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APR 12 2023

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.
When completing the application form, only complete the amounts due for the request type.

Date:	3/28/2023		
Property address:	909 N 13 th St		
Owner(s) of record:	The Love Center Regeneration Ministries and Fellowship Inc		
Mailing address:	907 North 13th St. Ft. Pierce, Fl. 34950		
Property tax ID #:	2404-813-0031-000-8	2404-813-0032-000/5	
Original purchase date:		Original purchase price:	
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Jerome Rhyant	Relationship to owner(s)	President
Telephone #:	772-370-1995	E-Mail:	info@truthmmsusa.com
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY) # 96-6085	\$ 25,500.00	\$ 10,000.00
Recording Fees	\$ 18.50	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ 25,518.50	\$ 10,000.00

Signature of Owner or Representative

Date

Printed Name

[Handwritten Signature]

3-29-23

Jerome Rhyant

REQUEST FOR REDUCTION OF PENALTY --STATEMENT

I, Jerome Bryant, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

The Love Center Regeneration Ministries And Fellowship Inc. President, Jerome Bryant was never notified of fines or liens against the property therefore we were unable to respond because we had NO knowledge. The Love Center has owned the property since Dec. 24th 1996. I am requesting a dismissal of all fines. Thank you.

PLEASE INITIAL:

I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.

I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: [Handwritten Signature]

Date: 3/29/23

FOR OFFICE USE ONLY:	RECEIVED DATE:	(STAMP)
OWNERSHIP INFORMATION:		
<input type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy	YES / NO
REDUCTION TYPE:		
<input type="checkbox"/> Code lien # _____	<input type="checkbox"/> Nuisance abatement lien # _____	<input type="checkbox"/> Demolition lien # _____
REQUEST TYPE:		
<input type="checkbox"/> Fast Track	<input type="checkbox"/> Special Magistrate Review / Hearing date: _____	



REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

All requests for a reduction of a lien must comply with the following:

1. All code enforcement liens must be complied prior to the Department accepting the request.
2. The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on the owner's behalf must be provided.
3. You must provide a copy of your deed. If title was transferred via Special Warranty Deed or Warranty Deed, you are responsible for contacting the guaranteeing party to have the lien addressed.
4. Be specific when completing your statement. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income). Use extra pages if necessary.
5. Complete the application form and attach to your request. Multiple applications may be submitted with each request.
6. An application fee of \$250.00 per request shall be applied when the request is finalized.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Rule 15 of the City's Rules & Regulation for the Special Magistrate. A copy of the rule is attached to the application for your reference. A full copy of the Rules & Regulations can be found on the City's website or can be provided upon request.

Property Address:

909 N. 13th St. Fort Pierce, Fl. 34950

Parcel ID #:

Property Owner:

The Love Center Regeneration Ministries And Fellowship Inc.

Mailing Address:

907 N. 13th St. Fort Pierce, Fl. 34950

Telephone #:

772-460-2445

Cell Phone #:

772-370-1995

E-Mail Address:

info @ tree trimmers USA . com

Number of Applications:

1

* Doc Assump: \$ 0.00
 * Doc Tax : \$ 0.70
 * Int Tax : \$ 0.00

(Pet) Love Center Regeneration Inc.
 P.O. Box 2384
 Ft. Pierce FL 34950

Joanne Holman, Clerk of the Circuit Court - St. Lucie County
 File Number: 1520614 OR BOOK 1052 PAGE 0911
 Recorded: 12-26-96 01:46 P.M.

GENERAL WARRANTY DEED

THIS DEED, made on the 24 day of December, 1996 between Keilier B. Dixon, a.k.a. Gertrude B. Dixon whose Post Office Address is 10930 Pine Creek Lane, Pt. St. Lucie, Florida and Love Center Regeneration Ministries, Inc. (Grantee), whose Post office address is 1502 -Unit A, Delaware Ave. 34950 and whose Tax I.D. No. is 65-0618494,

WITNESSETH, that Grantor, for and in consideration of the sum of \$ 0, (zero dollars) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's heirs, executors, administrators, and assigns forever the following described land situated in St. Lucie County, Florida:

Lot 19, Block 2 Willie Johnson Subdivision & East 1/2 adjacent alley on West
 OR Book 462 Page 887
 911 N. 13th St.
 Tax Parcel Identification No. 2402-813-0033-000/2
 Which has an appraised value of \$35,000

And Grantor covenants with Grantee that, except as noted, at the time of the delivery of this deed:

1. Grantor was well seized of the aforesaid premises;
2. Grantor had good right and title to convey;
3. The premises are free from all encumbrances to Grantee except as follows:
 "NONE"
4. Grantee shall have the peaceable and quiet possession thereof;
5. Grantor shall fully warrant the title and defend it against the lawful claims of all persons whomsoever; and
6. Grantor will make such further assurance to perfect the fee simple title in Grantee and Grantee's heirs, executors, administrators and assigns as may be reasonably required.

Signed in the presence of:

Jerome Rhindt
 Witness
 Jerome Rhindt
 350 Weather bee Rd
 Ft. Pierce FL 34982

Lucie Bevette Dixon
 Witness
 Lucie Bevette Dixon
 5050 1st Ave S #2
 St. Pet, FL 33707 (address)

Keilier B. Dixon
 Grantor - Keilier B. Dixon
 a.k.a. Gertrude B. Dixon

Ronald Casor
 Notary Public, State of Florida
 Print name: Ronald Casor Commission No.: CC 581711
 My commission expires: 9/2/2003

