



CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date: 02/25/2015

LRC 1:	1901 26th Ave S.	Owner(s):	Nationstar Mortgage LLC
LRC 2:	141 20th Ave S.	Owner(s):	Wayne & James Croushorn
LRC 3:	1221 Fargo St S.	Owner(s):	US Bank National Association
LRC 4:	1765 Youvil Ct S.	Owner(s):	Shakonda Howard
LRC 5:	2009 14th Ave S.	Owner(s):	RiverGulf Investments LLC
LRC 6:	5201 Dr. ML King Jr St S.	Owner(s):	Bay Area Family Trust
LRC 7:	4321 16th Ave S.	Owner(s):	JP Morgan Chase Bank Natl Assn.
LRC 8:	865 17th Ave S.	Owner(s):	Daniel Parks
LRC 9:	510 28th Ave S.	Owner(s):	USA Federal National Mortgage Assn.
LRC 10:	2072 29th Ave N.	Owner(s):	US Bank National Assn.
LRC 11:	6466 3rd Ave S.	Owner(s):	Federal Home Loan Mortgage Corp.
LRC 12:	3613 36th Ave N.	Owner(s):	USA Federal National Mortgage Assn.
LRC 13:	6031 Hobson St NE	Owner(s):	LTD Family Trust LLC
LRC 14:	6221 1st Ave N.	Owner(s):	LTD Family Trust LLC
LRC 15:	269 15th St N.	Owner(s):	US Bank National Assn.
LRC 16:	3111 34th Ave N.	Owner(s):	Bank of New York Mellon Tre
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LR 1:	790 27th Ave S.	Owner(s):	Trust 790
		Representative:	Aleric C. Hardy
LR 2:	2421 Granada Circle E.	Owner(s):	Wells Fargo Bank
		Representative:	Robert Helming
LR 3:	5016 41st St S.	Owner(s):	Walter A Peifer
LR 4:	5664 31st Ave N.	Owner(s):	USA Federal National Mortgage Assn.
		Representative:	Alan Marsh
LR 5:	4600 Ventian Blvd NE	Owner(s):	Jose S. & Delia L. Tayagui



Lien Release Consent Items



Report LRC1 Part 1 of 1

Report Prepared On: 2/3/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	1901 26th Ave S.
Current Owner(s)	Nation Star Mortgage

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-16145	1901 26th Ave S	Ronald Finkel	03/25/2014	\$2,800
13-16145	1901 26th Ave S	Ronald Finkel	02/25/2014	\$3,500
13-16145	1901 26th Ave S	Ronald Finkel	01/21/2014	\$3,700
Total Amount of Liens Certified:				\$10,000

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: 2/3/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	141 20th Ave S.
Current Owner(s)	James L. & Wayne Croushorn

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-16122	141 20th Ave S.	James L. & Wayne Croushorn	01/20/2015	\$900
Total Amount of Liens Certified:				\$900

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



Report LRC3 Part 1 of 1

Report Prepared On: 2/3/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	1221 Fargo St S.
Current Owner(s)	US Bank National Association Trustee

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-4254	1734 19th St S.	New Horizon Realty South LLC	03/27/2012	\$3,500
11-4254	1734 19th St S.	New Horizon Realty South LLC	02/21/2012	\$2,800
11-4254	1734 19th St S.	New Horizon Realty South LLC	01/24/2012	\$4,400
Total Amount of Liens Certified:				\$10,700

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 crossed attached property address only and remain in the name of the owner at the time of the lien.



Report LRC4 Part 1 of 1

Report Prepared On: 2/3/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	1765 Youval Ct S.
Current Owner(s)	Shakonda Howard

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-2857	1765 Youvil Ct S.	Shakonda Howard	08/26/2014	\$850
Total Amount of Liens Certified:				\$850

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



Report LRC5 Part 1 of 1

Report Prepared On: 2/3/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	2009 14th Ave S.
Current Owner(s)	RiverGulf Investments LLC

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-2761	2009 14th Ave S.	Gussie Shelby Est.	06/24/2014	\$900
Total Amount of Liens Certified:				\$900

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



Report LRC6 Part 1 of 1

Report Prepared On: 2/3/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	5201 DR. ML King Jr. St S.
Current Owner(s)	Bay Area Trust LLC

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-15655	5201 Dr. ML King Jr. St S.	Bear Stearns Arm Trust	01/20/2015	\$3,700
Total Amount of Liens Certified:				\$3,700

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



Report LRC7 Part 1 of 1

Report Prepared On: 2/3/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	4321 16th Ave S.
Current Owner(s)	JP Morgan Chase Bank Natl Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
09-17846	4321 146th Ave S.	David Walker Services LLC	03/23/2010	\$2,800
09-17846	4321 146th Ave S.	David Walker Services LLC	02/23/2010	\$2,800
09-17846	4321 146th Ave S.	David Walker Services LLC	01/26/2010	\$1,600
09-17846	4321 146th Ave S.	David Walker Services LLC	04/27/2010	\$3,500
Total Amount of Liens Certified:				\$10,700

Details: The city was named as a defendant in the foreclosure action. The CEB lien were foreclosed as a matter of law. The city requests the liens be released in their entirety.



