foundation and adding on to the structure. The inspector advised him to have a structural engineer look at the foundation.

188866

In November 2008, the inspector inspected the property from the street and it appeared to be vacant. The inspector noted that the front gate was locked and he could not see the inside, backside or backyard. He also noted new windows and siding were in progress. Notice was mailed to the property owner the following day containing the same previous uncorrected violation, but the inspector omitted the work in progress he made on his notes.

An inspection in May 2009, found a new roof, new windows, and new gutters, but missing siding in the front of the house. Eight of the original violations remained. A year later, the inspector found that the property appeared to be vacant with no further work. The owner was noticed of the remaining violations and informed that the permit for the work in progress was expiring.

In 2011 a complaint was received regarding an open trench, accumulating trash, overgrown vegetation, and raw plywood on the outside of the home where the siding had been removed. Multiple inspections and no attempt to correct the violations resulted in two additional liens being placed on the property.

In February 2013, Development Services received three complaints that a back door was open to entry on the property and that squatters were getting inside the house. During the nuisance inspections, the inspector realized that there were additional issues with the housing case and contacted the Extreme Distressed Property Enforcement Program (EDPEP) inspector. The EDPEP inspector reported that the property was vacant and unsecured, and that repairs had ceased. A neighbor reported that the owner had brought in a truck and removed construction lumber. Although five violations had been corrected, 17 remained outstanding. The property owner was noticed and a fifth lien was placed on the property.

Inspections in 2014 and 2015 found that the condition of the property remained poor and the violations had stayed the same or worsened. In June 2015 a complaint was made that the cellar had collapsed near the neighbor's driveway.

In March 2016 the inspector checked the site in anticipation of demolition, finding the house to be precarious. On the same day, the inspector called the property owner, who had received a reduction on the City liens that had accrued to approximately \$90,000. He was unhappy with the situation and mentioned that he had contacted an attorney concerning the fines. The inspector expressed to the property owner that the City's primary concern was the structure of the house and the impact and hazard on the neighbors and neighborhood. The inspector also explained to the property owner the City's intent to demolish the structure.

On April 5, 2016, an online complaint was submitted, stating that the property was rumored to have been a meth house, thus not suitable for habitation. A complaint later that month stated that the residence was derelict, with a ditch in the front yard covered with plywood that was collapsing. A partial, hand-dug basement was reported to be threatening the neighboring driveway. There was a broken window in the front yard and the lawn was overgrown. These conditions and those previously noted were confirmed by an inspector. Neighbors continued to

express concern about erosion around the excavated foundation wall and were afraid to use their driveway due to the proximity.

In June 2016, while inspecting a nuisance condition, the inspector found the property owner and others on the property, working in the yard. The grass and weed were being cut. The property owner was upset with the City and demonstrated that the property was vacant. He was struggling to get work done there. He stated his intent to renovate it to move back in. The inspector closed the nuisance case and offered assistance on the housing case if the owner applied for permits for the renovations.

In August 2016 the inspector noticed the property owner with a list of 23 violations, five of which had been corrected. Two months later, the inspector re-inspected the property and found all conditions and violations to be the same, with no progress made and no permits, although construction materials were present. The inspector continued monitoring the property.

In December 2016, the notification mailed to the property on August 18, 2016, was returned marked No Mail Receptacle by USPS.

Police Involvement

Police data from April 18, 2011 through January 1, 2018, shows that there was one call for service to this address. This was a premise check, and was self-initiated. Outside of the listed address, 35 other non-traffic calls for service were made within 200 feet of the property. Police were also asked to be present during the service of warrants due to the known presence of firearms on the property

Lien Details

There are five liens placed by the City against the property.

Lien No.	Asmt. Date	Principal	Interest	Penalty	Cost	Total
144550	01/18/2008	57,567.40	30,489.46	7,622.38	363.00	96,042.24
145073	06/10/2008	6,366.58	7,387.42	1,814.88	423.00	15,991.88
150772	08/10/2011	385.00	300.24	72.96	309.00	1,067.20
150922	09/18/2011	8,899.00	6,044.22	1,510.67	306.00	16,759.89
153603	07/10/2013	249.70	137.30	32.86	240.00	659.86
Total		73,467.68,	44,358.64	11,053.75	1,641.00	\$130,521.07
The amounts owed reflected in the table are as of March 8, 2018						

Ownership/Interest

According to Multnomah County records, the property is recorded under the name of **GARY A HARVEY & ETHEL C PEACHEY** since December 27, 1979.

Communication with Owner

From November 15, 2007 through January 05, 2018, the City mailed 63 notifications and 197 monthly billing statements to the property owner. In addition, there were multiple phone call and in person contacts with the property owners.

