



March 14, 2018

CITY CLERKS OFFICE  
CITY OF FORT PIERCE  
100 NORTH US 1  
FORT PIERCE, FLORIDA , 34950

RE: Property located at: 323 NORTH 14TH STREET  
FORT PIERCE, FL 34950  
Owner: DIANE AND WILLIAM LENTS

To Whom It May Concern:

This letter is in response to the enclosed notice received on 3-6-18 concerning the above-referenced property. CitiMortgage, Inc. does not intend to assert any interest in the property; therefore, the property owner is solely responsible for any violations.

If you have any further questions contact CitiMortgage, Inc. at 1-877-290-3997, Option 1 Monday - Friday 8:00 a.m. to 4:30 p.m. CT.

Sincerely,

CitiMortgage, Inc.  
Property Preservation/Code Violation  
1-877-290-3997, Option 1

#### NOTICES

TTY Services available: Dial 711 from the United States; Dial 1-866-280-2050 from Puerto Rico.

CALLS ARE RANDOMLY MONITORED AND RECORDED TO ENSURE QUALITY SERVICE.

Hours of operation provided reflect general hours for the Property Preservation unit.

PP0026.35537



THE SUNRISE CITY

**FORT PIERCE**  
CITY CLERK'S OFFICE  
*Florida*

February 21, 2018

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

William C. & Diane Lents  
268 SW Kentwood Rd.  
Port St. Lucie, FL 34953

CitiMortgage, Inc.  
Tax & Reporting  
PO Box 30509  
Tampa, FL 33631

**RECEIVED**

FEB 26 2018

RECEIVED  
MAR 5 2018  
ST LOUIS LEGAL  
PC

Dear Interested Parties:

Pursuant to Resolution 18-R05, certified copy enclosed, there will be a Public Hearing before the City Commission of the City of Fort Pierce, Florida, at their meeting which begins at 6:30 p.m. on Monday, March 5, 2018 in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, allowing interested parties to show cause as to why the building or structure located at 323 N 14<sup>th</sup> Street should not be condemned and its removal or destruction required. (Parcel ID 2409-509-0033-000/3).

All interested parties are invited to attend this meeting and be heard.

Very truly yours,

*Linda W. Cox*

Linda W. Cox  
City Clerk

cc: Peggy Arraiz, Code Compliance Manager

**RESOLUTION NO. 18-R05**

A RESOLUTION DETERMINING THAT CERTAIN BUILDING(S) OR STRUCTURE(S) LOCATED AT 323 N 14TH ST IN FORT PIERCE, FLORIDA IS UNSAFE AND CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT SAID BUILDING OR STRUCTURE SHALL BE CONDEMNED AND DEMOLISHED IN ACCORDANCE WITH THE CHARTER OF THE CITY OF FORT PIERCE; AND THAT A PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON MARCH 5, 2018 AT 6:30 PM, IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 N US HWY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES OF INTEREST.

**WHEREAS**, the building or structure located at 323 N 14TH ST has been declared unsafe in accordance with Section 108 of the International Property Maintenance Code as adopted by the City Commission in January 2017; and

**WHEREAS**, the City Commission determines that unsafe structures are declared a nuisance and constitute a menace to the business, health and safety of the community; and

**WHEREAS**, there shall be a public hearing before the City Commission whereby any and all interested parties may appear and show cause as to why said building(s) or structure(s) should not be condemned and its removal or destruction required.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Fort Pierce, Florida;

**SECTION 1.** That the City Commission determines that the building or structure located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

323 N 14TH ST  
LEGAL1 15 AND E 8 FT OF VAC ALLEY ADJ ON W (OR  
1342-1362)  
2409-509-0033-000/3

Is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community.

**SECTION 2.** That the owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, show cause, if any, before the City Commission of the City of Fort Pierce, Florida why said building or structure should not be condemned and its removal or destruction required.

