

IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE
COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:

ONEWEST BANK FSB,
Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
FREDERICK J. FENTROSS;;
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT;
BRIARWOOD MASTER ASSOCIATION,
INC.; UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO
MAY CLAIM AN INTEREST IN THE
ESTATE OF MARGARET L. FANELLI;;
UNKNOWN TENANT IN POSSESSION
OF THE SUBJECT PROPERTY,
Defendants.

NOTICE OF LIS PENDENS

TO THE ABOVE STYLED DEFENDANTS AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED of the institution of this action by Plaintiff against you seeking to foreclose a mortgage recorded in Official Records Book 2255 at Page 6859 on the following property in Manatee County, Florida:

LOT 42, BRIARWOOD, UNITS 1 & 2, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 71 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

11-24945 ONEWEST BANK FSB

vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE ESTATE OF FREDERICK J.
FENTROSS, DECEASED

including the buildings, appurtenances, and fixtures located thereon.

DATED 2/21/12

Law Offices of Marshall C. Watson, P.A.
1800 NW 49th Street, Suite 120
Fort Lauderdale, Florida 33309
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: (800) 441-2438

By: 

Rosemarie Angella Wildman
Bar #645869

FOR LEAD COUNSEL:

Gabriel Itskovich
Bar #87938

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, a political subdivision
of the State of Florida,

Petitioner,

Case No. **CE2011120248**

vs.

FREDERICK J. FENTROSS AND MARGARET L. FANELLI,
Respondents,

ORDER IMPOSING FINE

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on February 22, 2012, and the Special Magistrate having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, and thereupon issues the Findings of Fact, Conclusions of Law, and Order as follows:

FINDINGS OF FACT

1. That **Frederick J. Fentross and Margaret L. Fanelli**, hereinafter referred to as Respondents are the owners of record of the subject property.
2. That notice was served on Respondents and no one was present at the hearing.
3. That previous notifications of the violation of the Manatee County Land Development Code **Section 703.2.24.2.6** were made and posted on the property and at the front door of the Manatee County Administrative Center located at 1112 Manatee Avenue West, Bradenton, Florida.
4. That the property located at **5722 31st Court East, Bradenton, Florida, DP 1773002157**, has a violation of Manatee County Land Development Code **Section 703.2.24.2.6** because of an unsecured swimming pool (pool cage has ripped screens) on the property.
5. That Respondents are in violation of **Section 703.2.24.2.6** because the swimming pool is unsecured (pool cage has ripped screens) on the property.

CONCLUSIONS OF LAW

1. That Respondents are in violation of Manatee County Land Development Code **Section 703.2.24.2.6**.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in *Chapter 162, Florida Statutes*, and Manatee County Land Development Code, it is hereby ORDERED:

1. THAT the Respondents correct the violation of Manatee County Land Development Code **Section 703.2.24.2.6**.
2. THAT if this Order is not complied with on or before **March 23, 2012**, it is hereby ordered that Respondents shall pay a minimum fine of **\$250**, plus **\$100** per day for each and every day any violation described herein continue past **March 23, 2012**.
3. Failure to Comply with this Order within the specified time will result in the recordation of this Order Imposing Fine, which constitutes a lien upon any real or personal property owned by the violators and may be foreclosed, and your property sold to enforce this lien. If such lien is filed, you will be assessed all costs incurred in recording and satisfying this lien.
4. The Code Enforcement Special Magistrate also authorizes the County Attorney or his/her designee to foreclose, collect or settle said lien using any legal or equitable remedies available to collect any liens which remain unpaid.
5. This Order becomes self-executing upon an Affidavit of Non-compliance being filed with the Clerk of Circuit Court Board Records Section, and a hearing shall not be necessary.
6. That pursuant to Section 305.5.7 of the Land Development Code, should violations exist beyond the date set for compliance, the Special Magistrate shall impose a minimum fine of \$65.

Ordered February 22, 2012, and executed this 28th day of February, 2012.

ATTEST: R. B. Shore
Clerk of Circuit Court

By: [Signature]
Deputy Clerk



[Signature]
Manatee County Code Enforcement
Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondents, **FREDERICK J. FENTROSS AND MARGARET L. FANELLI, 5722 31ST COURT EAST, BRADENTON, FLORIDA, 34203**, by U.S. mail and to the Manatee County Code Enforcement Division, on this 28th day of February, 2012.

R. B. SHORE
Clerk of Circuit Court
Manatee County, Florida

By: [Signature]
Deputy Clerk



This is to certify that the foregoing is a true and correct copy of the documents on file in my office. Witness my hand and official seal this 16th day of April, 2012.

R. B. SHORE
Clerk of Circuit Court

By: [Signature] D.O.

ATTENTION: It is your responsibility to notify Code Enforcement at 941-748-4501, extension 6909 and satisfactorily demonstrate that the violation(s) has/have ceased. Release of this lien cannot occur until Code Enforcement verifies that the violation(s) no longer exist(s).



Fentross, CE201112048
James Cooney to: Laurie Menard

12/16/2013 11:42 AM

History: This message has been replied to.

Laurie,

Please prepare a Partial Release of Lien for this property. It was in foreclosure and a lis pendens had been filed a the time our code enforcement lien was filed, additionally both the named property owners were deceased at the time of our lien.

Let me know if you need an other information.

Jim

James R. Cooney
Deputy County Attorney
Manatee County, Florida



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MANATEE COUNTY, FLORIDA

Special Magistrate
Case No. CE2011120248

MANATEE COUNTY, a political subdivision
of the State of Florida

Petitioner,

vs.

Frederick J. Fentross and Margaret L. Fanelli

Respondent.

_____ /

PARTIAL RELEASE OF LIEN

This is to certify that the Order Imposing Fine filed by the Manatee County Code Enforcement Special Magistrate of Manatee County, Florida, on February 28, 2012, and recorded in Official Records Book 2416, Page 6216, of the Public Records of Manatee County, Florida, on April 19, 2012, is hereby released as to that parcel of property described as follows:

Lot 42 Briarwood Unit 1 Sub Pi#17730.0215/7

DATED this 28th day of January, 2014.

ATTEST: R.B. Shore, Clerk
of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Larry Bustle, Chairman