Report LRC8 Part 1 of 1

Report Prepared On: 2/9/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	865 17th Ave S.
Current Owner(s)	Daniel Parks

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
12-22812	865 17th Ave S.	Daniel Parks	01/20/2015	\$15,600
Total Amount of Liens Certified:				\$15,600

Details: Lien was certified in error. City staff requests these liens be released in their entirety.



Report LRC9 Part 1 of 1

Report Prepared On: 2/10/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	510 28th Ave S.
Current Owner(s)	Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-5744	510 28th Ave S.	Ronald Finkel	08/26/2014	\$900
14-5744	510 28th Ave S.	Ronald Finkel	09/23/2014	\$2,800
Total Amount of Liens Certified:				\$3,700

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 crossed attached property address only and remain in the name of the owner at the time of the lien.



Report LRC10 **Part** 1 **of** 1

Report Prepared On: 2/10/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	2072 29th Ave N
Current Owner(s)	US Bank National Association Tre

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
10-5164	2072 29th Ave N	Steven A & Sheryl M Ware	01/25/2011	\$4,200
10-5164	2072 29th Ave N	Steven A & Sheryl M Ware	12/14/2010	\$2,800
10-5164	2072 29th Ave N	Steven A & Sheryl M Ware	11/16/2010	\$2,100
10-5164	2072 29th Ave N	Steven A & Sheryl M Ware	10/26/2010	\$3,700
11-7765	2072 29th Ave N	Steven A & Sheryl M Ware	01/24/2012	\$4,200
11-7765	2072 29th Ave N	Steven A & Sheryl M Ware	12/13/2011	\$2,800
11-7765	2072 29th Ave N	Steven A & Sheryl M Ware	11/15/2011	\$2,100
11-7765	2072 29th Ave N	Steven A & Sheryl M Ware	10/25/2011	\$2,800
11-7765	2072 29th Ave N	Steven A & Sheryl M Ware	09/27/2011	\$400
Total Amount of Liens Certified:				\$25,100

Details: Per Legal, City Staff requests the liens be released in their entirety.



Report LRC11 Part 1 of 1

Report Prepared On: 2/10/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	6466 3rd Ave S.
Current Owner(s)	Federal Home Loan Mortgage Corp.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-19670	6466 3rd Ave S.	William & Brenda Lebretton	09/23/2014	\$1,400
13-19670	6466 3rd Ave S.	William & Brenda Lebretton	08/26/2014	\$1,750
13-19670	6466 3rd Ave S.	William & Brenda Lebretton	07/22/2014	\$1,400
13-19670	6466 3rd Ave S.	William & Brenda Lebretton	06/24/2014	\$1,850
Total Amount of Liens Certified:				\$6,400

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 crossed attached property address only and remain in the name of the owner at the time of the lien.



Report LRC12 Part 1 of 1

Report Prepared On: 2/10/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	3613 36th Ave N.
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-11507	3613 36th Ave N.	Annette Starkey	03/25/2014	\$2,800
13-11507	3613 36th Ave N.	Annette Starkey	02/25/2014	\$3,500
13-11507	3613 36th Ave N.	Annette Starkey	01/21/2014	\$3,700
Total Amount of Liens Certified:				\$10,000

Details: Per Legal, City Staff requests the liens be released in their entirety.



Report LRC13 Part 1 of 1

Report Prepared On: 2/10/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	6031 Hobson St NE
Current Owner(s)	LTD Family Trust LLC

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-10057	6031 Hobson St NE	Michael Scaringe	08/26/2014	\$3,500
13-10057	6031 Hobson St NE	Michael Scaringe	07/22/2014	\$2,800
13-10057	6031 Hobson St NE	Michael Scaringe	06/24/2014	\$900
Total Amount of Liens Certified:				\$7,200

Details: Per Legal, City Staff requests the liens be released in their entirety.



