



St. Petersburg
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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:06-24-15

LRC 1:	5001 41st St S.	Owner(s):	USA Federal National Mortgage Assn.
LRC 2:	5211 2nd Ave S.	Owner(s):	US Bank Natl Assn.
LRC 3:	4661 Yarmouth Ave S.	Owner(s):	USA Federal National Mortgage Assn.
LRC 4:	1851 Robinson Dr N.	Owner(s):	USA Federal National Mortgage Assn.
LRC 5:	5981 34th Ave N.	Owner(s):	USA Federal National Mortgage Assn.
LRC 6:	2227 1st Ave N.	Owner(s):	Stanwich Mortgage Loan Trust
LRC 7:	670 Myrtle Way S.	Owner(s):	Taylor Bean & Whitaker Mortgage Cor
LRC 8:	5521 4th Ave N.	Owner(s):	USA Federal National Mortgage Assn.
LRC 9:	892 Addison Dr NE	Owner(s):	USA Federal National Mortgage Assn.
LRC 10:	625 21st Ave N.	Owner(s):	USA Federal National Mortgage Assn.
LRC 11:	6580 Poinsettia Ave S.	Owner(s):	Bank of America
LRC 12:	3465 7th Ave N.	Owner(s):	USHH FL 1 LLC
LRC 13:	517 25th St S.	Owner(s):	Zahav Refi LLC

LR 1:	2543 61st Ave S.	Owner(s):	Patrick Gerald & Mary Brigid Keyes
		Representative:	Josephine Leavy
LR 2:	247 38th Ave SE	Owner(s):	John Shoup
LR 3:	646 34th Ave S.	Owner(s):	Stanley V. Carroll
		Representative:	David V. Carroll



Lien Release Consent Items



Report LRC1 Part 1 of 1

Report Prepared On: 6/3/2015

Meeting Date: 6/24/2015

Consent Item

Property Address	5001 41st St S.
Current Owner(s)	USA Federal Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-8790	5001 41st St S.	John & Sheri Napolitano	07/24/2012	\$1,400
11-8790	5001 41st St S.	John & Sheri Napolitano	06/26/2012	\$1,750
11-8790	5001 41st St S.	John & Sheri Napolitano	05/22/2012	\$1,400
11-8790	5001 41st St S.	John & Sheri Napolitano	04/24/2012	\$1,400
11-8790	5001 41st St S.	John & Sheri Napolitano	03/27/2012	\$1,750
11-8790	5001 41st St S.	John & Sheri Napolitano	02/21/2012	\$1,400
11-8790	5001 41st St S.	John & Sheri Napolitano	01/24/2012	\$1,500
Total Amount of Liens Certified:				\$10,600

Details: This property is subject to foreclosure action. The Code Enforcement Liens were certified after the Lis Pendens was filed which resulted in the recording of a Certificate of Title. Per Legal city staff requests the liens be released in their entirety.



Report LRC2 Part 1 of 1

Report Prepared On: 6/3/2015
Meeting Date: 6/25/2015

Consent Item

Property Address	5211 2nd Ave S.
Current Owner(s)	US Bank Natl Assn Tre.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-23353	5211 2nd Ave S.	Natalie J. and Clarence M. Johnson Jr.	04/21/2015	\$3,000
Total Amount of Liens Certified:				\$3,000

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



Report LRC3 Part 1 of 1

Report Prepared On: 6/3/2015
Meeting Date: 6/24/2015

Consent Item

Property Address	4661 Yarmouth Ave S.
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-5383	4661 Yarmouth Ave S.	Jordan Sylvester	02/24/2015	\$3,500
14-5383	4661 Yarmouth Ave S.	Jordan Sylvester	01/20/2015	\$3,500
14-5383	4661 Yarmouth Ave S.	Jordan Sylvester	12/16/2014	\$2,800
14-5383	4661 Yarmouth Ave S.	Jordan Sylvester	11/18/2014	\$3,000
Total Amount of Liens Certified:				\$12,800

Details: This property is subject to foreclosure action. The Code Enforcement Liens were certified after the Lis Pendens was filed which resulted in the recording of a Certificate of Title. Per Legal city staff requests the liens be released in their entirety.



