

BUSINESS

Foreclosures starting again in Puerto Rico

By Matthew Goldstein
NEW YORK TIMES

The foreclosure machine that ground to a halt in Puerto Rico after the devastation caused by Hurricane Maria in September is slowly cranking up again. Island residents who fell behind on their payments are facing creditors ranging from Wall Street to the federal government.

During the past four months, nearly 300 new foreclosure actions were filed in federal court in San Juan and in local courts across the island.

Among the firms filing cases are an investment firm controlled by Credit Suisse, one in which the private equity firm TPG Capital is an investor, and banks like Citigroup and Santander. Even the U.S. Department of Agriculture, which has underwritten more than 3,000 mortgages in mainly rural areas of Puerto Rico, has begun to foreclose on delinquent borrowers.

The filings are some of the first in Puerto Rico since several federal agencies — including the USDA — imposed moratoriums on new foreclo-



Victor J. Blue / New York Times

A man makes his way through floodwaters to his home in San Juan, Puerto Rico, Sept. 27, 2017. Island residents who have fallen behind on their payments are facing creditors ranging from Wall Street to the federal government.

sure and legal actions in existing cases after the hurricane devastated the island's electrical grid. But the moratoriums have begun to expire, setting the stage for what housing advocates have feared could be a wave of home foreclosures in the U.S. territory of 3.4 million people.

"The main problem here is that people are not prepared, and a lot of

borrowers will be taken by surprise," said Ricardo Ramos-González, coordinator of a consumer legal aid clinic at the University of Puerto Rico School of Law. "A lot of people are going to lose their homes."

He said the situation was complicated by the fact that up to 125,000 island residents temporarily relocated to the mainland after Maria.

Some who get sued may not be aware they were served with a foreclosure action — and some may not be able to afford lawyers to defend themselves.

In the immediate aftermath of Maria, the number of delinquent mortgages in Puerto Rico swelled to 143,200. The number of homeowners behind on their mortgage payments has fallen to 82,100, according to statis-

tics gathered by Black Knight, an analytics firm.

A slowly improving economy has made it easier for thousands of homeowners to resume making mortgage payments. But the number of delinquent mortgages remains high — roughly double the tally of overdue loans before the storm.

Before the hurricane, there were about 13,000 pending foreclosure cases in federal and local courts.

In all, there are 425,000 home-loan borrowers in Puerto Rico and roughly a quarter of those mortgages are guaranteed against default by the federal Department of Housing and Urban Development, which has its own moratorium on foreclosure filings until Aug. 17. The department, however, recently modified the moratorium to permit some older foreclosure cases to move forward.

The banks and investment firms said most of the new foreclosure filings were against borrowers who had been delinquent on their mortgages long before Hurricane Maria hit. The investors and banks called their actions

reasonable first steps in dealing with delinquent borrowers and in line with what the federal agencies were permitting.

"We have respected the moratorium and are beginning to resume foreclosures on properties, most of which were secured by loans in serious delinquency prior to the hurricane," said Drew Benson, a Citigroup spokesman. The bank, he said, had stopped writing new mortgages in Puerto Rico a decade ago.

Credit Suisse said its DLJ Mortgage Capital subsidiary is filing foreclosures only against borrowers who were delinquent before the storm.

Ann Davis, a spokeswoman for Banco Santander Puerto Rico, said the bank "fully complies with federal and local laws applicable to foreclosures" and works with borrowers "to help them avoid foreclosure proceedings."

A spokesman for the firm that manages mortgages for Roosevelt Cayman Asset Co. declined to comment.

Roosevelt Cayman owns about 7,000 mortgages.

COMPLEX

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concerned about the accuracy of NRP's appraisals and suggested getting an independent appraisal before making a decision.

"We're left with a choice of, 'Do we bet on the sale, or do we bet on the rent?' And this is making an assumption on an uncertified number," Treviño said. "\$50 million is a guess, and I would rather it be a certified guess by an appraiser."

Plummer pointed out that NRP is a hurry to put the complex on the

market. He suggested making the nonprofit's decision conditional on confirming the accuracy of NRP's price range with a new appraisal, rather than waiting for the appraisal to make the decision.