Report LRC14 Part 1 of 1

Report Prepared On: 2/10/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	6221 1st Ave N.
Current Owner(s)	Federal Home Loan Mortgage Corp.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-5061	6221 1st Ave N.	Shane Matthews	09/23/2014	\$2,800
14-5061	6221 1st Ave N.	Shane Matthews	08/26/2014	\$3,700
Total Amount of Liens Certified:				\$6,500

Details: Per Legal, City Staff requests the liens be released in their entirety.



Report LRC15 Part 1 of 1

Report Prepared On: 2/10/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	269 15th St N.
Current Owner(s)	US Bank National Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
07-8524	269 15th St N.	Jason Allan Dudney	11/27/2007	\$3,700
Total Amount of Liens Certified:				\$3,700

Details: Per Legal, City Staff requests the liens be released in their entirety.



Report LRC16 Part 1 of 1

Report Prepared On: 2/10/2015
Meeting Date: 2/25/2015

Consent Item

Property Address	3111 34th Ave N.
Current Owner(s)	Bank of New York Mellon Tre

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
12-4792	3111 34th Ave N	Kristofer M. Edwards	01/22/2013	\$3,500
12-4792	3111 34th Ave N	Kristofer M. Edwards	12/18/2012	\$3,500
12-4792	3111 34th Ave N	Kristofer M. Edwards	11/13/2012	\$2,100
12-4792	3111 34th Ave N	Kristofer M. Edwards	10/23/2012	\$1,200
Total Amount of Liens Certified:				\$10,300

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 crossed attached 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: 2/3/2015

Meeting Date: 2/25/2015

Liens being considered below resulted from: Violations at the Property

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

Property Address	790 27th Ave S.	Date of CEB Hearing	8/27/2014
Current Owner(s)	790 Trust	CEB Certified Mail Claimed	No
		Date Property Posted	8/6/2014

Notices Mailed To Following Address(es)	Case #	14-5743	Case #	14-5743
	Street	16821 25th PL	Street	3540 5th Ave N
	City	Phoenix	State	AZ
	City	St. Petersburg	State	FL

0	Active Violation Cases Currently at Subject Property
2	Other Properties in Pinellas County in the Name of the Current Owner
7	Active Violation Cases at Other Properties in the Name of the Current Owner
1	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
14-5743	04/04/14	01/08/15	In compliance	Aleric Hardy	790 27th Ave S.	12/16/2014	\$2,800
14-5743	04/04/14	01/08/15	In compliance	Aleric Hardy	790 27th Ave S.	11/18/2014	\$2,800
Total Amount of Liens Certified:							\$5,600

Active Violations at Time First Lien was Certified	
14-5743	Fascia/Soffit Disrepair- Fascia area of structure has mold/mildew and is falling from structure throughout.
	Walls of structure have mold/mildrew throughout and material is falling from structure.

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

Person to Attend Hearing	Aleric Hardy	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details: All mail was returned unclaimed and the owner did not attend any of the hearings.



Report LR-2 **Part** 1 of 1

Report Prepared On: 2/5/2015

Meeting Date: 2/25/2015

Liens being considered below resulted from: **Violations at the Property**

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

Property Address	2421 Granada Circle E.	Date of CEB Hearing	6/25/2014
Current Owner(s)	Wells Fargo Bank NA	CEB Certified Mail Claimed	Yes
		Date Property Posted	NA

Notices Mailed To Following Address(es)	Case #	14-2004	Case #	
	Street	4101 Wiseman Blvd	Street	
	City	San Antonio	State	TX

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
14-2004	02/06/14	12/12/14	In compliance	Wells Fargo Bank	2421 Granada Cir E.	11/18/2014	\$5,600
14-2004	02/06/14	12/12/14	In compliance	Wells Fargo Bank	2421 Granada Cir E.	9/23/2014	\$2,800
14-2004	02/06/14	12/12/14	In compliance	Wells Fargo Bank	2421 Granada Cir E.	8/26/2014	\$3,700
Total Amount of Liens Certified:							\$12,100

Active Violations at Time First Lien was Certified	
14-2004	Parking-Residential Maintenance
	All approved parking areas on property must be properly composed and maintained with approved parking material.

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

Person to Attend Hearing	Robert Helming	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

Details: All mail was signed for by Wells Fargo Bank and no one attended any of the hearings.