Report LRC4 Part 1 of 1

Report Prepared On: 6/3/2015
Meeting Date: 6/24/2015

Consent Item

Property Address	1851 Robinson Dr N.
Current Owner(s)	Joanne M. Swanick

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-8362	1851 Robinson Dr N.	Joanne Swanick	02/24/2015	\$3,500
14-8362	1851 Robinson Dr N.	Joanne Swanick	01/20/2015	\$3,500
14-8362	1851 Robinson Dr N.	Joanne Swanick	12/16/2014	\$2,800
14-8362	1851 Robinson Dr N.	Joanne Swanick	11/18/2014	\$3,000
Total Amount of Liens Certified:				\$12,800

Details: This property is subject to foreclosure action. The Code Enforcement Liens were certified after the Lis Pendens was filed which resulted in the recording of a Certificate of Title. Per Legal city staff requests the liens be released in their entirety.



Report LRC5 Part 1 of 1

Report Prepared On: 6/3/2015
Meeting Date: 6/24/2015

Consent Item

Property Address	5981 34th Ave N.
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
10-5967	5981 34th Ave N.	Dawn E Britner-Hild	11/16/2010	\$2,100
10-5967	5981 34th Ave N.	Dawn E Britner-Hild	10/26/2010	\$3,700
14-7424	5981 34th Ave N.	Dawn E Britner-Hild	12/16/2014	\$2,800
14-7424	5981 34th Ave N.	Dawn E Britner-Hild	11/18/2014	\$5,600
14-7424	5981 34th Ave N.	Dawn E Britner-Hild	09/23/2014	\$2,800
14-7424	5981 34th Ave N.	Dawn E Britner-Hild	08/26/2014	\$900
Total Amount of Liens Certified:				\$17,900

Details: This property is subject to foreclosure action. The Code Enforcement Liens were certified after the Lis Pendens was filed which resulted in the recording of a Certificate of Title. Per Legal city staff requests the liens be released in their entirety.



Report LRC6 **Part** 1 of 1

Report Prepared On: 6/8/2015
Meeting Date: 6/24/2015

Consent Item

Property Address	2227 1st Ave N.
Current Owner(s)	Stanwich Mortgage Loan Trust

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
12-19946	2227 1st Ave N.	Nelly Torres Est.	06/25/2013	\$3,500
12-19946	2227 1st Ave N.	Nelly Torres Est.	05/21/2013	\$2,800
12-19946	2227 1st Ave N.	Nelly Torres Est.	04/23/2013	\$2,800
12-19946	2227 1st Ave N.	Nelly Torres Est.	03/26/2013	\$2,800
12-19946	2227 1st Ave N.	Nelly Torres Est.	02/26/2013	\$900
Total Amount of Liens Certified:				\$12,800

Details: This property is subject to foreclosure action. The Code Enforcement Liens were certified after the Lis Pendens was filed which resulted in the recording of a Certificate of Title. Per Legal city staff requests the liens be released in their entirety.



Report LRC7 Part 1 of 1

Report Prepared On: 6/8/2015
Meeting Date: 6/24/2015

Consent Item

Property Address	670 Myrtle Way S.
Current Owner(s)	Taylor Bean & Whitaker Mortgage Corp.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
10-12902	726 11th Ave S.	Coda C Roberson III	03/22/2011	\$2,800
10-12902	726 11th Ave S.	Coda C Roberson III	02/22/2011	\$2,800
10-12902	726 11th Ave S.	Coda C Roberson III	01/25/2011	\$4,400
Total Amount of Liens Certified:				\$10,000

Details: This property is subject to foreclosure action. The Code Enforcement Liens were certified after the Lis Pendens was filed which resulted in the recording of a Certificate of Title. Per Legal city staff requests the liens be released from the crossed attached property.



Report LRC8 Part 1 of 1

Report Prepared On: 6/8/2015
Meeting Date: 6/24/2015

Consent Item

Property Address	5521 4th Ave N.
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
12-8061	5521 4th Ave N.	Karen & Thomas Demperio	12/18/2012	\$3,500
12-8061	5521 4th Ave N.	Karen & Thomas Demperio	11/13/2012	\$2,100
12-8061	5521 4th Ave N.	Karen & Thomas Demperio	10/23/2012	\$2,800
12-8061	5521 4th Ave N.	Karen & Thomas Demperio	09/25/2012	\$1,200
Total Amount of Liens Certified:				\$9,600

Details: This property is subject to foreclosure action. The Code Enforcement Liens were certified after the Lis Pendens was filed which resulted in the recording of a Certificate of Title. Per Legal city staff requests the liens be released in their entirety.