"I can't wait another month to get an appraisal back, have a discussion with you," Plummer told the board. "They want to move the property now. They're ready to go to market."

The vote came after NRP, a Cleveland-based company that often builds apartment complexes with the help of city in-

centives, told the nonprofit that it plans to sell the complex earlier than expected because of the strength of the current market, Plummer said. The company originally expected to keep it between three to five years.

Upton at Longhorn Quarry was built under a complicated new deal structure that the city nonprofit has been using to create affordable housing in partnerships with NRP and other developers. At least one other complex is under construction and more than a half-dozen others are planned, including one on

Broadway downtown and another on the East Side's Red Berry Estate.

The deals typically work like this: the nonprofit buys the land the complexes are built on, so they are exempt from property taxes under state law. The developer also doesn't have to pay sales taxes on purchases made for their construction.

In return, the developer agrees to rent half the units to tenants making up to 80 percent — or in some cases, 60 percent — of San Antonio's median household income. The city nonprofit owns a

small share of the complexes.

Each complex will deprive the city of an estimated \$15 million, on average, in property taxes in the long term, Plummer told the Express-

News earlier this year. Local school districts, the county, the University Health System and other entities will also lose out on tax dollars.

rwebner@express-news.net

LIFE TRIBUTES

BERENICE BRUSNIAK

July 18, 2018



Berenice Brusniak, 96, passed away on July 18, 2018. She was born on April 28, 1922 to Simon and Sophia Spolnik in Pobich, Poland,

which later became part of Ukraine. During the Second World War, she was impressed into forced labor to help cook for occupying German soldiers after Poland was invaded. She clandestinely stole food from them and took it to Jews who were in hiding. She was suspected of this activity by the Gestapo but avoided arrest when the Gestapo agents themselves were killed. She narrowly escaped death on multiple occasions. She was subsequently forcibly taken into Germany to help on a farm. After the war, unable to return home as a result of resettlements brought about by the Soviets, she immigrated to the United States in 1949. In 1951, she married John Brusniak, who was also a

war refugee from Poland. She worked for nine years for the Sisters of Divine Providence as a nurse's aide at the Convent hospital during the 1950s. The Sisters became her extended American family. She spoke five languages: English, Polish, Ukrainian, Russian and German. She was known as a great seamstress, baker and cook and for her kindness and sense of humor. She had a tender heart for all animals. Stray cats knew they could always count on a meal if they came her way. She was preceded in death by her parents and her husband. She is survived by her son John Brusniak Jr. of Dallas, Texas, his wife Dara and grandchildren, Stephen, Joseph, Denise, Jonah, Lauren and Jeffrey, by her son

Leon Brusniak of Seattle, Washington, his wife Mi-Youn, and grandchildren, Sophie and Benjamin, and by her son, Mark Brusniak of Round Rock, Texas.

Visitation will begin on Friday, July 20, 2018 at 9:00 AM at the Annunciation Chapel at Our Lady of the Lake Convent with the Rosary to be recited at 10:00 A.M. Funeral Mass will be offered immediately following the rosary at 10:30 A.M. also in the Annunciation Chapel. Entombment will follow at San Fernando Archdiocesan Cemetery No.2. Condolences may be sent to the Brusniak family at www.theangelfuneralhome.com. Arrangements by:

The Angelus Funeral Home
1119 N. St. Mary's St. 227-1461
John F. Delgado & Family

BILLY DEAN MYERS

February 26, 1957 - July 8, 2018



Billy Dean Myers of San Antonio, TX, born February 26, 1957 in Corona, Ca, passed away at the age of 61 after a courageous battle with cancer in his home on Sunday, July 8, 2018 surrounded by his family. Billy was a truck driver the past 15 years and enjoyed driving to many different states. Billy also loved to fish, hunt, listen to music, watch movies and sports, and grill for family cookouts.

Memorial Service-A private service will take place at a later date.

