



St. Petersburg  
www.stpete.org

## CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD Lien Release/Reduction Request Agenda Hearing Date:5/20/2015

<b>LRC 1:</b>	809 4th Ave N.	Board Granted Partial Release of Lien	<b>Owner(s):</b>	Christiana Trust a Division of Wilmington Savings Fund Society FSB
<b>LRC 2:</b>	3450 17th Ave S	Board Granted Partial Release of Lien	<b>Owner(s):</b>	US Bank National Assn.
<b>LRC 3:</b>	4930 5th Ave S.	Board Granted Partial Release of Lien	<b>Owner(s):</b>	Wells Fargo Bank
<b>LRC 4:</b>	4015 4th Ave N.	Board Granted Partial Release of Lien	<b>Owner(s):</b>	Deutsche Bank Natl Trust Co Tre
<b>LRC 5:</b>	4613 Yarmouth Av	Board Granted Full Release of Lien	<b>Owner(s):</b>	Fifty One New LLC
<b>LRC 6:</b>	2631 46th St N.	Board Granted Full Release of Lien	<b>Owner(s):</b>	NVTA LLC
<b>LRC 7:</b>	6157 2nd Ave S.	Board Granted Full Release of Lien	<b>Owner(s):</b>	USA Federal National Mortgage Assn.
<b>LRC 8:</b>	7848 93rd St. (Sem	Board Granted Partial Release of Lien	<b>Owner(s):</b>	Bank of New York Mellon
<b>LRC 9:</b>	6335 2nd Ave S.	Board Granted Partial Release of Lien	<b>Owner(s):</b>	USA Federal National Mortgage Assn.
<b>LRC 10:</b>	4148 14th Ave S	Board Granted Full Release of Lien	<b>Owner(s):</b>	USA Federal National Mortgage Assn.
<b>LRC 11:</b>	2230 4th Ave N.	Board Granted Full Release of Lien	<b>Owner(s):</b>	R Aaron Swenson
<b>LRC 12:</b>	6108 Cedar St N	Board Granted Partial Release of Lien	<b>Owner(s):</b>	National Community Capital Fund Tampa
<b>LRC 13:</b>	1621 26th Ave N	Board Granted Full Release of Lien	<b>Owner(s):</b>	USA Federal National Mortgage Assn.
<b>LRC 14:</b>	625 Gray St S.	Board Granted Full Release of Lien	<b>Owner(s):</b>	John C DeYoung

<b>LR 1:</b>	3815 41st Ave N.	Board Granted Partial Release of Lien	<b>Owner(s):</b>	3815 41st Ave N Trust
			<b>Representative:</b>	John Liu Trustee
<b>LR 2:</b>	779 49th Ave N.	Board Granted Full Release of Lien	<b>Owner(s):</b>	Aaron Ward
<b>LR 3:</b>	14871 N Bayshore	Board Granted Partial Release of Lien	<b>Owner(s):</b>	Sarah and David Wallace



# Lien Release Consent Items



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

**Report**   LRC1   **Part**   1   **of** . **Report Prepared On:**   5/8/2015    
**Meeting Date:**   5/20/2015  

### Consent Item

<b>Property Address</b>	809 4th Ave N
<b>Current Owner(s)</b>	Christiana Trust a Division of Wilmington Savings Fund Society FSB

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
12-8454	809 4th Ave N	Jose Alberto Perez	06/25/2013	\$18,900
12-8454	809 4th Ave N	Jose Alberto Perez	12/18/2012	\$3,000
<b>Total Amount of Liens Certified:</b>				<b>\$21,900</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   LRC2   Part   1   of

Meeting Date:   5/8/2015    
  5/20/2015  

## Consent Item

Property Address	3450 17th Ave S.
Current Owner(s)	U.S. Bank National Assn Tre.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
08-679	3450 17th Ave S.	Andrew Hitchcock	12/16/2008	\$2,800
08-679	3450 17th Ave S.	Andrew Hitchcock	11/18/2008	\$2,800
08-679	3450 17th Ave S.	Andrew Hitchcock	10/21/2008	\$2,800
08-679	3450 17th Ave S.	Andrew Hitchcock	09/23/2008	\$2,800
08-679	3450 17th Ave S.	Andrew Hitchcock	08/26/2008	\$900
<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 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 LRC3 Part 1 of

