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**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date:09/26/2018**

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**LR 1:** 3135 22nd Ave North

**Owner(s):**

W. Terrill Reeb

**LR 2:** 5253 1st Ave South

**Owner(s):**

NCRC Housing Fund LLC  
(at time of lien)

**LR 3:** 7180 17th St. North

**Owner(s):**

Irene Bauer IRA #08-3503 BNF

**Representative:**

John G. Bauer



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# Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 9/11/2018

Meeting Date: 9/26/2018

Liens being considered below resulted from:  Violations at the Property

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

Property Address	3135 22nd Ave North	Date of CEB Hearing	5/23/2018
Current Owner(s)	W. Terrill Reeb	CEB Certified Mail Claimed	Yes
		Date Property Posted	5/8/2018

Notices Mailed To Following Address(es)	Case #	18-4808	Case #	
	Street	3111 22nd Ave N.	Street	
	City	St. Petersburg	State	FL

0	Active Violation Cases Currently at Subject Property
45	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
1	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
18-4808	02/23/18	08/16/18	In compliance	W. Terrill Reeb	3135 22nd Ave North	7/25/2018	\$2,800
18-4808	02/23/18	08/16/18	In compliance	W. Terrill Reeb	3135 22nd Ave North	6/27/2018	\$1,000
<b>Total Amount of Liens Certified:</b>							<b>\$3,800</b>

Active Violations at Time First Lien was Certified	
18-4808	Free standings sign has a missing/damaged sign face.

Representative Present at CEB Hearing	Yes
Representative Present at	0 of 2 Lien Hearings

Person to Attend Hearing	W. Terrill Reeb	If person attending hearing is not Owner, is Authorization to Represent on File?

**Details:**  
 04/23/18: May Notice of Hearing addressed to W. Terrill Reeb signed by: not legible  
 05/23/18: May Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.  
 06/04/18: May. Order of the Board addressed to W Terrill Reeb signed by: Bill  
 06/27/18: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00  
 07/25/18: Jul Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00  
 08/16/18: Case Closed



Report LR-2 Part 1 of 1

Report Prepared On: 9/12/2018

Meeting Date: 9/26/2018

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 lien.

Property Address	5253 1st Ave S.
Current Owner(s)	Your Home of Florida LLC

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
17-1437	NCRC Housing Rehab Fund LLC	5253 1st Ave S.	4/25/2018	\$13,600
<b>Total Amount of Liens Certified:</b>				<b>\$13,600</b>

Person to Attend Hearing	Representative for NCRC Housing Rehab Fund	If person attending hearing is not Owner, is Authorization to Represent on File?	

**Details:** NCRC Housing Fund LLC has sold the property at 5253 1st Ave S. They are requesting the lien be removed from their name.



Report LR-3 Part 1 of 1

Report Prepared On: 9/12/2018

Meeting Date: 9/26/2018

Liens being considered below resulted from:  Violations at the Property

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

Property Address	7180 17th St North	Date of CEB Hearing	10/25/2017
Current Owner(s)	Irene Bauer IRA #08-3503 BNF	CEB Certified Mail Claimed	Yes
		Date Property Posted	10/10/2017

Notices Mailed To Following Address(es)	Case #	17-16682	Case #	
	Street	13191 Starkey Rd Ste 9	Street	
	City	Largo	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
17-16682	07/10/17	05/31/18	In compliance	Irene Bauer IRA #08-3503	7180 17th St N	2/28/2018	\$10,100
<b>Total Amount of Liens Certified:</b>							<b>\$10,100</b>

Active Violations at Time First Lien was Certified	
17-16682	Per stop work order, complete remodel permit required.

<b>Representative Present at CEB Hearing</b>	No
<b>Representative Present at</b>	1 of 2 <b>Lien Hearings</b>

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

**Details:**  
 09/18/17: Oct Notice of Hearing addressed to Advanta IRA Services LLC Tre signed by: R. Capuano  
 10/2/17: Oct Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
 11/07/17: Oct. Order of the Board addressed to Advanta IRA Services Tre signed by: R. Capuano  
 12/20/17: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 30 days.  
 02/28/18: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$10,100.00  
 05/31/18: Case Closed