

**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date:04/22/15**

<b>LRC 1:</b>	836 53rd Ave S.	Board Granted Full Release of Lien	<b>Owner(s):</b>	USA Federal National Mortgage Assn.
<b>LRC 2:</b>	2579 38th Ave N.	Board Granted Full Release of Lien	<b>Owner(s):</b>	USA Federal National Mortgage Assn.
<b>LRC 3:</b>	1131 52nd Ave N.	Board Granted Partial Release of Lien	<b>Owner(s):</b>	JP Morgan Chase Bank
<b>LRC 4:</b>	7000 17th St N.	Board Granted Partial Release of Lien	<b>Owner(s):</b>	USA Federal National Mortgage Assn.
<b>LRC 5:</b>	126 38th Ave SE	Board Granted Full Release of Lien	<b>Owner(s):</b>	Bank of New York Mellon Trust Co Tre
<b>LRC 6:</b>	4227 12th Ave S.	Board Granted Partial Release of Lien	<b>Owner(s):</b>	Bank of New York Mellon Tre.
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<b>LR 1:</b>	356 22nd Ave NE	Board Granted Full Release of Lien	<b>Owner(s):</b>	James & Shafekah Landers
<b>LR 2:</b>	3651 Haines Rd N.	Board Granted Full Release of Lien	<b>Owner(s):</b>	Burton Bullard
<b>LR 3:</b>	1616 28th Ave N.	Board Granted Full Release of Lien	<b>Owner(s):</b>	Alija Kuc
			<b>Representative:</b>	Mirsad Fatkic
<b>LR 4:</b>	2001 2nd Ave S.	Board Granted Full Release of Lien	<b>Owner(s):</b>	Lafayette Land LLC
			<b>Representative:</b>	Christopher D. Mercer

Liens released if payment of \$720.00 is made in 60days

Liens released if payment of \$2000.00 is made in 60days



# 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: 4/1/2015  
Meeting Date: 4/22/2015

### Consent Item

Property Address	836 53rd Ave S
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-22782	836 53rd Ave S.	Gladys Rodriguez	09/23/2014	\$1,400
Total Amount of Liens Certified:				\$1,400

Details: The city was named as a defendant in the foreclosure action. The CEB lien was foreclosed as a matter of law. The city 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 LRC2 Part 1 of 1

Report Prepared On: 4/1/2015  
Meeting Date: 4/22/2015

## Consent Item

Property Address	2579 38th Ave N.
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-12281	2579 38th Ave N.	Gloria E Fred	04/24/2012	\$2,800
11-12281	2579 38th Ave N.	Gloria E Fred	03/27/2012	\$3,500
11-12281	2579 38th Ave N.	Gloria E Fred	02/21/2012	\$2,800
11-12281	2579 38th Ave N.	Gloria E Fred	01/24/2012	\$3,900
<b>Total Amount of Liens Certified:</b>				<b>\$13,000</b>

Details: The city was named as a defendant in the foreclosure action. The CEB liens were foreclosed as a matter of law. The city requests the liens be released in their 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 LRC3 Part 1 of 1

Report Prepared On: 4/8/2015  
Meeting Date: 4/22/2015

## Consent Item

Property Address	1131 52nd Ave N.
Current Owner(s)	JP Morgan Chase Bank NA

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-12753	1131 52nd Ave N.	Bradley Todd Lincoln and Deborah Lincoln	04/24/2012	\$1,400
11-12753	1131 52nd Ave N.	Bradley Todd Lincoln and Deborah Lincoln	03/27/2012	\$1,750
11-12753	1131 52nd Ave N.	Bradley Todd Lincoln and Deborah Lincoln	02/21/2012	\$1,400
11-12753	1131 52nd Ave N.	Bradley Todd Lincoln and Deborah Lincoln	01/24/2012	\$550
<b>Total Amount of Liens Certified:</b>				<b>\$5,100</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 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** LRC4 **Part** 1 **of** 1