Report Prepared On: 5/8/2015

Meeting Date: 5/20/2015

## Consent Item

Property Address	4930 5th Ave S
Current Owner(s)	Wells Fargo Bank Tre

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-14252	4930 5th Ave S.	Michael K Smart	03/27/2012	\$3,500
11-14252	4930 5th Ave S.	Michael K Smart	01/24/2012	\$4,400
11-14252	4930 5th Ave S.	Michael K Smart	02/21/2012	\$2,800
Total Amount of Liens Certified:				<b>\$10,700</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

Meeting Date:   5/8/2015    
  5/20/2015  

**Consent Item**

Property Address	4015 4th Ave N.
Current Owner(s)	Deutsche Bank Natl Trust Co Tre

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-330	4015 4th Ave N.	David Gonzalez Rivera & Lourdes Rodriguez	11/18/2014	\$5,600
14-330	4015 4th Ave N.	David Gonzalez Rivera & Lourdes Rodriguez	09/23/2014	\$2,800
14-330	4015 4th Ave N.	David Gonzalez Rivera & Lourdes Rodriguez	08/26/2014	\$500
<b>Total Amount of Liens Certified:</b>				<b>\$8,900</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 .

Report Prepared On:   5/8/2015    
Meeting Date:   5/20/2015  

## Consent Item

<b>Property Address</b>	4613 Yarmouth Ave S.
<b>Current Owner(s)</b>	Fifty One New LLC

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
10-1088	4613 Yarmouth Ave S.	Doreen Madden	09/21/2010	\$2,800
10-1088	4613 Yarmouth Ave S.	Doreen Madden	08/24/2010	\$2,800
10-1088	4613 Yarmouth Ave S.	Doreen Madden	07/27/2010	\$3,500
10-1088	4613 Yarmouth Ave S.	Doreen Madden	06/22/2010	\$3,000
12-16731	4613 Yarmouth Ave S.	Lenders Direct Capital Corp.	06/25/2013	\$3,500
12-16731	4613 Yarmouth Ave S.	Lenders Direct Capital Corp.	05/21/2013	\$2,800
12-16731	4613 Yarmouth Ave S.	Lenders Direct Capital Corp.	04/23/2013	\$2,800
12-16731	4613 Yarmouth Ave S.	Lenders Direct Capital Corp.	03/26/2013	\$2,800
12-16731	4613 Yarmouth Ave S.	Lenders Direct Capital Corp.	02/26/2013	\$900
<b>Total Amount of Liens Certified:</b>				<b>\$24,900</b>

**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 LRC6 Part 1 of

Report Prepared On: 5/8/2015

Meeting Date: 5/20/2015

## Consent Item

Property Address	2631 46th St N.
Current Owner(s)	NVTA LLC

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-20322	2631 46th St N.	NVTA LLC	03/24/2015	\$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 Full Release of Lien(s)  
Lien(s) to be released in its (their) entirety.

Report   LRC7   Part   1   of

Meeting Date:   5/8/2015    
  5/20/2015  

## Consent Item

Property Address	6157 2nd Ave S.
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
12-18610	6157 2nd Ave S.	Mark Marois Est.	07/23/2013	\$2,800
12-18610	6157 2nd Ave S.	Mark Marois Est.	06/25/2013	\$3,500
12-18610	6157 2nd Ave S.	Mark Marois Est.	05/21/2013	\$2,800
12-18610	6157 2nd Ave S.	Mark Marois Est.	04/23/2013	\$2,500
Total Amount of Liens Certified:				\$11,600

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

Report   LRC8   Part   1   of       

Report Prepared On:   5/8/2015  

Meeting Date:   5/20/2015  

## Consent Item

Property Address	7848 93rd St (Seminole)
Current Owner(s)	Bank of New York Mellon

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-8262	1429 22nd Ave S.	Cedric Howard	03/27/2012	\$3,500
11-8262	1429 22nd Ave S.	Cedric Howard	02/21/2012	\$2,800
11-8262	1429 22nd Ave S.	Cedric Howard	01/24/2012	\$4,400
<b>Total Amount of Liens Certified:</b>				<b>\$10,700</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 crossed 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**   LRC9   **Part**   1   of   1  