WILLIAM C & DIANE LENTS  
268 SW KENTWOOD RD  
PORT ST LUCIE, FL 34953

CITIMORTGAGE INC  
TAX & REPORTING  
PO BOX 30509  
TAMPA, FL 33631

**SECTION 3.** Should the interested parties fail to show cause as to why the building or structure should not be condemned and its removal or destruction required and fail to comply with any order of the City Commission requiring such removal or

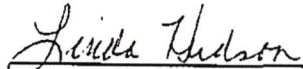
destruction, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien upon said property.

**SECTION 4.** That this matter will be heard at the regularly scheduled meeting of the City Commission of the City of Fort Pierce on March 5, 2018 at 6:30 PM in the City Commission Chambers located at 100 N US Hwy 1, Fort Pierce, Florida.

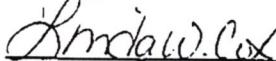
**SECTION 5.** That the hereinbefore named persons, firms, or corporations, shall be provided notice of the scheduled hearing by mailing a certified copy of this resolution by registered or certified mail at least ten (10) days prior to the date of said hearing by the City Clerk of the City of Fort Pierce.

**SECTION 6.** This resolution shall be effective immediately upon final adoption by the Commission.


**IN WITNESS HERewith,** we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 20<sup>th</sup> day of February, 2018.

  
Linda Hudson, Mayor

ATTEST:

  
Linda Cox, City Clerk

Approved as to Form  
And Correctness:

  
James M. Messer, Esq.  
City Attorney



THE SUNRISE CITY  
**FORT PIERCE**  
CITY CLERK'S OFFICE  
100 NORTH U.S. 1  
P.O. BOX 1480  
FORT PIERCE, FL 34954-1450  
*Florida*



7002 2030 0003 2446 9639



CitiMortgage Inc.  
Tax & Reporting  
PO Box 30509  
Tampa, FL 33631

3363033509 8006



IN THE CIRCUIT CIVIL COURT OF THE NINETEENTH JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR ST. LUCIE COUNTY  
CIVIL DIVISION

CITIMORTGAGE, INC. SUCCESSOR BY MERGER TO PRINCIPAL  
RESIDENTIAL MORTGAGE, INC.  
Plaintiff,

vs.

WILLIAM C. LENTS, DIANA LENTS A/K/A DIANE LENTS, 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, GRANTEEES OR  
OTHER CLAIMANTS, JOHN DOE, JANE DOE, AND UNKNOWN  
TENANTS/OWNERS,  
Defendants.

Case No. 09CA010051A  
Division

**NOTICE OF VOLUNTARY DISMISSAL WITHOUT PREJUDICE  
AND RELEASE OF LIS PENDENS**

Plaintiff, CITIMORTGAGE, INC. SUCCESSOR BY MERGER TO PRINCIPAL RESIDENTIAL MORTGAGE, INC.,  
hereby files this its Notice of Voluntary Dismissal of the above-styled cause, without prejudice, and releases the Notice of Lis  
Pendens filed in connection with this action. All pending hearings are hereby canceled. This dismissal is filed as a result of:

- Settlement of the parties - Reinstatement. The loan was reinstated by mutual agreement of the parties, and the Defendant borrowers have tendered funds sufficient to bring the loan out of foreclosure.
- Settlement of the parties - Payoff. The Defendant borrowers have tendered sufficient funds to pay off the loan in full.
- Settlement of the parties - Short Sale. Plaintiff agreed to accept a short payoff to settle the mortgage default, and the Defendant borrowers have tendered the agreed funds. Copies of the relevant settlement documents are attached hereto by exhibit.
- Settlement of the parties - Loan Modification or other Forbearance Agreement. Plaintiff and the Defendant borrowers have entered into an agreement to modify or otherwise resolve the mortgage default over time, and the Plaintiff has agreed to dismiss this case as a result of such agreement. Copies of the relevant settlement documents are attached hereto by exhibit.
- Settlement of the Parties - Deed in Lieu. The Defendant Borrowers have completed a Deed in Lieu of Foreclosure.
- Lack of Equity. Plaintiff has determined that there is insufficient equity in the property to justify continuing this foreclosure action.
- Other. Plaintiff and Defendant are pursuing resolution via loss mitigation efforts.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by United States Mail to: JOHN  
DOE, 323 NORTH 14TH ST., FORT PIERCE, FL 34950; JANE DOE, 323 NORTH 14TH ST., FORT PIERCE, FL 34950;  
DIANA LENTS A/K/A DIANE LENTS, 2301 SW SALMON RD, PORT ST. LUCIE, FL 34953; WILLIAM C. LENTS, 2301  
SW SALMON RD., PORT ST. LUCIE, FL 34953; this 17 day of October, 2011