**Report Prepared On:** 4/10/2015  
**Meeting Date:** 4/22/2015

**Consent Item**

<b>Property Address</b>	7000 17th St N.
<b>Current Owner(s)</b>	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-14396	7000 17th St N.	Tina J Broes	02/25/2014	\$3,500
13-14396	7000 17th St N.	Tina J Broes	01/21/2014	\$3,500
13-14396	7000 17th St N.	Tina J Broes	12/17/2013	\$3,000
<b>Total Amount of Liens Certified:</b>				<b>\$10,000</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 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 LRC5 Part 1 of 1

Report Prepared On: 4/10/2015

Meeting Date: 4/22/2015

## Consent Item

Property Address	126 38th Ave SE
Current Owner(s)	Bank of New York Mellon Trust Co Tre

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-4772	126 38th Ave SE	Jonathan B Cody & Grieta Patenaude	11/18/2014	\$5,600
14-4772	126 38th Ave SE	Jonathan B Cody & Grieta Patenaude	09/23/2014	\$2,800
14-4772	126 38th Ave SE	Jonathan B Cody & Grieta Patenaude	08/26/2014	\$3,700
Total Amount of Liens Certified:				<b>\$12,100</b>

Details: Per Legal, City staff requests these liens be released in their 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: 4/13/2015  
Meeting Date: 4/22/2015

## Consent Item

Property Address	4227 12th Ave S.
Current Owner(s)	Bank of New York Mellon Tre.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
10-1844	2639 13th Ave S.	Liliana Miranda	10/26/2010	\$3,500
10-1844	2639 13th Ave S.	Liliana Miranda	09/21/2010	\$2,800
10-1844	2639 13th Ave S.	Liliana Miranda	08/24/2010	\$2,800
10-1844	2639 13th Ave S.	Liliana Miranda	07/27/2010	\$900
<b>Total Amount of Liens Certified:</b>				<b>\$10,000</b>

Details: Per Legal, City staff requests these liens be released from the crossed attached property of 4227 12th Ave S.





# Lien Release/Reduction Requests



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

**Report** LR-1 **Part** 1 of 1 **Report Prepared On:** 3/31/2015  
**Meeting Date:** 4/22/2015

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

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

<b>Property Address</b>	356 22nd Ave NE	<b>Date of CEB Hearing</b>	10/23/2013
<b>Current Owner(s)</b>	James F. & Shafekah Landers	<b>CEB Certified Mail Claimed</b>	No
		<b>Date Property Posted</b>	10/4/2013

<b>Notices Mailed To Following Address(es)</b>	<b>Case #</b>	12-18394		<b>Case #</b>	
	<b>Street</b>	356 18th Ave NE		<b>Street</b>	
	<b>City</b>	St. Petersburg	<b>State</b>	FL	<b>City</b>

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
12-18394	09/24/12	03/16/15	In compliance	James & Shafekah Landers	356 22nd Ave NE	6/24/2014	\$10,950
<b>Total Amount of Liens Certified:</b>							<b>\$10,950</b>

Active Violations at Time First Lien was Certified	
12-18394	Permits- Installation of circular driveway and removal and re-installation of hexagonal sidewalk.

<b>Representative Present at CEB Hearing</b>	No
<b>Representative Present at</b>	0 of 1 <b>Lien Hearings</b>

<b>Person to Attend Hearing</b>	James & Chafika Landers	<b>If person attending hearing is not Owner, is Authorization to Represent on File?</b>	N/A
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**Details:**

09/23/13: October Notice of Hearing addressed to James Landers signed by: Shafekah Landers

10/04/13: October Notice of Hearing posted at property.

10/08/13: **Telephone Conversation:** Spoke with owner James, he stated he will renew the permit before the hearing.

10/23/13: Oct Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.

