



The following report outlines code enforcement lien settlements for the week ending: **January 26, 2015.**

Total Original Amount of Liens: **\$376,112.25**

Total Recommended Reduction Amount: **\$38,652.25**

The following schedule was used to develop the reduction recommendations in the case of *Waterworks* liens:

Waterworks 2011 Approved Lien Settlement Matrix

Duration of Non-Compliance (mos.)	Code & WW2011 Division Admin. Charges	"Penalty" Charge – 1,2,3 Unit Residential	"Penalty" Charge – Commercial & >3 Unit Residential
1	520	50	100
2	520	100	200
3	520	150	300
4	520	200	400
5	520	250	500
6	520	300	600
7	520	350	700
8	520	400	800
9	520	450	900
10	520	500	1000
11	520	550	1100
12	520	600	1200

For all cases that exceed 12 months of non-compliance, the total amount has been increased by \$500.00 per month.

PROPERTY INFORMATION WORKSHEET

Case Number	CE11061872	Mortgage Amount	\$49,500.00
Address	272 SW 28 th Terrace	Date of Lis Pendens	NA
Property Owner	DEUTSCHE BANK NATIONAL TRUST % PHELAN HALLINAN PLC	Date of Final Judgment	NA
Zoning	RS-8	Amount of Final Judgment	NA
BCPA Assessed Value	\$76,560.00	Pending Sales Price	85,000.00
BCPA Taxes	\$1,574.22	Closing Date	October 8, 2014
# of Properties Owned	NA	Homestead Tax Exempt	No

Violation Information

Code Violation(s)	28-33(a) Not Connected to the City's Sanitary Sewer System.
Date of Violation(s)	June 23, 2011
Date of 1st Hearing	September 26, 2011
Result of 1st Hearing	Special Magistrate
Date(s) of Extension(s)	None
Hearing to Impose A Fine	November 28, 2011
Date of Compliance	October 10, 2014
Days out of Compliance	1,079 days

Lien Amount	\$107,900.00
Date Lien Recorded	January 4, 2012
Book and Page	Book 48421 Page 1754-1755
City Direct Costs	\$488.00
City's Recommendation	\$3,620.00

Background Information
 Deutsche Bank National Trust was given the Certificate of Title for the property on March 31, 2014 after the previous owner, William A. Moss, loss the property in a foreclosure action. The property is pending sale for \$85,000.00. The BCPA assessed value of the property is \$76,560.00.

Current Photo(s):



The photograph shows a single-story house with a light-colored exterior and a dark roof. A large, mature tree with dense green foliage is in the foreground, partially obscuring the house. The house has a small porch area. The surrounding area appears to be a residential neighborhood with other houses visible in the background under a clear blue sky.

PROPERTY INFORMATION WORKSHEET

Case Number	CE11050810	Mortgage Amount	\$49,500.00
Address	272 SW 28 th Terrace	Date of Lis Pendens	NA
Property Owner	DEUTSCHE BANK NATIONAL TRUST % PHELAN HALLINAN PLC	Date of Final Judgment	NA
Zoning	RS-8	Amount of Final Judgment	NA
BCPA Assessed Value	\$76,560.00	Pending Sales Price	85,000.00
BCPA Taxes	\$1,574.22	Closing Date	October 8, 2014
# of Properties Owned	NA	Homestead Tax Exempt	No

Violation Information

Code Violation(s)	28-33 (a) Except as provided herein, every owner of a lot or parcel of property in the city which abuts upon any street or public way containing a sewer line, upon which lot or parcel of property a building shall have been constructed for residential, commercial or industrial use, must cause such building to be connected with the sanitary sewer system within ninety (90) days from the completion date as certified by the city engineer.
Date of Violation(s)	May 9, 2011
Date of 1st Hearing	NA
Result of 1st Hearing	NA
Date(s) of Extension(s)	None
Hearing to Impose A Fine	NA
Date of Compliance	June 20, 2011
Days out of Compliance	42 days

Lien Amount	\$385.30
Date Lien Recorded	November 15, 2011
Book and Page	Book 48421 Page 1754-1755
City Direct Costs	\$385.30
City's Recommendation	\$385.30

Background Information Deutsche Bank National Trust was given the Certificate of Title for the property on March 31, 2014 after the previous owner, William A. Moss, loss the property in a foreclosure action. The property is pending sale for \$85,000.00. The BCPA assessed value of the property is \$76,560.00.

