



**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date:09/24/2014**

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<b>LRC 1:</b> 801 61st St N.	<b>Owner(s):</b>	RMAC Trust / US Bank Assn Tre
<b>LRC 2:</b> 5211 2nd Ave S.	<b>Owner(s):</b>	Natalie & Clarence M Johnson Jr.
<b>LRC 3:</b> 665 23rd Ave S.	<b>Owner(s):</b>	JD8 Investment Properties LLC
<b>LRC 4:</b> 163 SE Lincoln Cir N.	<b>Owner(s):</b>	HSBC Bank USA TRE
<b>LRC 5:</b> 668 12th Ave S.	<b>Owner(s):</b>	Andre & Michelle Boonzaier
<b>LRC 6:</b> 1908 Arrowhead Dr NE	<b>Owner(s):</b>	Nationstar Mortgage
<b>LRC 7:</b> 431 80th Ave N.	<b>Owner(s):</b>	Federal Home Loan Mortgage Corp.

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<b>LR 1:</b> 2601 Central Ave.	<b>Owner(s):</b>	Athvest LLC
	<b>Representative:</b>	John Nertney
<b>LR 2:</b> 811 Newton Ave S.	<b>Owner(s):</b>	Dalland Properties LP
	<b>Representative:</b>	Kelley Juneau
<b>LR 3:</b> 2252 8th Ave N	<b>Owner(s):</b>	Citi Mortgage
	<b>Representative:</b>	Christine Delgado



# Lien Release Consent Items



Report LRC1 Part 1 of 1

Report Prepared On: 9/10/2014  
Meeting Date: 9/24/2014

## Consent Item

Property Address	801 61st St N.
Current Owner(s)	RMAC Trust / USA Bank National Assn Tre

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
08-8644	801 61st N	Jon Nguyen & Jessica Boles	11/18/2008	\$1,200
10-6007	801 61st N	Jessica Boles	12/14/2010	\$2,800
10-6007	801 61st N	Jessica Boles	11/16/2010	\$2,100
10-6007	801 61st N	Jessica Boles	10/26/2010	\$400
<b>Total Amount of Liens Certified:</b>				<b>\$6,500</b>

**Details:** This property is subject to foreclosure action. If the plaintiff in the foreclosure suit had named the city as a defendant, the CEB liens would have been foreclosed as a matter of law. Rather than requiring the current owner to begin new foreclosure action with the city named as the defendant, staff requests the liens be released from the property address only and remain in the name of the owner at the time of the lien.



Report LRC2 Part 1 of 1

Report Prepared On: 9/10/2014  
Meeting Date: 9/24/2014

### Consent Item

Property Address	5211 2nd Ave S.
Current Owner(s)	Natalie J & Clarence M Johnson Jr.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-3331	5211 2nd Ave S	Natalie J & Clarence M Johnson Jr.	09/24/2013	\$2,800
13-3331	5211 2nd Ave S	Natalie J & Clarence M Johnson Jr.	08/27/2013	\$3,700
Total Amount of Liens Certified:				\$6,500

Details: In error these liens were certified. City Staff request the liens be released in their entirety.



Report LRC3 Part 1 of 1

Report Prepared On: 9/10/2014  
Meeting Date: 9/24/2014

### Consent Item

Property Address	665 23rd Ave S.
Current Owner(s)	JD8 Investment Properties LLC

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
10-2654	665 23rd Ave S.	Robert Corey	09/21/2010	\$2,800
10-2654	665 23rd Ave S.	Robert Corey	08/24/2010	\$2,800
10-2654	665 23rd Ave S.	Robert Corey	07/27/2010	\$900
Total Amount of Liens Certified:				\$6,500

Details: Per Legal city staff requests these liens be released in their entirety.



Report LRC4 Part 1 of 1

Report Prepared On: 9/10/2014  
Meeting Date: 9/24/2014

### Consent Item

Property Address	163 SE Lincoln Cir N
Current Owner(s)	HSBC Bank USA Tre

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-246	163 SE Lincoln Cir N.	Roxanne & Michael E Goldberg	08/23/2011	\$6,300
11-246	163 SE Lincoln Cir N.	Roxanne & Michael E Goldberg	06/21/2011	\$3,000
Total Amount of Liens Certified:				\$9,300

Details: This property is subject to foreclosure action. If the plaintiff in the foreclosure suit had named the city as a defendant, the CEB liens would have been foreclosed as a matter of law. Rather than requiring the current owner to begin new foreclosure action with the city named as the defendant, staff requests the liens be released from the property address only and remain in the name of the owner at the time of the lien.



