

090984 5/6/10
Consent

..Title

**Partial Release of Lien Affecting 704 NW 6th Avenue, Tax Parcel #13564-000-000
(B)**

..Explanation

This item requests that the City Commission release the above-referenced property from the lien arising from Code Enforcement Board Case No. CEB 2008-064, styled City of Gainesville v. Salvatore R. Gomes. Per section 162.09, Florida Statutes, fines ordered by the Code Enforcement Board may be recorded as liens "against the land on which the violation exists and upon any other real or personal property owned by the violator". On some occasions these liens serve as a barrier to those who would rehabilitate properties affected by a Code Enforcement Board lien that is recorded against multiple properties. In such cases, the greater need of the community may be served by the release of such properties from existing liens when the equity of the city lien is protected by other such properties. The authority of the Code Enforcement Board is limited, and only the City Commission may execute a release of lien entered pursuant to 162.09, Florida Statutes.

On January 21, 2010, during the Citizen Comment section of the meeting of the City Commission of the City of Gainesville, Kirk P. Reeb, on behalf of the Kirk P. Reeb Revocable Living Trust (hereinafter referred to as "Reeb Trust"), requested relief from two liens encumbering property located at 704 NW 6th Avenue, Gainesville, Florida (Tax Parcel #13564-000-000). The Reeb Trust acquired the property by way of an Alachua County Tax Deed Sale on September 25, 2009. The previous owner of the property was Salvatore Gomes. Upon bidding at the September 24, 2009 forced sale, the Reeb Trust relied on an Ownership and Encumbrance Search report dated June 14, 2009 issued to the Alachua County Tax Collector. The report included a reference to a lien established by a City of Gainesville Code Enforcement Board Order Imposing Fine recorded in O. R. Book 3814, page 17 on July 17, 2008, arising from Code Enforcement Board Case No. CEB 2008-064. Subsequent to the issuance of the Ownership and Encumbrance report, but prior to the Reeb Trust's acquisition of the property, the City of Gainesville Code Enforcement Division filed a Claim of Lien on July 16, 2009 recorded in O. R. Book 3893, page 2312, arising from the demolition of a dangerous building located on property then owned by Salvatore Gomes located at 704 NW 6th Avenue, Gainesville, Florida.

After consulting with City management, and learning that the demolition lien recorded in O. R. Book 3893, page 2312 was directly related, and provided direct benefit, to the acquired property, the Reeb Trust paid the full amount of the \$4,297.90 Claim of Lien on January 27, 2010.

Presently, the Reeb Trust seeks only relief from the lien established by Code Enforcement Board Case No. CEB 2008-64. This lien resulted from code violations occurring at another property owned by Salvatore Gomes, located at 710 NE 9th Street (Tax Parcel #12436-009-000). On June 12, 2008, the City of Gainesville Code Enforcement Board met at a properly-noticed, open hearing, and found Salvatore Gomes guilty of violating Section 30-57(a)(3) of the Gainesville Code of Ordinances for renting property located at 710 NE 9th Street without acquiring a landlord permit. Salvatore

Gomes was given 10 days from the date of the June 18, 2008 Order to come into compliance. Salvatore Gomes failed to bring the property into compliance, so, per the Order, a running fine of \$25.00 per day began accruing and will continue to accrue until such time as the property is brought into compliance. Therefore, as provided for by F.S. 162.09(3) a lien was filed "against the land on which the violation exists and upon any real or personal property owned by the violator, including the property located at 704 NW 6th Avenue that the Reeb Trust would later acquire by forced sale.

The Reeb Trust requests that the property located at 704 NW 6th Avenue be released from the lien placed on it by virtue of a Code violation occurring at 710 NE 9th Street. The City of Gainesville Code Enforcement Board Order Imposing Fine entered in Case No. CEB 2008-064 and recorded in O. R. Book 3814, page 17 would continue to encumber the property located at 710 NE 9th Street and any other property owned by Salvatore Gomes located in Alachua County.

..Fiscal Note

No additional costs other than staff time. This is a partial release only as to the foregoing described property; as to all other property encumbered by the lien, the order imposing fine continues to be in full force and effect.

