



CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:1/21/2015

LRC 1: 5811 Magnolia St N.	Owner(s):	USA Housing & Urban Development
LRC 2: 4212 18th St N	Owner(s):	Stanwich Mtg Loan Trust
LRC 3: 790 27th Ave S.	Owner(s):	Aleric Hardy
LRC 4: 1845 47th St S.	Owner(s):	City of St. Petersburg
LRC 5: 2421 Granada Cir E.	Owner(s):	Wells Fargo Bank
LRC 6: 811 11th St S.	Owner(s):	USA Federal National Mortgage Assn.

LR 1: 4614 3rd Ave N.	Owner(s):	Laura L. & Michael R Puckett
LR 2: 1863 34th St S.	Owner(s): Representative:	David Apel Trust Laura Bamond
LR 3: 935 9th Ave S.	Owner(s):	Patricia Revello



Lien Release Consent Items



Report LRC1 Part 1 of 1

Report Prepared On: 1/5/2015
Meeting Date: 1/21/2015

Consent Item

Property Address	5811 Magnolia St N.
Current Owner(s)	USA Housing and Urban Development

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
06-6087	5811 Magnolia St N	Lisa & Matthew Diaz	10/24/2006	\$1,400
06-6087	5811 Magnolia St N	Lisa & Matthew Diaz	09/26/2006	\$1,850
06-6087	5811 Magnolia St N	Lisa & Matthew Diaz	02/27/2007	\$6,250
06-6087	5811 Magnolia St N	Lisa & Matthew Diaz	03/27/2007	\$1,400
Total Amount of Liens Certified:				\$10,900

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



Report LRC2 Part 1 of 1

Report Prepared On: 1/5/2015
Meeting Date: 1/21/2015

Consent Item

Property Address	4212 18th St N.
Current Owner(s)	Stanwich Mtg Loan Trust / Christiana Trust Tre.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-7277	4212 18th St N.	Michelle & Timothy R. Russell	01/24/2012	\$4,200
11-7277	4212 18th St N.	Michelle & Timothy R. Russell	12/13/2011	\$2,800
11-7277	4212 18th St N.	Michelle & Timothy R. Russell	11/15/2011	\$2,100
11-7277	4212 18th St N.	Michelle & Timothy R. Russell	10/25/2011	\$2,800
11-7277	4212 18th St N.	Michelle & Timothy R. Russell	09/27/2011	\$900
Total Amount of Liens Certified:				\$12,800

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 LRC3 Part 1 of 1

Report Prepared On: 1/6/2015
Meeting Date: 1/21/2015

Consent Item

Property Address	790 27th Ave S.
Current Owner(s)	Aleric C Hardy

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-5743	790 27th Ave S.	Aleric C. Hardy	10/21/2014	\$3,000
Total Amount of Liens Certified:				\$3,000

Details: City staff requests these liens be released in their entirety.



Report LRC4 Part 1 of 1

Report Prepared On: 1/7/2015
Meeting Date: 1/21/2015

Consent Item

Property Address	1845 47th St S.
Current Owner(s)	Anna Glodek

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
06-4325	1845 47th St S.	Anna Glodek	11/14/2006	\$2,300
06-4325	1845 47th St S.	Anna Glodek	04/24/2007	\$16,100
06-19443	1845 47th St S.	Anna Glodek	04/24/2007	\$7,500
Total Amount of Liens Certified:				\$25,900

Details: The City has acquired this property under the Neighborhood Stabilization Program. City staff requests these liens be released in their entirety.



Report LRC5 Part 1 of 1

Report Prepared On: 1/7/2015
Meeting Date: 1/21/2015

Consent Item

Property Address	2421 Granada Cir E
Current Owner(s)	Wells Fargo Nank, N.A.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
12-23957	2421 Granada Cir E.	Lisa Rodriguez	07/23/2013	\$2,800
12-23957	2421 Granada Cir E.	Lisa Rodriguez	06/25/2013	\$3,500
12-23957	2421 Granada Cir E.	Lisa Rodriguez	05/21/2013	\$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 LRC6 Part 1 of 1

Report Prepared On: 1/8/2015
Meeting Date: 1/21/2015

Consent Item

Property Address	811 11th St S.
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
10-707	811 11th St S.	Marcia Thomas & Thomas A Tolisano	10/26/2010	\$3,500
10-707	811 11th St S.	Marcia Thomas & Thomas A Tolisano	09/21/2010	\$2,800
10-707	811 11th St S.	Marcia Thomas & Thomas A Tolisano	08/24/2010	\$2,800
10-707	811 11th St S.	Marcia Thomas & Thomas A Tolisano	07/27/2010	\$3,700
Total Amount of Liens Certified:				\$12,800

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: 1/6/2015
Meeting Date: 1/21/2015

Liens being considered below resulted from: Violations at the Property

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

Property Address	4614 3rd Ave N.	Date of CEB Hearing	7/23/2014
Current Owner(s)	Laura L & Michael R Puckett	CEB Certified Mail Claimed	Yes
		Date Property Posted	7/11/2014

Notices Mailed To Following Address(es)	Case #	14-4142	Case #	
	Street	830 118th Ter N Apt 1	Street	
	City	Saint Petersburg	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
14-4142	03/17/14	11/18/14	In compliance	Laura & Michael Puckett	4614 3rd Ave N.	9/23/2014	\$2,800
14-4142	03/17/14	11/18/14	In compliance	Laura & Michael Puckett	4614 3rd Ave N.	8/26/2014	\$900
Total Amount of Liens Certified:							\$3,700

Active Violations at Time First Lien was Certified										
14-4142	Trees/Branches Hazardous									
	Landscaping-Damage/Trimming									
Representative Present at CEB Hearing							Yes			
Representative Present at							0	of	2	Lien Hearings

Person to Attend Hearing	Laura L Puckett	If person attending hearing is not Owner, is Authorization to Represent on File?