- Elizabeth M. Ferrell/Florida Bar #052092
  - Richard S. McIver/Florida Bar #559120
  - Paul M. Messina, Jr./Florida Bar #084490
  - Lindsay A. Moczynski/Florida Bar #089161
  - Edward B. Pritchard/Florida Bar #712876
  - Nicholas J. Roetaro/Florida Bar #089217
  - Lauren A. Ross/Florida Bar #084524
  - Ashley L. Simon/Florida Bar #064472
  - Joan Wadler/Florida Bar #894737
- Kass Shuler, P.A., Attorneys for Plaintiff  
P.O. Box 800, 1305 N. Florida Ave.  
Tampa, FL 33601  
(813) 229-0900

PFSTB58 DL58 CUSTOMER SERVICE SYSTEM - CUSTOMER PROFILE 03/06/18 10:33  
 2009-10 FCL Populati NLS ONLY  
 ACCT #: 0006040714 CALLER ID: LANG: EN PAID TO DATE: 08/01/09  
 PRI NAM: DIANE LENTS INTEREST METHOD: 0  
 SEC NAM: WILLIAM C LENTS LAST ACTIVE: 09/07/11  
 PROP: 323 NORTH 14TH STREET PRINCIPAL BALANCE: 0.00  
 ESCROW BALANCE: 0.00  
 FORT PIERCE FL 34950 BUYDOWN BALANCE: 0.00  
 MAIL: 268 SW KENTWOOD RD -ASSIST AMOUNT: 0.00  
 ALT RATE CODE: 0  
 PORT ST LUCIE FL 34953-6266 CONVERT/ASSUM FLAG:  
 BRANCH: 04447 VIOL/SUMM: NCOA UPDATE Y UNAPPLD FUNDS: 0.00  
 PUR CD: 026 TIED IND/DESC: UNAPPLD CODES:  
 HOME #: (772)418-8740 LOAN: 24000.00 CRIG: 03/02/01 LC AMT: 0.00  
 WORK #: RATE: 7.37500 TERM: 360 GRACE DAYS: 15  
 LST PMT DT: 00/00/00 PRI SSN: 264-21-7238 W9 CTR: UNCOLL LC: 0.00  
 RCVD: 0.00 SEC SSN: 305-58-1021 FDCPA: UNCOLL OTHER: 0.00  
 P&I: 165.76 1ST DUE: 04/01/01 SSPAYPRT: N DELQ EXPENSE: 0.00  
 ESCROW: 0.00 MATURE: 13103 LIEN POS: FST SERV FEES: 0.00  
 OT-AMT: 0.00 BILL MTH: 001 ATTY: T-KASS SHULER SOLOMON SPECTOR FOYLE  
 TOTAL: 165.76 TYPE/SUB: 001/0 ATTY#: (813)229-0900 COUNS: FD2 PGM: 010  
 AMT DUE: 0.00 STATUS: 8 WARN: 0 LOCK: 0 CITI: N SSL: N INBNK:  
 LAST CASE: OPENED: STATUS: PF5=UPDATE PF9=TIE LOAN PF12=WAIT  
 NEXT ACTION: