

Application For Relief - Code Enforcement Liens

Manatee County Code Enforcement Division

1112 Manatee Avenue West
Bradenton, FL 34205
Tel: (941) 748-2071 Fax: (941) 749-3094

Notice: This application is available as a WORD document for your convenience.
Manatee County accepts applications for Code Enforcement Lien relief from owners of properties that have corrected ALL of the violations on the subject property. Please complete the form in its entirety. Incomplete applications will not be accepted.

Case # CE2007010245 Manatee County - vs - Christine R Maser
Property Information

Parcel Identification Number: 6631202204		
Lot: 20	Block: 2	Subdivision: Whitfield Manor Sub
Address: 7036 13 th St E		
City: Sarasota		Zip Code: 34243

Property Owner Information

Current property owner: <i>US Bank National Assoc, as Trustee Successor in Interest to Wachovia Bnk, NA as Trustee for Chase Funding Mortgage Loan Asset Backed Certificates Series 2004-2</i>		
Address: <i>Ch Select Portfolio Servicing Inc, 3815 West Tempk</i>		
City: <i>Salt Lake City</i>	State: <i>UTAH</i>	Zip: <i>84115</i>
Phone #: <i>561-922-5361</i>	Email address: <i>LSease@Florida-legal.net</i>	
Representative/Agent: <i>Greenfield Law Group PA</i>		
Address: <i>6111 Broken Sound Pkwy NW Sk 350</i>		
City: <i>Boca Raton</i>	State: <i>FL</i>	Zip: <i>33487</i>
Phone #: <i>561-922-5361</i>	Email address: <i>LSease@Florida-legal.net</i>	

Lien Information

Amount of lien: \$221,975 + \$20 Recording Fee	Amount of offer: \$ <i>4,000⁰⁰</i> xx + \$20 Recording Fee
Date lien was recorded: <i>4/3/07</i>	Number of days the property was in Violation:
Date of Compliance: <i>7/28/16</i>	How much money was spent to abate the Violation:

The following documentation (when applicable) SHALL be submitted with the application:
(Reference any supporting documentation as Exhibit 1, Exhibit 2, and so forth.)

1. Notice of Lis Pendens recorded with Manatee County Clerk of Courts with the date, book and page shown;
2. Foreclosure Order, with the recording date, book and page shown;
3. Final Summary Judgment of Foreclosure, with the recording date, book and page shown;

- 4. New Certificate of Title, with the recording date, book and page shown;
- 5. County's Final Order of Imposition of Fine; and
- 6. Claim of Lien(s) with the recording date, book and page shown.

FACTORS RELEVANT TO APPLICATIONS FOR RELIEF:


- 1. The nature and gravity of the violation(s);
- 2. Any actions you have taken to correct the violation(s);
- 3. The length of time between the previously ordered compliance date and the date the violation(s) was brought into compliance;
- 4. Any actual costs you expended to cure the violation(s), if supported by documentation;
- 5. Any other prior or current violations you committed on the subject property or upon any other property you own within the County; and
- 6. Equitable considerations.
 - i. Whether there was any extraordinary hardship which existed or currently exists;
 - ii. Whether the applicant was the property owner when the fine or lien was imposed;
 - iii. Whether the property is homestead or non-homestead property;
 - iv. Whether the County lien is interfering with the sale or restoration of the property or will prevent the property from being conveyed to a new owner.

Please provide written justification as to why relief should be granted: (When you complete this section, at a minimum, address the above factors and reference any supporting documentation as Exhibit 1, Exhibit 2, and so forth.)

PROPERTY LITIGATION: (If applicable give detail here if this property is involved in litigation.)

I certify that I am: (Include documentation of the below)

- the owner of the subject property;
- an Attorney representing the owner,
- the legal representative for the property, or
- otherwise authorized to act on behalf of the property owner in this matter.



 Signature of Owner/Authorized Representative
 Steven B. Greenfield

 Print Name

 9/30/16
 Date

Note: County code section 2-36-8(f) allows the Board of County Commissioners to execute a satisfaction or release of lien. The application process requires two (2) public meetings. Once the application and documentation is found to be complete it will be scheduled and presented before a Special Magistrate. The findings of the Special Magistrate along with the application will be forwarded to the Board of County Commissioners for final approval or denial. All payments will need to be mailed to Manatee County, Attention Code Enforcement, P.O. Box 1000, Bradenton, FL 34206-1000 and payable to: Manatee County, and include the Case Number. Once payment is received a Satisfaction of Lien will be prepared and recorded.
 Revised 3/20/15

This lien is barred by the foreclosure as this specific lien was named in paragraph 13 of the foreclosure complaint (copy enclosed).