Current Photo(s):	
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PROPERTY INFORMATION WORKSHEET

Case Number	CE13101190	Mortgage Amount	\$49,500.00
Address	272 SW 28 th Terrace	Date of Lis Pendens	NA
Property Owner	DEUTSCHE BANK NATIONAL TRUST	Date of Final Judgment	NA
Zoning	RS-8	Amount of Final Judgment	NA
BCPA Assessed Value	\$76,560.00	Pending Sales Price	85,000.00
BCPA Taxes	\$1,574.22	Closing Date	October 8, 2014
# of Properties Owned	NA	Homestead Tax Exempt	No

Violation Information

Code Violation(s)	18-12 There is an accumulation of overgrown grass and weeds on the exterior of this occupied property.
Date of Violation(s)	October 19, 2013
Date of 1st Hearing	NA
Result of 1st Hearing	NA
Date(s) of Extension(s)	NA
Hearing to Impose A Fine	NA
Date of Compliance	November 15, 2013
Days out of Compliance	27 days

Lien Amount	\$426.95
Date Lien Recorded	NA
Book and Page	NA
City Direct Costs	\$426.95
City's Recommendation	\$426.95

Background Information
 Deutsche Bank National Trust was given the Certificate of Title for the property on March 31, 2014 after the previous owner, William A. Moss, loss the property in a foreclosure action. The property is pending sale for \$85,000.00. The BCPA assessed value of the property is \$76,560.00.



WaterWorks 2011**PROPERTY INFORMATION WORKSHEET**

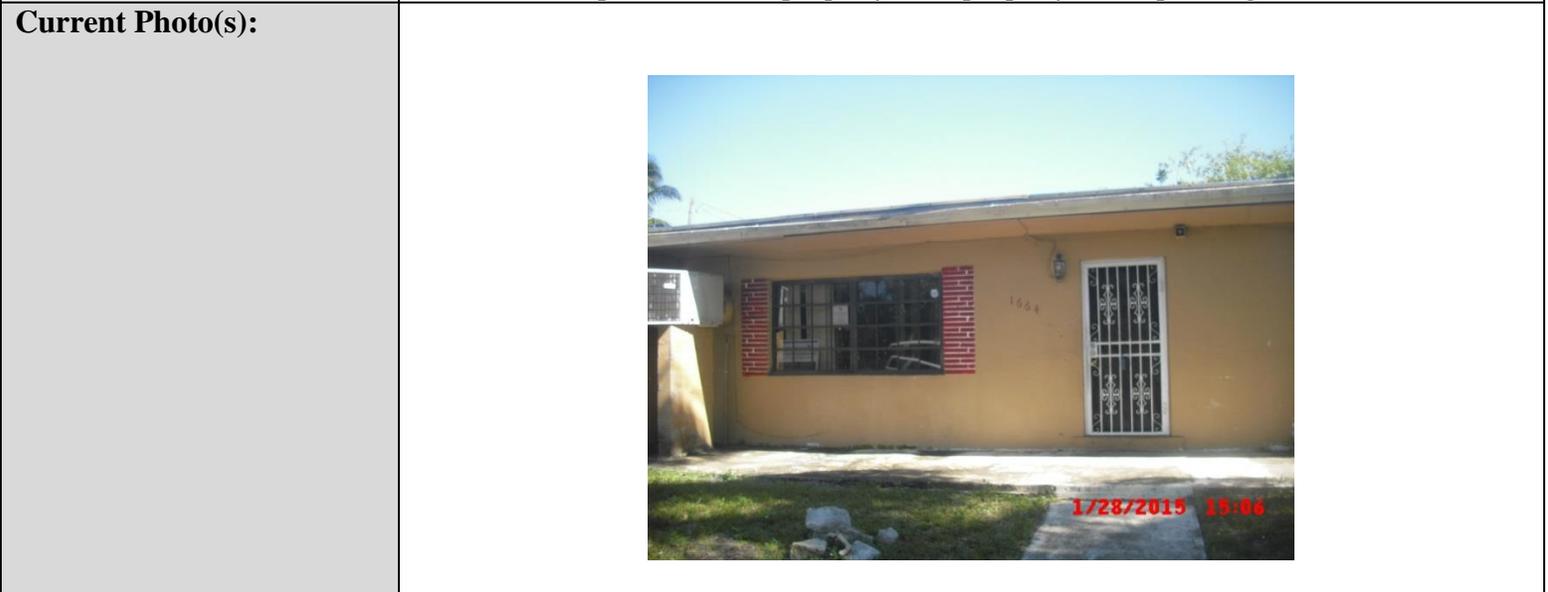
Case Number	CE11031177	Mortgage Amount	\$387,000.00
Address	1664 SW 28 Terrace	Date of Lis Pendens	October 11, 2007
Property Owner	FV-1 INC	Date of Final Judgment	August 02, 2013
Zoning	RS-8	Amount of Final Judgment	\$654,715.77
BCPA Assessed Value	\$213,200.00	Pending Sales Price	No
BCPA Taxes	\$2,581.04	Closing Date	No
# of Properties Owned	1	Homestead Tax Exempt	No

