

BANK SHAME CAMPAIGN ACCOUNTABILITY REPORT
May 11, 2016



Assemblymember Michael P. Kearns
WNY Law Center

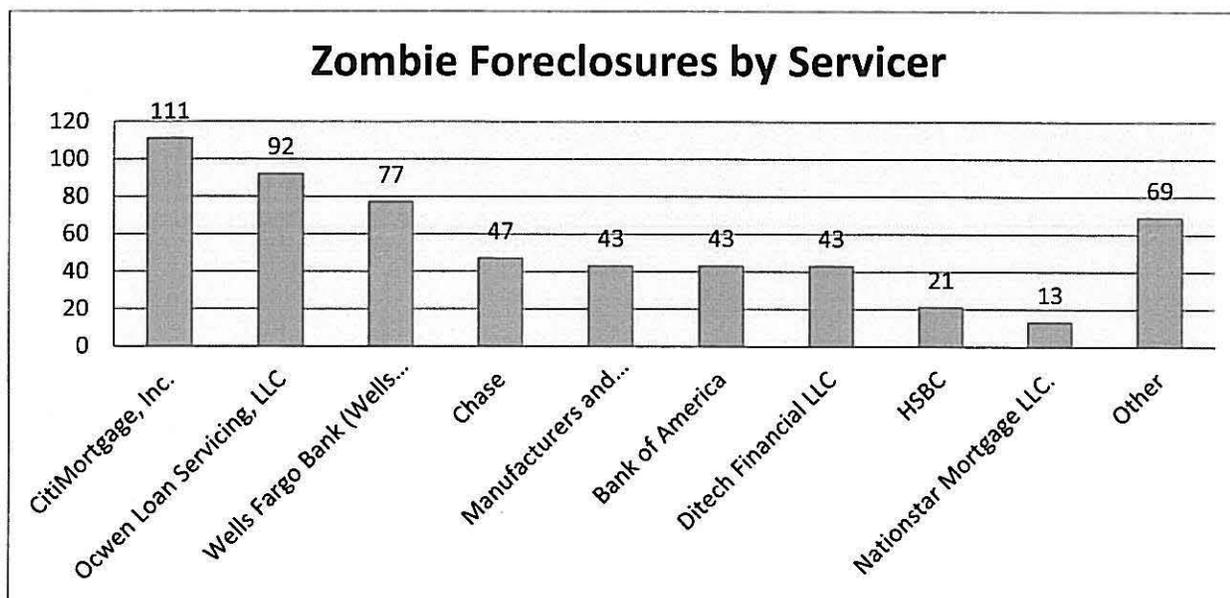
SUMMARY

The issue of vacant and abandoned zombie foreclosures is one that has plagued Western New York for years. While the problem is widely known, the scope and scale of the problem has been hard to determine. The difficulty stems from banks assigning mortgages in bulk, discharge mortgages and walk away from properties based on internal decisions, and drag their feet in foreclosure actions to avoid more negative assets on their books. Banks benefit from a foreclosure system that allows them to hide behind the process and claim no interest in a property. Time and time again, when asked by neighbors to maintain a home, banks deny responsibility while paying the taxes to protect their investment in the property. Assemblyman Michael P. Kearns and the Western New York Law Center have been working with municipalities, local governments, and community members to bring light to this issue and develop clear resolutions to address the blight in our neighborhoods.

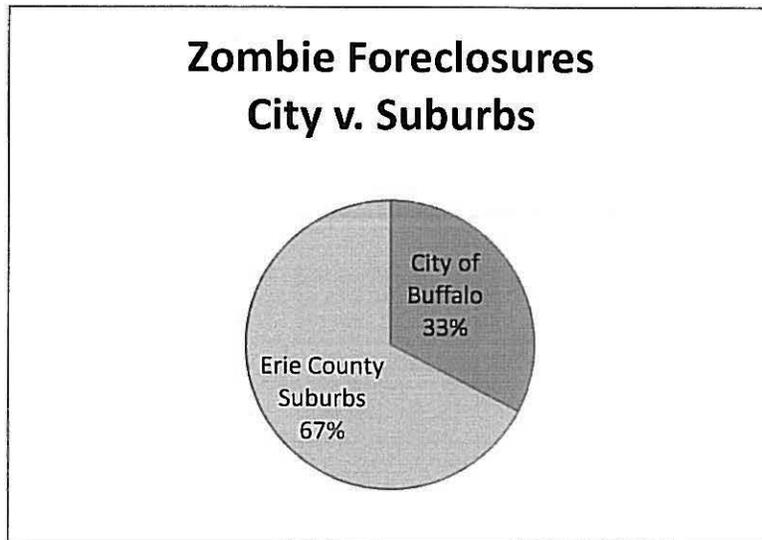
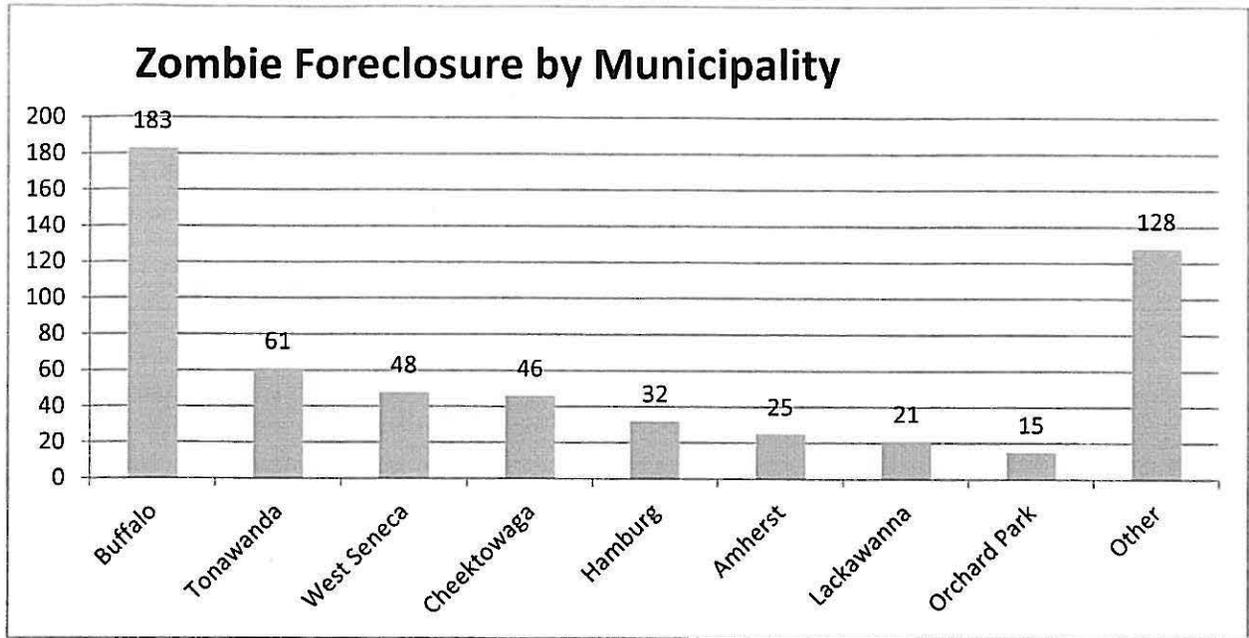
Several months ago Assemblyman Kearns requested the list of vacant and abandoned zombie foreclosures that the New York State Department of Financial Services had collected as a result of a best practices agreement between ten banks and the Governor in May of 2015 and expanded to include an additional two banks in July 2015. The voluntary agreement required participating banks to report the properties that they determine to be vacant and abandoned foreclosures.

