



CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:3/25/2015

LRC 1:	1145 14th St. N.	Board Granted Full Release of Lien	Owner(s):	Federal National Mortgage Assn.
LRC 2:	7901 25th Ave N.	Board Granted Full Release of Lien	Owner(s):	Robert Dison
LRC 3:	4659 Emerson Ave S.	Board Granted Full Release of Lien	Owner(s):	Bank of New York Mellon Tre.
LRC 4:	2831 Pinellas Point Dr	Board Granted Full Release of Lien	Owner(s):	Edward R & Suzanne Schuster
LRC 5:	5446 4th Ave S.	Board Granted Full Release of Lien	Owner(s):	Aaron Ward
LRC 6:	2135 Oakley Ave S.	Board Granted Partial Release of Lien	Owner(s):	KRRS Properties LLC
LRC 7:	1524 13th Ave S.	Board Granted Full Release of Lien	Owner(s):	H & R Block Bank
LRC 8:	256 45th St N.	Board Granted Full Release of Lien	Owner(s):	Richard & Marian Schneider
LRC 9:	6520 19th Way N.	Board Granted Partial Release of Lien	Owner(s):	Citi Mortgage Inc.
LRC 10:	11850 N Dr. ML King St	Board Granted Partial Release of Lien	Owner(s):	Bay Isle Key Condo Assn Inc.
LRC 11:	2252 8th Ave N.	Board Granted Full Release of Lien	Owner(s):	Karmean Inc.

LR 1:	5793 6th St S.	Board Granted Partial Release of Lien	Owner(s):	Federal Home Loan MTG Corp
			Representative:	Hook and Ladder Realty Inc.
LR 2:	1220 81st St S.	Board Granted Full Release of Lien	Owner(s):	Richard & Marilyn Johnson
LR 3:	6626 1st St N.	Board Granted Full Release of Lien	Owner(s):	Scott Hersh



Lien Release Consent Items

Board Granted Full Release of Lien(s)
Lien(s) to be released in its (their) entirety.



Report LRC1 Part 1 of 1

Report Prepared On: 3/10/2015
Meeting Date: 3/25/2015

Consent Item

Property Address	1145 14th St N.
Current Owner(s)	Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
09-23684	1145 14th St N.	Michael V Barker	08/24/2010	\$2,800
09-23684	1145 14th St N.	Michael V Barker	07/27/2010	\$3,500
09-23684	1145 14th St N.	Michael V Barker	06/22/2010	\$2,800
09-23684	1145 14th St N.	Michael V Barker	05/25/2010	\$2,800
09-23684	1145 14th St N.	Michael V Barker	04/27/2010	\$900
13-20687	1145 14th St N.	Michael Barker	06/24/2014	\$3,500
13-20687	1145 14th St N.	Michael Barker	05/20/2014	\$2,800
13-20687	1145 14th St N.	Michael Barker	04/22/2014	\$2,800
13-20687	1145 14th St N.	Michael Barker	03/25/2014	\$2,800
13-20687	1145 14th St N.	Michael Barker	02/25/2014	\$900
Total Amount of Liens Certified:				\$25,600

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.

Board Granted Full Release of Lien(s)
Lien(s) to be released in its (their) entirety.



Report LRC2 **Part** 1 **of** 1

Report Prepared On: 3/11/2015
Meeting Date: 3/25/2015

Consent Item

Property Address	7901 25th Ave N.
Current Owner(s)	Robert Dison

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
12-3660	7901 25th Ave North	Robert Dison	09/25/2012	\$1,200
Total Amount of Liens Certified:				\$1,200

Details: This lien was certified in error. City staff requests the lien be released in its entirety.

Board Granted Full Release of Lien(s)
Lien(s) to be released in its (their) entirety.



Report LRC3 Part 1 of 1

Report Prepared On: 3/11/2015
Meeting Date: 3/25/2015

Consent Item

Property Address	4659 Emerson Ave S.
Current Owner(s)	

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-20074	4659 Emerson Ave S.	Kathy & Anthony Peterson	12/16/2014	\$29,950
Total Amount of Liens Certified:				\$29,950

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

Board Granted Full Release of Lien(s)
Lien(s) to be released in its (their) entirety.



Report LRC4 **Part** 1 of 1

Report Prepared On: 3/12/2015
Meeting Date: 3/25/2015

Consent Item

Property Address	2831 Pinellas Point Dr S.
Current Owner(s)	Edward & Suzanne Schuster

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
06-25587	2831 Pinellas Point Dr S.	Mark & Nyree Adams	05/22/2007	\$3,000
Total Amount of Liens Certified:				\$3,000

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

Board Granted Full Release of Lien(s)
 Lien(s) to be released in its (their) entirety.



Report LRC5 **Part** 1 **of** 1

Report Prepared On: 3/12/2015
Meeting Date: 3/25/2015

Consent Item

Property Address	5446 4th Ave S.
Current Owner(s)	Aaron Ward

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-237	5446 4th Ave S.	Bank of New York Mellon Trust	07/22/2014	\$2,800
Total Amount of Liens Certified:				\$2,800

Details: This lien was certified in error. City staff requests the lien be released in its entirety.

