



CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:08-26-15

LRC 1:	3511 11th Ave N.	Owner(s):	USA Federal National Mortgage Assn.
LRC 2:	4720 Venetian Blvd NE	Owner(s):	USA Federal National Mortgage Assn.
LRC 3:	677 25th Ave S.	Owner(s):	New Century Home Equity Loan Trust
LRC 4:	126 22nd Ave NE	Owner(s):	Linda Kay Rendleman
LRC 5:	4544 12th Ave S.	Owner(s):	JJRC Investments LLC
LRC 6:	2860 1st Ave S	Owner(s):	Bear Sterns Alt-A Trust
LRC 7:	870 14th Ave S.	Owner(s):	TJKOM Investments LLC
LRC 8:	1825 19th St S.	Owner(s):	James Morgan & Sharrell Mc Inerney
LRC 9:	3421 Ithaca St. N	Owner(s):	Us Bank Natl Assn Trustee
LRC 10:	709 32nd Ave N.	Owner(s):	John McDermott
LRC 11:	6394 2nd Ave S.	Owner(s):	USA Federal National Mortgage Assn.
LRC 12:	5397 5th Ave N.	Owner(s):	Mounir El Beyrouy
LRC 13:	2608 2nd Ave N.	Owner(s):	Thomas Hockensmith
LRC 14:	852 4th Ave N.	Owner(s):	Ault lang Syne LLC
LRC 15:	860 64th Ave S.	Owner(s):	Quinnessa Holmes
LRC 16:	5330 39th Ave N.	Owner(s):	Gregg Windle
LRC 17:	1739 20th Ave N.	Owner(s):	Bank of New York Mellon Tre.

LR 1:	2220 2nd Ave N.	Owner(s):	Scott and Kenneth Hadley
LR 2:	728 20th Ave S	Owner(s): Representative:	Dynamic Real Estate Corp. Lynette Wallace



Lien Release Consent Items



Report LRC1 Part 1 of 1

Report Prepared On: 8/12/2015

Meeting Date: 8/26/2015

Consent Item

Property Address	3511 11th Ave North
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-7917	3511 11th Ave N	Anthony Durso	02/24/2015	\$3,500
14-7917	3511 11th Ave N	Anthony Durso	01/20/2015	\$3,500
14-7917	3511 11th Ave N	Anthony Durso	12/16/2014	\$2,800
14-7917	3511 11th Ave N	Anthony Durso	11/18/2014	\$2,800
14-7917	3511 11th Ave N	Anthony Durso	10/21/2014	\$2,500
Total Amount of Liens Certified:				\$15,100

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: 8/12/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	4720 Venetian Blvd NE
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-21044	4720 Venetian Blvd NE	Kendall Long Dorsett	07/24/2012	\$11,900
11-21044	4720 Venetian Blvd NE	Kendall Long Dorsett	03/27/2012	\$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 LRC3 Part 1 of 1

Report Prepared On: 8/12/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	677 25th Ave South
Current Owner(s)	New Century Home Loan Trust

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
07-3326	2150 17th Ave S.	Avora Smith Est, Regina Speights PR	06/26/2007	\$900
07-3326	2150 17th Ave S.	Avora Smith Est, Regina Speights PR	07/24/2007	\$2,800
07-3326	2150 17th Ave S.	Avora Smith Est, Regina Speights PR	08/21/2007	\$2,800
07-3326	2150 17th Ave S.	Avora Smith Est, Regina Speights PR	09/25/2007	\$3,500
09-1676	1400 33rd St S.	Regina Speights	10/27/2009	\$3,500
09-1676	1400 33rd St S.	Regina Speights	09/22/2009	\$2,800
09-1676	1400 33rd St S.	Regina Speights	08/25/2009	\$3,500
09-1676	1400 33rd St S.	Regina Speights	07/21/2009	\$3,000
Total Amount of Liens Certified:				\$22,800

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 from the crossed attached property at 677 25th Ave S.



Report LRC4 Part 1 of 1

Report Prepared On: 8/12/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	126 22nd Ave NE
Current Owner(s)	Linda Kay Rendleman

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-20301	126 22nd Ave NE	Douglas E & Christine L Smiley	04/22/2014	\$2,800
13-20301	126 22nd Ave NE	Douglas E & Christine L Smiley	03/25/2014	\$2,800
13-20301	126 22nd Ave NE	Douglas E & Christine L Smiley	02/25/2014	\$900
Total Amount of Liens Certified:				\$6,500

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



Report LRC5 Part 1 of 1

Report Prepared On: 8/12/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	4544 12th Ave S.
Current Owner(s)	JJRC Investments LLC

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
05-11043	4544 12th Ave S.	Greg Morgan	12/13/2005	\$2,300
05-11043	4544 12th Ave S.	Greg Morgan	01/24/2006	\$4,200
Total Amount of Liens Certified:				\$6,500

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 LRC6 Part 1 of 1

Report Prepared On: 8/13/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	2860 1st Ave S.
Current Owner(s)	Bear Sterns Alt-A Trust

