



470 NORTH AVE.
ABATEMENT

BACKGROUND RECAP

- The previous owner of 470 North Ave. is deceased.
- The property had a reverse mortgage so its ownership is currently in transition
- The property is currently being managed by Guardian Asset Company out of Pennsylvania
- The property is in custodial status and is not completely controlled by HUD as the family still has the option to purchase back home
- The timeline for full foreclosure or family buy back is unknown
- Guardian Asset Company can not have any property removed while it is in custodial status, as the family still has a right to the property if they decide to buy back the property



UPDATE

- A certified letter was sent to Guardian Asset in March 2022 notifying them the property was deemed a nuisance by the Manzanita City Council.
- A representative from Guardian Asset contacted the Police Chief and advised:
 - *They would attempt to get all items placed inside the residence.*
 - *They can not remove any items from the property while it is in custodial status.*
 - *The garage is already full of items and they will not be able to place the van inside.*
 - *They have a company scheduled to do yard work every 2 weeks throughout summer .*
- Within 2 weeks, Guardian Asset was able to get all the items except for the van moved inside the residence

UPDATE

December 2021



May 2022



UPDATE

December 2021



May 2022



CITY ORDINANCE 79-6

Section 49. Abatement by the City.

1. If, within the time allowed, the nuisance has not been abated by the person responsible, the Council may cause the nuisance to be abated.
2. The officer charged with abatement of the nuisance shall have the right at reasonable times to enter into or upon property to investigate or cause the removal of a nuisance.
3. The City Manager shall keep an accurate record of the expense incurred by the City in physically abating the nuisance and shall include therein a charge of \$25.00 or 10 per cent of those expenses (whichever is the greater) for administrative overhead.

COST OF ABATEMENT

- The vehicle which is on the property will have to be towed away by a tow company
 - The tow company may not take the vehicle without a title

QUESTIONS FOR COUNCIL

- Does Council want to move forward with attempting to have the van removed from the property?
- Are any other actions recommended by the Council?