

TAB 7



## City of Palmetto Agenda Item

**Meeting Date**

9/13/10

**Presenter:** Jim Freeman/Bill Strollo

**Department:** Code Enforcement

**Title:**

**Appeal of Lien Filed on CEB Case 10-05, Sarah Cornwell, 814 16<sup>th</sup> Avenue West, Palmetto, Florida.**

The property that was the subject of this code enforcement action is located at 814 16th Avenue West, Palmetto, Florida, Parcel ID # 29008.0000/0 Township 34S, Range 17E, Section 15.

The Respondent, Sarah Cornwell, was identified as the owner of the property through the Manatee County Property Appraiser's and Tax Collector's web sites. The house is vacant, and a mortgage foreclosure was pending (filed January 2009) against the Respondent in the Manatee County Court, case number 2009-CA-000175, at the time of this code enforcement action; the Notice of Lis Pendens listed HSBC Bank USA, National Association as the Plaintiff in this court action. Copies of the Notice of Violation and the Notice of Hearing were forwarded to the Plaintiff's attorney of record, Shapiro & Fishman, LLP, Tampa, Florida.

This property was being monitored as a Notice of Nuisance case, and the owner maintained the property until January 2010. On January 21, 2010 the property was considered to be overgrown. In addition, personal property and debris littered the yards of this house. A Notice of Violation was issued to the Respondent on January 21, 2010. This Notice was forwarded to Ms. Cornwell certified and regular mail. An additional copy of the Notice was mailed to an alternate address in the City of Palmetto for Ms. Cornwell. The certified copy of the Notice of Violation was later returned unclaimed, and both the Notice of Violation and the Notice of Hearing were posted on the property and at City Hall on February 10, 2010.

Site visits on January 22 & February 1, 2010 revealed no change in the property. A Notice of Hearing was issued on February 3, 2010, mailed certified and regular, and posted on the property and at City Hall. Site visits on February 10 & 17, 2010 revealed no change in the condition of this property.

The initial hearing was held before the Code Enforcement Board on February 23, 2010. The Respondent was found in violation of the City of Palmetto Code of Ordinances, and an Administrative Order Imposing Lien was issued by the Board on February 23, 2010. This Order directed the Respondent to clear her property by March 4, 2010; the Order also imposed administrative costs totaling \$251.80. Although the property was mowed on March 9, 2010, debris still littered the property. By the time the second Board hearing was held, the property was overgrown again and still littered with debris.

This case was presented for the second public hearing before the Code Enforcement Board on March 30, 2010. The Board issued an Order Imposing Fine and Lien on March 30, 2010. The Board imposed a fine of \$250.00 per day commencing March 4, 2010 and continuing until the violations were corrected. The overgrowth was cleared by the City of Palmetto Parks Department, and the debris was cleared by Mills Management; a Report of Compliance was issued effective May 3, 2010.

Certificate of Title assigning ownership to HSBC Bank was issued May 12, 2010.

On July 15, 2010, the property was again considered to be overgrown, but this was corrected

prior to the City initiating additional code enforcement action.

This property also has a recorded utility lien totaling \$922.66 in addition to the code enforcement lien of \$15,657. Total lien outstanding is \$16,657.24. The management company who represents the bank is requesting to settle the lien for \$2,500 (see attached letter).

**Budgeted  
Amount:**

\$0.00

**Budget Page  
No(s):**

**Available  
Amount:**

\$0.00

**Expenditure  
Amount:**

\$0.00

**Additional Budgetary  
Information:**

**Funding  
Source(s):**

**Sufficient  
Funds  
Available:**

☐ Yes  
☐ No

**Budget  
Amendment  
Required:**

☐ Yes  
☐ No

**Source:**

**City Attorney  
Reviewed:**

☐ Yes  
☐ No  
☐ N/A

**Advisory Board  
Recommendation:**

☐ For  
☐ Against  
☐ N/A

**Consistent  
With:**

☐ Yes  
☐ No  
☐ N/A

**Potential Motion/Direction  
Requested:**

Commission to decide.

**Staff Contact:**

Bill Strollo

**Attachments:**

NOV, NOH, AO, OIF, Admin costs, Comcate case notes (CE 10-88 & 10-411), pictures.

space reserved for recording information  
IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR MANATEE COUNTY

HSBC Bank USA, N.A., as Indenture Trustee  
for the Registered Noteholders of Renaissance  
Home Equity Loan Asset-Backed Notes, Series  
2005-2

Plaintiff

-vs.-

Sarah Cornwell; United States of America  
Department of Treasury; Unknown Parties in  
Possession #1; Unknown Parties in  
Possession #2; If living, and all Unknown  
Parties claiming by, through, under and  
against the above named Defendant(s) who  
are not known to be dead or alive, whether  
said Unknown Parties may claim an interest  
as Spouse, Heirs, Devisees, Grantees, or  
Other Claimants

Defendant(s)

Case #:  
Division #:

UNC:

NOTICE OF LIS PENDENS

TO: THE ABOVE NAMED DEFENDANT(S) AND ALL OTHERS WHOM IT  
MAY CONCERN:

YOU are hereby notified that suit was instituted by the above-named Plaintiff  
against the above-named Defendant(s), in the above styled cause, involving the following  
described property, situated, lying and being in Manatee County, Florida, to-wit:

THE NORTH 20 FEET OF LOT 3, ALL OF LOT 2, BLOCK 5, PALMETTO  
HEIGHTS, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 2,  
PAGE 82, OF THE PUBLIC RECORDS OF MANATEE COUTNY, FLORIDA.

Relief sought as to such property is for foreclosure of mortgage held by Plaintiff  
against the premises and recorded in Official Records Book 2026, Page 4302 of the  
Public Records of Manatee County, Florida.

YOU will, therefore, please govern yourselves accordingly.

DATED: December 23, 2008

By: /s/ Kimberly Anne Humphrey, Esq.  
KIMBERLY ANNE HUMPHREY  
FL Bar # 0008745

SHAPIRO & FISHMAN, LLP  
Attorneys for Plaintiff  
10004 N. Dale Mabry Highway, Suite 112  
Tampa, Florida 33618  
Telephone: (813) 880-8888  
Fax: (813) 880-8800

08-120147



**CODE ENFORCEMENT**

**NOTICE OF VIOLATION**

516 8th Avenue West  
P.O. Box 1209  
Palmetto, Florida 34220-1209  
Phone (941) 723-4570  
Fax: (941) 723-4576  
Suncom: 516-0829  
E-mail: [chgeneral@palmettofl.org](mailto:chgeneral@palmettofl.org)  
Web: [www.palmettofl.org](http://www.palmettofl.org)

CERTIFIED MAIL/RETURN RECEIPT REQUESTED  
CERTIFIED MAIL NO.7009 0080 0002 3404 3664 and Regular Mail

Sarah Cornwell  
814 16<sup>th</sup> Avenue West  
Palmetto, Florida 34221

**RE: City of Palmetto, Petitioner v. Sarah Cornwell**  
**Address of Violation: 814 16<sup>th</sup> Avenue West, Palmetto, FL 34221**  
**Legal Description: LOT 2, N 20 FT. OF LOT 3 BLK 5 PALMETTO HEIGHTS**  
**PI#: 29008.0000/0 Township 34S, Range 17E, Section 15**

Sarah Cornwell:

The purpose of this letter is to provide you with notice that based upon investigation of alleged violations of City Code, and upon inspection by the undersigned, it has been determined that a violation of the City Code is occurring at the above-referenced property. The Code provisions that are in violation and the nature of the violations are as follows:

Palmetto Code of Ordinances, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (2) & (3), and Section 16-27(a), (b), & (c):

- Sec. 16-26. Nuisance defined.
- Sec. 16-26 (2). The accumulation of trash, filth, rubbish, or garbage to the extent as to cause infestation by rodents or is likely to adversely affect and impair the economic welfare of adjacent property.
- Sec. 16-26(3). The existence of excessive accumulation or untended growth of weeds and brush.
- Sec. 16-27(a) & (b). Nuisances are prohibited and may be enforced against any violator.
- Sec. 16-27(c). This article shall be enforced as provided by Florida law.

**DESCRIPTION OF VIOLATION:**

- There is debris, trash and personal belongings littering the property.
- The property is overgrown with weeds and brush.

**TO REMEDY THESE VIOLATIONS**, you must accomplish the following action within ten (10) days of receipt of this Notice. The corrective action necessary is as follows:

- You must dispose of all trash and debris or properly store them.
- You must mow, weed and maintain your property.