Details:
 6/16/14: July Notice of Hearing addressed to Michael Puckett signed by: Illegible
 7/11/14: July Notice of Hearing posted at property.
 7/23/14: July Public Hearing: Owner/representative attended hearing. Owner took recommendation of 25 days.
 7/31/14: Order of the Board addressed to Michael Puckett signed by: L. Puckett
 8/26/14: Aug Special Magistrate Hearing: Owner/ Representative did not attend hearing. Lien certified for \$900.00
 9/23/14: Sep Special Magistrate Hearing: Owner/ Representative did not attend hearing. Lien certified for \$3,700.00
 11/13/14: Fax Received: Laura Puckett faxed contract for property.
 11/16/14: Telephone Conversation: Laura Puckett called tree taken down.
 11/18/14: Close Case



Report LR-2 Part 1 of 1

Report Prepared On: 1/6/2015
Meeting Date: 1/21/2015

Liens being considered below resulted from: Violations at the Property

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

Property Address	1863 34th St S.	Date of CEB Hearing	3/27/2002
Current Owner(s)	David Apel Trust	CEB Certified Mail Claimed	N/A
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	01-10209		Case #	
	Street	1863 34th St S.		Street	
	City	St. Petersburg	State	FL	City

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
1-10209	06/04/01	06/25/02	In compliance	David Apel	1863 34th St S.	4/24/2002	\$800
1-10209	06/04/01	06/25/02	In compliance	David Apel	1863 34th St S.	5/22/2002	\$2,800
Total Amount of Liens Certified:							\$3,600

Active Violations at Time First Lien was Certified	
1-10209	Junk/Rubbish/Outdoor Storage
	Tree Branches overhanging row

Representative Present at CEB Hearing	No
Representative Present at	0 of 2 Lien Hearings

Person to Attend Hearing	Laura Bamond	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:
 03/26/02 **Received letter** from Mr. Apel stating he is out of country and will not be back until May 3, 2002. He had arranged for a company to take care of the lot but they never completed the work. He is in the process of getting someone else to do the work.
 03/27/02: March Public Hearing: Owner/representative did not attend hearing. Board gave 20 days.
 04/24/02: Apr Special Magistrate Hearing: Owner/ Representative did not attend hearing. Lien certified for \$800.00
 04/29/02 **Received letter** from Mr. Apel stating his desires on removing the tree and his displeasure with the city.
 05/22/02: May Special Magistrate Hearing: Owner/ Representative did not attend hearing. Lien certified for \$2,800.00
 06/25/02: Close Case



Report LR-3 Part 1 of 1

Report Prepared On: 1/7/2015

Meeting Date: 1/21/2015

Liens being considered below resulted from: Violations at the Property

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

Property Address	935 9th Ave S.	Date of CEB Hearing	N/A
Current Owner(s)	Patricia Revello	CEB Certified Mail Claimed	No
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	11-11148	Case #	06-3067 & 98-12513
	Street	PO Box 872	Street	N/A
	City	Land O Lakes	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
98-12513	05/26/98	02/18/99	In compliance	Elba Reaves & Delirs Reaves	935 9th Ave S.	1/27/1999	\$1,800
06-3067	02/07/06	01/05/07	In compliance	Faith I Weir Felder	935 9th Ave S.	11/14/2006	\$4,800
06-3067	02/07/06	01/05/07	In compliance	Faith I Weir Felder	935 9th Ave S.	9/26/2006	\$3,500
06-3067	02/07/06	01/05/07	In compliance	Faith I Weir Felder	935 9th Ave S.	8/22/2006	\$3,000
11-11148	06/28/11	01/23/14	In compliance	9th Lancaster Trust	935 9th Ave S.	3/27/2012	\$3,500
11-11148	06/28/11	01/23/14	In compliance	9th Lancaster Trust	935 9th Ave S.	2/21/2012	\$2,800
11-11148	06/28/11	01/23/14	In compliance	9th Lancaster Trust	935 9th Ave S.	1/24/2012	\$4,200
11-11148	06/28/11	01/23/14	In compliance	9th Lancaster Trust	935 9th Ave S.	12/13/2011	\$2,300
Total Amount of Liens Certified:							\$25,900

Active Violations at Time First Lien was Certified	
98-12513	Structure Numbers, Approved Parking Area, Standard Building Code
06-3067	Accessory Structure-Repairs, Door-Exterior, Window Glass, Window, Junk/Trash/Debris
11-11148	Nuisances- Bee Hive

Representative Present at CEB Hearing		N/A
Representative Present at		0 of 8 Lien Hearings

Person to Attend Hearing	Patricia Revello	If person attending hearing is not Owner, is Authorization to Represent on File?
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Details: Current owner Patricia Revello took ownership on 10/15/13 after the liens were placed.