..Recommendation

The City Commission authorize the Mayor to execute the Partial Release of Lien on property located at 704 NW 6th Avenue, Tax Parcel 13564-000-000, from a City of Gainesville Code Enforcement Board lien related to Case No. CEB 2008-064.

rebuttable presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period of time to correct the violation before the hearing is held.

History.—s. 1, ch. 80-300; s. 5, ch. 86-201; s. 1, ch. 87-391; s. 5, ch. 89-268; s. 2, ch. 94-291; s. 1442, ch. 95-147; s. 2, ch. 96-385; s. 4, ch. 99-360; s. 64, ch. 2004-11.

Note.—Former s. 166.056.

162.07 Conduct of hearing.—

(1) Upon request of the code inspector, or at such other times as may be necessary, the chair of an enforcement board may call a hearing of an enforcement board; a hearing also may be called by written notice signed by at least three members of a seven-member enforcement board or signed by at least two members of a five-member enforcement board. Minutes shall be kept of all hearings by each enforcement board, and all hearings and proceedings shall be open to the public. The local governing body shall provide clerical and administrative personnel as may be reasonably required by each enforcement board for the proper performance of its duties.

(2) Each case before an enforcement board shall be presented by the local governing body attorney or by a member of the administrative staff of the local governing body. If the local governing body prevails in prosecuting a case before the enforcement board, it shall be entitled to recover all costs incurred in prosecuting the case before the board and such costs may be included in the lien authorized under s. 162.09(3).

(3) An enforcement board shall proceed to hear the cases on the agenda for that day. All testimony shall be under oath and shall be recorded. The enforcement board shall take testimony from the code inspector and alleged violator. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings.

(4) At the conclusion of the hearing, the enforcement board shall issue findings of fact, based on evidence of record and conclusions of law, and shall issue an order affording the proper relief consistent with powers granted herein. The finding shall be by motion approved by a majority of those members present and voting, except that at least four members of a seven-member enforcement board, or three members of a five-member enforcement board, must vote in order for the action to be official. The order may include a notice that it must be complied with by a specified date and that a fine may be imposed and, under the conditions specified in s. 162.09(1), the cost of repairs may be included along with the fine if the order is not complied with by said date. A certified copy of such order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, any subsequent purchasers, successors in interest, or assigns. If an order is recorded in the public records pursuant to this subsection and the order is complied with by the date specified in the order, the enforcement board shall issue an order acknowledging

compliance that shall be recorded in the public records. A hearing is not required to issue such an order acknowledging compliance.

History.—s. 1, ch. 80-300; s. 6, ch. 82-37; s. 44, ch. 83-217; s. 6, ch. 86-201; s. 6, ch. 89-268; s. 3, ch. 94-291; s. 1443, ch. 95-147; s. 2, ch. 95-297.

Note.—Former s. 166.057.

162.08 Powers of enforcement boards.—Each enforcement board shall have the power to:

- (1) Adopt rules for the conduct of its hearings.
- (2) Subpoena alleged violators and witnesses to its hearings. Subpoenas may be served by the sheriff of the county or police department of the municipality.
- (3) Subpoena evidence to its hearings.
- (4) Take testimony under oath.
- (5) Issue orders having the force of law to command whatever steps are necessary to bring a violation into compliance.

History.—s. 1, ch. 80-300; s. 7, ch. 82-37; s. 7, ch. 86-201; s. 7, ch. 89-268.

Note.—Former s. 166.058.

162.09 Administrative fines; costs of repair; liens.

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed \$250 per day for a first violation and shall not exceed \$500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed \$5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and

3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed \$1,000 per day per violation for a first violation, \$5,000 per day per violation for a repeat violation, and up to \$15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under s. 4(a), Art. X of the State Constitution.

History.—s. 1, ch. 80-300; s. 8, ch. 82-37; s. 2, ch. 85-150; s. 8, ch. 86-201; s. 2, ch. 87-391; s. 8, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297; s. 5, ch. 99-360; s. 1, ch. 2000-125; s. 65, ch. 2004-11.

Note.—Former s. 166.059.