Report LRC5 Part 1 of 1

Report Prepared On: 9/10/2014  
Meeting Date: 9/24/2014

### Consent Item

Property Address	668 12th Ave S
Current Owner(s)	Michelle & Andre Boonzaier

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
10-14896	668 12th Ave S.	M G Equipment LLC	01/25/2011	\$4,200
10-14896	668 12th Ave S.	M G Equipment LLC	12/14/2010	\$2,800
10-14896	668 12th Ave S.	M G Equipment LLC	11/16/2010	\$500
Total Amount of Liens Certified:				\$7,500

Details: In error these liens were certified. City Staff request the liens be released in their entirety.



Report LRC6 Part 1 of 1

Report Prepared On: 9/11/2014  
Meeting Date: 9/24/2014

### Consent Item

Property Address	1908 Arrowhead Dr NE
Current Owner(s)	Nationstar Mortgage

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
12-4038	1908 Arrowhead Dr NE	Gregory & Gregory Baden	12/18/2012	\$12,600
12-4038	1908 Arrowhead Dr NE	Gregory & Gregory Baden	09/25/2012	\$1,800
Total Amount of Liens Certified:				\$14,400

Details: This property is subject to foreclosure action. If the plaintiff in the foreclosure suit had named the city as a defendant, the CEB liens would have been foreclosed as a matter of law. Rather than requiring the current owner to begin new foreclosure action with the city named as the defendant, staff requests the liens be released from the property address only and remain in the name of the owner at the time of the lien.





Report LRC7 Part 1 of 1

Report Prepared On: 9/11/2014  
Meeting Date: 9/24/2014

## Consent Item

Property Address	431 80th Ave N.
Current Owner(s)	Federal Home Loan Mortgage Corp.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
09-1656	431 80th Ave N.	Alfred J Dubiel	11/17/2009	\$2,100
09-1656	431 80th Ave N.	Alfred J Dubiel	10/27/2009	\$3,500
09-1656	431 80th Ave N.	Alfred J Dubiel	09/22/2009	\$2,800
09-1656	431 80th Ave N.	Alfred J Dubiel	08/25/2009	\$3,700
<b>Total Amount of Liens Certified:</b>				<b>\$12,100</b>

**Details: This property is subject to foreclosure action. If the plaintiff in the foreclosure suit had named the city as a defendant, the CEB liens would have been foreclosed as a matter of law. Rather than requiring the current owner to begin new foreclosure action with the city named as the defendant, staff requests the liens be released from the property address only and remain in the name of the owner at the time of the lien.**



# Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 9/10/2014  
Meeting Date: 9/24/2014

Liens being considered below resulted from:  Violations at the Property

Applicant Request:  Release Lien(s) in its/their entirety

Property Address	2601 Central Ave	Date of CEB Hearing	7/25/2012
Current Owner(s)	Athvest, LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	7/20/2012

Notices Mailed To Following Address(es)	Case #	10-22553	Case #	
	Street	1320 E 9th Ave	Street	
	City	Tampa	State	FL

0	Active Violation Cases Currently at Subject Property
0	Other Properties in Pinellas County in the Name of the Current Owner
0	Active Violation Cases at Other Properties in the Name of the Current Owner
0	Active Tracking or Monitoring Cases in the Name of the Current Owner

Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
10-22553	11/12/10	12/17/12	In compliance	Gas Kwick Inc	2601 Central Ave	11/13/2012	\$2,100
10-22553	11/12/10	12/17/12	In compliance	Gas Kwick Inc	2601 Central Ave	10/23/2012	\$2,800
10-22553	11/12/10	12/17/12	In compliance	Gas Kwick Inc	2601 Central Ave	9/25/2012	\$2,800
10-22553	11/12/10	12/17/12	In compliance	Gas Kwick Inc	2601 Central Ave	8/28/2012	\$900
<b>Total Amount of Liens Certified:</b>							<b>\$8,600</b>

Active Violations at Time First Lien was Certified	
10-22553	Inoperative Motor Vehicle - RV without current tag parked at the property.

Representative Present at CEB Hearing	No
Representative Present at	0 of 4 Lien Hearings

Person to Attend Hearing	John Nertney	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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**Details:** Current owner purchased the property from Gas Kwick Inc. on May 20th 2014.



