

RESOLUTION No. 2009-66-1011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING AN "ADMINISTRATIVE FORECLOSURE PROGRAM" AS OUTLINED IN EXHIBIT A ATTACHED HERETO; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2004, the City took over code enforcement responsibilities from Miami-Dade County, and

WHEREAS, since that time, the City has processed thousands of code enforcement case and have taken hundreds of cases through the lien process, and

WHEREAS, the City currently has outstanding liens in excess of Fifteen Million Dollars (\$15,000,000.00), and

WHEREAS, many of these liens have attached to homestead properties, and the City is not able to pursue a foreclosure action on homestead residential properties; however, many of these liens exist on non-homestead properties and on commercial properties, and

WHEREAS, City staff has undertaken a study to determine which liens are eligible and should be pursued to foreclosure, and

WHEREAS, City staff is proposing an Administrative Foreclosure Program whereby a determination will be made with respect to whether or not certain properties are eligible for foreclosure which shall include an analysis of whether or not the property is homestead, whether it is blighted and the amount of liens that have been recorded against the property, and whereby foreclosure actions will be initiated in certain circumstances, and

WHEREAS, in addition to the aforementioned criteria, City staff will also consider whether or not there are mortgages against the property and whether or not lien reductions can be negotiated with the property owners, and

WHEREAS, part and parcel to the Program, City staff is recommending that the City commence an amnesty period until March 30, 2009, and ending June 30, 2009; during which time the property owner may remedy their outstanding liens by paying five percent (5%) percentage of the total amount due, correcting all violations and paying any and all administrative costs associated with their lien, and

WHEREAS, City staff is requesting that the City Council authorize the City Manager and City Attorney's Office to take any and all steps necessary to proceed with the Administrative Residential Foreclosure Program,

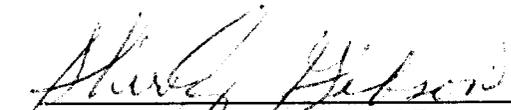
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

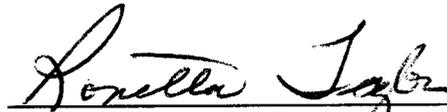
Section 2. AUTHORIZATION: The City Council of the City of Miami Gardens hereby approves an "Administrative Foreclosure Program" as outlined in Exhibit A attached hereto.

Section 3. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON MARCH 11, 2009.


SHIRLEY GIBSON, MAYOR

ATTEST:


RONETTA TAYLOR, MMO, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, ESQ.
City Attorney

SPONSORED BY: DANNY CREW, CITY MANAGER

MOVED BY: Councilman Campbell
SECOND BY: Councilman Bratton

VOTE: 4-2

Mayor Shirley Gibson	<u> X </u> (Yes)	<u> </u> (No)
Vice Mayor Barbara Watson	<u> </u> (Yes)	<u> X </u> (No)
Councilman Melvin L. Bratton	<u> X </u> (Yes)	<u> </u> (No)
Councilman Aaron Campbell	<u> X </u> (Yes)	<u> </u> (No)
Councilman Oliver Gilbert, III	<u> </u> (Yes)	<u> X </u> (No)
Councilwoman Sharon Pritchett	<u> </u> (Yes)	<u> </u> (No) (not present)
Councilman André Williams	<u> X </u> (Yes)	<u> </u> (No)

SKD/teh
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City of Miami Gardens Agenda Cover Memo

Council Meeting Date:	March 11, 2009		Item Type: <small>(Enter X in box)</small>	Resolution X	Ordinance	Other	
Fiscal Impact: <small>(Enter X in box)</small>	Yes	No	Ordinance Reading: <small>(Enter X in box)</small>	1st Reading		2nd Reading	
		X		Public Hearing: <small>(Enter X in box)</small>	Yes	No	Yes
					X		
Funding Source:	<small>(Enter Fund & Dept)</small> NSP		Advertising Requirement: <small>(Enter X in box)</small>	Yes		No	
				X			
Contract/P.O. Required: <small>(Enter X in box)</small>	Yes	No	RFP/RFQ/Bid #:	N/A			
	X						
Sponsor Name	Danny Crew, City Manager		Department:	Code Enforcement			