162.10 Duration of lien.—No lien provided under the Local Government Code Enforcement Boards Act shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless within that time an action is com-

menced pursuant to s. 162.09(3) in a court of competent jurisdiction. In an action to foreclose on a lien or for a money judgment, the prevailing party is entitled to recover all costs, including a reasonable attorney's fee, that it incurs in the action. The local governing body shall be entitled to collect all costs incurred in recording and satisfying a valid lien. The continuation of the lien effected by the commencement of the action shall not be good against creditors or subsequent purchasers for valuable consideration without notice, unless a notice of lis pendens is recorded.

History.—s. 9, ch. 82-37; s. 9, ch. 86-201; s. 9, ch. 89-268; s. 5, ch. 94-291; s. 2, ch. 2000-125.

162.11 Appeals.—An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

History.—s. 1, ch. 80-300; s. 10, ch. 82-37; s. 3, ch. 85-150; s. 10, ch. 86-201.

Note.—Former s. 166.061.

162.12 Notices.—

(1) All notices required by this part shall be provided to the alleged violator by:

(a) Certified mail, return receipt requested, provided if such notice is sent under this paragraph to the owner of the property in question at the address listed in the tax collector's office for tax notices, and at any other address provided to the local government by such owner and is returned as unclaimed or refused, notice may be provided by posting as described in subparagraphs (2)(b)1. and 2. and by first class mail directed to the addresses furnished to the local government with a properly executed proof of mailing or affidavit confirming the first class mailing;

(b) Hand delivery by the sheriff or other law enforcement officer, code inspector, or other person designated by the local governing body;

(c) Leaving the notice at the violator's usual place of residence with any person residing therein who is above 15 years of age and informing such person of the contents of the notice; or

(d) In the case of commercial premises, leaving the notice with the manager or other person in charge.

(2) In addition to providing notice as set forth in subsection (1), at the option of the code enforcement board, notice may also be served by publication or posting, as follows:

(a)1. Such notice shall be published once during each week for 4 consecutive weeks (four publications being sufficient) in a newspaper of general circulation in the county where the code enforcement board is located. The newspaper shall meet such requirements as are prescribed under chapter 50 for legal and official advertisements.

2. Proof of publication shall be made as provided in ss. 50.041 and 50.051.

(b)1. In lieu of publication as described in paragraph (a), such notice may be posted at least 10 days prior to the hearing, or prior to the expiration of any

SUBMITTED By Kirk Reeb

ON 01/21/10 UNDER

CITIZEN COMMENT.

RE: LIENS ON TAX PARCEL # 13564-00-000

Dear Commissioner Scherwin Henry, My name is Kirk P. Reeb with Kirk P. Reeb Revocable Trust Dated Feb. 13th 2002. I am Attending the city commissioner's meeting this Thursday 01/21/210 at 5:30pm to discuss these liens and would be very grateful if you can take a few minutes of your time To review and consider the circumstances of these liens and work with me to rescind or reduce some of them. I have attached in this and 2 other emails the liens, encumbrance report and date of purchase for your references. I purchased this property at the tax deed sale on Sept, 25th, 2009, (tax file # 2009-026) at which time I was given an encumbrance report dated June, 22nd, 2009(see attachment) which only showed one lien (case # CEB 2008-0640). I started to quiet the title and then found another lien (for \$4,297.90) recorded after the encumbrance report and dated Jul, 16th 2009. I am seeking your consideration and a decision on this matter at your commissioner's meeting this Thursday.

Thanks for your cooperation.

Kirk P. Reeb.

Please note: forwarded message attached

TAX DEED FILE NO. 2009-026
PARCEL I. D. # 13564-000-000



2530853 1 PG

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2530853 1 PG
Sep 25, 2009 04:56 PM
BOOK 3909 PAGE 1723
J. K. IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK13 Receipt # 422048

Doc Stamp-Deed: \$33.60

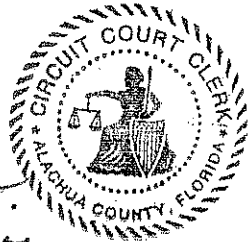
TAX DEED

The following Tax Sale Certificate numbered 3666 issued May 31, 2007, 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 24th day of September, 2009, offered for sale as required by law for cash to the highest bidder and was sold to Kirk P. Reeb Revocable Living Trust Dated Feb. 13th, 2002, 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 25th day of September, 2009, in the County of Alachua, State of Florida, in consideration of the sum of four thousand seven hundred sixty-two and 95/100 (\$4,762.95) dollars, 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:

BROWN ADDN BK 2 PB A-64 JACKSON PLAT OF N 1/2 PB A-79 LOT 13 OR 3106/0538 SECTION 05 TOWNSHIP 10 RANGE 20 ALACHUA COUNTY, FLORIDA

(SEAL)



Karen D. Bernstein
Witness
Blom MarEli
Witness

J.K. "Buddy" Irby
J. K. "Buddy" Irby
Clerk of the Circuit Court in and for
Alachua County, Florida

STATE OF FLORIDA
COUNTY OF ALACHUA

On this 25th day of September, 2009, before me personally appeared J.K. "Buddy" Irby, 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:



Cheryl Ann Jordan
Cheryl Ann Jordan

COLSON TITLE COMPANY, INC.

7020 BRIGHTWATER DRIVE
KEYSTONE HEIGHTS, FL 32656

Telephone: (352) 562-5961
Email: wmartin@firstam.com

RECEIVED

JUN 22 2009

BY: _____

OWNERSHIP AND ENCUMBRANCE SEARCH

For Tax Deed Application
File No. 2341

TD-2009-26

Time period covered: From June 15, 1999, to June 15, 2009, at 5:00 p.m.

ATTENTION: MATT GEIGER
VON FRASER TAX COLLECTOR
12 SE FIRST STREET
GAINESVILLE, FLORIDA 32601

Telephone: (352) 374-5236

Re: Sale of 2007, Cert. 3666
Tax Parcel No. 13564-000-000
Salvatore Gomes

LEGAL DESCRIPTION: BROWN ADDN BK 2 PB A-64 JACKSON PLAT OF N 1/2 PB A-79
LOT 13 OR 3106/538

LAST DEED HOLDER: Salvatore Gomes by Warranty Deed from Quality Land Investments,
Inc., recorded in O. R. Book 3106, page 538.

MORTGAGES/JUDGMENTS/LIENS (Judgments & Liens as to last owner only):

1. Mortgage from Salvatore Gomes to Bristol Home Mortgage Lending, LLC, recorded in O.R. Book 3391, page 1182; assigned to Mercantile Bank in O. R. Book 3391, page 1190; reassigned to Bristol Home Mortgage Lending, LLC, in O. R. Book 3407, page 158; assigned to Ameribank in O. R. Book 3407, page 159. Notice of Lis Pendens recorded May 20, 2008, in O. R. Book 3787, page 1303.
2. Order Imposing Fine and Costs against Salvatore R. Gomes by the City of Gainesville recorded in O. R. Book 3814, page 17.

MISCELLANEOUS (Restrictions, Easements, etc. if any, are not shown):

Sale of 2007, Cert. 3666 (tax deed applied for)

Taxes for 2008:

Parcel No. 13564-000-000
Assessed to: Salvatore Gomes
Taxes: \$1157.62 (contact tax collector)

This report may not be relied upon by any party other than designated above. No liability is

assumed by COLSON TITLE COMPANY, INC. for any unauthorized use or reliance. Liability under this report for incorrect information is limited to the amount paid for this report, but in any event not to exceed \$1,000.00 pursuant to Florida Statute 627.7843.

This report is prepared in accordance with the instructions given by the party named above and includes a listing of the last deed of record of the land described herein together with a listing of all leases, mortgages, judgments and liens (against the last deed holders only) recorded within the past twenty years in the public records of Alachua County, Florida, that appear to affect the title to said lands.

This report does not insure or guarantee the validity or sufficiency of any documents, nor is it to be considered a title insurance policy or opinion of title, a guarantee of title or as any other form of guarantee or warranty of title.

Public Records Date: June 15, 2009, at 5:00 p.m.

COLSON TITLE COMPANY, INC.

By: Wayne L. Martin
Wayne L. Martin

GAINESVILLE CODE ENFORCEMENT BOARD

RECORDED IN OFFICIAL RECORDS

INSTRUMENT # 2442505 1 PG

2008 JUL 17 10:11 AM BK 3814 PG 17

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#378956

CITY OF GAINESVILLE,

Petitioner,

vs.