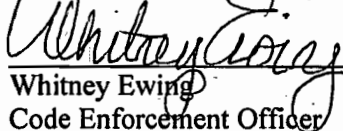
**THIS IS NOTICE** that a failure to accomplish corrective action and remedy the violations above within the time provided will result in referral of this matter to the City's Code Enforcement Board for a hearing. If, after the hearing by the Code Enforcement Board, violations are determined, such violations may be punishable by a fine not to exceed Two Hundred and Fifty Dollars (\$250.00) per day for a first violation and a fine not to exceed Five Hundred Dollars (\$500.00) per day for a repeat violation, in addition to and including, all costs incurred by the City as a result of such enforcement action.

It is the intent of this Notice to assist you in correcting the violations and avoid the necessity of a hearing before the Code Enforcement Board. If you have any specific questions regarding the violations please contact me at Palmetto City Hall either in person or by telephone at (941) 723-4570 ext. 124.

**PLEASE GOVERN YOURSELF ACCORDINGLY.**

**DATED**, this 21st day January 2010.

**CITY OF PALMETTO, FLORIDA**

  
Whitney Ewing  
Code Enforcement Officer

Cc: 3335 10<sup>th</sup> Lane West, Palmetto, FL 34221  
(Secondary address for property owner)



516 8th Avenue West  
P.O. Box 1209  
Palmetto, Florida 34220-1209  
Phone (941) 723-4570  
Fax: (941) 723-4576  
Suncom: 516-0829  
E-mail: [chgeneral@palmettofl.org](mailto:chgeneral@palmettofl.org)  
Web: [www.palmettofl.org](http://www.palmettofl.org)

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

## **CITY OF PALMETTO CODE ENFORCEMENT BOARD**

**CITY OF PALMETTO**  
A political subdivision of the  
State of Florida  
**Petitioner,**

vs.

**Case No. CEB 10-05**

**Sarah Cornwell**  
814 16<sup>th</sup> Avenue West  
Palmetto, Florida 34221  
**Respondent.**

### **NOTICE OF HEARING**

**Address of Violation:**  
814 16<sup>th</sup> Avenue West  
Palmetto, Florida 34221

Pursuant to Chapter 162, Florida Statutes, and City of Palmetto Code of Ordinances, Chapter 2, you are hereby called upon to take notice that a Public Hearing will be conducted before the City of Palmetto Code Enforcement Board (CEB) on the 23<sup>rd</sup> day of February, 2010, at 6:00 P.M. in the Commission Chambers at City Hall, which is located at 516 8<sup>th</sup> Avenue West, Palmetto, Florida. The purpose of the hearing is to determine whether the City of Palmetto Code of Ordinances is being violated as set forth in the Notice of Violation dated January 21, 2010, and previously provided to you by Certified Mail/Return Receipt Requested on January 21, 2010. A copy of the Notice of Violation is attached to this Notice of Hearing as Exhibit A. The CEB will receive testimony and evidence at said Public Hearing and shall make such findings of fact and conclusions of law as are supported by the testimony and evidence pertaining to the matters alleged in the attached Notice of Violation. **If you are found to be in violation, a fine may be assessed against you, as provided**



by law. The purpose of the hearing shall be to conduct proceedings regarding the attached Notice of Violation attached hereto as Exhibit A.

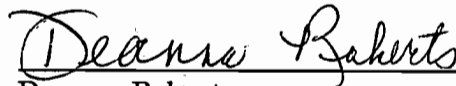
If you desire to appeal any decision of the CEB with respect to any matter considered at this Public Hearing, you will need a verbatim record of the proceedings and for that purpose, you need to insure that a verbatim record is made which includes the testimony, and evidence upon which the appeal is to be based. The hearing may be continued from time to time as deemed warranted and appropriate by the CEB. This case may be presented to the CEB even if the violation or repeat violation has been corrected prior to the hearing.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATE STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ASSISTANCE TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CODE ENFORCEMENT BOARD CLERK FOR ASSISTANCE AT LEAST THREE BUSINESS DAYS PRIOR TO THE MEETING AT (941) 723-4570.

**PLEASE GOVERN YOURSELF ACCORDINGLY.**

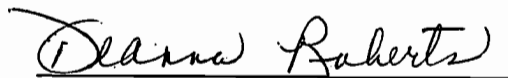
DATED: February 3, 2010

**CODE ENFORCEMENT BOARD OF THE  
CITY OF PALMETTO, FLORIDA**



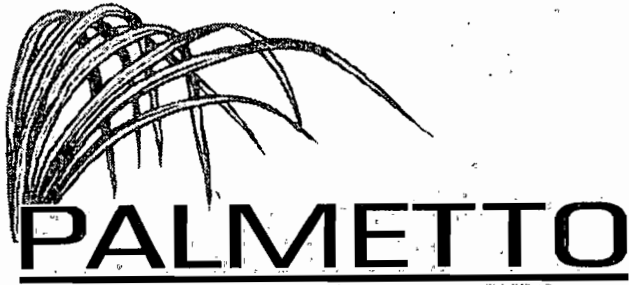
Deanna Roberts  
Clerk of the Board

**I HEREBY CERTIFY** that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Return Receipt Requested and by Regular Mail to the Respondent this 3<sup>rd</sup> day of February, 2010.



Deanna Roberts  
Clerk of the Board

cc: Mark Barnebey, City Attorney  
David P. Persson, Code Enforcement Board Attorney



516 8th Avenue West  
P.O. Box 1209  
Palmetto, Florida 34220-1209  
Phone (941) 723-4570  
Fax: (941) 723-4576  
Suncom: 516-0829  
E-mail: [chgeneral@palmettofl.org](mailto:chgeneral@palmettofl.org)  
Web: [www.palmettofl.org](http://www.palmettofl.org)

**BEFORE THE CODE ENFORCEMENT BOARD  
OF THE CITY OF PALMETTO, FLORIDA**

**CERTIFIED MAIL/RETURN RECEIPT REQUESTED  
REGULAR MAIL**

**CITY OF PALMETTO**

A political subdivision of the  
State of Florida

**Petitioner,**

**vs.**

**Case No. CEB 10-05**

Sarah Cornwell  
814 16<sup>th</sup> Avenue West  
Palmetto, Florida 34221  
**Respondent**

**Re Violation Location:** 814 16<sup>th</sup> Avenue West  
Palmetto, Florida 34221

**Legal Description:** LOT 2, N 20 FT OF LOT 3 BLK 5 PALMETTO HEIGHTS  
Township 34S, Range 17E, Section 15

**Parcel ID #:** PI#: 29008.0000/0

**ADMINISTRATIVE ORDER IMPOSING LIEN**

**THIS MATTER** came before the City of Palmetto Code Enforcement Board for Public Hearing on February 23, 2010, at 6:00 p.m. at Palmetto City Hall, after due notice to the Respondent.

**FINDINGS OF FACT:**

The Code Enforcement Board of the City of Palmetto finds as a matter of fact that:

- There is debris, trash and personal belongings littering the property.
- The property is overgrown with weeds and brush.

### CONCLUSIONS OF LAW:

1. The Code Enforcement Board is properly convened. Notice has been given and all conditions precedent have been satisfied.
2. The Respondent has violated Palmetto Code of Ordinances, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (2) & (3), and Section 16-27 (a), (b), & (c):

## ORDER

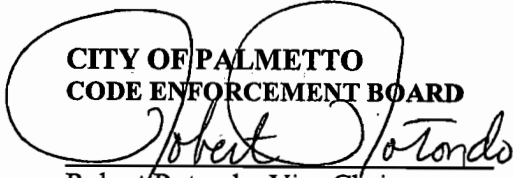
The Respondent, Sarah Cornwell, is found in violation of the Palmetto Code of Ordinances as noticed, and directed to bring the property into compliance within ten days or by March 4, 2010. If the aforementioned action is not taken by March 4, 2010, a fine of up to \$250.00 per day may be imposed for each day the violation continues past the date and time specified herein. The Respondent is entitled to notice and an opportunity to be heard prior to a fine being assessed. **A Public Hearing will be held on March 30, 2010, to determine if the violation has been corrected. Administrative costs incurred by the City in the prosecution of this case in the amount of \$ 251.80, plus any applicable recording fees, are hereby assessed. Upon recording, such costs shall constitute a lien and shall continue with interest accruing.**

A certified copy of this Administrative 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.