Report LR-2 Part 1 of 1

Report Prepared On: 9/11/2014

Meeting Date: 9/24/2014

Liens being considered below resulted from:  Violations at the Property

Applicant Request:  Release Lien(s) in its/their entirety

Property Address	811 Newton Ave S.	Date of CEB Hearing	10/23/2013
Current Owner(s)	Dalland Properties LP	CEB Certified Mail Claimed	Yes
		Date Property Posted	10/9/2013

Notices Mailed To Following Address(es)	Case #	13-2608	Case #	
	Street	2300 E Las Olas Blvd	Street	
	City	Ft. Lauderdale	State	FL

0	Active Violation Cases Currently at Subject Property
67	Other Properties in Pinellas County in the Name of the Current Owner
22	Active Violation Cases at Other Properties in the Name of the Current Owner
16	Active Tracking or Monitoring Cases in the Name of the Current Owner

Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
13-2608	02/20/13	08/26/14	In compliance	Dalland Properties	811 Newton Ave S	12/17/2013	\$3,000
13-2608	02/20/13	08/26/14	In compliance	Dalland Properties	811 Newton Ave S	1/21/2014	\$3,500
13-2608	02/20/13	08/26/14	In compliance	Dalland Properties	811 Newton Ave S	2/25/2014	\$3,500
<b>Total Amount of Liens Certified:</b>							<b>\$10,000</b>

Active Violations at Time First Lien was Certified	
13-2608	<b>Certificate of Insp Required</b> - unit is occupied without certificate of inspection on file.
	<b>Fascia/Soffit Disrepair</b> - Rotten Fascia on west side of structure.
	<b>Electric Disrepair/ Unsafe</b> - Protective coverplate at exterior electrical panel is not properly secured.
	<b>Maintenance- Structure/Parts</b> - Missing light globe at front bedroom ceiling fan.

<b>Representative Present at CEB Hearing</b>	No
<b>Representative Present at</b>	0 of 3 <b>Lien Hearings</b>

Person to Attend Hearing	Kelley Juneau - Chp Management	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

**Details:** All mail was signed for by owner. There was no contact with the owner until after the liens were placed on the property. The only contact started on 7/30/14 from Property Manager Kelley.



Report LR-3 Part 1 of 1

Report Prepared On: 9/11/2014

Meeting Date: 9/24/2014

Liens being considered below resulted from:  Violations at the Property

Applicant Request:  Release Lien(s) in its/their entirety

Property Address	2252 8th Ave N.	Date of CEB Hearing	11/20/2013
Current Owner(s)	Citi Mortgage	CEB Certified Mail Claimed	Yes
		Date Property Posted	11/1/2013

Notices Mailed To Following Address(es)	Case #	13-13264	Case #	
	Street	1000 Technology Dr.	Street	
	City	O Fallon	State	MO

0	Active Violation Cases Currently at Subject Property
0	Other Properties in Pinellas County in the Name of the Current Owner
0	Active Violation Cases at Other Properties in the Name of the Current Owner
0	Active Tracking or Monitoring Cases in the Name of the Current Owner

Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
13-13264	07/15/13	08/07/14	In compliance	Citi Mortgage	2252 8th Ave N	3/25/2014	\$2,800
13-13264	07/15/13	08/07/14	In compliance	Citi Mortgage	2252 8th Ave N	2/25/2014	\$3,700
13-13264	07/15/13	08/07/14	In compliance	Citi Mortgage	2252 8th Ave N	1/21/2014	\$3,700
<b>Total Amount of Liens Certified:</b>							<b>\$10,200</b>

Active Violations at Time First Lien was Certified	
13-13264	Door Screen disrepair- Front screen door has torn screen
	Fascia/Soffit Disrepair- Rotten Soffit in the rear
	Junk/Rubbish/Outdoor Storage
	Porch Disrepair- Front porch has torn screens
	Window glass- Broken/missing glass Window screens- Torn window screens
	Door - Exterior - Front entry door is not in good repair

Representative Present at CEB Hearing	No
Representative Present at	0 of 3 Lien Hearings

Person to Attend Hearing	Christine Delgado	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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**Details:** All mail was signed for by owner. There was no contact with the owner until after the liens were placed on the property. The only contact started on 4/22/14 from Property Manager Christine.