



RECEIVED
MAY 09 2023
Village of Wellington
Code Compliance Division

CASE NO. NOH - 18-670 and 18-2015 and 18-566
18-2817

REQUEST FOR REDUCTION OF LIEN

IF THE PROPERTY IS NOT IN COMPLIANCE, THE VILLAGE COUNCIL WILL NOT CONSIDER A REQUEST FOR REDUCTION.

INSTRUCTIONS: Please fill in all of the pages of this form completely. Be specific when writing your statement. This form must be signed by the applicant and requires notarization. Please return this form to the Clerk of the Special Magistrate at 12300 Forest Hill Boulevard, Wellington, FL 33414. You will be notified of the Village Council's decision. If you are claiming medical or financial hardship, attach supporting documentation (i.e. a doctor's statement or proof of income). If you have any questions, please call the Clerk of the Special Magistrate at (561) 753-2565.

Please note this reduction request is not a rehearing of the code compliance action or the Special Magistrate's previous orders but a review to determine if there were intervening matters that prevented the timely compliance of the violation, and/or the financial ability of the property owner to pay the full amount of the Lien.

Costs incurred by Wellington in the prosecution of a code compliance action and fees assessed in Wellington abatement actions are ineligible for reduction.

The Village Council will consider requests for reduction of fine only one time for each case. The Village Council's decision shall be the final action on the case.

Property Owner's Name EXpanding EnterPrise, LLC
Property Address 14082 Wellington Trace Wellington, FL 33414
Property Owner's Email Creative business 119@gmail.com
Daytime telephone number 561-386-2560

Hardship claimed? medical financial other (specify) The Property was bought with Liens unknowingly.

If the property owner is unable to complete this form, list the name of the person who is authorized to act for the property owner and their relationship. Attach a notarized affidavit from the property owner authorizing the representation.

Name N/A Relationship N/A

Complete statements on pages 2-3 and provide a notarized signature on page 4. You should include the reasons why you did not comply with the Special Magistrate's Original Order within the time specified.

1. Explain how you have attempted to cooperate with Wellington personnel to achieve compliance of the Special Magistrate's Order.

I am committed to maintain the property and collaborate with the village of Wellington to resolve all the issues that I inherited from the previous owner. I have pulled permit for air conditioning work that was unpermitted. I have cleaned up the property entirely. I will do whatever is necessary.

2. Did you or your representative appear at the Special Magistrate's previous hearing(s) concerning this matter? YES NO

If no, please state the specific reasons why you did not appear at the hearing(s) and whether you notified Wellington personnel of the fact that you would not be present.

I did not know about a previous hearing concerning this matter. I bought the property. Then, I found out about the multiple issues with the property.

3. Have you ever been (previous to this case) found by the Special Magistrate/Code Enforcement Board to be in violation of the Code, which is the subject matter of the present case?

YES NO If yes, please explain what your response to the previous violation was.

4. Do you claim a homestead exemption on the property that is the subject of this case?

YES NO

5. Were you the owner of the property at the time the Code Enforcement case against the property began? YES NO If no, did you become aware of the Code Enforcement proceedings, Order, or Lien prior to recording title to the property?

I am inexperienced at this. It was not disclosed to me that there was such a huge issue with code violations. Nonetheless, I am fully committed to work with the village of Wellington to keep the property well maintained and code violations free.

6. What other liens exist against the property which is the subject matter of this Special Magistrate's case?

I am unaware of any other liens against the property which is the subject matter of this special magistrate's case.

7. Has the property been abandoned? YES NO

8. Is the property in need of rehabilitation? YES NO If yes, explain.

9. Is Wellington's lien interfering with the sale or rehabilitation of the property or will the lien prevent the property from being conveyed to a new owner? YES NO

10. Provide your suggestion for an amount you would like the lien reduced to
\$ 5000.

In a statement below, please provide your justification for requesting the lien reduction.

There are many reasons why I requested a lien reduction on the property:

- A) I inherited the lien from the previous owner. I cleaned up the property to bring the property into compliance.
- B) I am new and inexperienced. I did not even know what a lien nor a lien reduction was until this experience.
- C) I am fully committed to maintain the property according to Wellington Village standards. This, I assure you, will not be a recurring situation.
- D) I have all the work required. I am willing to go above and beyond if requested.
- E) I have a loan on the property which has matured. No other lender is willing to touch it until the lien is taken care of.
- F) The property could potentially go into foreclosure if the lien reduction situation is not resolved as soon as possible.
Thank you for everything!

Signature Page, Notarization Required

I, Inel Jean, do hereby submit this petition in request for a reduction in the lien imposed and in support offer the following statement:

Date: 5/8/2023

Signed: [Signature]

Printed Name: Inel Jean

STATE OF FL

COUNTY OF Palm Beach

The foregoing instrument was sworn to (affirmed), subscribed, and acknowledged before me **by means of physical presence or online notarization**, this 8th day of May, 2023 (year), by Inel Jean (name of person making statement), who is personally known to me or has produced FL, DL (type of identification) as identification.

[Signature]

Notary Public

Obed Saget

Printed Signature

My Commission Expires: _____



OBED SAGET
Notary Public
State of Florida
Comm# HH344728
Expires 12/28/2026