Board Granted Partial Release of Lien
 Lien(s) released from address only – Lien(s)
 to remain in the name of the Lienholder(s)



Report LRC6 Part 1 of 1

Report Prepared On: 3/12/2015
 Meeting Date: 3/25/2015

Consent Item

Property Address	KRRS Properties LLC
Current Owner(s)	2135 Oakley Ave S.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
08-5012	3726 10th Ave S.	Trident Realty Investments Ltd	08/25/2009	\$3,700
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.

Board Granted Full Release of Lien(s)
 Lien(s) to be released in its (their) entirety.



Report LRC7 **Part** 1 **of** 1

Report Prepared On: 3/12/2015
Meeting Date: 3/25/2015

Consent Item

Property Address	1524 13th Ave S.
Current Owner(s)	H & R Block Bank

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
07-6915	1524 13th Ave S.	Charles Cahill	10/21/2008	\$42,900
Total Amount of Liens Certified:				\$42,900

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

Board Granted Full Release of Lien(s)
Lien(s) to be released in its (their) entirety.



Report LRC8 **Part** 1 **of** 1

Report Prepared On: 3/12/2015
Meeting Date: 3/25/2015

Consent Item

Property Address	256 45th St N.
Current Owner(s)	Marian E. and Richard P. Schneider

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-17383	256 45th St N.	Marian E and Richard P Schneider	01/20/2015	\$900
Total Amount of Liens Certified:				\$900

Details: This lien was certified in error. City staff requests the lien be released in its entirety.

Board Granted Partial Release of Lien
 Lien(s) released from address only – Lien(s)
 to remain in the name of the Lienholder(s)



Report LRC9 **Part** 1 **of** 1

Report Prepared On: 3/13/2015
Meeting Date: 3/25/2015

Consent Item

Property Address	6520 19th Way N.
Current Owner(s)	Citi Mortgage Inc.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-9512	6520 19th Way N.	Wayne A Cole	01/21/2014	\$3,500
13-9512	6520 19th Way N.	Wayne A Cole	12/17/2013	\$2,800
13-9512	6520 19th Way N.	Wayne A Cole	11/19/2013	\$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 attached property address only and remain in the name of the owner at the time of the lien.

Board Granted Partial Release of Lien
 Lien(s) released from address only – Lien(s)
 to remain in the name of the Lienholder(s)



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

Report Prepared On: 3/13/2015
Meeting Date: 3/25/2015

Consent Item

Property Address	11850 Dr Martin Luther King Jr St.
Current Owner(s)	Bay Isle Key Condo Assn Inc.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
07-15848	636 Sunset Dr S.	Elliot M. Hodgins, Bernice K Hodgins, Susan J Hodgins, Nicholas Hodgins, and Igor Hadai	03/25/2008	\$1,400
07-15848	636 Sunset Dr S.	Elliot M. Hodgins, Bernice K Hodgins	02/26/2008	\$1,750
07-15848	636 Sunset Dr S.	Elliot M. Hodgins, Bernice K Hodgins	01/22/2008	\$950
Total Amount of Liens Certified:				\$4,100

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.

Board Granted Full Release of Lien(s)
Lien(s) to be released in its (their) entirety.



Report LRC11 **Part** 1 **of** 1

Report Prepared On: 3/12/2015
Meeting Date: 3/25/2015

Consent Item

Property Address	2252 8th Ave N.
Current Owner(s)	Karmean Inc.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-14331	2252 8th Ave N	Wilbur L Stone Jr.	07/24/2012	\$1,400
11-14331	2252 8th Ave N	Wilbur L Stone Jr.	06/26/2012	\$1,750
11-14331	2252 8th Ave N	Wilbur L Stone Jr.	05/22/2012	\$1,400
11-14331	2252 8th Ave N	Wilbur L Stone Jr.	04/24/2012	\$1,400
11-14331	2252 8th Ave N	Wilbur L Stone Jr.	03/27/2012	\$1,750
11-14331	2252 8th Ave N	Wilbur L Stone Jr.	02/21/2012	\$1,400
11-14331	2252 8th Ave N	Wilbur L Stone Jr.	01/24/2012	\$800
Total Amount of Liens Certified:				\$9,900

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



Lien Release/Reduction Requests

Board Granted Partial Release of Lien
Lien(s) released from address only – Lien(s) to remain in the name of the Lienholder(s)



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

Report Prepared On: 3/10/2015
Meeting Date: 3/25/2015

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

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

Property Address	5793 6th St S.		Date of CEB Hearing	2/26/2014
Current Owner(s)	Federal Home Loan Mortgage Corp.		CEB Certified Mail Claimed	Yes
			Date Property Posted	1/31/2014
Notices Mailed To Following Address(es)	Case #	13-23686	Case #	
	Street	2727 W Cypress Creek Rd		Street
	City	Fort Lauderdale	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
13-23686	11/13/13	07/17/14	In compliance	GMAC Mtg LLC	5793 6th St S.	6/24/2014	\$3,500
13-23686	11/13/13	07/17/14	In compliance	GMAC Mtg LLC	5793 6th St S.	5/20/2014	\$2,800
13-23686	11/13/13	07/17/14	In compliance	GMAC Mtg LLC	5793 6th St S.	4/22/2014	\$3,000
Total Amount of Liens Certified:							\$9,300

