

**SUMTER COUNTY BOARD OF COMMISSIONERS
MEETING AGENDA ITEM**

SUBJECT: Approval of the Release of Lien is Contingent Upon the Payment of Staff Costs by Mayan Mainstreet Investors I, LLC c/o Crew Financial Group, Inc.

- Work Session (Report Only)
 Regular Meeting
 Special Meeting

DATE: June 22, 2010

BUDGET IMPACT:

- Annual
 Capital
 N/A

FUNDING SOURCE:

EXPENDITURE ACCOUNT:

COUNTY ACTION REQUESTED ON: Approval of the Release of Lien is Contingent Upon the Payment of Staff Costs by Mayan Mainstreet Investors I, LLC c/o Crew Financial Group, Inc.

HISTORY/FACTS/ISSUES:

Mayan Mainstreet Investors I, LLC c/o Crew Financial Group, Inc. acquired title to the property referenced below on 5/21/09; however, a code case was already in effect and all Notices of Violation and Notices of Hearing regarding the Special Master Hearing held on 8/28/08 were mailed to the previous owner as they were the owners of record at that time. Once Mayan was notified of the cited violations and the Special Master's Order, action was taken to bring the property into compliance. The property was found in compliance on 11/16/2009; however, Mayan does not feel they should be held responsible for the payment of the ordered staff costs in the amount of \$370.45.

Staff recommends approval of the request to release the lien contingent upon payment of the ordered staff costs. Due to payment of the staff costs not being addressed at the time of closing when the property was transferred, staff does not recommend approval of the request to waive the staff costs.

(see attached documentation)

Name and Property Address– Mayan Mainstreet Investors I, LLC c/o Crew Financial Group, Inc.
404 CR 487, Lake Panasoffkee, FL 33538

Parcel - J09B068

Special Master Hearing Date- August 28, 2008

Date of Compliance- November 16, 2009

Total Costs Paid-\$0

Total Costs Due - \$370.45

The code enforcement lien for this property was filed on 4/6/2009. The property was found to be in compliance on 11/16/2009.

Owner Name – Mayan Mainstreet Investors I, LLC c/o Crew Financial Group, Inc.

Property Address - 404 CR 487, Lake Panasoffkee, FL 33538

Parcel - J09B068

Original Hearing Date - August 28, 2008
Date Found In Compliance - November 16, 2009
Total Lien Amount - \$41,570.45
Daily Fine Amount - \$100
Total Amount of Days in Violation - 412

The Code Compliance Department helps ensure property values are maintained by assisting property owners in complying with health, safety, and welfare standards. Periodically, liens are placed on property to support the compliance process. The purpose of the lien is not to generate funds for the county; therefore, once property is brought into compliance, the actual costs incurred by the Code Compliance Department are collected, and the balance of the lien amount is requested to be released.

The lien amount figure is calculated by multiplying the daily fine amount by the total number of days the property remains in violation. Costs are calculated by adding the number of inspections performed (@ \$50 each) during the course of the code case, all actual costs of postage, and administrative costs in the amount of \$100.

DEPARTMENT RECOMMENDATION: Approval of the Release of Lien is Contingent Upon the Payment of Staff Costs by Mayan Mainstreet Investors I, LLC
c/o Crew Financial Group, Inc.

DEPARTMENT HEAD SIGNATURE _____

DIVISION RECOMMENDATION: Approval of the Release of Lien is Contingent Upon the Payment of Staff Costs by Mayan Mainstreet Investors I, LLC
c/o Crew Financial Group, Inc.

DIVISION DIRECTOR SIGNATURE: _____

COUNTY ADMINISTRATOR RECOMMENDED ACTION:

ACTION TAKEN BY THE BOARD: _____ **DATE:** _____



June 4, 2010

Board of County Commissioners
Division of Planning & Development
Code Compliance Department
ATTN: Alysia Aklns
8015 E. C-466
Lady Lake, FL 32162

Fax 352-753-0774
3 pages total

RE: Previous Owner: Scott Forshay
New Owner: MAYAN MAINSTREET INVESTORS I, LLC
c/ o CREW Financial Group, Inc.
Property Address: 404 CR 487, Lake Panasoffkee, Florida 33538
File #: CE2007-0605

Dear Alysia:

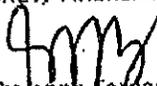
Please be advised that we are the servicer for Mayan Mainstreet Investors I, LLC. Mayan is the first mortgage holder which took this property back the foreclosure sale on 5/21/2009. For your reference, attached please find the Certificate of Title recorded on 6/12/2009 in connection with this foreclosure.

As you know, the violation occurred in 2007 and the hearing was held 8/2008, both before our company had title to the property. Respectfully we request to Release the Lien filed in connection with this violation and waive the staff cost incurred by the previous owners.