SALVATORE R. GOMES,

Respondent.

CASE NO.: CEB 2008-064

ORDER IMPOSING FINE AND COSTS

THIS CAUSE, having come for Public Hearing before the Code Enforcement Board on June 12, 2008, after due notice to Respondent, SALVATORE R. GOMES, the Board issues its Order Imposing Fine and Costs as follows:



It is ORDERED that:

1. Respondent, SALVATORE R. GOMES, is found guilty of violating Section 30-57(a)(3)a of the Gainesville Code of Ordinances existing at 710 NE 9 St., also known as Tax Parcel 12436-009-000.
2. Respondent shall have 10 days from the date of the issuance of this Order to correct said violation and to come into compliance with the Code of Ordinances.
3. Should Respondent fail to comply with the Order by said date, then in that event, Respondent shall pay a fine of \$25.00 per day for each and every day said violation continues to exist at the above address past the time set by the Board.
4. Costs for prosecuting this case shall be assessed in the amount of \$120.87 payable by the Respondent to the Petitioner.

If not complied with, this Order shall constitute a lien against Tax Parcel 12436-009-000, also known as 710 NE 9 St., and any and all real or personal property owned by SALVATORE R. GOMES, pursuant to Sec. 162.09, F.S., and June be recorded in Public Records of Alachua County.

DONE AND ORDERED this 18th day of June, 2008, at Gainesville, Florida.

ATTEST:

Cecile Lillie

Clerk, Code Enforcement Board

GAINESVILLE CODE ENFORCEMENT BOARD

By: *William A. Gagel, Jr.*
William A. Gagel, Jr., Chair

I HEREBY CERTIFY that a true copy of the above Order has been sent to Respondent, Salvatore R. Gomes, 7921 State Rd. 100 #33, Lake Geneva, FL 32160-2100 by U.S. Mail, this 18th day of June, 2008.

Cecile Lillie

Return to:
OFFICE OF THE CITY ATTORNEY
200 E. UNIVERSITY AVE.
SUITE 425
GAINESVILLE, FL 32601

GAINESVILLE CODE ENFORCEMENT BOARD

CERTIFIED COPY
BY *Cecile Lillie*

Clerk Of The Code Enforcement Board

DATE: July 17, 2008

[Handwritten initials]

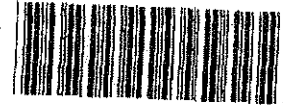
Kirk Keeb
377-9933

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2516104 3 PGS

JUL 15 2008 02:02 PM
BOOK 3893 PAGE 2312

J. K. IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK4 Receipt # 414677

Prepared by and return to:
James L Garrett Sr.
Code Enforcement Division
City of Gainesville
P.O. Box 490, Sta. 10-A
Gainesville, Florida 32602



2516104

3 PGS

CLAIM OF LIEN

State of Florida
County of Alachua

BEFORE ME, the undersigned authority, personally appeared James L Garrett Sr, who, being duly sworn, says:

1. That he is the Code Enforcement Manager for the City of Gainesville, a Florida municipal corporation (hereinafter referred to as the "City"), having an address of P.O. Box 490, Sta. 10-A, Gainesville, Florida 32602.

2. That to the best of his knowledge and belief, SALVATORE GOMES of 2253 NW 36 PL GAINESVILLE, FL 32605 (hereinafter referred to as the "Owner"), is/are the record owner(s) of the following described real property located in Gainesville, Alachua County, Florida, (hereinafter referred to as the "Property").

Tax Parcel: 13564-000-000

Location: 704 NW 6 AVE

LEGAL DESCRIPTION

BROWN ADDN BK 2 PB A-64 JACKSON PLAT OF N1/2 PD A-79 LOT 13 OR 3106/0538

That, on April 4, 2008 Code Enforcement found and determined that a dangerous building existed on the Property as defined in Section 16-17, City of Gainesville Code of Ordinances, and that the property was in violation of Section 16-19, City of Gainesville Code of Ordinances.

4. That, pursuant to Section 16-26, City of Gainesville Code of Ordinances, a written Notice of Violation was served by delivery and/or posting on October 25, 2008.

5. That the Owner of the Property failed to remedy the dangerous building violation by the time stated in the Notice of Violation and failed to file an appeal with the Appeals Board.