Any aggrieved party may appeal this Administrative Order to the Circuit Court in and for Manatee County. Such appeal shall not be a hearing *de novo*, but shall be limited to appellate review of the record created before the Code Enforcement Board. An appeal shall be filed within thirty (30) days of the execution of this Administrative Order.

Done and ordered this 23<sup>rd</sup> day of February, 2010.

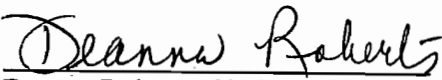
CITY OF PALMETTO  
CODE ENFORCEMENT BOARD

  
Robert Rotondo, Vice Chairman

Attest:

  
Jim Freeman, City Clerk

I hereby certify that a true copy of the foregoing Administrative Order Imposing Lien has been furnished to the Respondent by Certified Mail/ Return Receipt Requested and by Regular Mail this 24th day of February, 2010.

  
Deanna Roberts, Clerk of the Board



516 8th Avenue West  
P.O. Box 1209  
Palmetto, Florida 34220-1209  
Phone (941) 723-4570  
Fax: (941) 723-4576  
Suncom: 516-0829  
E-mail: [chgeneral@palmettofl.org](mailto:chgeneral@palmettofl.org)  
Web: [www.palmettofl.org](http://www.palmettofl.org)

**BEFORE THE CODE ENFORCEMENT BOARD  
OF THE CITY OF PALMETTO, FLORIDA**

**CERTIFIED MAIL/RETURN RECEIPT REQUESTED  
REGULAR MAIL**

**CITY OF PALMETTO**  
A political subdivision of the  
State of Florida  
**Petitioner**

vs.

**Case No. CEB 10-05**

Sarah Cornwell  
814 16<sup>th</sup> Avenue West  
Palmetto, Florida 34221

**Respondents:**

**ORDER IMPOSING FINE AND LIEN**

**Violation Location:** 814 16<sup>th</sup> Avenue West  
Palmetto, Florida 34221

On March 30, 2010, the Code Enforcement Board (CEB) of the City of Palmetto conducted a duly noticed Public Hearing in regard to the above Respondent. Following receipt of sworn testimony and other evidence, the Board makes the following findings:

1. The Respondent was found in violation of the City of Palmetto Code of Ordinances at a hearing held on February 23, 2010. A copy of the Board's Order is attached hereto and incorporated herein as Exhibit "A".

2. The Order required the Respondent to comply with the Palmetto Code of Ordinances, as cited, by March 4, 2010. The Order was sent to the Respondent by Certified Return Receipt Requested U.S. Mail and Regular U.S. Mail on February 24, 2010 and posted on the property and at City Hall on February 24, 2010.
3. The Respondent was notified in that Order that the Code Enforcement Board would hold a hearing on March 30, 2010, to determine whether the Respondent was in compliance with the Order, and if not, whether to impose a fine. A notice of the Code Enforcement Board Hearing scheduled for March 30, 2010 was posted at Palmetto City Hall.
4. At the March 30, 2010 Hearing, the City of Palmetto Code Enforcement Director, Bill Strollo, testified that the Respondent had not complied with the Palmetto Code of Ordinances as ordered by the Administrative Order dated February 23, 2010.

### **CONCLUSIONS OF LAW**

1. The hearing has been properly notified and convened. A quorum is present and voting.
2. Section 2-87 of the Code of Ordinances states that:
  - (2) In determining the amount of the fine, if any, the CEB shall consider the following factors:
    - a. The gravity of the violation;
    - b. Any actions taken by the violator to correct the violation;
    - c. Any previous violations committed by the violator.
3. The prior Administrative Order of this Board, dated February 23, 2010 was not complied with by the date set forth in the Administrative Order.
4. The Board has considered the three factors cited above in arriving at its determination to impose a fine.

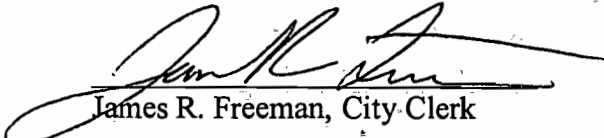
## ORDER

Based on the foregoing, the Code Enforcement Board imposes a fine of \$250.00 per day commencing March 4, 2010 and continuing until the violation is corrected. If the Respondent has not complied with this Order by April 29, 2010, a certified copy of this Order shall be recorded in the Public Records of Manatee County and any other county within the State of Florida where the Respondent has real or personal property and it shall thereafter constitute a lien upon any real or personal property owned by the violator. Upon petition to the circuit court by the City, such Order may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but such Order shall not be deemed to be a court judgment except for enforcement purposes. **A fine imposed pursuant to this Order shall continue with interest accruing until the violator comes into compliance, or until judgment is rendered in a suit to foreclose on a lien created herein, whichever occurs first.**

Date: March 30, 2010

  
Charles W. Leonard, Chair  
Code Enforcement Board

Attest:

  
James R. Freeman, City Clerk

05/07/10 08:14:25

CITY OF PALMETTO

gw810-ls

Page 1

WORK ORDER

gseger

WO#: 2010001813

Status: N

Entered: 05/07/10 8:11 AM

By: gseger

Closed:

Request: WORK PERFORMED ON 5-3-10

Locn: 814 16TH AVE. *Cornwall*

*CE 10-88*

Type: TM TURF MAINTENANCE

Depart: PARKS PARKS/ LANDSCAPE

Requestor: CODE ENFORCEMENT

Phone: 723-4570

Addr: CITY HALL

Reply: no

Addr:

Addr:

|             |      |    |                         |       |
|-------------|------|----|-------------------------|-------|
| 1           | 1.50 | EA | VICTOR POMPEY 971       | 24.87 |
| 2           | 1.50 | EA | TRUCK 17303             | 11.25 |
| 3           | 1.50 | EA | TORO MOWER              | 37.50 |
| 4           | 1.50 | EA | WEED EATER/EDGER/BLOWER | 6.75  |
| TOTAL COSTS |      |    |                         | 80.37 |

*Report of Compliance needed.*



516 8th Avenue West  
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Web: [www.palmettofl.org](http://www.palmettofl.org)

**BEFORE THE CODE ENFORCEMENT BOARD  
OF THE CITY OF PALMETTO, FLORIDA**

**CITY OF PALMETTO**

A political subdivision of the  
State of Florida

**Petitioner,**

vs.

Sarah Cornwell  
3335 10<sup>th</sup> Lane West  
Palmetto, Florida 34221-2536

**Case No. CEB – 10-05**

**Respondent.**

**REPORT OF COMPLIANCE**

This is notice that pursuant to the Administrative Order Imposing Lien and the Order Imposing Fine And Lien of the Code Enforcement Board of the City of Palmetto dated February 23 and March 30, 2010 respectively, the violations of the Palmetto City Code in this matter were corrected effective May 3, 2010.

Director, Code Enforcement

cc: (property owner)



iasWorld

[CONTACT US](#) | [HELP](#)**MANATEE COUNTY  
PROPERTY APPRAISER**[Other Counties](#) | [Manatee County](#) | [State](#)[Main](#) [Property Search](#)[Owner](#) [Address](#) [Parcel ID](#) [Advanced](#) [Map](#)[Profile](#)[Values](#)[Sales](#)[Residential](#)[Commercial](#)[Out Buildings](#)[Permits](#)[Land](#)[Agriculture](#)[Sketch](#)[Exemptions](#)[Full Legal](#)[Estimating Taxes](#)[2010 Trim Notice](#)[2009 Tax Bill](#)[Map](#)**PARID: 2900800000**  
**HSBC BANK USA****Sales**

|                                |  |
|--------------------------------|--|
| Account#                       | 2900800000                             |
| Date                           | 12-MAY-2010                            |
| Sale Amount                    | \$35,200                               |
| Vacant/Improved Indicator      | Improved                               |
| Qualification Code             | 12                                     |
| Qualification Code Description | DISQ-TO OR FROM FINANCIAL INSTITUTIONS |
| Book                           | 2338                                   |
| Page                           | 6023                                   |
| Grantee Name                   | HSBC BANK USA                          |
| Grantor Name                   | CORNWELL, SARAH                        |
| Deed Type                      | CT-CERTIFICATE OF TITLE                |

**814 16TH AVE W****CURRENT RECORD****1 of 4****1 of 2**[Return to Search Results](#)**REPORTS**[CSV Report](#)  
[Parcel Information Report](#)**GO** [Printable Summary](#) [Printable Version](#)

Data Copyright Manatee County Property Appraiser's Office [Disclaimer] [Privacy Policy] Last Updated: 30 Aug 2010

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Tasks eFM Customers Reports **Code Enforcement** Setup GIS Maps Help New Features!