Kindly review the attached Affidavit of Compliance and provide your response in writing at your earliest convenience. You may respond by mail, via facsimile at (305) 826-2092 or email to gfernandez@crewfinancial.com, whichever is most convenient for you.

Thank you very much for your cooperation and should you have any questions, please feel free to contact me.

Sincerely,
CREW Financial Group Inc.


Gyonne Fernandez
Asset Manager

SUMTER COUNTY, FLORIDA
 GLORIA HAYWARD, CLERK OF CIRCUIT COURT
 04/12/2009 10:18:45AM
 DEED
 000 10. 70
 PAGE 1 OF 1
 B-2863 P-354

IN THE CIRCUIT COURT OF THE
 FIFTH JUDICIAL CIRCUIT, IN AND
 FOR SUMTER COUNTY, FLORIDA
 CASE NO. 08-CA-CA000107

MAYAN MAINSTREET INVESTORS I, LLC C/O
 CREW FINANCIAL GROUP, INC.,
 Plaintiff,

2009 PCA 00107

vs.
 SCOTT FORSHAY; JANE DOE N/K/A JENNIFER
 HAGAN; ANY AND ALL UNKNOWN PARTIES
 CLAIMING BY, THROUGH, UNDER, AND AGAINST
 THE HEREIN NAMED INDIVIDUAL DEFENDANT(S)
 WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,
 WHETHER SAID UNKNOWN PARTIES MAY CLAIM
 AN INTEREST AS SPOUSES, HEIRS, DEVISEES,
 GRANTEE, OR OTHER CLAIMANTS; UNKNOWN
 TENANT#1 IN POSSESSION OF THE SUBJECT
 PROPERTY; UNKNOWN TENANT#2 IN POSSESSION
 OF THE SUBJECT PROPERTY;
 Defendants.

CERTIFICATE OF TITLE

The undersigned GLORIA R. HAYWARD, Clerk of the Court, hereby certifies that
 a certificate of sale has been executed and filed in this action on May 21, 2009 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 SUMTER County, Florida:
 LOTS 17, 18 AND 19, AND THE NORTH 16.67 FEET OF LOT 20, BLOCK "B," MAGNOLIA MANOR,
 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 46, OF THE PUBLIC
 RECORDS OF THE SUMTER COUNTY, FLORIDA,
 TOGETHER WITH AN UNDIVIDED 1/157151 INTEREST IN AND TO THE EAST 150 FEET OF THE
 SOUTH 12 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 10
 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, AND THE WEST 30 FEET OF LOT 17,
 BLOCK "C," MAGNOLIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT
 BOOK 3, PAGE 46, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LESS WELL AND
 WELLHOUSE SITE, TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS TO WELL.

Was sold to MAYAN MAINSTREET INVESTORS I, LLC
 C/O Crew Finance Group, Inc.
 1840 West 49th Street, Suite 410
 Hialeah, FL 33012

WITNESS my hand and the seal of the court this 11 day of April, 2009.
 (SEAL)



GLORIA R. HAYWARD
 CLERK OF THE CIRCUIT COURT
 BY [Signature]
 As Deputy Clerk

Van Ness Law Firm, P.A.
 1239 E. Newport Center Drive Suite #110
 Dunfield Beach, Florida 32621
 Phone (954) 571-2011
 Fax (954) 571-2013

Any person claiming an interest
 in the subject from the sale, if
 any, other than the property owner
 at the date of the sale of the premises
 must file a claim within 60 days
 after the sale.

This instrument prepared by:
Alysia Akins, Building Services
8015 E. C-466
Suite A
Lady Lake, FL 32162

RELEASE OF LIEN

In consideration of value received, the lien recorded as part of a Final Order of the Sumter County Code Enforcement Board dated 4/6/2009, and recorded 5/9/2006, in OR Book 2057, Page 566, Document #2009-9601, Public Records of Sumter County, direct the Clerk to satisfy the same of record, as is more particularly described as follows:

1. Lien amount: \$41,570.45
2. This is a final release of lien.
3. This applies to the following described property in Sumter County, Florida:

Parcel – J09B068
Section 9, Township 20S, Range 22E: LOTS 17 18 19 & N 16.67 FT OF
LOT 20 BLK B MAGNOLIA MANOR PB 3 PG 46 AND A 3.5/1 52
UNDIV INT IN W 50 FT OF LOT 17 BLK C
4. Property Owner: MAYAN MAIN STREET INVESTORS I, LLC C/O
CREW FINANCIAL GROUP, INC

ATTEST:

SUMTER COUNTY, FLORIDA

By: Deputy Clerk

By: Doug Gilpin, Chairman

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me on the _____ day of _____, 2010, by Doug Gilpin, Chairman, BOARD OF COUNTY COMMISSIONERS, AND _____ AS DEPUTY CLERK.

Notary Public, State of Florida
My Commission Expires: _____

Personally known _____ or Produced Identification
Type of Identification Produced _____