

Name of agency/organization: _____

Contact person/phone/email: Richard Inman [REDACTED] _____

Thank you for taking the time to answer these questions.

1. In your experience, how prevalent is the issue of squatting and adverse possession?

I am dealing with this exact issue right now, and this is the single biggest issue when your having to deal with squatters, their attitudes, their obnoxious lifestyles, fights, constant 24 hour drug traffic, threats from the same, trash thrown everywhere, broken down if not stolen vehicles scattered around the property, this list goes on and on....

2. In what communities and districts do squatting and adverse possession appear most prominent?

I don't know, but I suspect in neighborhoods of lower economic status, or where there are more foreclosure homes sitting empty or locals these drug dealerships with nothing to lose attitudes can set up shop the easiest, and where they likely know the characteristics of police procedure and long call times allowing these squatters plenty of time to be as problematic as possible then they just disappear for a while when the police are due to arrive hours later because they are just too busy to deal with the issue if they have any legal course at all to follow.

3. When you receive notice or a complaint about these situations, what is your normal course of action?

HUH? Most of the residences think its my duty to rid our street of these squatters, and they just ask me how things are going.... Why? because I'm closest to them? Is it my duty to risk my life, safety and security getting involved with the goings on over there? Its been over a year now, and nobody has done anything worthwhile but talk talk, talk....

4. What kinds of complications have arisen in the past that have prevented a successful resolution of the situation?

In this particular instance, the alleged homeowner knows the squatters are in the house, so technically there is nothing anyone can do about it even though the home has been in foreclosure for well over 5 years before these squatters were allowed in by the alleged homeowners that were supposedly evicted from the property a few years ago and it sat empty for quite a while....

5. For those situations that have been successfully resolved, please describe what happened.

resolved? nothing has been resolved at all. the issue keeps getting worse

6. What happens when you contact or try to contact the owner of record?

uhm, absolutely nothing, by anyone that has tried contacting them

7. What solutions would you recommend?

Any property under any foreclosure proceedings, regardless of statuses of banks or financial institutions become the responsibility and liability of the lender and leinholders, and they become open to law suits for other property owners to reprieve property value damage and neighborhood status damage if they choose not to secure properties from squatters, and make squatting on any level a class A felony with a mandatory minimum of 10 years for every person found in the dwelling, and permanently disqualify any person with a squatter record from any and all government assistance, ebt, etc....

8. Are there any other comments you would like to make?

I think I made myself clear, the foreclosure companies are just as responsible for squatter issues as the squatters themselves, and responsibility needs to be shared.