Short Title:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING AN "ADMINISTRATIVE FORECLOSURE PROGRAM" AS OUTLINED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Staff Summary:

Background

Since the City's incorporation in 2003, one of the major initiatives undertaken by staff has been to address housing stock and local businesses area that have become blighted within the community. Through the City's Code Enforcement Department, numerous code violations have been issued that had been previously overlooked while this area was part of unincorporated Miami Dade County. It is the purpose of the City's Code Enforcement effort to ensure compliance so that the neighborhoods in Miami Gardens can reach and maintain the most desirable standards.

Since 2007 the City has issued 5,246 residential and commercial violations resulting in approximately \$16,248,620 in liens. While a significant number of warning and civil violation notices prompted the property owner to remedy the condition and come into compliance, many of the violations remain unaddressed and the lien amounts continue to accrue daily.

Current Situation

An analysis of recorded Code Enforcement liens reveals outstanding lien amounts in excess of \$15,700,710. Consideration needs to be given in regards to allowing fees to continue to mount with no proposed administrative remedial action. Moreover, as these outstanding lien amounts continue to increase, the primary objective of code compliance is not realized and may in fact hinder compliance on the part of the property owner. The attached report (Attachment A) reflects recorded liens on eligible residential properties for the period of March 22, 2007 thru December 19, 2008.

In order to address this condition, City Staff has crafted an administrative residential foreclosure program that will authorize the City to foreclose on properties that have amassed large amounts of code enforcement liens. The proposed criteria and process are outlined below:

Administrative Foreclosure Program:

The Code Enforcement Department will be responsible for administration of this program. Once a property/business is deemed eligible under this program, the Code Enforcement Department will initiate the administrative foreclosure action by notifying the City Attorney and providing all pertinent information (corresponding reports of violations, recorded liens, etc). The City Attorney will then take the request through the required legal process in order for the City to secure title to the property as authorized by the proposed resolution.

- **Criteria for Properties Eligibility**
 - Non-homestead and unoccupied (if residential)
 - Unsafe and or blighted condition
 - Amassed a minimum of \$50,000 in City Code Enforcement liens
 - Liens must be at least 6 months old

- **Other Considerations**
 - *Mortgage amount*- in some instances, eligible properties may have significant mortgages that may make the City's foreclosure cost prohibitive. Those cases will not be processed under this process.

 - *Negotiation authority*- because every situation may have unusual circumstances, it is suggested that this process authorize the City Manager and the City Attorney to negotiate with the property owner should such a request be made by the property owner.

- **Amnesty Period**
 - As with any new program requiring compliance, it behooves the administration to afford the impacted individuals an amnesty period in order to voluntarily comply with the proposed resolution. City staff proposes an amnesty period to start on March 30, 2009 and end June 30, 2009. During this amnesty period property owners may remedy their outstanding liens by paying 5% of the total amount of accumulated fines and correcting the conditions that triggered the initial violation(s). It should be noted that **hard costs**

incurred by the City to maintain and secure the property, as well as administrative hearing fees must be paid in full.

- In order to participate in the administrative residential foreclosure *amnesty* period, owners must pay a single application fee of \$75.00, per eligible property. The application fee will cover the administrative costs required to register and track participants, as well as recording costs.
- Because the intent of the program is compliance, the City Manager may, at his sole discretion, extend the amnesty period by virtue of an administrative order.

The proposed resolution seeks to authorize the City to implement the Administrative Foreclosure Program. The intent of this program is to enable the City to take the necessary action in securing title to properties/businesses that have been deemed blighted and owners have neglected to remedy the unacceptable conditions. Residential properties foreclosed upon under this program and determined to be blighted and in disrepair will be demolished utilizing Neighborhood Stabilization Program Funds.