Date	Event
4/3/2007	Lien recorded CE2007010245 at Book and Page 2195/3240
6/24/2013	Foreclosure complaint filed, County lien CE2007010245 at Book and Page 2195/3240 is listed in paragraph 13
6/26/2013	Lis Pendens recorded for foreclosure naming County as a defendant
6/19/2015	Final Judgment of Foreclosure recorded
2/4/2016	Certificate of Title recorded
2/19/2016	Amended Certificate of Title recorded

AUTHORIZATION

Date: September 14, 2016

Re: Property Owner: U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A. as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2004-2

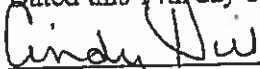
Property Address: 7036 E. 13th Street, Sarasota, FL 34243

Case No. (s): CE2007010245

To whom it may concern,

Please be advised that we are the Agents of the above referenced property and hereby authorize Steven B. Greenfield, Esq. and/or Greenfield Law Group, P.A. to represent the bank in this matter. We constitute and appoint him as our true and lawful attorney in our name, place or stead, to execute any and all documents on our behalf pertaining to the above-referenced code violations and liens.

Dated this 14th day of September 2016.



Signature

Cindy Hill

Print Name

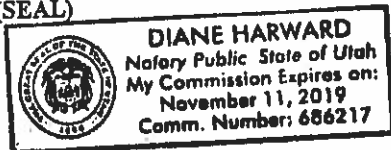
REO Sales Manager

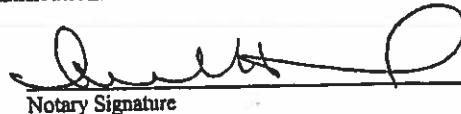
Title

STATE OF UTAH
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 14th day of September, 2016, by Cindy Hill as Agent for U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A. as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2004-2, who is personally known to me or who have produced NA as identification.

(SEAL)





Notary Signature

Diane Harward

Printed Notary Signature

My Commission Expires:

NOV 11 2019

Filing # 37728972 E-Filed 02/11/2016 05:19:29 PM

\$ 118,800
\$ 18.60
Atty AR

IN THE CIRCUIT COURT OF THE TWELFTH
JUDICIAL CIRCUIT, IN AND FOR MANATEE
COUNTY, FLORIDA
CASE NO. 2013-CA-004133

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A.
AS TRUSTEE FOR CHASE FUNDING MORTGAGE LOAN
ASSET-BACKED CERTIFICATES, SERIES 2004-2,
Plaintiff,

vs.

CHRISTINE R. MASER A/K/A CHRISTINA RENEE
MASER A/K/A CHRISTINA R. MASER A/K/A CHRISTINA
MASER, et al.
Defendants

Defendants

FILED FOR RECORD
2016 FEB 19 PM 3:27
CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

AMENDED CERTIFICATE OF TITLE

The undersigned ANGELINA M. COLONNESO, Clerk of the Court, hereby certifies that a certificate of sale has been executed and filed in this action on 12/11/2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in MANATEE County, Florida:

**LOT 20, BLOCK 2, WHITFIELD MANOR, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 23, PAGES 56 AND 57, OF THE PUBLIC
RECORDS OF MANATEE COUNTY, FLORIDA.**

was sold to: **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN
TRUST FOR REGISTERED HOLDERS OF CHASE FUNDING
MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES
2004-2 C/O SELECT PORTFOLIO SERVICES, INC.
3815 S WEST TEMPLE
SALT LAKE CITY, UTAH 84115**

WITNESS my hand and the seal of the court this 19 day of February, 2016.

Van Ness Law Firm, PLC
1239 E. Newport Center Drive
Suite #110
Deerfield Beach, Florida 33442
Phone (954) 571-2031
Pleadings@vanlawfl.com



PREPARED BY &
ATTY. FOR PLAINTIFF

ANGELINA M. COLONNESO
CLERK OF THE CIRCUIT COURT

By John Decker
As Deputy Clerk

P.O. BOX 25400
BRADENTON, FL 34206

CASE NO. 2013-CA-004133
SERVICE LIST

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R.A. for Gulf Coast Assistance, LLC

MANATEE COUNTY, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

MANATEE COUNTY, FLORIDA,
Petitioner,

vs.