Evaluation Criteria

City Code 5.30.060 states that “the Auditor may evaluate individual delinquent open liens to develop recommendations on revising the payment amount of the lien and the payment terms.” Recommendations for any adjustments must be based on the criteria summarized in the table below:

CRITERIA (City Code 5.30.060)	YES	NO	Unknown
Property owner has committed prior City Code violation or has delinquent account	√		
Property owner has taken steps to correct violation or resolve any delinquency	√		
Property owner’s financial condition allows to resolve the problem			√
Violation of high gravity and magnitude	√		
Violation was repeated or continuous	√		
Violation was intentional or negligent caused by the property owner	√		
High degree of difficulty to correct the violation or delinquency	√		
Economic or financial benefit accrued to property owner as a result of the violation	√		
Property owner cooperative and makes effort to correct the violation		√	
Cost to the City to investigate and correct the violation	√		
Any other relevant factors		√	

The Auditor’s Office has reviewed the information related to this property and its history of violations using the criteria listed above. The Office found no mitigating factors that would suggest that a reduced lien amount would encourage improved compliance, property improvement, or elimination of hazards.

Conclusion

This property has been a nuisance to its neighbors and a draw on City resources. Bureau of Development Services staff members have inspected the property on 28 occasions since the

detection of the first violation in November of 2007. Additionally, the City has sent 260 mailings to the owners.

The property has five liens placed against it in the amount of \$130,521.07. At various points, the property owners did take steps to comply with City Code, but discontinued the rehabilitation of the property in 2016. The condition of the property has deteriorated to a point that may not be feasible to rehabilitate it.

The gravity and magnitude of the violations are such that they are jeopardizing the neighbors' ability to park their vehicles in their driveway because of erosion caused by the work initiated in the foundation of the property. In addition, the violations that occurred on the property were health sanitation and safety violations that jeopardized the welfare of the neighbors and the community. The violations were also repeated and some were continuous.

The property owners' financial condition is not known. However, this is an investment property that could have been rehabilitated and put back on the market as a rentable property, which could have generated revenue for the owners and mitigated the problems that the condition of the property has inflicted on the neighbors.

Based on the facts provided in this report, the Auditor's Office recommends that Council approve this property for foreclosure.



Foreclosure Recommendation Report

4406 NE 13th AVE.

The Auditor's Office recommends foreclosure on 4406 NE 13th Ave. for delinquent City liens. The lien accounts meet delinquency requirements for foreclosure and no mitigating factors were discovered that would prevent foreclosure or indicate that an adjustment of the lien amount is in order.

Summary Information

Site Address:	4406 NE 13th Ave.
Recorded Property Owner:	Trygve Fotland & Penny Livingstone
Property ID:	R611503660
Lien Account Numbers:	154170, 155286, 156404, 157096, 158171 and 162846
Type of Liens:	Nuisance- GF Invoice, Code Enforcement Fees, Chronic Offender
Use of Property:	Single Family Dwelling, currently unoccupied
Amount of Delinquent Lien as of 3/8/18:	\$42,856.75
Payoff Amount Recommended as of 3/8/18:	\$42,856.75

General Information

This property is included on the list of Vacant and Distressed Properties provided by the Bureau of Development Services and identified as priority for foreclosure. These properties are nuisances to the neighborhoods where they are located, with sometimes frequent disturbances and police calls. Neighbors complain that many of these properties are inhabited by squatters and there are commonly drug activities taking place, which jeopardizes the public health, safety, and welfare of the neighborhood.

Many of these properties are investment properties owned by financial institutions or absent owners who have no vested interest in the neighborhood effects such distressed properties have on the community. They are demonstrated hazards and magnets for crime. For these reasons, the Auditor's Office's recommendations for these distressed and egregious properties are concise and generally maintain the amount owed as is with no recommended reduction in lien amount, except in cases where mitigating circumstances point toward improved property owner compliance with a reduced lien amount.

Violation History

The owners of this property have a long history of involvement with the Bureau of Development Services enforcement program on this and other investment properties. They currently have six properties that are not in compliance with City Code. Over time, the owners have sold or rehabilitated some of the properties, while they have had difficulty managing conditions on others. Development Services and the Auditor's Office made numerous attempts to persuade the owners to rehabilitate or sell the properties that were out of compliance with City Code in order to mitigate the problems and create some financial benefit for themselves. There was no response or demonstration of any interest.

For the property located at 4406 NE 13th Ave., the first violation was detected by a City inspector on May 2013, after a complaint was received. The owner was provided with notice of the violations. A reinspection in June found that partial work on the property had occurred, but that it was inadequate or incomplete. Development Services obtained a warrant to inspect the property and remove conditions that violated City Code. The nuisance abatement work was completed and a lien was assessed for nuisance charges against the property in October 2013.

In March 2014, the property was inspected and the structure was found to be a derelict building as defined by Code because it was "vacant, boarded, and has been posted for violations of chapter 29.20 more than once in any two-year period," according to the inspector's description. Notice of the violation was provided to the property owners.

The property was determined by Development Services to be a "chronic offender," exceeding the threshold number of inspections over a 12-month period, and was assessed a chronic offender fee in May of 2015.