Upon obtaining Council approval, City staff will launch the program by advertising the three (3) month amnesty program. The advertising campaign will include direct mailing to all owners of eligible properties as well as newspaper (Neighbors section) and City web page advertising. At the conclusion of the amnesty period, City staff will proceed with foreclosure action on 6-8 of the most blighted properties in the City, assuming that the owners of which have not taken advantage of the amnesty period. The intent of this initial effort will allow staff to evaluate the parameters of the program and determine if modifications are necessary. Should modifications be deemed necessary, City staff will bring to Council a new agenda item amending this proposed resolution.

Proposed Action:

It is recommended that City Council approve the attached resolution authorizing the implementation of the Administrative Foreclosure Program, inclusive of an amnesty period that will allow for voluntary compliance.

Attachment:

Attachment A: Recorded Lien Report

City of Miami Gardens Code Enforcement Department
 Recorded Liens **RESIDENTIAL NON-HOMESTEAD** as of 12/08
 Criteria for Foreclosure: Vacant, Unsafe, \$50,000 + & 6mos +

Date	Address	Lien Amount	Paid	Per Diem / Admin Fee
3/22/07	20928 NW 39th Ave	\$130,430.00		\$1250.00 p/d & \$180.00 admin
8/16/06	19611 NW 3rd Court	\$300.00	\$300.00	Release of Lien
8/16/06	1375 NW 172nd St	\$50,560.00		\$500.00 p/d & \$60.00 admin
3/22 - 4/16/2007	2320 NW 162 St Rd	\$413,410.00		\$1600.00 p/d & \$360.00 admin
5/10/07	1780 NW 167th St	\$149,500.00		\$250.00 p/d & \$60.00 admin
5/10/07	20650 NW 37th CT	\$361,450.00		\$3200.00 p/d & \$660.00 admin
5/10/07	4650 NW 185th St	\$266,700.00		\$1050.00 p/d & \$300.00 admin
5/10/07	16805 NW 25th Ct	\$29,500.00		\$250.00 p/d & \$60.00 admin
5/10/07	18885 NW 2nd Ave	\$16,600.00		\$500.00 p/d & \$0.00 admin
6/20/07	3601 NW 212th St	\$15,500.00		\$60.00 admin fee
6/20/07	15940 NW 17th Pl	\$15,860.00		\$500.00 p/d & \$60.00 admin
6/20/07	3175 NW 207th St	\$116,000.00		\$1000.00 p/d & \$60.00 admin
6/20/07	19355 NW 2nd Ave	\$209,250.00		\$750.00 p/d & \$60.00 admin
6/25/07	1661 NW 154th St	\$2,350.00		\$120.00 admin fee
8/24/07	167 St NW 38 Court	\$38,250.00		\$250.00 p/d & \$60.00 admin
8/24/07	3305 NW 211th St	\$50,500.00		\$60.00 admin fee
8/24/07	50 NE 209th Terrace	\$63,500.00		\$60.00 admin fee
9/10/07	18910 NW 46th Ave	\$15,500.00		\$250.00 p/d & \$60.00 admin
9/10/07	183rd St & 27th Ave	\$70,000.00		\$350.00 p/d & \$120.00 admin
9/10/07	3590 NW 181st St	\$175,000.00		\$1000.00 p/d
9/10/07	700 NW 179th Ter	\$23,250.00		\$250.00 p/d & \$60.00 admin