**Report Prepared On:**   5/8/2015    
**Meeting Date:**   5/20/2015  

**Consent Item**

<b>Property Address</b>	6335 2nd Ave S.
<b>Current Owner(s)</b>	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-23981	6335 2nd Ave S.	Michael Meyers	11/18/2014	\$2,800
13-23981	6335 2nd Ave S.	Michael Meyers	09/23/2014	\$1,400
13-23981	6335 2nd Ave S.	Michael Meyers	08/26/2014	\$1,750
13-23981	6335 2nd Ave S.	Michael Meyers	07/22/2014	\$1,400
13-23981	6335 2nd Ave S.	Michael Meyers	06/24/2014	\$1,750
13-23981	6335 2nd Ave S.	Michael Meyers	05/20/2014	\$1,500
<b>Total Amount of Liens Certified:</b>				<b>\$10,600</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   LRC10   Part   1   of   1  

Report Prepared On:   5/11/2015    
Meeting Date:   5/20/2015  

### Consent Item

Property Address	4148 14th Ave S.
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
09-1178	4148 14th Ave S.	Jonathan Lawrence	01/26/2010	\$4,200
09-1178	4148 14th Ave S.	Jonathan Lawrence	12/15/2009	\$2,800
09-1178	4148 14th Ave S.	Jonathan Lawrence	11/17/2009	\$2,100
09-1178	4148 14th Ave S.	Jonathan Lawrence	10/27/2009	\$1,900
<b>Total Amount of Liens Certified:</b>				<b>\$11,000</b>

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

**Report Prepared On:**   5/11/2015    
**Meeting Date:**   5/20/2015  

### Consent Item

<b>Property Address</b>	2230 4th Ave N.
<b>Current Owner(s)</b>	R Aaron Swenson

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-4207	2230 4th Ave N.	2230 4th Ave Land Trust	09/27/2011	\$3,700
<b>Total Amount of Liens Certified:</b>				<b>\$3,700</b>

**Details: Per Legal, City Staff 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**   LRC12   **Part**   1   of   1  

**Report Prepared On:**   5/13/2015    
**Meeting Date:**   5/20/2015  

### Consent Item

<b>Property Address</b>	6108 Cedar St NE
<b>Current Owner(s)</b>	National Community Capital Fund Tampa 1 LLC

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-19739	6108 Cedar St NE	Joseph P Kelley & Alisha M. Thompson	07/24/2012	\$2,800
11-19739	6108 Cedar St NE	Joseph P Kelley & Alisha M. Thompson	06/26/2012	\$3,500
11-19739	6108 Cedar St NE	Joseph P Kelley & Alisha M. Thompson	05/22/2012	\$3,000
<b>Total Amount of Liens Certified:</b>				<b>\$9,300</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   LRC13   Part   1   of   1  

Report Prepared On:   5/13/2015    
Meeting Date:   5/20/2015  

### Consent Item

Property Address	1621 26th Ave N.
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-7017	1621 26th Ave N.	Gerald M Lennon Est.	01/21/2014	\$3,500
13-7017	1621 26th Ave N.	Gerald M Lennon Est.	12/17/2013	\$2,800
13-7017	1621 26th Ave N.	Gerald M Lennon Est.	11/19/2013	\$2,800
13-7017	1621 26th Ave N.	Gerald M Lennon Est.	10/22/2013	\$3,000
<b>Total Amount of Liens Certified:</b>				<b>\$12,100</b>

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**   LRC14   **Part**   1   of   1  

**Report Prepared On:**   5/13/2015    
**Meeting Date:**   5/20/2015  

### Consent Item

<b>Property Address</b>	625 Gray St S.
<b>Current Owner(s)</b>	John C DeYoung

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
10-24281	625 Gray St S.	Michael Ellis	10/25/2011	\$2,800
10-24281	625 Gray St S.	Michael Ellis	09/27/2011	\$3,500
10-24281	625 Gray St S.	Michael Ellis	08/23/2011	\$4,700
<b>Total Amount of Liens Certified:</b>				<b>\$11,000</b>