Billy was preceded in death by his dad, Bill Myers of Springtown, TX, his mother, Faye Blankenship of Waco, TX, two stepbrothers, James Dunsforth of Fort Worth, TX and Arlen Dunsforth of Randleman, NC.

Survivors: His wife Pat, son Billy Myers and fiancé Shadara, stepson Danny Goff and wife Aza, stepson Darrell Goff and wife Angie, 8 grandchildren plus one due in August, all of San Antonio, TX, sister Debbie Sanders of Fort Worth, TX, brother Don Myers and wife Dodie of Randleman, NC, stepmother, Laqueda Myers, stepbrother Aubrey Dunsforth and wife Teresa, all of Springtown, TX, stepbrother Kevin Dunsforth and wife LouAnn of Fort Worth, TX, numerous aunts, uncles, cousins, nieces, nephews, great nieces and nephews and long time friend Todd Brown of San Antonio, TX.

He will be greatly missed by all.

In Memory of...



DARLENE MARIE ESCAMILLA
August 4, 1921-
July 19, 1998

Twenty years ago we said goodbye for now. We miss and love you very much, always! Leo, Tony, Mindy, Peggy and families.

In Memory of...



ELAINE MUNOZ SARRO
Jan. 6, 1961 - July 19, 2018

It's been 5 years today since you went home to the Lord. We still feel your presence and know you are at peace. We miss you so much and you will always and forever be in our hearts.

Rest in peace Mija, until we meet again.

We Love You, Mom and Dad

Legal Notices

Legal Bids & Proposals

REQUEST FOR APPLICATIONS (RFA)

The CENTER FOR HEALTHCARE SERVICES ("Center") is accepting Applications for Child Inpatient Services (RFA #2018-005) from qualified vendors, as further defined in the Request for Applications ("RFA") document to be available on July 19, 2018 via the Center's website at www.chcbsc.org/current-rfps/ or by email request to contracts@chcbsc.org (with reference RFA #2018-005 in email subject line). Upon review and evaluation of submitted Applications, the Center shall award a contract to the Applicants that provide best value to the Center and its consumers.

CITY OF ASHERTON

The City of Asherton is currently seeking proposals from a Certified Public Accounting Firm, to perform their 2017-2018 Audit. Interested parties can mail their proposals to the City of Asherton, P.O. Box 450, Asherton, Texas 78827. Proposals must be received no later than July 31, 2018. For additional information, please call (830) 468-3314 or e-mail cityofasherton@yahoo.com. When calling, please ask for the City Secretary or City Manager.

Legals/Public Notices

NOTICE

No. DUBA/Cons/434/MR/18-(113)
Dated: 17-07-18
MR. ARJUN BALAKRISHNA ULLAS
S/O BALAKRISHNA PANICKER ULLAS
RESIDENT OF D-34, VILLA NO. A-3, MAY 1ST ROAD, KENT PARADISE THAMMANAM COCHIN DIST ERNAKULAM, KERALA-682032

PRESENT ADDRESS PO BOX NO 31333, AJMAN UAE AND MISS. ELIZABETH MARIE KEYTON
DAUGHTER OF CHRISTOPHER KEYTON
RESIDENT OF 5255 VILLAGE HAVEN, SAN ANTONIO, TX 78218 USA
PRESENT ADDRESS PO BOX NO 31333, AJMAN UAE
INDIAN NATIONAL AND USA NATIONAL PRESENTLY RESIDING IN UAE AND HAVE GIVEN NOTICE OF INTENDED MARRIAGE BETWEEN THEM UNDER THE FOREIGN MARRIAGES ACT, 1969. IF ANY ONE HAS ANY OBJECTION TO THE PROPOSED MARRIAGE HE/SHE SHOULD FILE THE SAME WITH THE UNDERSIGNED ACCORDING TO THE PROCEDURE LAID DOWN UNDER THE ACT WITHIN THIRTY DAYS FROM THE DATE OF PUBLICATION OF THIS NOTICE. (Sumathi Vasudev)
Marriage Officer & Consul (Consultant & Labour)
Consulate General of India
P.O. Box: 737, Dubai (U.A.E)
Fax No. 009714-3970453
Email: cons1.dubai@mea.gov.in
Homepage: www.cgidubai.org

NOTICE TO THE PUBLIC

Vantage Bank Texas, San Antonio, Texas, has applied to the Federal Reserve Board for permission to merge with Inter National Bank, McAllen, Texas, and establish branches at the locations of Inter National Bank, McAllen, Texas. The Federal Reserve considers a number of factors in deciding whether to approve the application, including the record of performance of applicant banks in helping to meet local credit needs.