Multiple new nuisances and maintenance violations were found throughout 2015 and 2016 including a Fire, Life, Safety Violation. The property owner was provided notice of nuisance and maintenance violations in all instances. Rechecks of the property indicate that work to correct the violations was partial or incomplete.

Re-inspection of the property in February 2017 found that additional violations had occurred, including a structural failure of the dwelling. Notice was made to the property owners and the City paid a contractor to abate the nuisance. In May 2017, the inspector found the violations had not been corrected, and that squatters or houseless individuals were "coming and going from this abandoned house." Five additional inspections through September 2017 showed no improvements to the property. An abatement lien was placed against the property in November 2017.

According to neighbors, this property has been unoccupied and completely abandoned since 2000. Renters were reportedly evicted in May of 1999 and the power was disconnected and water was shut off. The house has been in visible decay ever since and it has become a dumping place with old appliances, garbage, human waste, and a variety of other items being

disposed there. Members of the community state that they met with the property owner many times, who promised that she would sell the property or fix it up. In 2012, the neighbors contacted the owner to have her sign a no-trespassing edict with the police. This long-term nuisance is costly to the City, which must use its limited resources policing, inspecting and abating nuisances to manage the negative impact the property creates to the neighborhood.

Police Involvement

Police data from November 2013 through July 2017, show that there have been 26 calls for service to this address. The majority of the calls (24) were related to an unwanted subject, premise check, or welfare check of the property in question, while two other calls were for a disturbance and a follow-up on a prior incident. Only three cases were self-initiated, while the other cases were dispatched.

Outside of the listed address, 14 other non-traffic calls for service were made within 200 feet of the property.

Lien Details

There are six liens placed by the City against the property.

Lien No.	Asmt. Date	Principal	Interest	Penalty	Cost	Total
154170	11/10/2013	1,866.54	951.68	228.83	228.00	3,275.05
155286	06/18/2014	22,333.30	5,412.38	1,353.41	132.00	29,231.09
156404	01/10/2015	1,857.10	686.29	157.76	161.00	2,862.15
157096	05/10/2015	654.50	216.05	50.84	149.00	1,070.39
158171	01/10/2016	1,895.84	473.06	109.02	125.00	2,602.92
162846	11/10/2017	3,654.73	108.14	18.28	34.00	3,815.15
Total		\$32,262.01	\$7,847.60	\$1,918.14	\$829.00	\$42,856.75
The amounts owed reflected in the table are as of March 8, 2018						

Ownership/Interest

According to Multnomah County records, the property is recorded under the name of **TRYGVE FOTLAND & PENNY LIVINGSTONE** since March 12, 1991.

Communication with Owner

Between November 2013 and February 2018, the City mailed 78 notifications and 197 monthly billing statements to the property owner. In addition, there were many attempts, over the phone and in-person, to which the property owners did not respond.

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Evaluation Criteria

City Code 5.30.060 states that “the Auditor may evaluate individual delinquent open liens to develop recommendations on revising the payment amount of the lien and the payment terms.” Recommendations for any adjustments must be based on the criteria summarized in the table below:

CRITERIA (City Code 5.30.060)	YES	NO	Unknown
Property owner has committed prior City Code violation or has delinquent account	√		
Property owner has taken steps to correct violation or resolve any delinquency		√	
Property owner’s financial condition allows to resolve the problem			√
Violation of high gravity and magnitude	√		
Violation was repeated or continuous	√		
Violation was intentional or negligent caused by the property owner	√		
High degree of difficulty to correct the violation or delinquency	√		
Economic or financial benefit accrued to property owner as a result of the violation		√	
Property owner cooperative and makes effort to correct the violation		√	
Cost to the City to investigate and correct the violation	√		
Any other relevant factors		√	

The Auditor’s Office has reviewed the information related to this property and its history of violations using the criteria listed above. The Office found no mitigating factors that would suggest that a reduced lien amount would encourage improved compliance, property improvement, or elimination of hazards.

Conclusion

According to information provided by the Bureau of Development Services, staff members have inspected the property on 27 occasions since the detection of the violations. There are six delinquent liens resulting from these violations. The City mailed 78 notices to the property owner and 197 monthly billing statements, besides an attempt made by this office to visit the property owner at home to persuade them to take action. The property has been a nuisance for decades and is considered a chronic offender.

The property owners have committed prior violations and have delinquent accounts not only against this property, but also other properties they own. Violations are repeated and continuous. There have been no efforts made to correct the violations or resolve the delinquencies despite efforts made by the City to persuade the property owners to bring the property into compliance with City Code.

This is an investment property that could be rehabilitated and brought back onto the market as a rental or for sale, providing financial benefit for the property owners and mitigation of the violations on the property that have caused problems for neighbors.

Based on the facts provided in this report, the Auditor's Office recommends that Council approve this property for foreclosure.