BANK SHAME CAMPAIGN ACCOUNTABILITY REPORT

The Banks Shame Campaign Accountability Report of May 11, 2016 includes properties received from the New York Department of Financial Services, JP Morgan Chase, and from research conducted by the WNY Law Center and Assemblyman Kearns' office.



The total number of zombie foreclosures matched with banks responsible for specific properties in this report is 559. This figure does not represent the total number of vacant and abandoned zombie foreclosures in Erie County but is a snap shot of the issue based on the partial reporting of a few banks and research done in conjunction with the Bank Shame Campaign.



Again, these numbers do not represent the total numbers of zombie foreclosures in a municipality but rather reflect the number of zombie foreclosures we have been able to match to banks thus far. There is a more detailed breakdown by municipality attached to this report.

COMPLAINT CAMPAIGN

While the data received from the NYS Department of Financial Services is important and helps to shed light on the prevalence of this issue, it is not a silver bullet. While important, the agreement between the Governor and twelve banks is not enforceable and does not include many of the worst offending banks regarding zombie foreclosures. That is why Assemblyman Kearns and the Western New York Law Center have embarked on a Complaint Campaign to encourage neighbors to file complaints on zombie

foreclosures in their communities. Together, we can help hold the banks accountable for mess they are creating by allowing properties to rot in our communities.

Banks need to be good neighbors and their willful neglect in not completing the foreclosure process has a drastic impact on Western New York neighborhoods and neighborhoods across the State of New York. Assemblyman Kearns and the Western New York Law Center will continue to reach out to community groups, not-for-profits, block clubs, state agencies and elected officials concerning these absentee banks. The Bank Shame Campaign is committed to increasing community awareness, bank accountability, and eliminate blight in our community caused by vacant and abandoned properties that exist due to incomplete foreclosures.

New York State must hold banks accountable for their abusive mortgage lending, servicing, and foreclosure practices. Lending institutions must be held accountable for not doing their due diligence in expediting the foreclosure on vacant and abandoned homes in New York State. Without banks being held accountable, New Yorkers will be living with the foreclosure crisis and its consequences for decades to come. It is necessary for the State to continue critical efforts to assist struggling homeowners who are burdened by bank's inability to act in the community's best interest.

Complaints can be submitted through Assemblyman Kearns' office or directly to NYDFS at:
<http://www.dfs.ny.gov/consumer/fileacomplaint.htm>

Municipality	Number of Zombie Foreclosures with Corresponding Banks
Buffalo	183
Tonawanda	61
West Seneca	48
Cheektowaga	46
Hamburg	32
Amherst	25
Lackawanna	21
Orchard Park	15
North Collins	14
Angola	11
Kenmore	10
Springville	10
Depew	10
Lancaster	9
Clarence	9
Evans	8
Eden	6
Grand Island	6
Elma	5
Williamsville	5
Akron	4
Derby	3
Holland	3
Sardinia	2
Sloan	2
Blasdell	2
Lakeview	2
South Wales	1
Snyder	1
Concord	1
WEST FALLS	1
Marilla	1
Farnham	1
Glenwood	1

Vacant and Abandoned Properties: Erie County (May 9th, 2016)