**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.





# 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 1 of 1

**Report Prepared On:** 5/8/2015

**Meeting Date:** 5/20/2015

**Liens being considered below resulted from:**  **Violations at another Property, Attached Due to Owner's Name or Prior Owner's Name**

**Applicant Request:**  **Release of Lien(s) from the subject property only. Lien(s) to remain in the name of owner at time of**

<b>Property Address</b>	3815 41st Ave N.
<b>Current Owner(s)</b>	3815 41st Ave N. Trust

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	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
11-1404	Brenda Sue and Michael A Maier	4639 14th Ave S.	9/27/2011	\$3,500
11-1404	Brenda Sue and Michael A Maier	4639 14th Ave S.	8/23/2011	\$6,500
13-25209	Brenda Sue and Michael A Maier	4639 14th Ave S.	8/26/2014	\$3,500
13-25209	Brenda Sue and Michael A Maier	4639 14th Ave S.	7/22/2014	\$2,800
13-25209	Brenda Sue and Michael A Maier	4639 14th Ave S.	6/24/2014	\$3,700
<b>Total Amount of Liens Certified:</b>				<b>\$20,000</b>

<b>Person to Attend Hearing</b>	John J. Liu - Trustee	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
---------------------------------	-----------------------	--	-----

**Details:** Current owner of 3815 41st Ave N (not in city limits) is requesting the liens be released from this property. They are cross attached from the lien address of 4639 14th Ave S.



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:** 5/8/2015  
**Meeting Date:** 5/20/2015

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

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

<b>Property Address</b>	779 49th Ave North	<b>Date of CEB Hearing</b>	9/24/2014
<b>Current Owner(s)</b>	Aaron Ward	<b>CEB Certified Mail Claimed</b>	Yes
		<b>Date Property Posted</b>	9/11/2014

<b>Notices Mailed To Following Address(es)</b>	<b>Case #</b>	14-9300		
	<b>Street</b>	5317 26th Ave S		
	<b>City</b>	Saint Petersburg	<b>State</b>	FL

0	Active Violation Cases Currently at Subject Property
5	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
14-9300	05/22/14	05/07/15	In compliance	Aaron Ward	779 49th Ave North	4/21/2015	\$14,900
<b>Total Amount of Liens Certified:</b>							<b>\$14,900</b>

Active Violations at Time First Lien was Certified	
14-9300	Permit - no final inspection.

<b>Representative Present at CEB Hearing</b>	Yes
<b>representative Present at</b>	1 of 2 <b>Lien Hearings</b>

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

**Details:**  
 08/14/14: September Notice of Hearing addressed to Aaron Ward signed by: Illegible  
 09/11/14: September Notice of Hearing posted at property.  
 09/24/14: Sept Public Hearing: Owner/representative attended hearing. Board gave 60 days.  
 10/03/14: Order of the Board addressed to Aaron Ward signed by: Illegible  
 12/16/14: Dec Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 30 days.  
 01/20/15: Jan Special Magistrate Hearing: Staff Recommended Deferral-permits  
 02/24/15: Feb Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 30 days.  
 04/21/15: Apr Special Magistrate Hearing: No representation at Special Magistrate hearing. Lien certified for \$14,900.00  
 05/07/15: Close Case



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-3 1 of 1

**Report Prepared On:** 5/8/2015  
**Meeting Date:** 5/20/2015

**Liens being considered below resulted from:**  **Violations at another Property, Attached Due to Owner's Name or Prior Owner's Name**

**Applicant Request:**  **Release of Lien(s) from the subject property only. Lien(s) to remain in the name of owner at time of**

<b>Property Address</b>	14871 N Bayshore Dr. Madeira Beach, FL 33708
<b>Current Owner(s)</b>	Sarah & David Wallace

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	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
02-8193	Debra Barnum	310 10th Ave N.	2/26/2003	\$8,500
<b>Total Amount of Liens Certified:</b>				<b>\$8,500</b>

<b>Person to Attend Hearing</b>	David and Sarah Wallace	<b>If person attending hearing is not Owner, is Authorization to Represent on File?</b>	
---------------------------------	-------------------------	---	--

**Details:** Current owner of 14871 N Bayshore Dr. Madeira Beach is requesting the liens be released from this property. They are cross attached from the lien address of 310 10th Ave N.