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-3311	2860 1st Ave S.	Netti Senisse	01/20/2015	\$3,500
14-3311	2860 1st Ave S.	Netti Senisse	11/18/2014	\$5,600
14-3311	2860 1st Ave S.	Netti Senisse	09/23/2014	\$2,800
14-3311	2860 1st Ave S.	Netti Senisse	08/26/2014	\$3,700
Total Amount of Liens Certified:				\$15,600

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 LRC7 Part 1 of 1

Report Prepared On: 8/13/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	870 14th Ave S.
Current Owner(s)	TJKOM Investments LLC

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-18581	870 14th Ave S.	Michael Chomick	04/22/2014	\$2,800
13-18581	870 14th Ave S.	Michael Chomick	03/25/2014	\$2,800
13-18581	870 14th Ave S.	Michael Chomick	02/25/2014	\$3,500
13-18581	870 14th Ave S.	Michael Chomick	01/21/2014	\$900
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 in their entirety.



Report LRC8 Part 1 of 1

Report Prepared On: 8/13/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	1825 19th St S.
Current Owner(s)	James and Sharrell McInerney

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
07-20946	1825 19th St S	Modern Home Builders Inc.	07/22/2008	\$2,800
07-20946	1825 19th St S	Modern Home Builders Inc.	06/24/2008	\$2,800
07-20946	1825 19th St S	Modern Home Builders Inc.	05/27/2008	\$3,700
08-11148	1825 19th St S	Modern Home Builders Inc.	12/16/2008	\$3,000
Total Amount of Liens Certified:				\$12,300

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: 8/13/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	3421 Ithaca St N
Current Owner(s)	US Bank Natl Assn Tre

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
06-1917	3421 Ithaca St N.	Alan and Sharon Gaffan	07/25/2006	\$850
06-1917	3421 Ithaca St N.	Alan and Sharon Gaffan	08/22/2006	\$1,400
06-1917	3421 Ithaca St N.	Alan and Sharon Gaffan	09/26/2006	\$1,750
06-1917	3421 Ithaca St N.	Alan and Sharon Gaffan	10/24/2006	\$1,400
06-1917	3421 Ithaca St N.	Alan and Sharon Gaffan	11/14/2006	\$1,000
06-1917	3421 Ithaca St N.	Alan and Sharon Gaffan	12/19/2006	\$1,750
06-1917	3421 Ithaca St N.	Alan and Sharon Gaffan	01/23/2007	\$1,750
Total Amount of Liens Certified:				\$9,900

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 LRC10 Part 1 of 1

Report Prepared On: 8/13/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	709 32nd Ave N.
Current Owner(s)	John McDermott

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
15-2468	709 32nd Ave N.	John McDermott	07/21/2015	\$1,100
Total Amount of Liens Certified:				\$1,100

Details: Lien certified in error. City staff requests this lien be released in its entirety.



Report LRC11 **Part** 1 of 1

Report Prepared On: 8/14/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	6394 2nd Ave S
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-14943	6394 2nd Ave S.	Annette Cortes	06/24/2014	\$12,800
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 LRC12 Part 1 of 1

Report Prepared On: 8/14/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	5367 5th Ave N.
Current Owner(s)	Mounir El Beyrouy

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
15-2239	5367 5th Ave N.	USA Federal Natl Mtg Assn.	06/23/2015	\$900
Total Amount of Liens Certified:				\$900

Details: Lien certified in error. City staff requests this lien be released in its entirety.



Report LRC13 Part 1 of 1

Report Prepared On: 8/14/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	2608 2nd Ave N.
Current Owner(s)	Thomas Hockensmith

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-16264	2608 2nd Ave N.	Cheryl Stevens and Joanne Strinka Est.	03/25/2014	\$2,800
Total Amount of Liens Certified:				\$2,800

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 LRC14 Part 1 of 1

Report Prepared On: 8/14/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	852 4th Ave N.
Current Owner(s)	Ault Lang Syne LLC

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
09-5593	852 4th Ave N.	James Brylinke	09/22/2009	\$2,800
09-5593	852 4th Ave N.	James Brylinke	08/25/2009	\$900
Total Amount of Liens Certified:				\$3,700

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



Report LRC15 Part 1 of 1

Report Prepared On: 8/14/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	860 64th Ave S.
Current Owner(s)	Quinnesa T. Holmes

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
12-21576	860 64th Ave S.	Karl R Anderson	05/21/2013	\$2,800
12-21576	860 64th Ave S.	Karl R Anderson	04/23/2013	\$3,000
Total Amount of Liens Certified:				\$5,800

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 LRC16 Part 1 of 1

Report Prepared On: 8/14/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	5330 39th Ave N
Current Owner(s)	Gregg Windle

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
12-17933	5330 39th Ave N.	Joseph and Joshua Lorenzo	04/23/2013	\$1,400
12-17933	5330 39th Ave N.	Joseph and Joshua Lorenzo	03/26/2013	\$1,400
12-17933	5330 39th Ave N.	Joseph and Joshua Lorenzo	02/26/2013	\$1,750
12-17933	5330 39th Ave N.	Joseph and Joshua Lorenzo	01/22/2013	\$450
Total Amount of Liens Certified:				\$5,000

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 in their entirety.