Addr Lin1 Prop	City Prop	State Prop	Zip Prop	County	Servicer
13418 Steiner Rd	Akron	NY	14001	Erie	Ocwen Loan Servicing, LLC
24 BUELL STREET	AKRON	NY	14001	Erie	CitiMortgage, Inc.
89 Skyline Dr	Akron	NY	14001	Erie	Ocwen Loan Servicing, LLC
32 GLENWOOD AVENUE	ANGOLA	NY	14006	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
366 E PLEASANT AVE	EVANS	NY	14006	Erie	Bank of America
57 LAKE STREET	ANGOLA	NY	14006	Erie	CitiMortgage, Inc.
578 TUSCARORA RD	ANGOLA	NY	14006	Erie	Ditech Financial LLC
8225 ERIE RD	ANGOLA	NY	14006	Erie	Ditech Financial LLC
8639 Larch Street	Evans	NY	14006	Erie	Ocwen Loan Servicing, LLC
9086 IROQUOIS ST	EVANS	NY	14006	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
9194 Lake Shore Road	Angola	NY	14006	Erie	Ocwen Loan Servicing, LLC
9386 FAIRVIEW ST	ANGOLA	NY	14006	Erie	Ditech Financial LLC
9688 PEARL ST	EVANS	NY	14006	Erie	Manufacturers and Traders Trust Company
9731 OLD LAKESHORE ROAD	EVANS	NY	14006	Erie	CitiMortgage, Inc.
4615 SAWMILL RD	CLARENCE	NY	14031	Erie	CitiMortgage, Inc.
8480 NORTHFIELD ROAD	CLARENCE	NY	14032	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
3761 ROUTE 39	COLLINS	NY	14034	Erie	CitiMortgage, Inc.
101 Claude Dr	Depew	NY	14043	Erie	Ocwen Loan Servicing, LLC
113 SOUTH TRANSITHILL DRIVE	CHEEKTOWAGA	NY	14043	Erie	CitiMortgage, Inc.
263 Evane Dr	Depew	NY	14043	Erie	Ocwen Loan Servicing, LLC
30 Norman Dr	Depew	NY	14043	Erie	Ocwen Loan Servicing, LLC
47 Argus Drive	Depew/Lancaster	NY	14043	Erie	Ocwen Loan Servicing, LLC
47 ROGERS DRIVE	DEPEW	NY	14043	Erie	Manufacturers and Traders Trust Company
48 Airview Terr	Depew	NY	14043	Erie	Ocwen Loan Servicing, LLC
56 BENZ DRIVE	CHEEKTOWAGA	NY	14043	Erie	CitiMortgage, Inc.
67 Gregory Ct	Depew	NY	14043	Erie	Ocwen Loan Servicing, LLC
68 CORNELL DRIVE	DEPEW	NY	14043	Erie	CitiMortgage, Inc.
1335 STURGEON POINT RD	EVANS	NY	14047	Erie	CitiMortgage, Inc.
6855 Eevere Drive	Derby	NY	14047	Erie	Ocwen Loan Servicing, LLC
6860 WELLINGTON DR	EVANS	NY	14047	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
7215 Sweetland Rd	Derby	NY	14047	Erie	Ocwen Loan Servicing, LLC
19 MOORGATE CT	EAST AMHERST	NY	14051	Erie	CitiMortgage, Inc.
5580 KIPPEN DR	EAST AMHERST	NY	14051	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
8147 STAHLEY ROAD	CLARENCE	NY	14051	Erie	Manufacturers and Traders Trust Company
11679 Mehm Road	Sardinia	NY	14055	Erie	Bank of America
10134 SISSION HWY	NORTH COLLINS	NY	14057	Erie	Ditech Financial LLC
2255 New Jerusalem Rd	Eden	NY	14057	Erie	Ocwen Loan Servicing, LLC
2538 Hemlock Road	Eden	NY	14057	Erie	Ocwen Loan Servicing, LLC
2931 East Pleasant Ave	Eden	NY	14057	Erie	Ocwen Loan Servicing, LLC
7777 FERRIER RD	EDEN	NY	14057	Erie	CitiMortgage, Inc.
7781 EAST EDEN ROAD	EDEN	NY	14057	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
9629 NEW OREGON RD	EDEN	NY	14057	Erie	CitiMortgage, Inc.
1091 BOWEN ROAD	ELMA	NY	14059	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
1880 GIRDLE RD	ELMA	NY	14059	Erie	CitiMortgage, Inc.
760 NORTHRUP DRIVE	ELMA	NY	14059	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
656 PERRY STREET	FARNHAM	NY	14061	Erie	Manufacturers and Traders Trust Company
76 Woodshire North	Amhurst	NY	14068	Erie	Ocwen Loan Servicing, LLC
10901 State Road	Glenwood	NY	14069	Erie	Ocwen Loan Servicing, LLC
1198 BASELINE RD	GRAND ISLAND	NY	14072	Erie	Bank of America
1823 BROADWAY	GRAND ISLAND	NY	14072	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
2600 East River Road	Grand Island	NY	14072	Erie	Ocwen Loan Servicing, LLC
3246 E RIVER ROAD	GRAND ISLAND	NY	14072	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
81 PLEASANT TRAIL	GRAND ISLAND	NY	14072	Erie	Ditech Financial LLC
129 Prospect Ave	Hamburg	NY	14075	Erie	Bank of America
2926 CLOVERBANK ROAD	HAMBURG	NY	14075	Erie	CitiMortgage, Inc.
3862 Sowles Rd	Hamburg	NY	14075	Erie	Ocwen Loan Servicing, LLC
4143 HIGHVIEW PARKWAY	HAMBURG	NY	14075	Erie	Manufacturers and Traders Trust Company
4332 E FRONTIER DR	HAMBURG	NY	14075	Erie	CitiMortgage, Inc.
4397 MCKINLEY PARKWAY	HAMBURG	NY	14075	Erie	Ocwen Loan Servicing, LLC

