

**1. Requested Motion:**

**Meeting Date:** 8/15/11

Approve Release of Lien relating to Code Enforcement Case No. CE 10-0291 for BAC Home Loans Servicing.

**Why the action is necessary:** The Town recorded a Code Enforcement Lien with respect to code violations on property located at 390 Jefferson Court, Fort Myers Beach, FL. The property owner, at the time the violations occurred and when the lien was recorded was BAC Home Loans Servicing, LP. The Code Enforcement statute (Chapter 162, Florida Statutes) provides that only the governing body can compromise and release a code enforcement lien. The Town can either release the lien entirely, or provide a partial release that will only release the Cape Coral property from the effect of the Town's lien. The property is under contract to be sold and a release of lien is necessary for clear title.

**What the action accomplishes:** Authorizes the Mayor and Town Clerk to execute a Release of Lien.

**2. Agenda:**

**3. Requirement/Purpose:**

**4. Submitter of Information:**

Consent  
 Administrative

Resolution  
 Ordinance  
 Other

Council  
 Town Staff  
 Town Attorney

**5. Background:** The Town recorded a Code Enforcement Lien against BAC Home Loans Servicing, LP, as the result of a code violation for property located at 390 Jefferson Court, Fort Myers Beach, FL. On June 20, 2011, the Town Council authorized a partial release of lien with respect to property located at 3405 SE 11<sup>th</sup> Avenue, Cape Coral FL that was also owned by BAC Home Loans Servicing, LP and was therefore subject to the lien. In order to obtain that partial release, BAC was required and did in fact pay to the Town \$4,700.00. The subject property has been brought into compliance, and evidence has been provided indicating that the property was secured on or about December 3, 2010. Staff has determined that the previous payment by BAC was sufficient to satisfy the outstanding costs and fines for this property. Staff is therefore recommending release of the lien without payment of any additional amount of money.

**6. Alternative Action:**

**7. Management Recommendations:**

**8. Recommended Approval:**

Town Manager	Town Attorney	Finance Director	Public Works Director	Community Development Director	Cultural Resources Director	Town Clerk

**9. Council Action:**

Approved     Denied     Deferred     Other



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user: B. ELLIS

**Workflow**  
0 Offers Need Response  
5 Assigned Tasks  
Messages

**My Properties & Offers**  
Place A New Offer  
Post A Property  
Initiate Short Sale **NEW**

**BPO Posting Board**  
Available BPOs  
My BPOs  
Change Settings

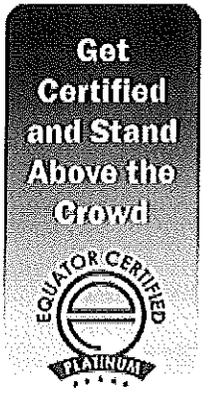
**Manage Information**  
Edit Account Information  
My Buyer Alerts  
My Coverage Areas

**Member Center**  
Agent Certification  
View Member Only Discounts

**(1) Unread Message(s)**



TYPE	ADDRESS	REO ID#	TRAX STATUS	STATUS	LENDER		
<b>VAC</b>	<b>390 JEFFERSON COURT, FORT MYERS BEACH, FL 33931</b>	A101FMZ	Listed (73)	AVAILABLE	NATIONWIDE REO		
LENDER	ASSET MGR	LISTING AGENT	LIST DT	LIST PRICE	CLOSE DT	LIBRARY	MESSAGES
VACANT	DENNIS MACHADO	BRETT ELLIS	04/29/11	\$274,900.00		View	View(209)
TASKS 0 0 0 44		OFFERS 1 0 5 1 0		EXPENSES \$0 \$0 \$0			



**(+|-) FNMA\_NationwideREO Task Guidelines**

\*\*\*\*\*The following tasks are part of the Initial Occupancy Status reported to Fannie Mae on a property and should be completed within 48 hours of assignment: Determine Units, Provide Occupancy Status, Verify KYO Flier (or Verify Door Hanger), Personal Property Evaluation, and Re-key (if vacant).  
\*\*\*\*\*Per Section 1 of the REO Sales Guide – Summary of Timelines for Broker/AMP Pre-Marketing Duties (page 47) – the expectation is that the BPO task is completed within 7 days of assignment (for vacant properties).

**Re-Key- Unit 1 (This Task has already been closed)**

Need Help With Your Upload?

- \* Re-key Date: 12/02/2010
- \* Lock Box Combo: 2609
- \* Lock Box Location: Front Door
- Comments
- Upload Photos: Lockbox on Front Door

\* All fields denoted by a red asterisk are required.

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Donatc

14062 Danpark Loop  
Fort Myers, FL 33912

# Invoice

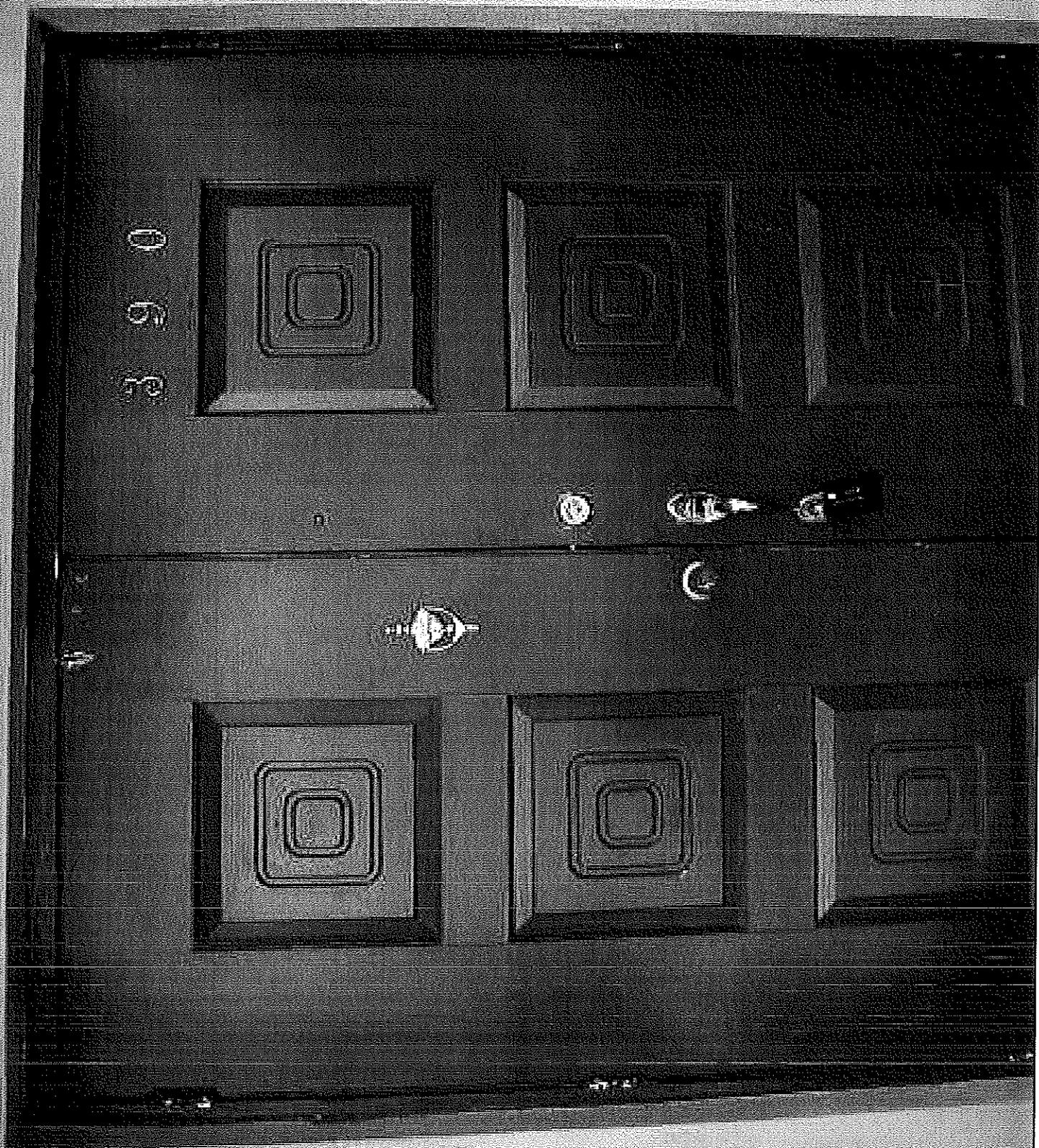
Date	Invoice #
11/30/2010	280

Bill To
Remax Reality 390 JEFFERSON CT FORT MYERS B,FL BO

Description	Amount
390 JEFFERSON CT INSTALL LOCK AT FRONT DOOR	75.00
<b>Total</b>	<b>\$75.00</b>

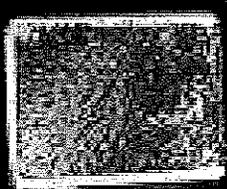
062

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BargainLocks.com

1 2 3  
5 6 7  
9 0 1  
8 9 0





390



BargainLocks.com

1 2 3  
5 6 7  
9 0 1  
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