

NOH-17-0586, 2740 Danforth Ter Case Timeline:

- 11/7/16: Initial inspection conducted, stained roof, walls, trim and gutters. Stained driveway and sidewalk, fence deteriorated.
- 11/22/16: NOV/NOH issued by certified mail. Notice provided a compliance date of 1/4/17.
- 1/6/17: Return mail not received, the notice was posted on the property as outlined by Ordinance.
- 1/6/17: Follow up inspection finds the issues not corrected.
- 1/13/17: The certified mail is returned unclaimed.
- 1/18/17: Follow up inspection finds the issues not corrected.
- 1/19/17: Case presented to Special Magistrate, ordered to comply on or before 2/15/17, potential fine of \$25.00 per day/violation (two code sections)
- 2/16/17: Follow up inspection finds the issues not corrected.
- 2/21/17: Research finds a lender foreclosure action, US National Bank, final judgement in favor of the lender was filed September 12, 2016, auction sale date scheduled for 3/13/17. Staff contacted the Law Firm Schapiro, Fishman and Gache who advised a representative will attend the Magistrate Fine Certification Hearing.
- 2/28/17: Law Firm Schapiro, Fishman and Gache places staff in contact with their Code Fine Specialist who in turn requested an extension.
- 3/16/17: Magistrate approves an extension of time to 4/20/17.
- 3/19/17: Staff contacts Code Fine Specialist and advises of remaining violations, roof, walls, trim and gutters. Driveway and sidewalk stained.
- 3/28/17: Staff is contacted by Safeguard Properties on behalf of US National Bank requesting a list of the violations. A copy of the NOV/NOH and Magistrate's 1/18/17 Order is emailed to Safeguard.
- 4/24/17: Safeguard Properties emails staff advising the home is occupied, they are unable to enter the property to correct the violations.
- 4/24/17: Follow up inspection finds the Roof, walls, trim and gutters are stained. The driveway and sidewalk were cleaned.
- 5/16/17: Staff research finds the defendant was discharged from a bankruptcy action filed 11/30/15 and closed 1/20/16.
- 5/18/17: Special Magistrate finds the property owner in violation of the 1/19/17 order. Fine in the amount of \$25.00 per day commences 4/21/17. Attorney for US Bank was present.

6/27/17: Monthly Follow up inspections commences.

8/11/17 Bankruptcy action filed, closed 10/2/17

4/19/18: Chapter 7 Bankruptcy action filed, Foreclosure action is stayed.

5/24/18: Bankruptcy Court lifts stay to permit foreclosure action to move forward.

12/5/18: US Bank files Certificate of Title.

  

1/26/21: Florida Financial Holdings Inc. takes ownership of the property.

2/12/21: Staff contacted by Florida Financial Holdings Inc. advising violations will be corrected.

2/16/21: Inspection confirms the roof, walls, trim and gutters were cleaned. Fine are stopped.