4517 CLARK ST	HAMBURG	NY	14075 Erie	CitiMortgage, Inc.
4533 MT VERNON	HAMBURG	NY	14075 Erie	CitiMortgage, Inc.
4559 WILSON DR	HAMBURG	NY	14075 Erie	Ditech Financial LLC
4815 MOUNT VERNON BLVD	HAMBURG	NY	14075 Erie	CitiMortgage, Inc.
5176 ORCHARD ROAD	HAMBURG	NY	14075 Erie	CitiMortgage, Inc.
73 MILFORD STREET	HAMBURG	NY	14075 Erie	CitiMortgage, Inc.
7300 BOSTON STATE RD	HAMBURG	NY	14075 Erie	Ocwen Loan Servicing, LLC
10091 DARIEN RD	HOLLAND	NY	14080 Erie	Ditech Financial LLC
13769 Whitney Road	Holland	NY	14080 Erie	Ocwen Loan Servicing, LLC
8757 PHILLIPS RD	HOLLAND	NY	14080 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
1412 EVERGREEN DRIVE	HAMBURG	NY	14085 Erie	Manufacturers and Traders Trust Company
1615 LAKEVIEW ROAD	HAMBURG	NY	14085 Erie	CitiMortgage, Inc.
5622 WALDEN DR	LAKEVIEW	NY	14085 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
5671 MANERVA DR	LAKEVIEW	NY	14085 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
5815 ROSEWOOD TERRACE	HAMBURG	NY	14085 Erie	Bank of America
18 LAKE AVE	LANCASTER	NY	14086 Erie	CitiMortgage, Inc.
2 PARKEDGE DRIVE	LANCASTER	NY	14086 Erie	CitiMortgage, Inc.
273 AURORA AVE	LANCASTER	NY	14086 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
30 Waltham Ave	Lancaster	NY	14086 Erie	Ocwen Loan Servicing, LLC
32 ASHLEY DRIVE	LANCASTER	NY	14086 Erie	CitiMortgage, Inc.
325 Seneca Pl	Lancaster	NY	14086 Erie	Ocwen Loan Servicing, LLC
62 HOLLAND AVE	LANCASTER	NY	14086 Erie	CitiMortgage, Inc.
74 CHURCH STREET	LANCASTER	NY	14086 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
91 PARKVIEW COURT	LANCASTER	NY	14086 Erie	Manufacturers and Traders Trust Company
2755 3 Rod Rd	Marilla	NY	14102 Erie	Ocwen Loan Servicing, LLC
10442 Bantle Rd	N Collins	NY	14111 Erie	Ocwen Loan Servicing, LLC
10553 HIGH STREET	NORTH COLLINS	NY	14111 Erie	CitiMortgage, Inc.
10647 MAIN STREET	NORTH COLLINS	NY	14111 Erie	Bank of America
10647 Main Street	North Collins	NY	14111 Erie	Bank of America
2004 BRANT ST	NORTH COLLINS	NY	14111 Erie	CitiMortgage, Inc.
2010 ORCHARD PLACE	NORTH COLLINS	NY	14111 Erie	CitiMortgage, Inc.
2071 Sherman Ave	North Collins	NY	14111 Erie	Ocwen Loan Servicing, LLC
2190 Langford Rd	North Collins	NY	14111 Erie	Ocwen Loan Servicing, LLC
2627 SCHOOL ST	NORTH COLLINS	NY	14111 Erie	Ditech Financial LLC
10 GLENCOVE CT	ORCHARD PARK	NY	14127 Erie	Ditech Financial LLC
15 Hillsboro Dr	Orchard Park	NY	14127 Erie	Ocwen Loan Servicing, LLC
17 QUAKER LAKE TERRACE	ORCHARD PARK	NY	14127 Erie	Ditech Financial LLC
2 HILLSBORO DR	ORCHARD PARK	NY	14127 Erie	Ditech Financial LLC
4309 ABBOTT RD	ORCHARD PARK	NY	14127 Erie	Ditech Financial LLC
5410 POWERS RD	ORCHARD PARK	NY	14127 Erie	Bank of America
5476 ELLICOTT ROAD	ORCHARD PARK	NY	14127 Erie	Manufacturers and Traders Trust Company
60 Velore Avenue	Orchard Park	NY	14127 Erie	Ocwen Loan Servicing, LLC
6455 BOSTON RIDGE RD	ORCHARD PARK	NY	14127 Erie	CitiMortgage, Inc.
6234 Vermont Hill Rd	South Wales	NY	14139 Erie	Bank of America
12313 TOWNSEND ROAD	CONCORD	NY	14141 Erie	Bank of America
240 Mill Street	Springville	NY	14141 Erie	Ocwen Loan Servicing, LLC
101 WYNNWOOD AVENUE	TONAWANDA	NY	14150 Erie	Ocwen Loan Servicing, LLC
11 GLENWOOD AVE	TONAWANDA	NY	14150 Erie	Ditech Financial LLC
117 ASHFORD AVENUE	TONAWANDA	NY	14150 Erie	CitiMortgage, Inc.
132 AVON RD	TONAWANDA	NY	14150 Erie	CitiMortgage, Inc.
157 Niagara Shore Drive	Tonawanda	NY	14150 Erie	Ocwen Loan Servicing, LLC
167 PARKEDGE AVENUE	TONAWANDA	NY	14150 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
184 Dunlop Ave	Tonawanda	NY	14150 Erie	Bank of America
184 Dunlop Ave	Tonawanda	NY	14150 Erie	Bank of America
20 EAST AVE	TONAWANDA	NY	14150 Erie	Ditech Financial LLC
210 KOENIG ROAD	TONAWANDA	NY	14150 Erie	Manufacturers and Traders Trust Company
221 DEKALB STREET	TONAWANDA	NY	14150 Erie	CitiMortgage, Inc.
222 Morgan St	Tonawanda	NY	14150 Erie	Ocwen Loan Servicing, LLC
224 ELLICOTT CREEK ROAD	TONAWANDA	NY	14150 Erie	CitiMortgage, Inc.
265 PARKEDGE AVE	TONAWANDA	NY	14150 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
28 STEINER AVENUE	TONAWANDA	NY	14150 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
282 CREEKSIDE DR	TONAWANDA	NY	14150 Erie	Manufacturers and Traders Trust Company
30 GLENWOOD AVE	TONAWANDA	NY	14150 Erie	CitiMortgage, Inc.
323 Morgan Street	C/o Tonawanda	NY	14150 Erie	Bank of America
345 GREEN ACRES RD	TONAWANDA	NY	14150 Erie	Ditech Financial LLC