6. That on December 23, 2008, the dangerous building was demolished by the City and the City incurred expenses for the demolition, which expenses are the financial responsibility of the Owner of the Property.

7. That on February 11, 2009 and pursuant to Sec. 16-29, Gainesville Code of Ordinances, a bill for the expenses incurred by the City for the demolition was transmitted to the Owner. On June 9, 2009 after the expiration of a period of at least 90 days, the Owner was notified of the intention to record a lien against the Property.

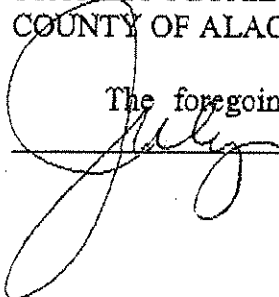
8. That the Owner has failed to pay the amount due within five days of service of the date of delivery of the notice of lien.

9. That the City of Gainesville claims a lien against the above-described Property for the sum of \$4297.90

CITY OF GAINESVILLE


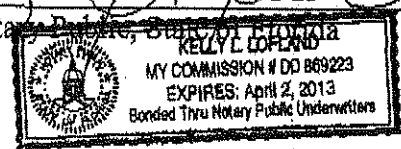
By: 
James L. Garrett Sr.
Code Enforcement Manager

STATE OF FLORIDA
COUNTY OF ALACHUA



The foregoing Claim of Lien was acknowledged before me on this 15 day of _____, 2009, by James L. Garrett Sr., who:

_____ did take an oath
_____ did not take an oath
X is personally known to me
_____ produced a current Florida Driver's License # _____
as identification
_____ produced _____ as identification.



Notary Public, State of Florida

KELLY L. LOFLAND
MY COMMISSION # DO 869223
EXPIRES: April 2, 2013
Bonded Thru Notary Public Underwriters

Printed Name of Notary
Commission Number and Expiration

INSTRUMENT # 2516104 3 PGS

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent by U.S. certified mail to SALVATORE GOMES of 2253 NW 36 PL GAINESVILLE, FL 32605 this 15 day of Aug 2009.



JAMES L GARRETT SR.,
CODE ENFORCMENT MANAGER

INSTRUMENT # 2516104 3 PGS

Kirk Reeb

City of Gainesville

Date: 1/27/2010 3:36 PM johnsonja
WS: XCH TN/RN: 2 00448303
Invoice #: 02110900726 Partial/Final: N
Billed Receivables \$4,297.90

Payment Total: \$4,297.90

=====
Transaction Total: \$4,297.90
CHECK Tendered: \$4,297.90
Thank You

RE - 770- 02110900726- 1- New- Final

Action Menu

Document Code	Doc Dept	Document Identifier	Document Vendor Number
RE	770	02110900726	1304509

First Prev Go To Next Last

Accounts Receivable Correspondence



General Information

Vendor Customer :	VC0000103672	Vendor Contact ID :	
Billing Profile :	BIL1	Vendor Contact Name :	
Legal Name :	SALVATORE GOMES	Vendor Contact Phone :	
Alias/DBA :		Vendor Contact Phone Ext. :	
Address Code :	AD001	Vendor Contact Email :	
Address Line 1 :	2253 NW 36TH PLACE	Fax :	
Address Line 2 :		Fax Extension :	
City :	GAINESVILLE	Web Address http:// :	
State :	Florida	Misc Account :	<input type="checkbox"/>
Zip :	32605	Receivable Type :	Regular
Country :	US	AR Dept :	ALL
County :		AR Unit :	ALL

Billing / Collection Information

Top

Edit Print Copy Forward Close

Menu

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

WACHOVIA
OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

64-7002
2611

1601742673



0000310

01/27/2010

WACHOVIA

Pay To The Order Of City of Gainesville

\$ 4,297.90

*FOUR THOUSAND TWO HUNDRED NINETY SEVEN DOLLARS AND 90 CENTS

Wachovia Bank, National Association

Dollars

Inv#770-02110900726/704 NW 6th Ave

Waseem Sami
Authorized Signature



Remitter

MP

⑈ 1601742673 ⑆ 261170025⑆5079900000916⑈

581439 (100/pkg Rev 01)