Report LRC9 Part 1 of 1

Report Prepared On: 6/9/2015
Meeting Date: 6/24/2015

Consent Item

Property Address	892 Addison Dr NE
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
10-4444	7820 15th Way N	Gabe Harling	12/14/2010	\$2,800
10-4444	7820 15th Way N	Gabe Harling	11/16/2010	\$2,100
10-4444	7820 15th Way N	Gabe Harling	10/26/2010	\$3,700
Total Amount of Liens Certified:				\$8,600

Details: This property is subject to foreclosure action. The Code Enforcement Liens were certified after the Lis Pendens was filed which resulted in the recording of a Certificate of Title. Per Legal city staff requests the liens be released from the crossed attached property.



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

Report Prepared On: 6/11/2015
Meeting Date: 6/24/2015

Consent Item

Property Address	625 21st St N.
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-2515	625 21st St N.	Ann T & William J Paschal	07/22/2014	\$1,400
13-2515	625 21st St N.	Ann T & William J Paschal	06/24/2014	\$1,750
13-2515	625 21st St N.	Ann T & William J Paschal	05/20/2014	\$1,400
13-2515	625 21st St N.	Ann T & William J Paschal	04/22/2014	\$1,400
13-2515	625 21st St N.	Ann T & William J Paschal	03/25/2014	\$1,400
13-2515	625 21st St N.	Ann T & William J Paschal	02/25/2014	\$1,750
13-2515	625 21st St N.	Ann T & William J Paschal	01/21/2014	\$1,850
Total Amount of Liens Certified:				\$10,950

Details: This property is subject to foreclosure action. The Code Enforcement Liens were certified after the Lis Pendens was filed which resulted in the recording of a Certificate of Title. Per Legal city staff requests the liens be released in their entirety.



Report LRC11 Part 1 of 1

Report Prepared On: 6/11/2015
Meeting Date: 6/24/2015

Consent Item

Property Address	6580 Poinsettia Ave S.
Current Owner(s)	Bank of America

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
12-14907	6580 Poinsettia Ave S.	Kevin C. Higgins Est.	05/21/2013	\$2,800
12-14907	6580 Poinsettia Ave S.	Kevin C. Higgins Est.	04/23/2013	\$2,800
12-14907	6580 Poinsettia Ave S.	Kevin C. Higgins Est.	03/26/2013	\$2,800
12-14907	6580 Poinsettia Ave S.	Kevin C. Higgins Est.	02/26/2013	\$400
Total Amount of Liens Certified:				\$8,800

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.



Report LRC12 Part 1 of 1

Report Prepared On: 6/11/2015
Meeting Date: 6/24/2015

Consent Item

Property Address	3465 7th Ave N.
Current Owner(s)	Bank of America

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
12-12682	3465 7th Ave North	Patricia A Haskins	02/26/2013	\$3,500
12-12682	3465 7th Ave North	Patricia A Haskins	01/22/2013	\$3,500
12-12682	3465 7th Ave North	Patricia A Haskins	12/18/2012	\$3,000
Total Amount of Liens Certified:				\$10,000

Details: Per Legal. The city requests the liens be released in their entirety.



Report LRC13 Part 1 of 1

Report Prepared On: 6/12/2015
Meeting Date: 6/24/2015

Consent Item

Property Address	517 25th St S.
Current Owner(s)	Zahav Refi LLC

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
07-6042	517 25th St S.	Katherine Valdes	09/25/2007	\$3,700
07-6042	517 25th St S.	Katherine Valdes	10/23/2007	\$2,800
07-6042	517 25th St S.	Katherine Valdes	11/27/2007	\$3,500
Total Amount of Liens Certified:				\$10,000

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.



Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 6/8/2015
Meeting Date: 6/24/2015

Liens being considered below resulted from: Violations at the Property

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

Property Address	2543 61st Ave S.		Date of CEB Hearing	5/26/2010
Current Owner(s)	Mary Brigid & Patrick Gerald Keyes		CEB Certified Mail Claimed	
			Date Property Posted	5/10/2010
Notices Mailed To Following Address(es)	Case #	09-23120	Case #	
	Street	Coole Reheen Abbeyleix	Street	
	City	Co Laois, Ireland	State	

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
09-23120	12/09/09	09/22/11	In compliance	Mary & Patrick Keyes	2543 61st Ave S.	9/21/2010	\$2,800
09-23120	12/09/09	09/22/11	In compliance	Mary & Patrick Keyes	2543 61st Ave S.	8/24/2010	\$2,800
09-23120	12/09/09	09/22/11	In compliance	Mary & Patrick Keyes	2543 61st Ave S.	7/27/2010	\$3,700
Total Amount of Liens Certified:							\$9,300