Welcome, Bill Stroilo

**Code Enforcement**

Code Enforcement Home

Advanced Search

Location Search

Create Case

Daily Time Sheet

Check Time Sheet

**Contacts**

Contacts

New Contact

Merge Contacts

**Contacts** **Contact Details**[View Print Version](#)**CORNWELL, SARAH**

Address: 3335 10th LN W PALMETTO FL 34221 Email  
Home Phone: Cell Phone:  
Work Phone: Fax:  
Date of Birth:  
Drivers License: DL State Code:  
Notes:

[Edit](#)**Contact's Code Enforcement Cases**

| Case Number              | Status                       | Location                         | Assigned to      | Open Date  | Follow up |
|--------------------------|------------------------------|----------------------------------|------------------|------------|-----------|
| <a href="#">CE10-411</a> | Closed: Voluntary Compliance | 814 16TH AVE W Palmetto FL 34221 | Chapman, Whitney | 07/15/2010 |           |
| <a href="#">CE10-88</a>  | Closed: City Abated          | 814 16TH AVE W Palmetto FL 34221 | Chapman, Whitney | 04/19/2010 |           |

[City Website](#) · [Comcate, Inc](#)

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[Tools](#) [eFM](#) [Customers](#) [Reports](#) [Code Enforcement](#) [Setup](#) [GIS Map](#) [Help](#) [New Features!](#)

Welcome, Bill Strollo

**Code Enforcement**[Code Enforcement Home](#)[Advanced Search](#)[Location Search](#)[Create Case](#)[Daily Time Sheet](#)[Check Time Sheet](#)**Contacts**[Contacts](#)[New Contact](#)[Merge Contacts](#)**CE Case Details**[Back to CE Case List](#)**CE Case Details**[View Print Version](#)[Print Field Report](#)[Include photos](#)**CE Case CE10-88**

CE Case #: CE10-88

eFM Case #: N/A

Case assigned to: Chapman, Whitney

Priority: MED

Location APN: 2900800000

814 16TH AVE W

Palmetto, FL 34221 [map](#)

Property Type: Residential

SPD: 3

WARDS: 3

CRA: FALSE

Custom Fields Foreclosure?: Yes

Vacant?: Yes

Status: Closed: City Abated

Date Opened-Closed: 04/19/2010 - 05/07/2010

[Follow Up Date](#)[Follow Up Action](#)[Open Violations](#)[Quick Edit](#)[Full Edit](#)[Time Tracking](#)[Clone Case](#)**Violations**

| Date       | Violation               | Submitted By     | Status | Disposition | Notes  |
|------------|-------------------------|------------------|--------|-------------|--|
| 04/19/2010 | Overgrown Property      | Chapman, Whitney | Closed | Compliance  | Mowed by Parks Department                    |
| 04/19/2010 | Accumulation of Garbage | Chapman, Whitney | Closed | Compliance  | Yards cleared of debris by Mills Management. |

**History**

| Date                   | Entered By       | Action/Note/Activity   |
|------------------------|------------------|--|
| 05/07/2010 10:02:58 AM | Strollo, Bill    | Add violation note: Yards cleared of debris by Mills Management.                     |
| 05/07/2010 10:02:58 AM | Strollo, Bill    | Changed violation disposition to Compliance  |
| 05/07/2010 10:02:58 AM | Strollo, Bill    | Status changed: Violation Accumulation of Garbage Closed with disposition Compliance |
| 05/07/2010 10:02:19 AM | Strollo, Bill    | Add violation note: Mowed by Parks Department  |
| 05/07/2010 10:02:19 AM | Strollo, Bill    | Changed violation disposition to Compliance  |
| 05/07/2010 10:02:19 AM | Strollo, Bill    | Status changed: Violation Overgrown Property Closed with disposition Compliance      |
| 04/19/2010 10:16:05 AM | Chapman, Whitney | Added: Overgrown Property  |
| 04/19/2010 10:16:05 AM | Chapman, Whitney | Added: Accumulation of Garbage   |

**Status and Follow Up**

| Status              | Follow Up Date | Follow Up Action |
|---------------------|----------------|------------------|
| Closed: City Abated |                |                  |

**History**

| Entry Date             | Employee         | Description   |
|------------------------|------------------|---|
| 09/03/2010 12:14:58 PM | Strollo, Bill    | Added 2 case hours for Whitney Chapman on 2010-09-03.   |
| 06/10/2010 01:50:17 PM | Strollo, Bill    | Followup Date removed.                                  |
| 05/07/2010 10:07:03 AM | Strollo, Bill    | Case Status changed to Closed: City Abated              |
| 05/07/2010 10:07:03 AM | Strollo, Bill    | Followup Date edited from: 05/10/2010 to 06/11/2010.    |
| 05/07/2010 10:07:03 AM | Strollo, Bill    | Closing all violations for closed case                  |
| 05/04/2010 09:36:54 AM | Chapman, Whitney | Followup Date edited from: 05/07/2010 to 05/10/2010.    |
| 04/30/2010 01:32:50 PM | Strollo, Bill    | Case Status changed to Administrative Hearing Scheduled |

04/26/2010 12:48:00 PM Chapman, Whitney Followup Date edited from: 04/26/2010 to 05/07/2010.

04/19/2010 10:16:05 AM Chapman, Whitney Initial Case Status Complaint Filed

**Notes**

| Entry Date             | Entered By       | Action Date | Note   |
|------------------------|------------------|-------------|--|
| 05/17/2010 12:25:10 PM | Chapman, Whitney | 05/17/2010  | Property is now for sale under Mills Management.   |
| 05/17/2010 12:24:33 PM | Chapman, Whitney | 05/17/2010  | Patio has been cleaned out. Furniture and misc. debris sitting at curb for pick up. Emailed Jeff to make sure it would get pick-up due to size of pile.  |
| 05/07/2010 10:09:46 AM | Strollo, Bill    | 05/07/2010  | Report of Compliance Issued effective May 3, 2010.   |
| 05/07/2010 10:01:48 AM | Strollo, Bill    | 05/07/2010  | R. With Whitney. Confirmed property cleared by Parks 5/3/10. Mills Management followed up with tree & bush trimming, and deposited belongings into screened rear porch.  |
| 05/07/2010 09:37:55 AM | Strollo, Bill    | 05/07/2010  | Received Invoice from Parks. Property cleared May 3, 2010. Invoice forwarded to Finance to include with CE lien.   |
| 05/04/2010 09:36:51 AM | Chapman, Whitney | 05/04/2010  | Informed by Cindy Mills that Mills Management will be taking over the maintenance of this property: 941-723-6373. I notified Geoff to cancel the mowing order but if they already did it, we would add it to the lien. |
| 04/30/2010 10:16:31 AM | Chapman, Whitney | 04/30/2010  | Property remains overgrown. Numerous complaints from neighbors. Online sale for foreclosure scheduled for today but due to the property's condition, I turned it over to Parks to clear.                               |
| 04/26/2010 12:47:56 PM | Chapman, Whitney | 04/26/2010  | No change to property.   |
| 04/19/2010 10:17:10 AM | Chapman, Whitney | 04/13/2010  | No change to property.   |
| 04/19/2010 10:16:45 AM | Chapman, Whitney | 04/05/2010  | Posted OIF at CH & property/pictures.  |
| 04/19/2010 10:16:05 AM | Chapman, Whitney | 03/30/2010  | No compliance on NOV. Hard copy file. OIF issued by board at \$250 per day.  |

**History**

| Entry Date             | Employee      | Description  |
|------------------------|---------------|--|
| 05/07/2010 10:05:23 AM | Strollo, Bill | Change case note from: R. With Whitney. Confirmed property cleared by Parks 5/3/10. Mills Management followed up with tree & bush trimming, and deposited belongings into screened rear porch. to: R. With Whitney. Confirmed property cleared by 5/3/10. Mills Management followed up with tree & bush trimming, and deposited belongings into screened rear porch. |

**Attachments**

| Date              | Title | Description | Uploaded By | Upload Date | Inactive |
|-------------------|-------|-------------|-------------|-------------|----------|
| No Files Uploaded |       |             |             |             |          |