9/10/07	3231 NW 175th St	\$11,750.00		\$250.00 p/d & \$60.00 admin
9/10/07	2460 NW 155th Ter	\$2,475.00		\$60.00 admin fee
9/10/07	810 NW 172nd Ter	\$20,500.00	\$3,084.00	Release of Lien
9/10/07	18200 NW 27th Ave	\$126,350.00		\$650.00 p/d & \$120.00 admin
9/10/07	37th Ave NW & 167 St	\$1,000.00		\$60.00 admin fee
9/10/07	191 St & NW 11th Ave	\$23,300.00		\$60.00 admin fee
9/10/07	2920 NW 195th St	\$204,500.00		\$150.00 admin fee
9/10/07	18053 NW 27th Ave	\$350.00		\$250.00 p/d & \$120.00 admin
9/10/07	17431 NW 37th Ct	\$95,000.00		\$240.00 admin fee
9/10/07	15321 NW 33rd Ct	\$51,250.00		\$60.00 admin fee
9/10/07	50 NE 209th Terrace	\$63,500.00		\$250.00 p/d & \$60.00 admin
9/10/07	580 NW 194th St	\$53,250.00		\$750.00 p/d & \$180.00 admin
9/10/07	2970 NW 187th St	\$2,478.00		\$60.00 admin fee
9/10/07	1305 NW 203rd St	\$164,750.00		\$1250.00 p/d & \$240.00
11/26/07	17300 NW 45th Ct	\$37,000.00		\$500.00 p/d & \$120.00 admin
11/26/07	3941 NW 168th Ter	\$19,500.00		\$250.00 p/d & \$60.00 admin
11/26/07	17901 NW 27th Ave	\$18,750.00		\$250.00 p/d & \$60.00 admin
11/26/07	4350 NW 205th St	\$75,500.00		\$250.00 p/d & \$60.00 admin
11/26/07	3012 NW 185th St	\$16,000.00	\$10.00	Partial Release of Lien
11/26/07	1741 NW 187th Ave	\$29,000.00		\$500.00 p/d & \$120.00 admin
11/26/07	2783 NW 198th Ter	\$4,500.00		\$500.00 p/d & \$120.00 admin
11/26/07	16350 NW 20th Ave	\$20,000.00	\$11,210.00	Release of Lien
11/26/07	1935 BNW 153rd St	\$25,250.00		\$250.00 p/d & \$60.00 admin

11/26/07	772 NW 183rd St	\$82,600.00		\$500.00 p/d & \$120.00 admin
11/26/07	4515 NW 185th St	\$62,500.00		\$500.00 p/d & \$120.00 admin
12/17/07	3000 NW 205th Ter	\$250.00	\$310.00	Release of Lien
12/17/07	19125 nw 22nd Ave	\$79,500.00	\$10.00	Partial Release of Lien
12/17/07	15911 NW 42nd Ave	\$40,500.00		\$60.00 admin fee
12/17/07	2405 NW 176th Ter	\$31,000.00		\$250.00 p/d & \$60.00 admin
12/17/07	2770 NW 168th Ter	\$18,250.00		\$250.00 p/d & \$60.00 admin
12/17/07	3815 Nw 183rd St	\$53,000.00		\$500.00 p/d & \$60.00 admin
12/17/07	15665 NW 42nd Ave	\$126,750.00		\$120.00 Admin fee
12/17/07	17825 NW 19th Ave	\$12,500.00	\$1,875.00	Release of Lien
12/17/07	3040 NW 190th St	\$132,750.00		\$750.00 p/d & \$180.00 admin
2/22/08	18935 NW 11th Ct	\$130,000.00		\$1000.00 p/d & \$240.00 admin
2/22/08	1925 NW 183rd St	\$16,000.00		\$250.00 p/d & \$60.00 admin
2/22/08	350 NW 215th St	\$5,000.00		\$1000.00 p/d & \$120.00 admin
2/22/08	621 NW 179th St	\$233,500.00		\$170.00 p/d & \$420.00 admin
2/22/08	2761 NW 175th St	\$21,000.00		\$250.00 p/d & \$60.00 admin
2/22/08	17051 NW 29th Ave	\$19,250.00		\$250.00 p/d & \$60.00 admin
2/22/08	3230 NW 171st St	\$19,250.00		\$250.00 p/d & \$60.00 admin
2/22/08	15835 NW 27th Pl	\$72,000.00		\$500.00 p/d & \$120.00 admin
2/22/08	15211 NW 18th Ave	\$14,000.00		\$250.00 p/d & \$60.00 admin
2/22/08	2801 NW 174th St	\$33,250.00		\$250.00 p/d & \$60.00 admin
2/22/08	3285 NW 183rd St	\$20,000.00		\$250.00 p/d & \$60.00 admin
2/22/08	6890 NW 7th Ave	\$127,500.00		\$250.00 p/d & \$60.00 admin
2/22/08	2800 NW 183rs St	\$16,700.00		\$100.00 p/d & \$60.00 admin