367 GREEN ACRES RD	TONAWANDA	NY	14150 Erie	CitiMortgage, Inc.
390 FLETCHER ST	TONAWANDA	NY	14150 Erie	Ditech Financial LLC
45 Murray Terrace	Tonawanda	NY	14150 Erie	Ocwen Loan Servicing, LLC
45 Scott Street	Tonawanda	NY	14150 Erie	Manufacturers and Traders Trust Company
579 SOMERVILLE AVE	TONAWANDA	NY	14150 Erie	CitiMortgage, Inc.
9395 DARIEN ROAD	WEST FALLS	NY	14170 Erie	Manufacturers and Traders Trust Company
512 GENESEE STREET	BUFFALO	NY	14204 Erie	Manufacturers and Traders Trust Company
100 DEMPSTER STREET	BUFFALO	NY	14206 Erie	CitiMortgage, Inc.
108 CENTRAL AVENUE	BUFFALO	NY	14206 Erie	CitiMortgage, Inc.
126 Kelburn Street	Buffalo	NY	14206 Erie	Ocwen Loan Servicing, LLC
129 Longnecker St	Buffalo	NY	14206 Erie	Ocwen Loan Servicing, LLC
180 ROSSLER AVENUE	CHEEKTOWAGA	NY	14206 Erie	Ditech Financial LLC
209 Weiss St	Buffalo	NY	14206 Erie	Ocwen Loan Servicing, LLC
213 ROSSLER AVENUE	CHEEKTOWAGA	NY	14206 Erie	CitiMortgage, Inc.
2462 WILLIAM STREET	CHEEKTOWAGA	NY	14206 Erie	CitiMortgage, Inc.
29 GOLD ST	BUFFALO	NY	14206 Erie	CitiMortgage, Inc.
321 DAVEY STREET	BUFFALO	NY	14206 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
36 Lehigh St	Buffalo	NY	14206 Erie	Ocwen Loan Servicing, LLC
36 SCHILLER ST	BUFFALO	NY	14206 Erie	Ditech Financial LLC
422 GOLD ST	BUFFALO	NY	14206 Erie	CitiMortgage, Inc.
526 SOUTH OGDEN STREET	BUFFALO	NY	14206 Erie	CitiMortgage, Inc.
58 WEAVER	BUFFALO	NY	14206 Erie	CitiMortgage, Inc.
71 DAVEY STREET	BUFFALO	NY	14206 Erie	CitiMortgage, Inc.
76 DAVEY STREET	BUFFALO	NY	14206 Erie	CitiMortgage, Inc.
76 Boynton	Buffalo	NY	14206 Erie	Ocwen Loan Servicing, LLC
97 CAMBRIA STREET	BUFFALO	NY	14206 Erie	CitiMortgage, Inc.
105 ONTARIO ST	BUFFALO	NY	14207 Erie	Nationstar Mortgage LLC.
107 GALLATIN AVENUE	BUFFALO	NY	14207 Erie	Bank of America
109 ROESCH AVE	BUFFALO	NY	14207 Erie	Ditech Financial LLC
155 PHILADELPHIA	BUFFALO	NY	14207 Erie	CitiMortgage, Inc.
22 SUNNYSIDE PLACE	BUFFALO	NY	14207 Erie	Manufacturers and Traders Trust Company
247 LAIRD AVENUE	BUFFALO	NY	14207 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
295 Riverside Ave	Buffalo	NY	14207 Erie	Bank of America
358 Amherst Street	Buffalo	NY	14207 Erie	Ocwen Loan Servicing, LLC
415 & 419 DEARBORN ST	BUFFALO	NY	14207 Erie	CitiMortgage, Inc.
55 PROGRESSIVE AVE	BUFFALO	NY	14207 Erie	Ditech Financial LLC
64 MAYER AVENUE	BUFFALO	NY	14207 Erie	CitiMortgage, Inc.
141 DONALDSON ROAD	BUFFALO	NY	14208 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
167 FLORIDA STREET	BUFFALO	NY	14208 Erie	Manufacturers and Traders Trust Company
175 BUTLER AVENUE	BUFFALO	NY	14208 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
20 ELSIE PL	BUFFALO	NY	14208 Erie	Ditech Financial LLC
24 Welker Street	Buffalo	NY	14208 Erie	Ocwen Loan Servicing, LLC
46 ALEXANDER PLACE	BUFFALO	NY	14208 Erie	CitiMortgage, Inc.
500 RILEY STREET	BUFFALO	NY	14208 Erie	Manufacturers and Traders Trust Company
145E UTICA STREET	BUFFALO	NY	14209 Erie	Manufacturers and Traders Trust Company
91 KAMPER	BUFFALO	NY	14210 Erie	Manufacturers and Traders Trust Company
110 SAGE AVENUE	BUFFALO	NY	14210 Erie	CitiMortgage, Inc.
117 CHAMBERLIN DRIVE	WEST SENECA	NY	14210 Erie	Manufacturers and Traders Trust Company
137 Pawnee Pkwy	Buffalo	NY	14210 Erie	Ocwen Loan Servicing, LLC
15 DOOR ST	WEST SENECA	NY	14210 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
16 OAKDALE PLACE	BUFFALO	NY	14210 Erie	CitiMortgage, Inc.
168 STEVENSON ST	BUFFALO	NY	14210 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
206 FENTON STREET	BUFFALO	NY	14210 Erie	CitiMortgage, Inc.
2302 SENECA ST	BUFFALO	NY	14210 Erie	CitiMortgage, Inc.
25 Norman Ave	Buffalo	NY	14210 Erie	Ocwen Loan Servicing, LLC
26 RIVERVIEW	BUFFALO	NY	14210 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
291 SMITH STREET	BUFFALO	NY	14210 Erie	Manufacturers and Traders Trust Company
49 SEMINOLE PKWY	BUFFALO	NY	14210 Erie	Manufacturers and Traders Trust Company
77 Pomona Pl	Buffalo	NY	14210 Erie	Ocwen Loan Servicing, LLC
1048 EAST FERRY ST	BUFFALO	NY	14211 Erie	Ditech Financial LLC
110 FAY STREET	BUFFALO	NY	14211 Erie	Bank of America
110 Fay Street	Buffalo	NY	14211 Erie	Bank of America
110 Fay Street	Buffalo	NY	14211 Erie	Bank of America
31 POPLAR AVENUE	BUFFALO	NY	14211 Erie	Manufacturers and Traders Trust Company
32 RANDOLPH AVE	BUFFALO	NY	14211 Erie	CitiMortgage, Inc.

5 Wood Avenue	Buffalo	NY	14211 Erie	Bank of America
520 MADISON STREET	BUFFALO	NY	14211 Erie	CitiMortgage, Inc.
611 ADAMS ST	BUFFALO	NY	14211 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
62 Crossman Ave	Buffalo	NY	14211 Erie	Bank of America
685 RILEY STREET	BUFFALO	NY	14211 Erie	Manufacturers and Traders Trust Company
70 HOERNER AVE	CHEEKTOWAGA	NY	14211 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
71 HAVEN ST	BUFFALO	NY	14211 Erie	Ditech Financial LLC
86 BRISCOE AVENUE	BUFFALO	NY	14211 Erie	CitiMortgage, Inc.
864 GLENWOOD AVENUE	BUFFALO	NY	14211 Erie	CitiMortgage, Inc.
87 Freund St	Buffalo	NY	14211 Erie	Ocwen Loan Servicing, LLC
874 Walden Ave	Buffalo	NY	14211 Erie	Ocwen Loan Servicing, LLC
191 GATES ST	SLOAN	NY	14212 Erie	CitiMortgage, Inc.
228 HALSTEAD AVE	SLOAN	NY	14212 Erie	Ocwen Loan Servicing, LLC
441 SCHILLER STREET	BUFFALO	NY	14212 Erie	CitiMortgage, Inc.
52 WICK ST	BUFFALO	NY	14212 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
100 Dewitt Street	Buffalo	NY	14213 Erie	Bank of America
1076 W Ave	Buffalo	NY	14213 Erie	Ocwen Loan Servicing, LLC
199 W Delavan Ave	Buffalo	NY	14213 Erie	Ocwen Loan Servicing, LLC
230 POTOMAC AVE	BUFFALO	NY	14213 Erie	Ditech Financial LLC
27 GARNER AVE	BUFFALO	NY	14213 Erie	Ditech Financial LLC
325 HERKIMER ST	BUFFALO	NY	14213 Erie	Ditech Financial LLC
335 HOYT STREET	BUFFALO	NY	14213 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
38 RIPLEY PLACE	BUFFALO	NY	14213 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
558 FARGO AVE	BUFFALO	NY	14213 Erie	Ditech Financial LLC
61 W Delavan Ave	Buffalo	NY	14213 Erie	Ocwen Loan Servicing, LLC
853-588 NIAGARA STREET	BUFFALO	NY	14213 Erie	PHH Mortgage Corporation
897 SEVENTH ST	BUFFALO	NY	14213 Erie	Manufacturers and Traders Trust Company
257 Minnesota	Buffalo	NY	14214 Erie	Ocwen Loan Servicing, LLC
49 Minnesota St	Buffalo	NY	14214 Erie	Ocwen Loan Servicing, LLC
70 MONTROSE AVE	BUFFALO	NY	14214 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
83 LISBON AVE	BUFFALO	NY	14214 Erie	CitiMortgage, Inc.
85 HIGHGATE AVENUE	BUFFALO	NY	14214 Erie	CitiMortgage, Inc.
1187 KENSINGTON AVE	BUFFALO	NY	14215 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
121 MARTHA AVE	BUFFALO	NY	14215 Erie	CitiMortgage, Inc.
126 IVANHOE ROAD	CHEEKTOWAGA	NY	14215 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
132 DEERFIELD AVE	BUFFALO	NY	14215 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
132 EDISON AVE	BUFFALO	NY	14215 Erie	Manufacturers and Traders Trust Company
133 WRIGHT AVE	BUFFALO	NY	14215 Erie	Manufacturers and Traders Trust Company
151 ROUNDS AVE	BUFFALO	NY	14215 Erie	CitiMortgage, Inc.
16 Burlington Ave	Buffalo	NY	14215 Erie	Ocwen Loan Servicing, LLC
1714 KENSINGTON AV	CHEEKTOWAGA	NY	14215 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
182 Texas St	Buffalo	NY	14215 Erie	Ocwen Loan Servicing, LLC
183 KENVIEW BLVD	BUFFALO	NY	14215 Erie	CitiMortgage, Inc.
185 TEXAS ST	BUFFALO	NY	14215 Erie	CitiMortgage, Inc.
19 CORALWOOD CT	CHEEKTOWAGA	NY	14215 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
219 HASTINGS AVENUE	BUFFALO	NY	14215 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
246 Highgate Ave	Buffalo	NY	14215 Erie	Ocwen Loan Servicing, LLC
253 Lasalle Ave	Buffalo	NY	14215 Erie	Ocwen Loan Servicing, LLC
3 WEBER AVE	BUFFALO	NY	14215 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
347 LISBON AVENUE	BUFFALO	NY	14215 Erie	CitiMortgage, Inc.
355 DAVIDSON AV	BUFFALO	NY	14215 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
36 Carol Drive	Cheektowaga	NY	14215 Erie	Ocwen Loan Servicing, LLC
37 FENNIMORE AVE	BUFFALO	NY	14215 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
38 PRESTON ROAD	CHEEKTOWAGA	NY	14215 Erie	CitiMortgage, Inc.
412 DARTMOUTH	BUFFALO	NY	14215 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
419 BERKSHIRE AVE	BUFFALO	NY	14215 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
432 STOCKBRIDGE AVE	BUFFALO	NY	14215 Erie	PHH Mortgage Corporation
45 HARRIET ST	BUFFALO	NY	14215 Erie	Ditech Financial LLC
458 MOSELLE ST	BUFFALO	NY	14215 Erie	Ocwen Loan Servicing, LLC
495 HEWITT AVE	BUFFALO	NY	14215 Erie	Ditech Financial LLC
513 CAMBRIDGE	BUFFALO	NY	14215 Erie	CitiMortgage, Inc.
545 Lisbon Ave	Buffalo	NY	14215 Erie	Ocwen Loan Servicing, LLC
575 Walden Avenue	Buffalo	NY	14215 Erie	Bank of America
589 NORTHUMBERLAND AVE	BUFFALO	NY	14215 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
611 LASALLE AVE	BUFFALO	NY	14215 Erie	Ditech Financial LLC

659 MT VERNON RD	CHEEKTOWAGA	NY	14215 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
66 HUMBER AVENUE	BUFFALO	NY	14215 Erie	CitiMortgage, Inc.
73 COLLINGWOOD AVENUE	BUFFALO	NY	14215 Erie	Bank of America
75 FONTAINE DRIVE	CHEEKTOWAGA	NY	14215 Erie	CitiMortgage, Inc.
82 SHIRLEY AVE	BUFFALO	NY	14215 Erie	Ditech Financial LLC
83 Parkridge Ave	Buffalo	NY	14215 Erie	Ocwen Loan Servicing, LLC
85 Southgate Rd	Cheektowaga	NY	14215 Erie	Ocwen Loan Servicing, LLC
87 FERNHILL STREET	BUFFALO	NY	14215 Erie	Manufacturers and Traders Trust Company
87 MENDOLA ST	BUFFALO	NY	14215 Erie	Bank of America
88 Kendale Rd	Buffalo	NY	14215 Erie	Ocwen Loan Servicing, LLC
95 Thatcher Ave	Buffalo	NY	14215 Erie	Ocwen Loan Servicing, LLC
99 GERALD AV	BUFFALO	NY	14215 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
175 PARKSIDE AVE	BUFFALO	NY	14216 Erie	CitiMortgage, Inc.
24 WILBURY PL	BUFFALO	NY	14216 Erie	Ditech Financial LLC
494 TAUNTON PLACE	BUFFALO	NY	14216 Erie	Manufacturers and Traders Trust Company
64 Tennyson Ave	Buffalo	NY	14216 Erie	Ocwen Loan Servicing, LLC
757 AMHERST ST	BUFFALO	NY	14216 Erie	CitiMortgage, Inc.
126 LINCOLN BLVD	KENMORE	NY	14217 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
128 WASHINGTON AVE	KENMORE	NY	14217 Erie	CitiMortgage, Inc.
18 Euclid Ave	Kenmore	NY	14217 Erie	Ocwen Loan Servicing, LLC
21 PALMER AVE	KENMORE	NY	14217 Erie	CitiMortgage, Inc.
212 Lasalle Avenue	Kenmore	NY	14217 Erie	FNFG (First Niagara Bank)
238 WASHINGTON AVE	KENMORE	NY	14217 Erie	CitiMortgage, Inc.
24 Legion Drive	Tonawanda	NY	14217 Erie	Ocwen Loan Servicing, LLC
290 WEST HAZELTINE AVENUE	KENMORE	NY	14217 Erie	CitiMortgage, Inc.
415 KNOWLTON AVE	KENMORE	NY	14217 Erie	Bank of America
441 Tremont Avenue	Kenmore	NY	14217 Erie	Ocwen Loan Servicing, LLC
99 MAYVILLE AVENUE	TONAWANDA	NY	14217 Erie	Manufacturers and Traders Trust Company
101 Magnolia St	Lackawanna	NY	14218 Erie	Ocwen Loan Servicing, LLC
14 & 18 FRANKLIN STREET	LACKAWANNA	NY	14218 Erie	CitiMortgage, Inc.
155 FRANKLIN STREET	LACKAWANNA	NY	14218 Erie	CitiMortgage, Inc.
186 SOUTH SHORE BOULEVAR	LACKAWANNA	NY	14218 Erie	CitiMortgage, Inc.
196 WILMUTH AVE	LACKAWANNA	NY	14218 Erie	Ditech Financial LLC
24 EATON STREET	LACKAWANNA	NY	14218 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
31 JOHNSON STREET	LACKAWANNA	NY	14218 Erie	CitiMortgage, Inc.
32 LINCOLN AVENUE	LACKAWANNA	NY	14218 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
357 S SHORE BLVD	LACKAWANNA	NY	14218 Erie	CitiMortgage, Inc.
41 MADISON AVENUE	LACKAWANNA	NY	14218 Erie	Manufacturers and Traders Trust Company
49 FRANKLIN STREET	LACKAWANNA	NY	14218 Erie	CitiMortgage, Inc.
56 FRANKLIN STREET	LACKAWANNA	NY	14218 Erie	Ocwen Loan Servicing, LLC
58 GREENWOOD AVENUE	LACKAWANNA	NY	14218 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
76 WOOD PLACE	LACKAWANNA	NY	14218 Erie	CitiMortgage, Inc.
98 Madison Ave	Lackawanna	NY	14218 Erie	Bank of America
3721 JAMES ST	BUFFALO	NY	14219 Erie	Ditech Financial LLC
4012 S Park Avenue	Blasdell	NY	14219 Erie	Bank of America
4065 JOHNSON STREET	HAMBURG	NY	14219 Erie	Bank of America
4218 HIGHLAND PARKWAY	HAMBURG	NY	14219 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
4325 BIG TREE RD	HAMBURG	NY	14219 Erie	CitiMortgage, Inc.
52 FRONTIER DRIVE	BLASDELL	NY	14219 Erie	CitiMortgage, Inc.
26 WHITFIELD AVENUE	BUFFALO	NY	14220 Erie	Manufacturers and Traders Trust Company
28 ALLEGANY STREET	BUFFALO	NY	14220 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
335 WOODSIDE AVE	BUFFALO	NY	14220 Erie	Bank of America
47 DOWNING ST	BUFFALO	NY	14220 Erie	Manufacturers and Traders Trust Company
751 Tift St	Buffalo	NY	14220 Erie	Ocwen Loan Servicing, LLC
77 ALTRURIA STREET	BUFFALO	NY	14220 Erie	Manufacturers and Traders Trust Company
82 OCONNOR AVENUE	BUFFALO	NY	14220 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
17 University Ct	Amherst	NY	14221 Erie	Ocwen Loan Servicing, LLC
194 HARDING RD	AMHERST	NY	14221 Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
217 N Union Rd	Amherst	NY	14221 Erie	Ocwen Loan Servicing, LLC
355 MAPLE RD	AMHERST	NY	14221 Erie	Ditech Financial LLC
4306 SHIMERVILLE RD	CLARENCE	NY	14221 Erie	Ditech Financial LLC
5482 Village Station Cir	Williamsville	NY	14221 Erie	Ocwen Loan Servicing, LLC
66 FOREST HILL DRIVE	AMHERST	NY	14221 Erie	Manufacturers and Traders Trust Company
8667 sheridan hill dr	clarence	NY	14221 Erie	Manufacturers and Traders Trust Company
8679 Sunset Dr	Clarence	NY	14221 Erie	Ocwen Loan Servicing, LLC

88 CADMAN DRIVE	WILLIAMSVILLE	NY	14221	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
1042 HIGHLAND AVENUE	TONAWANDA	NY	14223	Erie	Ditech Financial LLC
22 Harrison Ave	Buffalo	NY	14223	Erie	Ocwen Loan Servicing, LLC
264 ORCHARD DR	TONAWANDA	NY	14223	Erie	Manufacturers and Traders Trust Company
297 Chelsea Street	Tonawanda	NY	14223	Erie	Ocwen Loan Servicing, LLC
297 Grandview Ave	Tonawanda	NY	14223	Erie	Ocwen Loan Servicing, LLC
305 HAWTHORNE AVE	BUFFALO	NY	14223	Erie	CitiMortgage, Inc.
33 Marjorie Dr	Buffalo	NY	14223	Erie	Ocwen Loan Servicing, LLC
62 CABLE ST	TONAWANDA	NY	14223	Erie	CitiMortgage, Inc.
69 PAIGE AVE	BUFFALO	NY	14223	Erie	Ditech Financial LLC
125 Barnsdale Ave	West Seneca	NY	14224	Erie	Ocwen Loan Servicing, LLC
213 CARRIAGE PARK	WEST SENECA	NY	14224	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
219 KIRKWOOD DRIVE	WEST SENECA	NY	14224	Erie	CitiMortgage, Inc.
264 BARNSDALE AVE	WEST SENECA	NY	14224	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
27 HIGHLAND AVE	WEST SENECA	NY	14224	Erie	CitiMortgage, Inc.
30 Roosevelt Ave	West Seneca	NY	14224	Erie	Ocwen Loan Servicing, LLC
31 LUDWIG AVENUE	WEST SENECA	NY	14224	Erie	Manufacturers and Traders Trust Company
35 Hemlock Dr	W Seneca	NY	14224	Erie	Ocwen Loan Servicing, LLC
52 KIRKWOOD DRIVE	WEST SENECA	NY	14224	Erie	Manufacturers and Traders Trust Company
62 PATRICIA DRIVE	WEST SENECA	NY	14224	Erie	Bank of America
70 ANGLE RD	WEST SENECA	NY	14224	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
761 MAIN STREET	WEST SENECA	NY	14224	Erie	CitiMortgage, Inc.
77 EBENEZER DRIVE	WEST SENECA	NY	14224	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
80 OAKHILL DR	WEST SENECA	NY	14224	Erie	CitiMortgage, Inc.
839 ELM AVE	WEST SENECA	NY	14224	Erie	CitiMortgage, Inc.
96 NEUBAUER	WEST SENECA	NY	14224	Erie	Bank of America
137 Pienkofer Dr	Cheektowaga	NY	14225	Erie	Bank of America
155 AVERY ST	CHEEKTOWAGA	NY	14225	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
157 NADINE DRIVE	CHEEKTOWAGA	NY	14225	Erie	CitiMortgage, Inc.
159 Danbury Dr	Cheektowaga	NY	14225	Erie	Ocwen Loan Servicing, LLC
16 FEDERAL AVENUE	CHEEKTOWAGA	NY	14225	Erie	Manufacturers and Traders Trust Company
178 HEATHER ROAD	CHEEKTOWAGA	NY	14225	Erie	CitiMortgage, Inc.
18 ROWLAND AVENUE	CHEEKTOWAGA	NY	14225	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
18 WINDCREST DRIVE	CHEEKTOWAGA	NY	14225	Erie	CitiMortgage, Inc.
201 Orchard Pl	Cheektowaga	NY	14225	Erie	Ocwen Loan Servicing, LLC
23 VICTORIA BLVD	CHEEKTOWAGA	NY	14225	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
25 LINDBERGH CT	CHEEKTOWAGA	NY	14225	Erie	CitiMortgage, Inc.
274 Cherokee Dr	Cheektowaga	NY	14225	Erie	Ocwen Loan Servicing, LLC
280 MEADOWLAWN ROAD	CHEEKTOWAGA	NY	14225	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
322 Cherokee Drive	Cheektowaga	NY	14225	Erie	Ocwen Loan Servicing, LLC
368 ELLEN DR	CHEEKTOWAGA	NY	14225	Erie	Ditech Financial LLC
47 Avery Pl	Buffalo	NY	14225	Erie	Ocwen Loan Servicing, LLC
51 HEATHER ROAD	CHEEKTOWAGA	NY	14225	Erie	Manufacturers and Traders Trust Company
67 AD WINDWOOD CT	CHEEKTOWAGA	NY	14225	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
72 ELAINE COURT	CHEEKTOWAGA	NY	14225	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
125 WESTFIELD ROAD	AMHERST	NY	14226	Erie	Manufacturers and Traders Trust Company
13 MEADOW LEW DR	AMHERST	NY	14226	Erie	Manufacturers and Traders Trust Company
1436 EGGERT ROAD	BUFFALO	NY	14226	Erie	CitiMortgage, Inc.
305 MOUNT VERNON	SNYDER	NY	14226	Erie	Ditech Financial LLC
351 WINDERMERE BLVD	AMHERST	NY	14226	Erie	CitiMortgage, Inc.
38 THOMAS JEFFERSON LN	AMHERST	NY	14226	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
38 ARGYLE AVENUE	AMHERST	NY	14226	Erie	Ocwen Loan Servicing, LLC
390 Getzville Rd	Amherst	NY	14226	Erie	Ocwen Loan Servicing, LLC
3912N BAILEY AVE	AMHERST	NY	14226	Erie	Manufacturers and Traders Trust Company
4911 HARLEM RD	BUFFALO	NY	14226	Erie	Ditech Financial LLC
51 MANNING ROAD	AMHERST	NY	14226	Erie	CitiMortgage, Inc.
17 Yvette Dr	Cheektowaga	NY	14227	Erie	Ocwen Loan Servicing, LLC
3016 WILLIAM STREET	CHEEKTOWAGA	NY	14227	Erie	CitiMortgage, Inc.
90 MAYBERRY DRIVE WEST	BUFFALO	NY	14227	Erie	Wells Fargo Bank (Wells Fargo Home Mortgage)
295 S ELLICOTT CREEK RD	AMHERST	NY	14228	Erie	Ditech Financial LLC
59 Ayrault Dr	Amherst	NY	14228	Erie	Ocwen Loan Servicing, LLC
92 SWEETWOOD	AMHERST	NY	14228	Erie	Ditech Financial LLC