Report LRC17 Part 1 of 1

Report Prepared On: 8/14/2015
Meeting Date: 8/26/2015

Consent Item

Property Address	1739 20th Ave N.
Current Owner(s)	Bank of New York Mellon Tre

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
12-5130	1739 20th Ave N.	Erik and Ada Neikens	12/18/2012	\$3,500
12-5130	1739 20th Ave N.	Erik and Ada Neikens	11/13/2012	\$2,100
12-5130	1739 20th Ave N.	Erik and Ada Neikens	10/23/2012	\$2,800
12-5130	1739 20th Ave N.	Erik and Ada Neikens	09/25/2012	\$2,800
12-5130	1739 20th Ave N.	Erik and Ada Neikens	08/28/2012	\$900
11-2481	1739 20th Ave N.	Erik and Ada Neikens	09/27/2011	\$3,500
11-2481	1739 20th Ave N.	Erik and Ada Neikens	08/23/2011	\$6,500
Total Amount of Liens Certified:				\$22,100

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: 8/13/2015
Meeting Date: 8/26/2015

Liens being considered below resulted from: Violations at the Property

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

Property Address	2220 2nd Ave N.	Date of CEB Hearing	N/A
Current Owner(s)	Scott & Kenneth Hadley	CEB Certified Mail Claimed	N/A
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	05-850 & 03-6569		Case #	
	Street	2220 2nd Ave 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
03-6569	03/25/03	04/19/05	Voided to new case	Donald Martin	2220 2nd Ave N	03/24/2004 thru 09/22/2004	\$7,850
05-850	01/06/05	08/14/12	In Compliance	Donald Martin	2220 2nd Ave N	11/14/2006 thru 04/25/2006	\$10,550
Total Amount of Liens Certified:							\$18,400

Active Violations at Time First Lien was Certified	
03-6569	Roof Disrepair, Door exterior , Paint-main structure
05-850	Structure numbers, Window, Door-exterior, Paint-main structure, Window screens, Roof disrepair.

Representative Present at CEB Hearing	No
Representative Present at	0 of 15 Lien Hearings

Person to Attend Hearing	Adam R Jonas and/or Steven K. Jonas	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

Details: The owner at the time of liens has passed away and heirs are trying to sell the property.



Report LR-2 Part 1 of 1

Report Prepared On: 8/14/2015
Meeting Date: 8/26/2015

Liens being considered below resulted from: Violations at the Property

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

Property Address	728 20th Ave S			Date of CEB Hearing	9/25/2013		
Current Owner(s)	Dynamic Real Estate Corp.			CEB Certified Mail Claimed	No		
				Date Property Posted	9/13/2013		
Notices Mailed To Following Address(es)	Case #	13-6622		Case #	13-6622		
	Street	200 Mirror Lake Dr N		Street	17888 67th Ct N.		
	City	St. Pete	State	FL	City	Loxahatchee	State

0	Active Violation Cases Currently at Subject Property
4	Other Properties in Pinellas County in the Name of the Current Owner
1	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
13-6622	04/26/11	07/21/15	In compliance	Dynamic Real Estate Corp.	728 20th Ave S	6/24/2014	\$21,700
13-6622	04/26/11	07/21/15	In compliance	Dynamic Real Estate Corp.	728 20th Ave S	11/19/2013	\$3,000
Total Amount of Liens Certified:							\$24,700

Active Violations at Time First Lien was Certified	
13-6622	Paint-main structure and accessory structure
	Walls exterior- Missing Tile
	Crawl Space Open
	Multiple Interior Violations
	Walls interior- Crack in rear bedroom
	Permits
	Ceiling- Peeling paint and Water Spots
	Roof Disrepair

Representative Present at CEB Hearing		No
Representative Present at		0 of 2 Lien Hearings
Person to Attend Hearing	Lynette Wallace	If person attending hearing is not Owner, is Authorization to Represent on File? Yes

Details:
 08/19/13: Sept Notice of Hearing addressed to Dynamic Real Estate Corp. Returned-Insufficient Address
 09/10/13: **Telephone Conversation:** Returned Call to Mason Haines of New Market Realty - set up reinsertion
 09/13/13: Sept. Notice of Hearing posted at property.
 09/25/13: Sept. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 10/17/13: **Telephone Conversation:** Returned Call to Mason Haines of New Market Realty
 11/19/13: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3000.00
 12/06/13: **Telephone Conversation:** Returned Call to Mason Haines of New Market Realty- Left message
 12/17/13: Dec Special Magistrate Hearing: Staff Recommended Deferral-Permits
 01/21/14: **Misc:** Active Permit will Monitor for Final Inspection.
 06/19/14: **Misc:** Mech Permit 90 day extension expired without an approved final inspection.
 06/24/14: June Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$21,700.00
 07/08/14: Removed case from CEB to issue Municipal Ordinance Violation.
 07/21/15: Close Case