Report LR-3 Part 1 of 1

Report Prepared On: 2/6/2015

Meeting Date: 2/25/2015

Liens being considered below resulted from: Violations at the Property

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

Property Address	5016 41st St S.	Date of CEB Hearing	6/25/2014
Current Owner(s)	Walter A. & Jennie M. Peifer	CEB Certified Mail Claimed	No
		Date Property Posted	6/5/2014

Notices Mailed To Following Address(es)	Case #	14-2216	Case #	
	Street	5016 41st St S.	Street	
	City	St. 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
14-2216	02/07/14	12/16/14	In compliance	Walter & Jennie Peifer	5016 41st St S.	9/23/2014	\$2,800
14-2216	02/07/14	12/16/14	In compliance	Walter & Jennie Peifer	5016 41st St S.	8/26/2014	\$3,700
Total Amount of Liens Certified:							\$6,500

Active Violations at Time First Lien was Certified	
14-2216	Parking-Residential Maintenance
	Driveway not maintained with vegetation crowing through blocks.
	Maintenance - Structure Parts
	Temporary pool in rear yard that is not maintained and in disrepair.

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

Person to Attend Hearing	Walter Peifer	If person attending hearing is not Owner, is Authorization to Represent on File?	
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Details: There was no contact with the owner and all mail was returned.



Report LR-4 Part 1 of 1

Report Prepared On: 2/12/2015
Meeting Date: 2/25/2015

Liens being considered below resulted from: Violations at the Property

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

Property Address	5664 31st Ave N.	Date of CEB Hearing	12/17/2014
Current Owner(s)	USA Federal National Mortgage Assn.	CEB Certified Mail Claimed	Yes
		Date Property Posted	12/4/2014

Notices Mailed To Following Address(es)	Case #	14-21006	Case #	
	Street	950 E Paces Ferry RD STE 1900	Street	
	City	Atlanta	State	GA

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
14-21006	10/03/14	02/05/15	In compliance	USA Fed Natl Morg Assn	5664 31st Ave N.	1/20/2015	\$1,900
Total Amount of Liens Certified:							\$1,900

Active Violations at Time First Lien was Certified	
14-21006	Pool/SPA/Pond Maintenance- Pool has stagnant water, green Fence/Wall/Hedge Maintenance- Fence Disrepair-leaning on south side of property.

Representative Present at CEB Hearing	No
Representative Present at	0 of 1 Lien Hearings

Person to Attend Hearing	Alan Marsh	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details: All mail was sign for by owner. There was no contact with the owner until the violation was corrected.



Report LR-5 Part 1 of 1

Report Prepared On: 2/12/2015

Meeting Date: 2/25/2015

Liens being considered below resulted from: Violations at the Property

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

Property Address	4600 Venetian Blvd NE	Date of CEB Hearing	7/28/2010
Current Owner(s)	Jose & Delia Tayagui	CEB Certified Mail Claimed	No
		Date Property Posted	7/15/2010

Notices Mailed To Following Address(es)	Case #	10-2195	Case #	
	Street	4600 Venetian Blvd NE	Street	
	City	St. 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
10-2195	02/09/10	08/19/11	In compliance	Jose & Delia Tayagui	4600 Venetian Blvd NE	10/26/2010	\$1,750
10-2195	02/09/10	08/19/11	In compliance	Jose & Delia Tayagui	4600 Venetian Blvd NE	9/21/2010	\$500
Total Amount of Liens Certified:							\$2,250

Active Violations at Time First Lien was Certified	
10-2195	Fence/Wall/Hedge Maintenance- Fence in rear is damaged and missing sections.
	Pool/Pond Enclosure Required- There is no enclosure or security barrier for pool.
	Fascia/Soffit disrepair- Fascia and soffit have evidence of rot
	Junk/Rubbish/Outdoor Storage- Coolers, fencing material and other debris stored in rear yard.
	Paint- Main structure- Peeling paint on fascia and soffit
	Tree Branches overhanging row- Tree branches are blocking speed limit sign.

Representative Present at CEB Hearing	Yes
Representative Present at	0 of 1 Lien Hearings

Person to Attend Hearing	Jose & Delia Tayagui	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details:
 07/07/10: July Notice of Hearing addressed to Jose Tayagui signed returned: Unclaimed
 07/28/10: July Public Hearing: Owner/representative attended hearing. Board gave 45 days.
 08/17/10: Order of the Board addressed to Jose Tayagui signed by: Jose Tayagui
 09/21/10: Sep Special Magistrate Hearing: Owner/ Representative did not attend hearing. Lien certified for \$500.00
 10/26/10: Oct Special Magistrate Hearing: Owner/ Representative did not attend hearing. Lien certified for \$1,750.00
 08/19/11: Close Case