You are invited to submit comments in writing on this application to the Federal Reserve Bank of Dallas, P. O. Box 655906, Dallas, Texas 75265-5906. The comment period will not end before August 11, 2018. The Board's procedures for processing applications may be found at 12 C.F.R. Part 262, Procedures for processing protested applications may be found at 12 C.F.R. 262.25. To obtain a copy of the Federal Reserve Board's procedures, or if you need more information about how to submit your comments on the application, contact Karen Smith, Director - Applications, at (214) 922-6786. The Federal Reserve will consider your comments and any request for a public meeting or formal hearing on the application if they are received in writing by the Reserve Bank on or before the last day of the comment period.

NOTICE TO PHYSICIANS AND PROVIDERS

MOLINA HEALTHCARE OF TEXAS, INC. (MHT) is located at 5605 N. MacArthur Blvd., Suite 400, Irving, TX 75038 and is a Managed Care Organization covering lives in the STAR, STAR+PLUS, CHIP Molina Dual Options, STAR+PLUS, MMP Molina Medicare Options Plus, HMO SNP and Marketplace programs. Beginning July 16, 2018 through August 4, 2017, MHT will be accepting applications from physicians and providers who would like to participate. Please contact MHT at (855) 322-4080 for additional details.

Newspapers are independent, credible, and can guarantee readership. Newspaper readers pay attention to what's going on in the community.

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the City Council of the City of Eagle Pass will hold two public hearings on the dates stated below on the annexation of Terra Verde Estate, Subdivision, Unit 1, a Tract consisting of approximately 8.13 acres of land lying in and situated in Maverick County, Texas.

- a) FIRST PUBLIC HEARING:
Tuesday, August 7, 2018 at 5:30 p.m. - Council Chambers, City Hall Building, 100 S. Monroe Street.
- b) SECOND PUBLIC HEARING:
Tuesday, August 14, 2018 at 5:30 p.m. - Council Chambers, City Hall Building, 100 S. Monroe Street.

Imelda B. Rodriguez
City Secretary

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Eagle Pass will hold public hearings on Tuesday, August 7, 2018, at 5:30 p.m. in the City Council Chambers at City Hall, 100 South Monroe Street for the purpose of considering a proposal submitted by City of Eagle Pass to vacate, abandon and close the following Right-of-Way/s:

- B.R. Fuller Loop, situated east of Monroe Street in the Fort Duncan Industrial Park Subdivision.
- Church Street located at intersection with Southern Pacific Railroad.
- Rio Grande Street located at intersection with Southern Pacific Railroad.
- William Street located at intersection with Southern Pacific Railroad.

All interested citizens are urged to attend and will be heard either for or against the proposal above stated.

Imelda B. Rodriguez
City Secretary

TABC Notices

NOTICE TO THE PUBLIC

Application has been made with the Texas Alcoholic Beverage Commission for a Beer Retail Dealer's Off-Premise Permit, Wine Only Package Store Permit and a Local Cartage Permit by Mark Andrew Saenz dba Brew-Ber to be located at 8034 Culebra Rd., Suite #518, San Antonio, Bexar Co. Texas, 78251.

Owner-Mark Andrew Saenz

NOTICE TO THE PUBLIC

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage/Late Hours permit by MamaTriedSATX, LLC dba Lonesome Rose to be located at 2114 N. St. Mary's St., San Antonio, Bexar County, Texas 78212. Officers of MamaTriedSATX, LLC are Danny Delgado, member; Miguel Delgado, member; Joseph Cano, member; Jillyah Woodhouse, member; Andrea Vince, member; Daniel Rosen, Jr., member and Garrett Capps, member.