No Files Uploaded

Inactive photos are not included in Case Report

**History**

| Entry Date | Employee | Description |
|------------|----------|-------------|
|            |          |             |

**Forms**Select Form:  **History**

| Link | Name | Generation Date | Generated By |
|------|------|-----------------|--------------|
|      |      |                 |              |

**Location**

Validated: Partial

Last Validated on: 2010-04-19 10:16:05

| Address                             | APH        | Additional Information | Census Tract | Block Group | LowModPct | CDRG Eligible | Property Type | Location Field(s)                |
|-------------------------------------|------------|------------------------|--------------|-------------|-----------|---------------|---------------|----------------------------------|
| 814 16TH AVE W<br>Palmetto FL 34221 | 2900800000 |                        |              |             |           | NO            | Residential   | SPD: 3<br>WARDS: 3<br>CRA: FALSE |

**Contacts**

Initiation: Self-Initiated

| Contact Role     | Name/Business                   | Address                          | Phone                | Open Cases |
|------------------|---------------------------------|----------------------------------|----------------------|------------|
| Property Owner   | CORNWELL, SARAH                 | 3335 10th LN W PALMETTO FL 34221 |                      | 0          |
| Property Manager | Mills, Cindy / Mills Management | Palmetto FL 34221                | Work: (941) 723-6373 | 0          |

**Time Tracking**

| CE Officer       | Date       | Hours    |
|------------------|------------|----------|
| Chapman, Whitney | 09/03/2010 | 2.00     |
| <b>Total</b>     |            | <b>2</b> |

City Website : Comcate, Inc

© 2010

**William Strollo**


---

**From:** Whitney Ewing  
**Sent:** Thursday, May 20, 2010 8:29 AM  
**To:** Deanna Roberts  
**Cc:** William Strollo  
**Subject:** RE: Online Form Submittal: Citizen's Request Form

Deanna:

I turned that over to Jeff Scott on 5/17/10. He said he was already aware of it and had sent a work order to Waste Management to have the debris picked up.

Whitney

---

**From:** Deanna Roberts  
**Sent:** Thursday, May 20, 2010 8:21 AM  
**To:** William Strollo  
**Cc:** Jeff Scott; Whitney Ewing  
**Subject:** FW: Online Form Submittal: Citizen's Request Form

All:

Can you take a look into this complaint, and let me know what action is taken? Thanks, Deanna

---

**From:** support@civicplus.com [mailto:support@civicplus.com]  
**Sent:** Thursday, May 20, 2010 6:01 AM  
**To:** Deanna Roberts  
**Subject:** Online Form Submittal: Citizen's Request Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

**Citizen's Request Form**

Complete the following form to notify the City of your request.

**Full Name:\***  
 ROBERT REGUZZONI  
**Email Address:\***  
 bregu56@hotmail.com  
**Message Subject:**  
 rubbish pile

**Enter your message (255 characters or less):\***

Since I can't open the link to the mayor I would like to ask Madam Mayor to intervene in the trash pickup of the forclosed property on the corner of 16 th ave west and 9th street W. The pile has been there way too long and the scavengers are spreading it out looking for stuff in there.Thank you.

**Do you want to be contacted regarding your message?\***  
 [Yes V]

**If follow-up is requested, what form would you prefer?\***  
 [Phone V]

**For follow-up by phone, please enter a daytime phone number.**  
 704-8945

\* indicates required fields.

5/20/2010

# PALMETTO florida

Tasks eFM Customers Reports **Code Enforcement** Setup GIS Maps Help New Features!

Welcome, Bill Strollo

## Code Enforcement

Code Enforcement Home

Advanced Search

Location Search

Create Case

Daily Time Sheet

Check Time Sheet

## Contacts

Contacts

New Contact

Merge Contacts

## CE Case Details

[Back to CE Case List](#)



CE Case Details

[View Print Version](#)

[Print Field Report](#)

☐ Include photos

### CE Case CE10-411

CE Case #: CE10-411

eFM Case #: N/A

Case assigned to: Chapman, Whitney

Priority: MED

Location ☒ APN: 2900800000

814 16TH AVE W

Palmetto, FL 34221 [\(map\)](#)

Property Type: Residential

SPD: 3

WARDS: 3

CRA: FALSE

Legal Description: LOT 2, N 20 FT OF LOT 3 BLK 5

PALMETTO HEIGHTS PI#29008.0000/

Custom Fields Foreclosure?: Yes

Vacant?: Yes

Status: Closed: Voluntary Compliance

Date Opened-Closed: 07/15/2010 - 07/23/2010

Follow Up Date

Follow Up Action

Open Violations

[Quick Edit](#)

[Full Edit](#)

[Time Tracking](#)

[Clone Case](#)

### Violations

| Date       | Violation          | Submitted By     | Status | Disposition | Notes           |
|------------|--------------------|------------------|--------|-------------|-----------------|
| 07/15/2010 | Overgrown Property | Chapman, Whitney | Closed | Compliance  | Property mowed. |

### History

| Date                   | Entered By       | Action/Note/Activity  |
|------------------------|------------------|---|
| 07/23/2010 11:48:28 AM | Chapman, Whitney | Add violation note: Property mowed.   |
| 07/23/2010 11:48:28 AM | Chapman, Whitney | Changed violation disposition to Compliance                                     |
| 07/23/2010 11:48:28 AM | Chapman, Whitney | Status changed: Violation Overgrown Property Closed with disposition Compliance |
| 07/15/2010 09:04:13 AM | Chapman, Whitney | Added: Overgrown Property   |
| 07/15/2010 02:10:40 PM | Chapman, Whitney | Removed disposition: Compliance   |
| 07/15/2010 02:10:40 PM | Chapman, Whitney | Violation Overgrown Property Re-Opened  |
| 07/15/2010 02:10:20 PM | Chapman, Whitney | Changed violation disposition to Compliance                                     |
| 07/15/2010 02:10:20 PM | Chapman, Whitney | Status changed: Violation Overgrown Property Closed with disposition Compliance |

### Status and Follow Up

| Status                       | Follow Up Date | Follow Up Action |
|------------------------------|----------------|------------------|
| Closed: Voluntary Compliance |                |                  |

### History

| Entry Date             | Employee         | Description   |
|------------------------|------------------|---|
| 09/03/2010 12:17:24 PM | Strollo, Bill    | Added 1 case hours for Whitney Chapman on 2010-09-03. |
| 07/23/2010 11:49:57 AM | Chapman, Whitney | Case Status changed to Closed: Voluntary Compliance   |
| 07/23/2010 11:49:57 AM | Chapman, Whitney | Followup Date removed.                                |
| 07/23/2010 11:49:57 AM | Chapman, Whitney | Closing all violations for closed case                |
| 07/16/2010 07:55:29 AM | Strollo, Bill    | Case Status changed to Written Warning Given          |
| 07/15/2010 02:10:57 PM | Chapman, Whitney | Followup Date edited from: 07/15/2010 to 07/23/2010.  |
| 07/15/2010 09:04:13 AM | Chapman, Whitney | Initial Case Status Complaint Filed                   |

## Notes

| Entry Date             | Entered By       | Action Date | Note  |
|------------------------|------------------|-------------|---|
| 07/27/2010 09:17:47 AM | Strollo, Bill    | 07/27/2010  | Copy of e-mail from Cheryl to title company providing lien pay-off amount & process for reducing lien. Also advised of continuing code issues.                |
| 07/23/2010 11:49:39 AM | Chapman, Whitney | 07/23/2010  | Property has been mowed.  |
| 07/19/2010 10:51:03 AM | Strollo, Bill    | 07/19/2010  | Property still overgrown. If unchanged at time of checkback, write NOV as repeat violator.  |
| 07/16/2010 07:55:25 AM | Strollo, Bill    | 07/15/2010  | VM from Bob Reguzzoni, 804 16th Ave W. Cornwell property overgrown; he called Mills Management but does not feel they were responsive. Requests CE intercede. |
| 07/15/2010 11:03:32 AM | Strollo, Bill    | 07/15/2010  | Property overgrown. Call Mills Management 723-6373. Fax back title search with info.  |
| 07/15/2010 09:04:13 AM | Chapman, Whitney | 07/15/2010  | Clear Choice Tax & Lien Service request.  |

## History

| Entry Date             | Employee         | Description   |
|------------------------|------------------|---|
| 07/15/2010 02:13:07 PM | Chapman, Whitney | Change case note from: Property overgrown. Call Mills Management. Fax back title search with info. to: Property overgrown. Call Mills Management 723-6373. Fax back title search with info. |

## Attachments

| Date              | Title | Description | Uploaded By | Upload Date | Inactive |
|-------------------|-------|-------------|-------------|-------------|----------|
| No Files Uploaded |       |             |             |             |          |

*Inactive photos are not included in Case Report*

## History

| Entry Date | Employee | Description |
|------------|----------|-------------|
|------------|----------|-------------|

## Forms

Select Form:

## History

| Link | Name | Generation Date | Generated By |
|------|------|-----------------|--------------|
|------|------|-----------------|--------------|

## Location

Validated: Yes ☒

Last Validated on: 2010-07-15 09:04:13

| Address                                | APN        | Additional Information | Census Tract | Block Group | LowModPct | CDSC Eligible | Property Type | Location Field(s)  |
|--|------------|------------------------|--------------|-------------|-----------|---------------|---------------|--|
| 814 16TH AVE W<br>Palmetto FL<br>34221 | 2900800000 |                        | 001300       | 2           |           | NO            | Residential   | SPD: 3<br>WARDS: 3<br>CRA: FALSE<br>Legal Description: LOT 2, N 20 FT OF LOT 3 BLK 5 PALMETTO HEIGHTS<br>PI# 29008.0000/ |

## Contacts

Initiation: Self-Initiated

| Contact Role   | Name/Business   | Address                                 | Phone | Open Cases |
|----------------|-----------------|---|-------|------------|
| Property Owner | HSBC Bank       | P.O. Box 24737 West Palm Beach FL 33415 |       | 0          |
| Property Owner | CORNWELL, SARAH | 3335 10th LN W PALMETTO FL 34221        |       | 0          |

## Time Tracking

| CE Officer       | Date       | Hours    |
|------------------|------------|----------|
| Chapman, Whitney | 09/03/2010 | 1.00     |
| <b>Total</b>     |            | <b>1</b> |



| <b>Cornwell</b>        | <b>814 16<sup>th</sup> Avenue West</b> | <b>CEB 10-05</b>             |
|------------------------|--|------------------------------|
| <b><u>DATE</u></b>     | <b><u>ACTIVITY</u></b>                 | <b><u>TIME - MINUTES</u></b> |
| 01/21/10               | Site visit                             | 15                           |
| 01/21/10               | Record search/Notice of Violation      | 120                          |
| 01/22/10               | Site visit/pictures                    | 20                           |
| 02/01/10               | Site visit                             | 15                           |
| 02/10/10               | NOV & NOH posted/pictures              | 20                           |
| 02/17/10               | Site visit                             | 15                           |
| 02/18/10               | Record search/Point Paper              | 120                          |
| <b>Total Time</b>      | <b>Code Enforcement Officers</b>       | <b>5.42 Hours</b>            |
|                        | <b>ADDITIONAL CE CONTACTS</b>          |                              |
| 02/23/10               | CEB Hearing/Case presentation          | 60                           |
| 02/24/10               | Site visit/AO posted/pictures          | 20                           |
| 03/02/10               | Site visit                             | 15                           |
| 03/04/10               | Site visit                             | 15                           |
| 03/09/10               | Site visit/mowed but debris left       | 15                           |
| 03/10 & 11/10          | Tel. with foreclosure attorneys        | --                           |
| 03/24/10               | Site visit/pictures                    | 20                           |
| 03/30/10               | Site visit/pictures                    | 20                           |
| 03/30/10               | CEB Hearing/case presentation          | 30                           |
| <b>Additional Time</b> | <b>Code Enforcement Officers</b>       | <b>3.25 Hours</b>            |

**Administrative Costs:**

Code Enforcement Officers 5.42 hours @ \$40.00/hour = **\$216.80**  
Administration Costs 1 hour @ \$35.00/hour = **\$35.00**  
**Total Costs Reflected on AO \$251.80**

**Additional Costs From Feb. 23 thru March 30, 2010:**

Code Enforcement Officers 3.25 hours @ \$40.00/hour = **\$130.00**

**Administrative Costs Comcate Case CE 10-88:**

Code Enforcement Officers 2.08 hours @ \$40.00/hour = **\$ 83.20**  
Parks Department Invoice Lot clearing May 3, 2010 = **\$ 80.37**

**Administrative Costs Comcate Case CE 10-411:**

Code Enforcement Officers 1 hour @ \$40.00/hour = **\$ 40.00**

**TOTAL COSTS FOR CASE = \$585.37**

FILED FOR RECORD  
R.B. SHORE  
2010 MAY 12 AM 9:00  
CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA

space above reserved for recording information

IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR MANATEE COUNTY

HSBC Bank USA, N.A., as Indenture Trustee for  
the Registered Noteholders of Renaissance  
Home Equity Loan Asset-Backed Notes, Series  
2005-2

Plaintiff,

-vs.-

Sarah Cornwell; United States of America  
Department of Treasury;

Defendant(s).

Case #: 2009-CA-000175

Division #: D

UNC:

**CERTIFICATE OF TITLE**

The undersigned, RICHARD B. SHORE, III, Clerk of the Court certifies that s/he  
executed and filed a Certificate of Sale in this action on April 30, 2010, 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:

THE NORTH 20 FEET OF LOT 3, ALL OF LOT 2, BLOCK 5, PALMETTO  
HEIGHTS, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 82,  
OF THE PUBLIC RECORDS OF MANATEE COUTNY, FLORIDA.

Property Address: 814 16th Avenue West, Palmetto, FL 34221 was sold to HSBC Bank USA,  
N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan



OR BOOK 02338 PAGES 6023 - 6024  
MANATEE COUNTY CLERK COURT  
2 PAGES(S)  
RECORDED; 5/13/2010 11:37:4



Asset-Backed Notes, Series 2005-2 whose address is 1661 Worthington Road; Suite 100, P.O.  
Box 24737, West Palm Beach, Florida 33415.

WITNESS, RICHARD B. SHORE, III, as Clerk of the Circuit Court, and the seal of said  
Court, at BRADENTON, Manatee, Florida.

Date

May 12, 2010



RICHARD B. SHORE, III  
Clerk of the Circuit Court

P.O. Box 25400  
Bradenton, Florida 34266

By: Vicky Alvarez-Saenz  
Deputy Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Certificate of Title  
was mailed on 12 day of May 2010 to:

Sarah Cornwell, 814 16th Avenue West, Palmetto, FL 34221  
United States of America Department of Treasury, c/o Jennifer W. Corinis, Esq, 400 North  
Tampa Street, Suite 3200, Tampa, FL 33602  
Occupant(s), 814 16th Avenue West, Palmetto, FL 34221

SHAPIRO & FISHMAN, LLP 10004 N. Dale Mabry Highway, Suite 112  
Tampa, FL 33618



RICHARD B. SHORE, III  
Clerk of the Circuit Court

By: Vicky Alvarez-Saenz  
Deputy Clerk

THIS DOCUMENT WAS PREPARED BY:  
SHAPIRO & FISHMAN  
10004 N. Dale Mabry Highway, Suite 112  
Tampa, FL 33618

08-120147 FC01

September 1, 2010

To: Jim Freeman, City Clerk  
City of Palmetto  
Re: request for reduction in code violation fees  
Request to be heard at 9/13/2010 Council meeting

Case Number: #10-05 and utility account # 11181  
Address: 814 16<sup>th</sup> Ave W, Palmetto, FL  
Current owner: HSBC Bank via foreclosure  
Previous owner: Sara Cornwell  
Authorized Representative Name: Cindy Mills, Broker/Owner Mills Management  
See Attached Authorization form  
Violations unpaid water sewer bill and lawn cut and Balance of approx \$15,657.00 in daily fees

This property was owned and in control of Sara Cornwell during the time the violation occurred and all fees accrued. HSBC bank obtained title on 5/3/2010 and property has been in compliance since this date.

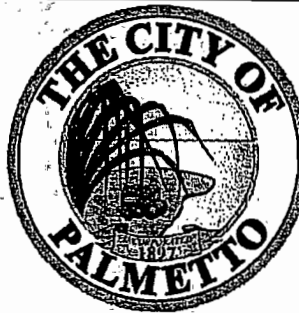
The property is under contract to an owner occupant buyer set to close on or before 10/15/2010.

The bank has already taken a substantial loss on this property and to be able to complete the sale is asking for a reduction in fines. A fee reduction to \$2,500.00 is requested.

This is also a formal request to be slated on the agenda for the City Council meeting on September 13, 2010 and be represented by Cindy Mills, Broker for Owner.

Thank You For Your time and help in this matter.

Cindy Mills  
Broker/Owner  
Mills Management  
3020 8<sup>th</sup> St Ct W  
Palmetto, FL 34221  
(941) 723-6373



MAIL TO:  
516 8th Avenue West  
Palmetto, FL 34212  
(941) 723-4570 x111 Fax:  
(941) 723-4576

## Fax Payoff Letter

To: Champion Title  
From: Cheryl A. Miller  
Date: Tuesday, August 31, 2010  
RE: 814 16th Ave W

Fax #: Via Email

Pages: 3

|                |            |               |             |
|----------------|------------|---------------|-------------|
| Full Name      |            |               |             |
| Sarah Cornwell |            |               |             |
| Payoff Date    | 09/15/2010 | Payoff Amount | \$16,657.24 |
| Date Recorded  | OR Book    | Page          | PID #       |
| 02/01/10       | 2327       | 2521          | 2900800000  |

Payable to the City of Palmetto, Attn: Cheryl A. Miller, address is above.

Note: Please Reference Utility Acct #: 11181  
Ref Code Acct #572 \$15,734.58

We have reviewed our records and we show the above outstanding lien(s). We do not provide a guarantee there are no additional liens and complete research history should be done.

Tuesday, August 31, 2010

08/31/10 14:34:09  
ub466-iq

CITY OF PALMETTO  
CASH/BILLING HISTORY INQUIRY

Page  
cmiller

1

Account#: 11181 From: 06/30/2010 To: 09/07/2010 Type: X  
Bill to: CORNWELL, SARAH FRANCE Cycle: 1

Locn: 814 16TH AVE W  
SRVCE CHARGE FROM TO DAYS PREV READ CURR READ CONSUMP DMND---

04413P3:814 16TH AVE W  
08/20/2010 PENALTY: 4.27 Bal: 879.98  
04413P3:814 16TH AVE W  
07/30/2010 CYCLE Chrg: 42.68 PrvBal: 833.03 Bal: 875.71  
CC 0 3.00  
GA 0 12.11  
ST 0 9.48  
SW 0 11.89 06/24 07/22 28 4166 4166 0 .00  
WA 0 6.20 06/24 07/22 28 4166 4166 0 .00  
04413P3:814 16TH AVE W  
07/21/2010 PENALTY: 4.45 Bal: 833.03  
04413P3:814 16TH AVE W  
06/30/2010 CYCLE Chrg: 44.46 PrvBal: 784.12 Bal: 828.58  
CC 0 3.00  
GA 0 12.11  
ST 0 9.48  
SW 0 12.61 05/21 06/24 34 4163 4166 3 .00  
WA 0 7.26 05/21 06/24 34 4163 4166 3 .00

442.68  
922.66

METERED SERVICES TOTAL / AVERAGES

| SV | # | Tot Usage | Tot Chrg | Ave Usage | Ave Chrg | Tot Dmnd | Ave Dmnd |
|----|---|-----------|----------|-----------|----------|----------|----------|
| CC | 0 | 0         | 6.00     | 0         | 3.00     | 0        | 0        |
| GA | 0 | 0         | 24.22    | 0         | 12.11    | 0        | 0        |
| ST | 0 | 0         | 18.96    | 0         | 9.48     | 0        | 0        |
| SW | 0 | 3         | 24.50    | 2         | 12.25    | 0        | 0        |
| WA | 0 | 3         | 13.46    | 2         | 6.73     | 0        | 0        |

| CUSTOMER             | INV/CHK#  | TYPE | REFERENCE      | DUE DATE | CURRENT   | 30 DAYS | 60 DAYS | 90+ DAYS  | ORIGINAL  |
|----------------------|-----------|------|----------------|----------|-----------|---------|---------|-----------|-----------|
| 572 Sarah Cornwell   |           |      |                |          |           |         |         |           |           |
|                      | 407055084 | CDE  | Cornwell       | 04/16/10 |           |         |         | 285.30    | 285.30    |
|                      | 407055218 | FIN  | FINANCE CHARGE | 04/30/10 |           |         |         | 1.43      | 1.43      |
|                      | 407055234 | CDE  | Cornwell       | 05/30/10 |           |         |         | 15,139.37 | 15,139.37 |
|                      | 407055300 | FIN  | FINANCE CHARGE | 05/31/10 |           |         |         | 77.12     | 77.12     |
|                      | 407055381 | FIN  | FINANCE CHARGE | 06/30/10 |           |         |         | 77.12     | 77.12     |
|                      | 407055453 | FIN  | FINANCE CHARGE | 07/31/10 |           |         |         | 77.12     | 77.12     |
| ** CUSTOMER TOTAL ** |           |      |                | BAL DUE: | 15,657.46 | .00     | .00     | 77.12     | 15,580.34 |
| 0011152500 TOTAL     |           |      |                | BAL DUE: | 15,657.46 | .00     | .00     | 77.12     | 15,580.34 |

77.12

15734.58



02/10/2010











02/10/2010



02/10/2010





02/10/2010





02/23/2010







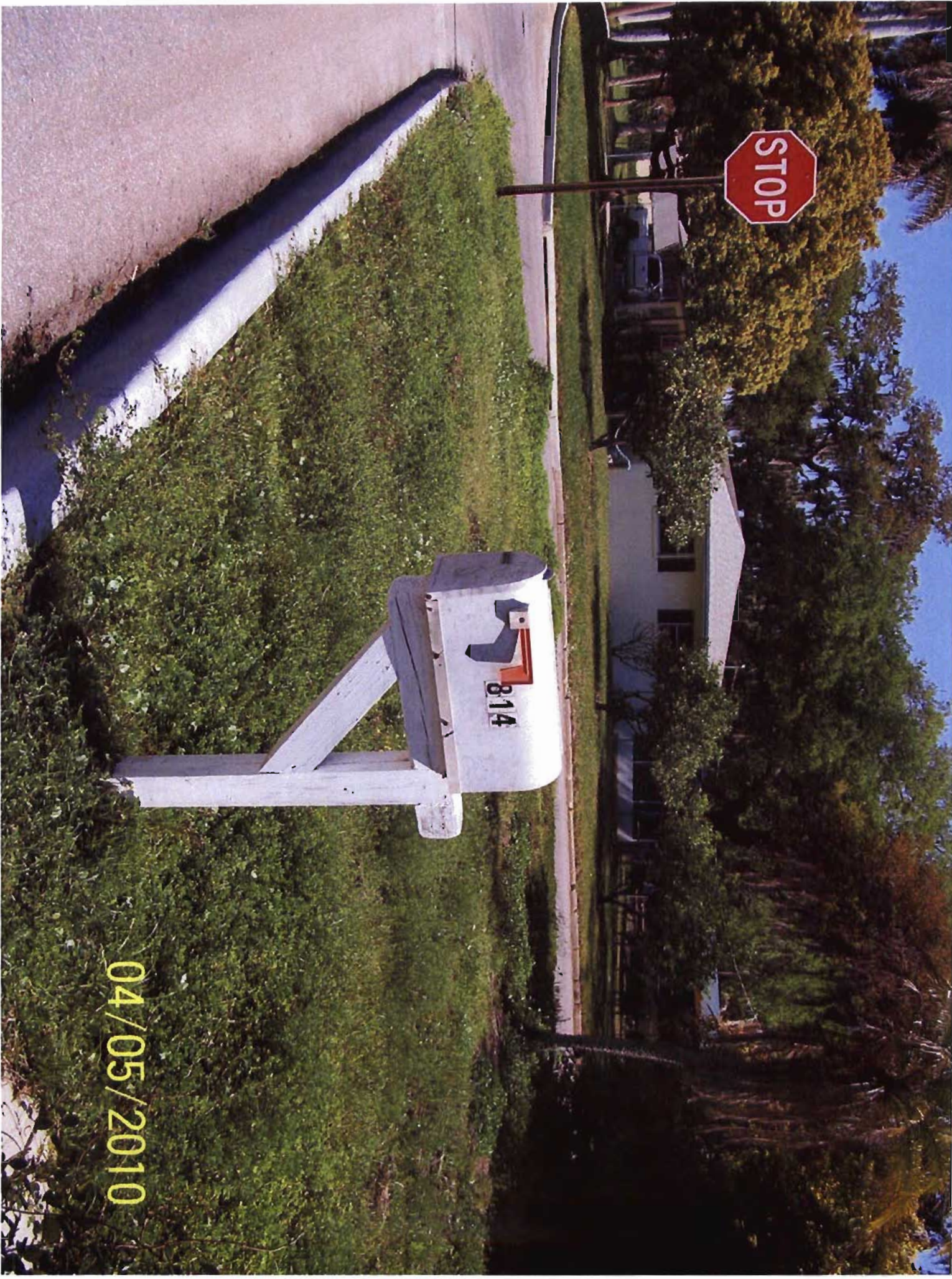
02/23/2010





02/23/2010





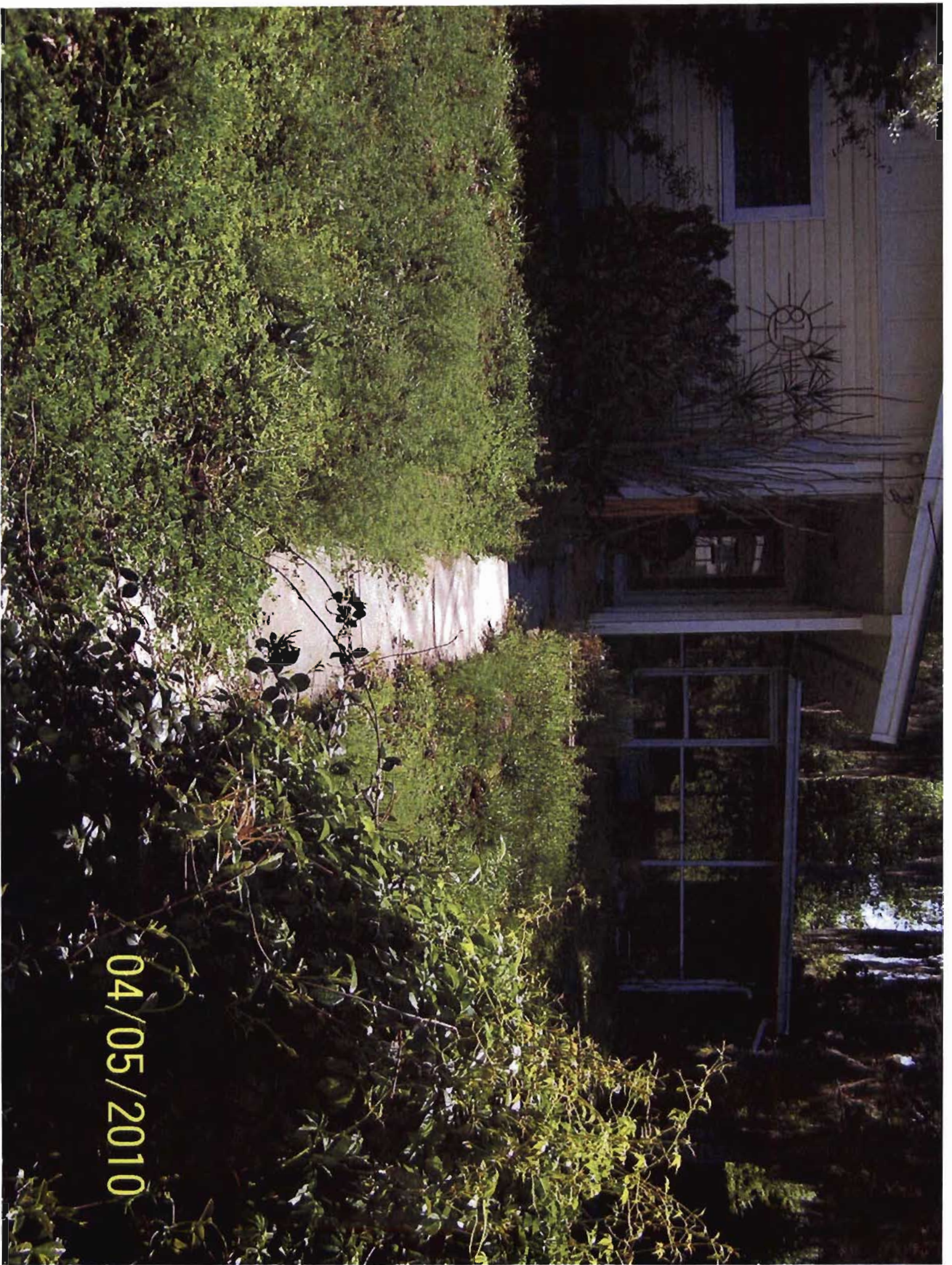
04/05/2010



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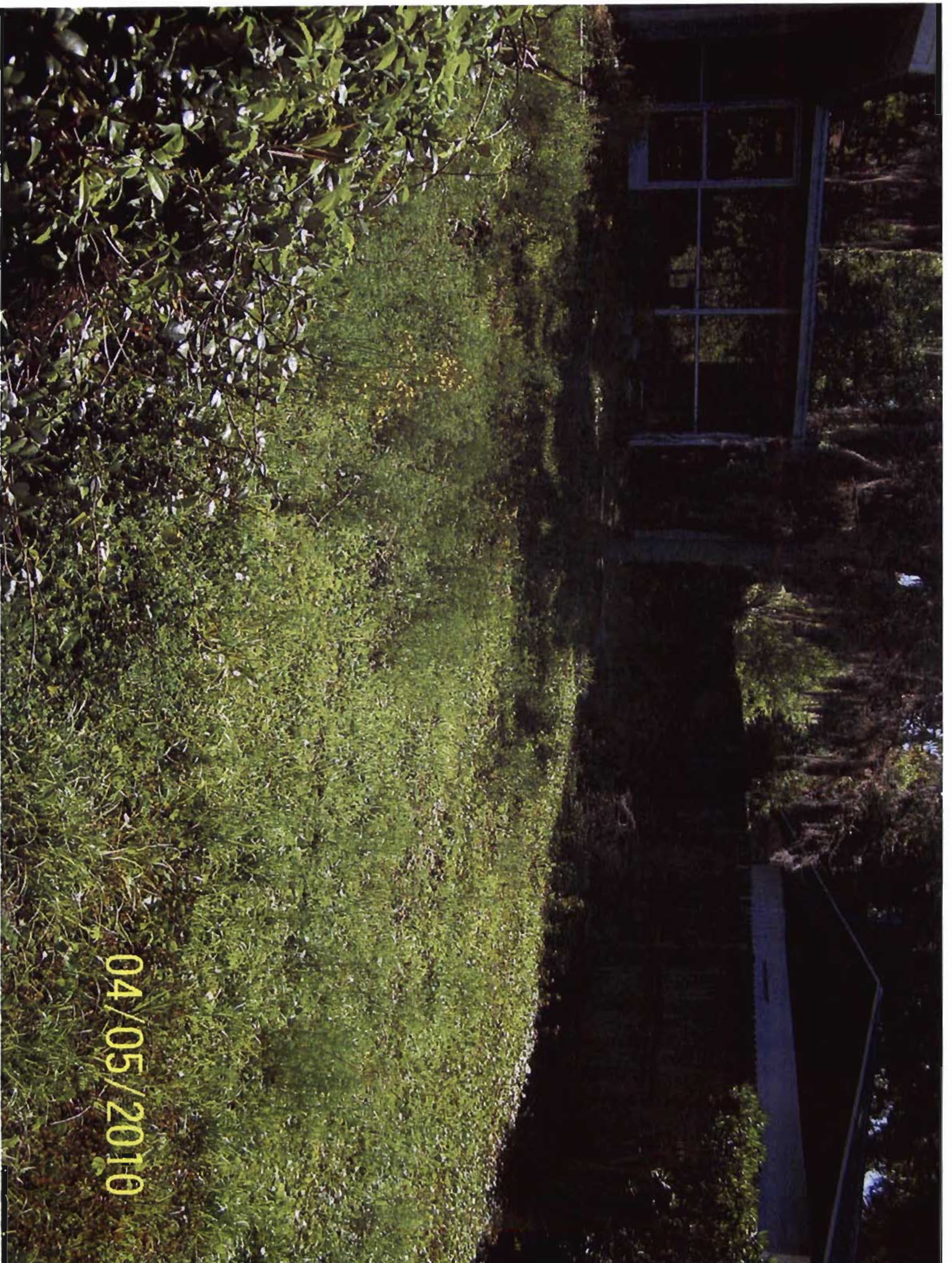




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