

LEGISLATIVE #

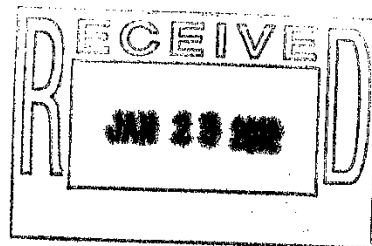
110704B

Attachment B

RONALD D. SURRENCY

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GENERAL PRACTICE
PERSONAL INJURY

FAMILY LAW, REAL ESTATE
PROBATE & WILLS

19 January 2012

City of Gainesville Code Enforcement
Attn: Chris Cooper
Gainesville, FL

Hand Delivery

Re: Request for Partial Release of Lien

Dear Mr. Cooper:

This law office represents Brandon S. Reeb in a request to your office and the City Commission for partial release of lien upon Alachua County Tax Parcel No: 12986-000-000. Mr. Reeb purchased the property at a tax deed sale and has been issued a Tax Deed from Alachua County, copy attached.

The property is located at : COM 100FT E OF NE COR OF ARREDONDA & MARKET STS RUN N 80 FT W10 FT N 130 FT E 80 FT S 210FTW 70FT OR 2991/O333 SECTION 05 TOWNSHIP 10RANGE 20 ALACHUA COUNTY, FLORIDA. Also known as 226 SW 5th Avenue, Gainesville, FL

The owner of the property prior to the November 3,2011 tax deed sale, Bonnie Laslo, is subject-----**on other parcels of property**-----to the following:

- a. Order Imposing Fine and Costs against Bonnie Laslo and in favor of City of Gainesville (Code Enforcement),recorded January 25, 2011,in O.R. Book 4009, Page 2275;
- b. Order Imposing Fine and Costs against Bonnie Laslo and in favor of City of Gainesville (Code Enforcement),recorded January 25, 2011,in O.R. Book 4009, Page 2276; and
- c. Order Imposing Fine and Costs against Bonnie Laslo and in favor of City of Gainesville (Code Enforcement), recorded March 3, 2011,in O.R. Book 4017, page 2221.

Your office has related that total fines and costs on the above orders exceed \$156,000 and are continuing to accrue due to non compliance with city code enforcement orders.

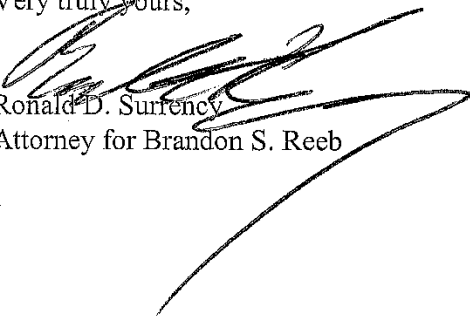
None of the above described orders relate to the property at 226 SW 5th Avenue; however the orders appear to be liens upon the subject property through the prior owner Bonnie Laslo. I understand from your office that there is no indicated code violation or compliance issue on the subject property so that this may properly be a request for consideration by the City Commission.

Attachment B

The new owner of the property has a demonstrated history of acquiring and improving properties for rent and eventual, affordable sale to families in the Gainesville community. The continuing liens on the property resulting from the conduct of the prior owner on other city properties presently makes improvement of this property impossible because of the title obstacles for financing or eventual sale. Because the tax deed sale was an involuntary transfer from the prior owner, it is unlikely that the continued liens on the subject property in the Laslo name would compel compliance on Laslo's other properties. The city continues to have the security of the other properties and the remedy of foreclosing its liens upon those properties to gain compliance and compensation for its code actions.

Accordingly, Mr. Reeb requests city commission waiver and partial release of the above-described orders to the degree that they affect the subject property. If we can provide further information regarding this request please let me know. Additionally, please let me know of any scheduling of this matter for committee or commission consideration. Thank you for your continuing assistance.

Very truly yours,



Ronald D. Surfency
Attorney for Brandon S. Reeb

226 S.W. 5th Ave

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2677920 1 PG(S)
November 04, 2011 02:48:39 PM
Book 4066 Page 1048
J. K. IRBY Clerk of Circuit Court
ALACHUA COUNTY, Florida

TAX DEED FILE NO. 2011-032
PARCEL I. D. # 12986-000-000

Doc Stamp-Deed: \$56.00


TAX DEED

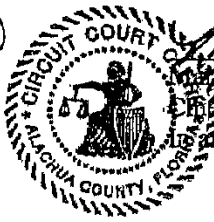
The following Tax Sale Certificate numbered 5044 issued May 29, 2009, was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 3rd day of November, 2011, offered for sale as required by law for cash to the highest bidder and was sold to Brandon S. Reeb, whose address is 12 N.W. 7th Avenue, Gainesville, FL 32601 being the highest bidder and having paid the sum of the bid as required by the laws of Florida.

NOW, on this 4th day of November, 2011, in the County of Alachua, State of Florida, in consideration of the sum of being the amount paid pursuant to the laws of Florida, the Clerk of the Circuit Court pursuant to Chapter 197, Florida Statutes, does hereby sell the following lands situated in the County and State aforesaid and described as follows:

COM 100 FT E OF NE COR OF ARREDONDA & MARKET STS
RUN N 80 FT W 10 FT N 130 FT E 80 FT S 210 FT W 70 FT
OR 2991/0333 SECTION 05 TOWNSHIP 10 RANGE 20 ALACHUA
COUNTY, FLORIDA

Arnold Schneider
Witness

Teresa Moore
Witness



Mary Grace Curtin
Mary Grace Curtin,
Chief Deputy Clerk of the Circuit Court
in and For Alachua County, Florida

STATE OF FLORIDA
COUNTY OF ALACHUA

On this 4th day of November, 2011, before me personally appeared Mary Grace Curtin, Chief Deputy Clerk of the Circuit Court in and for Alachua County, Florida, known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Notary Seal:

Debra MarElia
Debra MarElia