11/07/13: Order of the Board addressed to James Landers returned to sender: Forward time expired

12/17/13: Dec Special Magistrate Hearing: Staff Recommended Deferral-permits

01/21/14: Jan Special Magistrate Hearing: Staff Recommended Deferral-permits

02/25/14: Feb Special Magistrate Hearing: Staff Recommended Deferral-permits

04/22/14: Apr Special Magistrate Hearing: Staff Recommended Deferral-permits

06/24/14: Jun Special Magistrate Hearing: No representation at Special Magistrate hearing. Lien certified for

03/16/15: Close Case



Report LR-2 Part 1 of 1

Report Prepared On: 4/8/2015  
Meeting Date: 4/22/2015

Liens being considered below resulted from:  Violations at the Property

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

Property Address	3651 Haines Rd N.	Date of CEB Hearing	11/19/2014
Current Owner(s)	Burton A Bullard	CEB Certified Mail Claimed	No
		Date Property Posted	11/1/2014

Notices Mailed To Following Address(es)	Case #	14-16834	Case #	
	Street	3651 Haines Rd N	Street	
	City	Saint Petersburg	State	FL

0	Active Violation Cases Currently at Subject Property
1	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
14-16834	08/14/14	03/23/15	In compliance	Burton A. Bullard	3651 Haines Rd N	2/24/2015	\$3,500
<b>Total Amount of Liens Certified:</b>							<b>\$3,500</b>

Active Violations at Time First Lien was Certified	
14-16834	Visibility Street Intersection
	Junk/Rubbish/Outdoor storage
	Fence/Wall/ Hedge Maintenance

<b>Representative Present at CEB Hearing</b>	No
<b>Representative Present at</b>	0 of 1 <b>Lien Hearings</b>

Person to Attend Hearing	Burton Bullard	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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**Details:**  
 10/30/14: November Notice of Hearing addressed to Burton Bullard return to sender: Unclaimed  
 11/01/14: November Notice of Hearing posted at property.  
 11/19/14: Nov Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
 12/29/14: Order of the Board addressed to Burton Bullard returned to sender: Unclaimed  
 01/20/15: Jan Special Magistrate Hearing: No representation at Special Magistrate hearing. Lien certified for \$3700.00  
 02/24/15: Feb Special Magistrate Hearing: No representation at Special Magistrate hearing. Lien certified for \$3500.00  
 03/16/15: Telephone Conversation: Received call from property owner. Discussed correcting violation.  
 03/23/15: Close Case

Liens to be released if payment of \$2000.00 is made in 60 days.



**Board Granted Partial Release of Lien**  
Lien(s) to be released provided payment is received within the given timeframe.

**Report** LR-3 **Part** 1 of 1

**Report Prepared On:** 4/10/2015

**Meeting Date:** 4/22/2015

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

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

<b>Property Address</b>	1616 28th Ave N.			<b>Date of CEB Hearing</b>	2/26/2014 & 2/22/2012		
<b>Current Owner(s)</b>	Alija Kuc			<b>CEB Certified Mail Claimed</b>	No		
				<b>Date Property Posted</b>	N/A		
<b>Notices Mailed To Following Address(es)</b>	<b>Case #</b>	13-22929		<b>Case #</b>	11-21605		
	<b>Street</b>	3011 62nd Ave N.			<b>Street</b>	3011 62nd Ave N.	
	<b>City</b>	St. Petersburg	<b>State</b>	FL	<b>City</b>	St. Petersburg	<b>State</b>

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
13-22929	11/04/13	04/08/15	In compliance	Alija Kuc	1616 28th Ave N.	7/22/2014	\$2,800
13-22929	11/04/13	04/08/15	In compliance	Alija Kuc	1616 28th Ave N.	6/24/2014	\$3,500
13-22929	11/04/13	04/08/15	In compliance	Alija Kuc	1616 28th Ave N.	5/20/2014	\$2,800
13-22929	11/04/13	04/08/15	In compliance	Alija Kuc	1616 28th Ave N.	4/22/2014	\$3,000
11-21605	11/08/11	09/30/14	In compliance	Alija Kuc	1616 28th Ave N.	9/25/2012	\$4,550
11-21605	11/08/11	09/30/14	In compliance	Alija Kuc	1616 28th Ave N.	6/26/2012	\$4,550
11-21605	11/08/11	09/30/14	In compliance	Alija Kuc	1616 28th Ave N.	3/27/2012	\$200
<b>Total Amount of Liens Certified:</b>							<b>\$21,400</b>