2/22/08	2800 NW 183rs St	\$58,450.00	\$6,796.50	Release of Lien
2/22/08	1770-78 NW 183rd	\$46,750.00		\$250.00 p/d & \$60.00 admin
2/22/08	2775 NW 164 Ter	\$20,250.00	\$11,812.50	Release of Lien
2/22/08	2430 NW 162nd Ter	\$43,750.00		\$250.00 p/d & \$60.00 admin
2/22/08	16355 NW 27th Dr	\$72,750.00		\$250.00 p/d & \$120.00 admin
2/22/08	2765 NW 169th Ter	\$26,000.00		\$250.00 p/d & \$60.00 admin
2/22/08	2225 NW 165th St	\$29,000.00		\$250.00 p/d & \$60.00 admin
2/22/08	2851 NW 171st Ter	\$17,500.00		\$250.00 p/d & \$60.00 admin
2/22/08	4230 NW 178th Ter	\$21,000.00		\$250.00 p/d & \$60.00 admin
2/22/08	4409 NW 185th St	\$40,000.00		\$500.00 p/d & \$60.00 admin
2/22/08	3020 NW 188th St	\$23,500.00		\$250.00 p/d & \$60.00 admin
2/22/08	3250 NW 171st St	\$17,750.00		\$250.00 p/d & \$60.00 admin
2/22/08	18702 NW 42nd Ct	\$18,000.00	\$11,109.00	Release of Lien
2/22/08	3900 NW 171st St	\$18,000.00		\$250.00 p/d & \$60.00 admin
2/22/08	18711 NW 30th Ct	\$17,500.00		\$250.00 p/d & \$60.00 admin
2/22/08	16230 NW 22nd Ave	\$20,650.00		\$250.00 p/d & \$120.00 admin
2/22/08	1745 NW 153rd Ter	\$30,000.00		\$250.00 p/d & \$60.00 admin
2/22/08	2008 NW 154th St	\$1,687.50		\$0.00
2/22/08	1271 NW 176th Ter	\$113,000.00		\$750.00 p/d & \$180.00 admin
2/22/08	1301 NW 190th St	\$47,000.00		\$500.00 p/d \$ 60.00 admin
2/22/08	16001 Nw 27th Ave	\$88,500.00		\$500.. p/d & \$120.00 admin
2/22/08	4340 NW 182nd St	\$16,750.00		\$250.00 p/d & \$60.00 admin
2/22/08	17321 NW 46th Ave	\$16,750.00		\$250.00 p/d & \$60.00 admin

2/22/08	3210 NW 175th St	\$11,500.00		\$250.00 p/d & \$60.00 admin
2/22/08	15141 NW Railroad Dr	\$87,000.00		\$1000.00 p/d & \$180.00 admin
2/22/08	1180 NW 179th Ter	\$62,000.00		\$500.00 p/d & \$60.00 admin
2/22/08	4409 NW 185th St	\$59,000.00		\$500.00 p/d & \$60.00 admin
2/22/08	3451 NW 194th Ter	\$21,500.00		\$500.00 p/d & \$180.00 admin
2/22/08	15341 NW 29th Ave	\$100,000.00		\$1000.00 p/d & \$180.00 admin
2/22/08	1757 NW 38th Ter	\$23,750.00		\$250.00 p/d & \$60.00 admin
3/13/08	821 NW 183rd Dr	\$124,000.00	\$18,632.00	Release of Lien
3/13/08	1727 NW 152nd Ter	\$91,500.00		
3/13/08	18135 NW 25th Ct	\$27,750.00		\$250.00 p/d & \$60.00 admin
3/13/08	1511 NW 179th Ter	\$61,500.00		\$500.00 p/d & \$60.00 admin
3/13/08	3101 NW 154th Ter	\$45,000.00		
3/13/08	15411 NW 31 Ave	\$3,000.00		\$0.00
3/13/08	16001 NW 27th Ave	\$14,750.00		\$0.00
3/13/08	18135 NW 25th Ct	\$45,000.00		\$250.00 p/d & \$60.00 admin
3/13/08	1271 NW 176th Ter	\$39,000.00		\$250.00 p/d & \$60.00 admin
3/20/08	4040 NW 187th Ter	\$18,000.00		\$250.00 p/d & \$60.00 admin
3/20/08	1611 NW 168th Ter	\$79,250.00		\$750.00 p/d & \$120.00 admin
3/20/08	4509 NW 185th St	\$66,000.00		\$1000.00 p/d & \$180.00 admin
3/20/08	18050 NW 36th Ave	\$10,750.00		\$250.00 p/d & \$60.00 admin
3/20/08	17511 NW 11th Ave	\$80,250.00		\$250.00 p/d & \$120.00 admin
3/20/08	2041 NW 153rd St	\$39,000.00		\$60.00 admin fee/Partial
3/20/08	15411 NW Railroad Dr.	\$30,750.00		\$250.00 p/d & \$60.00 admin
3/20/08	1960 NW 191st St	\$62,150.00		\$750.00 p/d & \$180.00 admin

3/26/08	1727 NW 152nd Ter	\$30,500.00		\$0.00
3/26/08	16001 Nw 27th Ave	\$14,750.00		\$250.00 p/d & \$60.00 admin
4/16/08	3521 NW 193rd St	\$22,000.00		\$250.00 p/d & \$60.00 admin
4/16/08	19364 NW 30th Ct	\$13,950.00		\$250.00 p/d & \$60.00 admin
4/16/08	765 NW 175th St	\$44,750.00		\$250.00 & \$120.00 admin
4/16/08	3255 NW 180th St	\$250.00		\$250.00 p/d & \$60.00 admin
4/16/08	3820 NW 170th St	\$74,250.00	\$17,043.00	Release of Lien
4/16/08	1655 NW 152nd Ter	\$70,000.00		\$500.00 p/d & \$120.00 admin
4/16/08	811 NW 183rd Dr	\$31,000.00		\$500.00 p/d & \$120.00 admin
4/16/08	17141 NW 42nd Pl	\$442,000.00	\$10.00	Partial Release of Lien
4/16/08	18912 NW 45th Ave	\$295,000.00		\$1750.00 p/d
4/16/08	3520 NW 173rd Ter	\$39,500.00		\$250.00 p/d
4/16/08	4475 Treasure Cove	\$25,000.00		\$500.00 p/d & \$60.00 admin
4/16/08	19303 NW 28th Ct	\$25,500.00		\$250.00 p/d & \$60.00 admin
4/16/08	1930 NW 190th Ter	\$27,500.00		\$500.00 p/d & \$120.00 admin
4/16/08	20061 NW 14th Ct	\$21,250.00		\$0.00
4/16/08	18805 NW 27th Ave	\$24,500.00		\$120.00 admin fee
4/16/08	3741 NW 207th St	\$27,500.00		\$120.00 admin fee
4/16/08	NW 27th Ave & 191 St	\$13,750.00		\$60.00 admin fee
4/16/08	20155 NW 12th Pl	\$34,000.00		\$60.00 admin fee
4/16/08	15835 NW 27th Pl	\$26,500.00		\$240.00 admin fee
4/16/08	2775 NW 164 Ter	\$1,750.00	\$271.50	Release of Lien
7/1/08	18910 NW 46th Ave	\$16,845.00		\$250.00 p/d & \$180.00 admin

7/1/08	2250 NW 194 Terr	\$208,000.00		\$1500.00 p/d & \$240.00 admin
7/1/08	16860 NW 18 Ave	\$40,000.00		\$120.00 admin fee
7/1/08	1700 NW 179 Terr	\$26,650.00		\$100.00 p/d & \$120.00 admin
7/1/08	2111 NW 151 ST	\$40,050.00	\$30.00	Partial Release of Lien
7/1/08	20401 NW 2 Ave #103 3	\$24,850.00		\$350.00 p/d & \$120.00
7/1/08	NW 168th Terr & 27 Ave	\$18,500.00		\$250.00 p/d & \$60.00 admin
7/1/08	3820 NW 170th St	\$500.00	\$84.00	Release of Lien
7/1/08	3741 NW 207th St	\$8,750.00		\$250.00 p/d & \$60.00 admin
7/1/08	16375 NW 52 nd Ave	\$62,500.00		\$1200.00 p/d & \$420.00 admin
7/1/08	2910 NW 165 St	\$500.00	Paid	\$60.00 admin fee
7/1/08	20295 NW 2nd Ave	\$20,650.00		\$350.00 p/d & \$120.00 admin
7/1/08	2770 NW 168 Terr	\$18,250.00		\$250.00 p/d & \$60.00 admin
7/1/08	3520 NW 173rd Ter	\$39,500.00		\$250.00 p/d & \$60.00 admin
7/31/08	3230 NW 171st St	\$8,000.00		\$500.00 p/d & \$60.00 admin
7/31/08	18351 NW 27th Ave	\$36,250.00	\$7,417.00	Release of Lien
7/31/08	290 NW 183 St	\$74,850.00		\$700.00 p/d & \$240.00 admin
7/31/08	3280 NW 208 St	\$19,750.00		\$250.00 p/d & \$60.00 admin
7/31/08	15341 NW 32 Ave	\$4,250.00		\$250.00 p/d & \$60.00 admin
8/28/08	19458 NW 28th PL	\$125.00		\$60.00 admin fee
8/28/08	2259 NW 167th St	\$47,000.00		\$750.00 p/d & \$180 admin
8/28/08	1011 NW 182nd St	\$58,000.00		\$500.00 p/d & \$60.00 admin
9/19/08	1305 NW 203rd St	\$250.00		\$60.00 admin fee
9/19/08	18104 NW 19th Ave	\$16,000.00		\$60.00 admin fee
9/19/08	1301 NW 171st Ter	\$35,250.00		\$250.00 p/d & \$120.00 admin

9/19/08	17027 NW 32nd Ave	\$57,500.00	\$500.00 p/d & \$120.00 admin
9/19/08	3011 NW 154th Ter	\$43,000.00	\$500.00 p/d & \$60.00 admin
9/19/08	2970 NW 151st Ter	\$18,500.00	\$250.00 p/d & \$60.00 admin
11/10/08	2300 NW 184th St	\$54,950.00	\$350.00 p/d & \$120.00 admin
11/10/08	15411 NW 31 Ave	\$43,250.00	\$250.00 p/d & \$60.00 admin
11/10/08	1401 NW 175th St	\$252,500.00	\$150.00 p/d & \$180.00 admin
11/10/08	2460 NW 155th Ter	\$125,500.00	\$500.00 p/d & \$60.00 admin
11/10/08	19110 NW 9th Ave	\$66,650.00	\$450.00 p/d & \$180.00 admin
11/10/08	1770 Nw 167th St	\$18,000.00	\$100.00 p/d & \$60.00 admin
11/10/08	15850 NW 18th Pl	\$7,500.00	\$60.00 admin fee
11/10/08	18711 NW 30th Ct	\$34,750.00	\$250.00 p/d & \$60.00 admin
11/10/08	2041 NW 194th Ter	\$22,500.00	Incorrectly filed
11/10/08	17940 Nw 5th Ct	\$40,500.00	\$500.00 p/d & \$120.00 admin
11/10/08	15230 NW 32nd Ave	\$20,500.00	\$60.00 admin fee
11/10/08	2981 NW 165th St	\$33,450.00	\$250.00 p/d & \$60.00 admin
11/10/08	15411 NW 31st Ave	\$25,750.00	\$250.00 p/d & \$60.00 admin
11/10/08	20522 NW 23rd Ct	\$101,250.00	\$750.00 p/d & \$120.00 admin
11/10/08	2265 W. Bunche PK DR	\$30,000.00	\$250.00 p/d & \$60.00 admin
11/10/08	15830 Bunche Park	\$28,000.00	\$250.00 p/d & \$60.00 admin
11/10/08	2430 NW 162nd Ter	\$30,250.00	\$250.00 p/d & \$60.00 admin
11/10/08	1485 NW 155th St	\$250.00	\$60.00 admin fee
11/10/08	1740 NW 175th St	\$10,500.00	\$120.00 admin fee
11/10/08	16210 NW 37th Ave	\$1,500.00	\$120.00 admin fee

11/10/08	2950 NW 165th St	\$27,000.00		\$250.00 p/d & \$120.00 admin fee
11/10/08	3233 NW 196th Lane	\$17,250.00		\$250.00 p/d & \$60.00 admin
11/10/08	18555 NW 22nd Ave	\$69,000.00		\$1250.00 p/d & \$240.00 admin
11/10/08	99 NW 183rd St #106	\$48,300.00		\$700.00 p/d & \$240.00 admin
11/10/08	2901 NW 156th St	\$9,550.00		\$180.00 admin fee
11/10/08	1441 NW 202nd St	\$10,250.00		\$250.00 p/d & \$60.00 admin
11/10/08	17200 NW 43rd Ave	\$56,000.00		\$750.00 p/d & \$120.00 admin
11/10/08	3020 NW 157th St	\$43,500.00		\$750.00 p/d & \$180.00 admin
12/5/08	20535 NW 24th Ave	\$70,500.00		\$120.00 admin fee
12/5/08	1727 NW 152nd Ter	\$44,500.00		\$500.00 p/d & \$60.00 admin
12/5/08	16120 NW 20th Ct	\$30,500.00		\$500.00 p/d & \$120.00 admin
12/19/08	20211 NW 11th Ct	\$15,750.00		\$250.00 p/d & \$60.00 admin
12/19/08	50 NE 209th Terrace	\$96,000.00		\$1500.00 p/d & \$300.00 admin
12/19/08	99 NW 183rd St	\$91,350.00		\$350.00 p/d & \$120.00 admin
12/19/08	1931 NW 189th Ter	\$35,250.00		\$250.00 p/d & \$60.00 admin
12/19/08	17901 NW 7th Ave	\$58,750.00		\$1250.00 p/d & \$240.00 admin
12/19/08	17940 NW 5th CT	\$64,000.00		\$1000.00 p/d & \$120.00 admin
12/19/08	15955 NW 22nd Ave	\$50,250.00		\$250.00 p/d & \$60.00 admin
12/19/08	16320 NW 23rd Ct	\$39,250.00		\$250.00 p/d & \$60.00 admin
12/19/08	20396 NW 152nd Ter	\$69,500.00		\$500.00 p/d & \$60.00 admin
12/19/08	2767 NW 197th Ter	\$14,250.00		\$250.00 p/d & \$60.00 admin
12/19/08	4520 NW 170th St	\$27,750.00		\$250.00 p/d & \$60.00 admin
12/19/08	2950 NW 151st Ter	\$75,750.00		\$500.00 p/d & \$120.00 admin
12/19/08	2120 NW 154th St	\$2,500.00		\$60.00 admin fee

