



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

RECEIVED

OCT 13 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:	10/12/2023		
Property address:	528 N 11 th St		
Owner(s) of record:	Cephus Cruickshank		
Mailing address:	2312 N 44TH ST FORT PIERCE FL 34946		
Property tax ID #:	2409-501-0149-000-5		
Original purchase date	03-27-2001	Original purchase price:	\$3,000 ⁰⁰
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	JACQUES CHESTER	Relationship to owner(s)	REAL ESTATE BROKER OF RECORD
Telephone #:	407 765 5730	E-Mail:	JACQUES.CHESTER@ZBREALTHY.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) <u>Case# 17-2878</u>	\$ 3,450.00	\$ <u>0</u>
Recording Fees	\$ 30.00	\$ <u>0</u>
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ <u>0</u>
Administrative Fees	\$ _____	\$ <u>0</u>
Interest	\$ _____	\$ <u>0</u>
Penalties	\$ _____	\$ <u>0</u>
TOTAL AMOUNT	\$ 3,480.00	\$ <u>0</u>


10-13-23
JACQUES CHESTER

 Signature of Owner or Representative Date Printed Name



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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: 528 N 12TH ST FORT PIERCE FL

Parcel ID #: 2409-501-0149-000-5

Property Owner: CEPHUS CRUICKSHANK

Mailing Address: 2312 N 44TH ST FORT PIERCE FL 34946

Telephone #: _____ Cell Phone #: 407.765.5730

E-Mail Address: JACQUES.CHESTER@CBREALTY.COM

Number of Applications: 2

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1897733 OR BOOK 1377 PAGE 583
Recorded: 03/30/01 15:33

* DOC ASSUMP: \$ 0.00
* Doc Tax : \$ 21.00
* Int Tax : \$ 0.00

QUITCLAIM DEED

Notice: This is a legally binding document. Consult your attorney if you do not understand any part of it.

THIS QUITCLAIM DEED, is made on the 27 day of March, 20⁰¹₀₁,
by and between, Gloria Harrell ("First Party") whose
residence and/or mailing address is 2800 Kingston Ter. Atlanta, Ga. 30344
and Cephus Cruickshank ("Second Party") whose
residence and/or mailing address is 2312 N. 44 St. Fort Pierce, Fl 34946.

In consideration for the sum of Three Thousand DOLLARS
(\$ 3,000.00) paid by the Second Party, the First Party does hereby remise, release and forever quitclaim to the Second
Party any right, title, interest and claim which the First Party has in and to the following described real property, together with any
improvements thereon:

Description of Property (including any improvements)

Lot 17 Block 5 of Lincoln Park Addition # 2 to
the City of Fort Pierce, FLA. as recorded in
plat Book 3 on page 4 of St. Lucie County
Records

Add release of Dower, Curtesy or other Spousal Rights, if applicable:

TO HAVE AND TO HOLD the above described property unto the Second Party, and the Second Party's executors, adminis-
trators, successors and assigns forever.

It is understood that this conveyance is made without covenants or warranties of any kind, either express or implied.

IN WITNESS WHEREOF, the First Party has signed and sealed this Quitclaim Deed on the above date.

Witnesses:

Phyllis Tolbert
Patrick Sans

First Party
Gloria Harrell (L.S.)

Second Party

(L.S.)