Violation Information

Code Violation(s)	28-33 (a) Not Connected to City's Sanitary Sewer System
Date of Violation(s)	March 10, 2011
Date of 1st Hearing	April 25, 2011
Result of 1st Hearing	Special Magistrate ordered compliance within 90 days or \$100 per day thereafter
Date(s) of Extension(s)	No
Hearing to Impose A Fine	August 22, 2011
Date of Compliance	August 28, 2014
Days out of Compliance	1,130 days

Lien Amount	\$113,000.00
Date Lien Recorded	September 26, 2011
Book and Page	Book 48202 Page 702-703
City Direct Costs	\$258.00
City's Recommendation	\$13,620.00

Background Information
 The previous owners purchased the property December 16, 2005. Saxton Mortgage Services, Inc. initiated foreclosure action October 11, 2007. Final Judgment occurred August 2, 2013. The current owner purchased the property April 16, 2014 through a Certificate of Title for \$157,000.00. The violation was complied six months after the current owner purchased the property. The property is not pending sale.



WaterWorks Matrix 2011

PROPERTY INFORMATION WORKSHEET

Case Number	CE09071875	Mortgage Amount	\$225,000.00
Address	1713 SW 12 Court	Date of Lis Pendens	March 5, 2008
Property Owner	PNC BANK	Date of Final Judgment	March 20, 2014
Zoning	RS-8	Amount of Final Judgment	\$516,503.37
BCPA Assessed Value	\$153,440.00	Pending Sales Price	\$175,000.00
BCPA Taxes	\$2,932.13	Closing Date	October 31, 2014
# of Properties Owned	6	Homestead Tax Exempt	No

Violation Information

Code Violation(s)	28-33 (a) Not connected to City's Sanitary Sewer System
Date of Violation(s)	July 21, 2009
Date of 1st Hearing	February 22, 2010
Result of 1st Hearing	Special Magistrate ordered compliance within 30 days or \$100 per day thereafter
Date(s) of Extension(s)	No
Hearing to Impose A Fine	April 26, 2010
Date of Compliance	June 16, 2014
Days out of Compliance	1,544 days

Lien Amount	\$154,400.00
Date Lien Recorded	June 18, 2010
Book and Page	Book 47156 Page 1128-1129
City Direct Costs	\$258.00
City's Recommendation	\$20,620.00

Background Information
 The previous owners purchased the property January 7, 2005. PNC Bank initiated foreclosure action March 05, 2008. Final Judgment occurred March 20, 2014 through a Certificate of Title for \$122,300.00. The current owner complied the violation three months after acquiring receiving the title for the property.