CHRISTINE R. MASER,
Respondent.

CASE NO. CE2007010245

ORDER OF REFERRAL TO THE BOARD OF COUNTY COMMISSIONERS

By letter dated January 12, 2007, Code Enforcement informed the Respondents, CHRISTINE R. MASER (new owner US Bank National Assoc. represented by Greenfield Law Group PA), hereinafter referred to as Respondent of having a violation of Section 703.2.23 of the Manatee County Code of Ordinances.

The Code Enforcement Officer advised the Special Magistrate on February 28, 2007, that the Respondents had neither corrected the violations nor brought the subject of the violations into compliance with the Manatee County Code of Ordinances.

Consequently, by Order dated March 5, 2007, the Special Magistrate assessed a minimum fine of \$65.00 and a fine of \$65.00 per day per violation for each day the violations were present.

At the hearing on October 26, 2016, Code Enforcement staff advised the Special Magistrate that such directives have now been complied and IT IS HEREBY ORDERED by the Special Magistrate:

1. That as of this date, fines imposed against the Respondent(s) total \$221,975.00, plus recording fees of \$20.00, for which notices of lien have been recorded in the public record of Manatee County, Florida.
2. That justification exists for this case to be referred to the Manatee County Board of County Commissioners for a recommended fine reduction to \$4,000.00 plus recording fees of \$20.00.

DONE AND ORDERED this 20th day of October, 2016.

ATTEST: Angelina Colonnese, Clerk of the Circuit Court
Manatee County, Florida

By: [Signature]
Deputy Clerk

[Signature]
Code Enforcement Special Magistrate



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order has been furnished to Respondent (current property owner), US Bank National Assoc. c/o Greenfield Law Group PA, 6111 Broken Sound Parkway NW, Suite 350, Boca Raton, FL 33487 by US Mail/Hand Delivery and to the Manatee County Code Enforcement Division, this 2nd day of November, 2016.

Angelina Colonnese, Clerk of the Circuit Court
Manatee County, Florida

By: [Signature]
Deputy Clerk

For further information on this matter contact Code Enforcement at 941-748-2071.

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA
FILED FOR RECORD
R. B. SHORE

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

2007 MAR -5 PM 4:16
Case No. CE2007010243
CLERK OF CIRCUIT COURT
MANATEE CO. FLORIDA

vs.
CHRISTINE R MASER,
Respondent,

ORDER IMPOSING FINE

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on February 28, 2007, 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 CHRISTINE R MASER, hereinafter referred to as Respondent, is the owner of record of the subject property.
2. That notice was served on Respondent, who was not present at the hearing.
3. That previous notifications of the violation of the Manatee County Land Development Code Section 703.2.23 were made and served on Respondent by certified mail.
4. That the property located at 7036 13th Street East, Sarasota, Florida, DP#6631202204, has a violation of Manatee County Land Development Code Section 703.2.23 because of trash and debris (pile of tree debris and a broken fence panel on the ground).
5. That Respondent is in violation of Section 703.2.23 because of trash and debris (pile of tree debris and a broken fence panel on the ground) on your property.

CONCLUSIONS OF LAW

1. That Respondent is in violation of Manatee County Land Development Code Section 703.2.23.

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 Respondent correct the violation of Manatee County Land Development Code Section 703.2.23.
2. THAT if this Order is not complied with on or before March 23, 2007, it is hereby ordered that Respondent shall pay a minimum fine of \$65, plus \$5 per day for each and every day any violation described herein continues past March 23, 2007.
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 violator 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 a violation exist beyond the date set for compliance, the Special Magistrate shall impose a minimum fine of \$65.

Ordered February 28, 2007, and executed this 5 day of March, 2007.

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 Respondent, CHRISTINE R MASER, 7036 13th Street East, Sarasota, Florida 34243, by U.S. mail, and to the Manatee County Code Enforcement Division, this 2 day of March, 2007.

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

By: [Signature]
Deputy Clerk

STATE OF FLORIDA COUNTY OF MANATEE
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 2nd day of April, 2007.
R. B. SHORE
Clerk of Circuit Court
By: [Signature]

ATTENTION: It is your responsibility to notify Code Enforcement at 941-748-4501, extension 6989 and satisfactorily demonstrate that the violation(s) has/have ceased. Failure of this lien correct occur void Code Enforcement verifies that the violation(s) no longer exist(s).