



***Assemblymember
Michael P. Kearns***

***Incomplete
Foreclosure Alert***



I am mailing this postcard to alert neighborhoods of incomplete foreclosed properties which are causing blight in our community. The Shame Campaign identifies lenders who start the foreclosure process, but do not take legal ownership of homes. In doing so, banks avoid responsibility for the upkeep of the property. We need all members of the community to do their part in acting honestly, fairly and responsibly to their neighbors. Signs posted on these properties alert our neighbors to which banks are not acting as good neighbors.

My **Good Neighbor Bill A.4842** forces banks to disclose the name and number of property managers to neighbors living next door to these properties. The property managers, who can perform upkeep on these vacant homes, will be easily located and identified so that neglected structures can be brought up to code. This will help prevent blight and nuisances in the neighborhood.

My **Good Faith Bill A.4152** requires banks to act honestly and fairly in completing ownership status concerning foreclosures. If banks have lengthy delays in taking ownership of the property by acting in a manner that breaches the duty of good faith (honesty and fairness), a judge can be asked to take action against the bank making them take ownership and responsibility of the property. Unfortunately, this bill has been held up in committee in the Assembly.

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I will continue to fight for both of these bills and for all the neighborhoods in my district. However, while the Assembly is making up its mind on whether to act, we can all take action in appealing to the banks to act responsibly and fairly toward their neighbors by maintaining their foreclosed properties.

Please call or email me if you have a property in your neighborhood that has been vacant due to a foreclosure proceeding so a list can be compiled for our partners and local governments.

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