Active Violations at Time First Lien was Certified			
09-23120	Legal Premises Agent - A legal premises agent is required		
	Overgrowth- Grass is overgrown in rear yard		
Representative Present at CEB Hearing No			
Representative Present at 0 of 3 Lien Hearings			
Person to Attend Hearing	Josephine Leavy		If person attending hearing is not Owner, is Authorization to Represent on File?
			Yes

Details:
04/07/10: May Notice of Hearing addressed to Patrick Keyes
05/05/10: **Telephone Conversation:** Received call from Mr. Keyes. He is calling Ireland & advised property is about to undergo renovations. He provided and email address to contact him.
05/10/10: May Notice of Hearing posted at property.
05/25/10: **Email:** I emailed Mr. Keyes per his request & advised him no permits or construction being done. I advised him that the violations remain & provided him our fax number for Legal Premises Agent Info & Authorization to represent at tomorrows hearing.
05/26/15: May Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
06/01/10: **Mail:** Received a letter from Mr. Keyes who resides in Ireland. He stats the property is under construction and should be completed in 5 months.
07/27/10: Jul Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3700.00
08/24/10: Aug Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2800.00
09/20/10: **Telephone Conversation:** Spoke to Keith. He is assisting Mr. Keyes. I spoke with him about violations. I advised that sanitation cut the grass and a Legal Premise Agent form needs to be signed by Mr. Keyes.
09/20/10: **Telephone Conversation:** Spoke to Mr. Keyes. We discussed lien hearing tomorrow and violations.
09/21/10: Sep Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2800.00
10/21/10: Removed case from CEB to issue Municipal Ordinance Violation.
09/22/11: Close Case



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

Report Prepared On: 6/10/2015

Meeting Date: 6/24/2015

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

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

Property Address	247 38th Ave SE	Date of CEB Hearing	7/23/2014
Current Owner(s)	John Shoup	CEB Certified Mail Claimed	No
		Date Property Posted	7/8/2014

Notices Mailed To Following Address(es)	Case #	14-6797	Case #	
	Street	805 E North Bay St.	Street	
	City	Tampa	State	FL

0	Active Violation Cases Currently at Subject Property
3	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
14-6797	04/21/14	05/29/15	In compliance	John Shoup	247 38th Ave SE	12/16/2014	\$2,800
14-6797	04/21/14	05/29/15	In compliance	John Shoup	247 38th Ave SE	11/18/2014	\$5,600
14-6797	04/21/14	05/29/15	In compliance	John Shoup	247 38th Ave SE	9/23/2014	\$2,800
14-6797	04/21/14	05/29/15	In compliance	John Shoup	247 38th Ave SE	8/26/2014	\$900
Total Amount of Liens Certified:							\$12,100

Active Violations at Time First Lien was Certified	
14-6797	Parking-Apron Approved driveway aprons must be properly maintained.
14-6797	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 4 Lien Hearings

Person to Attend Hearing	John Shoup	If person attending hearing is not Owner, is Authorization to Represent on File?

Details: All mail was returned unclaimed and there was no contact with the owner until 05/04/15. Case was closed on 05/29/15.



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

Report Prepared On: 6/10/2015
Meeting Date: 6/24/2015

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

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

Property Address	646 34th Ave S.	Date of CEB Hearing	10/22/2014
Current Owner(s)	Stanley V. and Rosemarie R. Carroll	CEB Certified Mail Claimed	Yes
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	10-16640 and 14-14768		Case #	
	Street	9 Willowbrook Ln		Street	
	City	Freeport	State	NY	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
10-16640	08/20/10	11/03/11	In compliance	Rosemarie Carroll	646 34th Ave S.	4/26/2011	\$1,600
14-14768	07/21/14	04/15/15	In compliance	Rosemarie & Stanley Carroll	646 34th Ave S.	2/24/2015	\$3,500
14-14768	07/21/14	04/15/15	In compliance	Rosemarie & Stanley Carroll	646 34th Ave S.	1/20/2015	\$3,500
14-14768	07/21/14	04/15/15	In compliance	Rosemarie & Stanley Carroll	646 34th Ave S.	12/16/2014	\$3,000
Total Amount of Liens Certified:							\$11,600

Active Violations at Time First Lien was Certified	
10-16640	Permits- Approved permit required to demolish structure at rear of property.
14-14768	R-O-W Changing Surface - Mulch must be removed from right of way. Junk/Rubbish/Outdoor Storage- Piles of mulch located on property must be properly spread or removed. Paint- Main Structure

Representative Present at CEB Hearing	No
Representative Present at	0 of 4 Lien Hearings

Person to Attend Hearing	David Carroll	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details: All mail was signed for by Rosemarie Carroll. There was no contact with the owners until after the liens were certified.