Active Violations at Time First Lien was Certified	
13-22929	Permits- Demolition Permit expired with no final approval.
11-21605	Permit required for but not limited to removal of siding over 100sq ft of drywall.
<b>Representative Present at CEB Hearing</b> No	
<b>Representative Present at</b> 3 of 10 <b>Lien Hearings</b>	

<b>Person to Attend Hearing</b>	Mirsad Fatkic	<b>If person attending hearing is not Owner, is Authorization to Represent on File?</b>	Yes

**Details:** Owner did attend some SM hearings on case # 11-21605 and did not attend any hearings for case # 13-22929. The Codes Investigator was in contact with the owner.



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

**Report** LR-4 **Part** 1 of 1

**Report Prepared On:** 4/10/2015  
**Meeting Date:** 4/22/2015

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

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

<b>Property Address</b>	2001 2nd Ave S.			<b>Date of CEB Hearing</b>	N/A
<b>Current Owner(s)</b>	Lafayette Land LLC			<b>CEB Certified Mail Claimed</b>	N/A
				<b>Date Property Posted</b>	N/A
<b>Notices Mailed To Following Address(es)</b>	<b>Case #</b>	08-15093, 11-14578, 99-25453, 97-18710		<b>Case #</b>	
	<b>Street</b>	2001 2nd Ave S		<b>Street</b>	
	<b>City</b>	Saint Petersburg	<b>State</b>	FL	<b>City</b>

0	Active Violation Cases Currently at Subject Property
0	Other Properties in Pinellas County in the Name of the Current Owner
4	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
97-18710	06/18/97	08/10/98	In compliance	Ronald Hendriex	2001 2nd Ave S.	7/22/1998	\$1,400
97-18710	06/18/97	08/10/98	In compliance	Ronald Hendriex	2001 2nd Ave S.	6/24/1998	\$1,400
97-18710	06/18/97	08/10/98	In compliance	Ronald Hendriex	2001 2nd Ave S.	5/27/1998	\$500
99-25453	11/22/99	12/30/03	In compliance	Ronald Hendriex	2001 2nd Ave S.	7/25/2001	\$800
08-15093	08/11/08	08/10/09	In compliance	Ronald Hendriex	2001 2nd Ave S.	7/21/2009	\$7,300
11-14578	08/05/11	04/04/13	In compliance	Ronald Hendriex	2001 2nd Ave S.	1/24/2012	\$900
11-14578	08/05/11	04/04/13	In compliance	Ronald Hendriex	2001 2nd Ave S.	2/21/2012	\$2,800
11-14578	08/05/11	04/04/13	In compliance	Ronald Hendriex	2001 2nd Ave S.	7/24/2012	\$15,400

**Total Amount of Liens Certified: \$30,500**

**Active Violations at Time First Lien was Certified**

97-18710	Paint, Fence Disrepair
99-25453	Certificate of Occupancy required, Junk, Shielding storage
08-15093	Fence Disrepair, Overgrowth, Junk, Trash, & Debris, Fascia & Soffit disrepair
11-14578	Permits

<b>Representative Present at CEB Hearing</b>		No	
<b>Representative Present at</b>		0	of 8 <b>Lien Hearings</b>
<b>Person to Attend Hearing</b>	Christopher D. Mercer	<b>If person attending hearing is not Owner, is Authorization to Represent on File?</b>	Yes

**Details:** Current owner obtained property through a quit claim deed on September 23, 2014.