Active Violations at Time First Lien was Certified	
13-23686	Fence/Wall Hedge Maintenance
	Paint Main Structure
	Accessory Structure- Repairs
Representative Present at CEB Hearing	
No	
Representative Present at	
0 of 3 Lien Hearings	

Person to Attend Hearing	Hook and Ladder Realty Inc.	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:
 12/23/13: **Telephone Conversation:** Spoke with Mgt Co. Hook and Ladder Jeff - Reviewed case
 1/15/14: February Notice of Hearing addressed to GMAC Mtg LLC signed by: Illegible
 1/31/14: Feb Notice of Hearing posted at property.
 02/21/14: **Telephone Conversation:** Called Hook & Ladder. Spoke to Jeff about the property, he stated that the bank has not made a determination about the violations at this time. Explained Code Board hearing to be held this week and fines to be issued if left non compliance. He stated that he will forward the info to the bank and hope that they will make a decision soon on the repairs.
 2/26/14: Feb. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 3/13/15: Order of the Board addressed to GMAC Mtg LLC signed by: Illegible
 4/22/14: Apr Special Magistrate Hearing: Owner/ Representative did not attend hearing. Lien certified for \$3000.00
 5/20/14: May Special Magistrate Hearing: Owner/ Representative did not attend hearing. Lien certified for \$2,800.00
 6/24/14: Jun Special Magistrate Hearing: Owner/ Representative did not attend hearing. Lien certified for \$3,500.00
 7/17/14: Close Case

Board Granted Full Release of Lien(s)
Lien(s) to be released in its (their) entirety.



Report LR-2 **Part** 1 of 1 **Report Prepared On:** 3/12/2015
Meeting Date: 3/25/2015

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

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

Property Address	1220 81st St S.	Date of CEB Hearing	N/A
Current Owner(s)	Richard & Marilyn Johnson	CEB Certified Mail Claimed	N/A
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	08-8380	Case #	
	Street	1220 81 St S.	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
08-8380	04/28/08	03/09/10	In compliance	Jessica and Robert Taylor	1220 81st St S.	5/26/2009	\$1,750
08-8380	04/28/08	03/09/10	In compliance	Jessica and Robert Taylor	1220 81st St S.	4/21/2009	\$1,400
08-8380	04/28/08	03/09/10	In compliance	Jessica and Robert Taylor	1220 81st St S.	3/24/2009	\$1,400
08-8380	04/28/08	03/09/10	In compliance	Jessica and Robert Taylor	1220 81st St S.	2/24/2009	\$1,400
08-8380	04/28/08	03/09/10	In compliance	Jessica and Robert Taylor	1220 81st St S.	1/27/2009	\$2,100
08-8380	04/28/08	03/09/10	In compliance	Jessica and Robert Taylor	1220 81st St S.	12/16/2008	\$1,400
08-8380	04/28/08	03/09/10	In compliance	Jessica and Robert Taylor	1220 81st St S.	11/18/2008	\$1,500

Total Amount of Liens Certified: \$10,950

Active Violations at Time First Lien was Certified	
08-8380	Permits- A permit is required for drywall installation
	Pool/Spa/ Pond Maintenance- The water in the swimming pool is dark and murky.

Representative Present at CEB Hearing	No
Representative Present at	0 of 7 Lien Hearings

Person to Attend Hearing	Richard & Marilyn Johnson	If person attending hearing is not Owner, is Authorization to Represent on File?

Details: Current owner purchased the property after the liens were certified.

Board Granted Full Release of Lien(s)
Lien(s) to be released in its (their) entirety.



Report LR-3 **Part** 1 of 1 **Report Prepared On:** 3/13/2015
Meeting Date: 3/25/2015

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

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

Property Address	6626 1st St N	Date of CEB Hearing	2/22/2006
Current Owner(s)	Scott D. Hersh	CEB Certified Mail Claimed	No
		Date Property Posted	2/9/2006

Notices Mailed To Following Address(es)	Case #	05-16747		Case #	
	Street	6626 1st St N.		Street	
	City	Saint 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
05-16747	05/22/07	12/23/09	Void to new owner	Robert & Christine Schwent	6626 1st St N.	5/22/2007	\$5,000
05-16747	05/22/07	12/23/09	Void to new owner	Robert & Christine Schwent	6626 1st St N.	7/24/2007	\$16,050
Total Amount of Liens Certified:							\$21,050

Active Violations at Time First Lien was Certified	
05-16747	Permits-After the fact permits required for fabricated aluminum shed, aluminum carport, and structure enclosing pool.
	Encroachment- Aluminum shed encroaching into required side yard setbacks.

Representative Present at CEB Hearing	Yes
Representative Present at	8 of 10 Lien Hearings

Person to Attend Hearing	Scott D. Hersh	If person attending hearing is not Owner, is Authorization to Represent on File?	

Details: Current purchased the property after the liens were certified.