



St. Bernard Parish Government

8201 West Judge Perez Drive
Chalmette, Louisiana 70043
504-278-4331 504-278-4330(fax)

Guy McInnis
Parish President
GAA File 14-1211

REQUEST FOR VIEWING AND/OR RECEIVING PUBLIC RECORDS

Name: Michael J. Sax **Date:** October 20, 2016

Phone No. (504) 522-8256 **Email Address:** msax@gra-arc.com

Address: 639 Loyola Street, Suite 1800, New Orleans, LA 70113

Street **City/State** **Zip Code**

Records Requested:

Digital Pictures taken by inspector pursuant to Notice of Violations for

property at 3601 Blanchard Drive, Chalmette, LA (Lot 11, Blanchard EXT 1).

Our firm represents Regions Bank in foreclosure suit on this property and

Sheriff's Sale is 10/26/16. Hoping to see condition of property before auction is
held.

FOR OFFICE USE ONLY:

Received by SBPG: _____ Date: _____

Date received by Requester: _____ Cost: \$ _____

Payment method: Check Money Order

NOTE:

Anyone requesting records are required to pay \$.25 per page after the first four (4) pages.



NOTICE OF VIOLATION PROPERTY MAINTENANCE CODE INFRACTIONS

Regions Bank
C/O Corporate Service
501 Louisiana Ave
Baton Rouge, LA 70802

October 13th, 2016

RE: 3601 Blanchard Dr., Chalmette, LA (Lot 11, Blanchard EXT 1)

An inspection of the above addressed property reveals conditions which constitute violation of the Property Maintenance Code (Sections 11-160 thru 11-204) of the St. Bernard Parish Code of Ordinances. The specific code section violations are noted below.

- | | |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> Section 11-167.1.5 | Dangerous Structure or Premises |
| <input checked="" type="checkbox"/> Section 11-174.3 | Vacant Structures & Land |
| <input checked="" type="checkbox"/> Section 11-175.4 | Weeds |
| <input checked="" type="checkbox"/> Section 11-177.1.1 | Unsafe Conditions (Exterior) |
| <input checked="" type="checkbox"/> Section 11-177.13 | Window, Skylight and Door Frames |
| <input checked="" type="checkbox"/> Section 11-177.18 | Building Security (Doors & Windows) |
| <input checked="" type="checkbox"/> Section 11-180.1 | Rubbish and Garbage |
| <input checked="" type="checkbox"/> Section 11-197 & 11-198 | Electrical Equipment and Systems |

Correction Order

Be advised that you have 30 days from the date of receipt of this notice (or the date the notice is posted to the structure) to correct the above listed section violations. Specifically, all damaged roofing, soffit and fascia must be replaced or repaired. All boarding must be removed and windows installed. All electrical equipment and systems (including wiring) must be properly insulated or covered and all graffiti must be cleansed or covered. If any violation is not corrected in twenty (20) days you shall be served an order to appear before the Bureau of Administrative Adjudication for an administrative hearing. Such hearing shall determine the sufficiency of the violation and may result in the placement of all fines, penalties, or other cost onto the properties next *ad valorem* tax bill. Any questions regarding what corrective work is required should be directed to the Office of Resident Services & Compliance at (504) 278-4224 or cdillon@sbpg.net.

11-166.4. Unauthorized tampering. Signs, tags or seals posted or affixed by the code official shall not be mutilated, destroyed or tampered with, or removed without authorization from the code official.

If this box [X] is marked with an X, the above outlined corrective work will require that you obtain a permit from the Department of Community Development for St. Bernard Parish Government, commencement of any work requiring a permit without issuance of the permit shall subject you to a minimum of a \$100 dollar fine.

The issuance and enforcement of this notice (and the related code sections) shall have no effect upon, stay or cancel any condemnation hearing, appeal period, condemnation status or demolition proceedings relative to the subject structure.

Violation Penalties

Any person who shall violate the provisions of this code shall be subject to the following fines and penalties:

Upon a first offense – a fine not to exceed five hundred dollars (\$500.00) per each count. In addition to the above set-forth fines, the subject structure shall be subject to demolition. In the event that Parish Government demolishes the structure, the costs for demolition shall be assessed against the property in the form of lien which may be later enumerated onto the annual *ad valorem* tax bill for the subject property.

NOTE: Each day that a violation continues shall be deemed a separate offense and the applicable fines shall accrue on a daily basis. In instances which a property owner fails to pay fines associated with this notice, St. Bernard Parish Government shall file a lien against the subject property in the amount of the accrued fines. If not paid, the lien amount shall be enumerated on onto the subject properties annual *ad valorem* tax bill.

Transfer of ownership.

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such order or notice of violation.

Burden of cost

Any costs incurred by Parish Government relative to enforcement of the Property Maintenance Code shall be borne by the property owner. Any unpaid costs relative to this notice shall be assessed against the subject property in the form of a lien against the subject property and/or placed onto the *ad valorem* tax bill for the subject property.

Any questions relative to this notice should be directed to the Office of Resident Services & Compliance at (504) 278-4224 or ComplaintsIssues@sbpg.net.

Sincerely,

Clay Dillon
Chief Compliance Inspector
St. Bernard Parish Government

Faith
278-4305

St. Bernard Parish Government
8201 West Judge Perez Drive
Chalmette, Louisiana 70043



02 1R
0002011634 OCT 14 2016
MAILED FROM ZIPCODE 70043

70042204000427897657



CERTIFIED MAIL

Corporate Service Company
501 Louisiana Ave
Baton Rouge, LA 70802

Answer by 11/11/16

70042204000427897657
CORPORATE SERVICE COMPANY

Individual Message

Case # - 6775437
Case Type - Foreclosure (Judicial)
Loan # - 0001-501-8001000393

Borrower - GARY ANGLE
Property State - LOUISIANA

Ananda Atmore

From: Benny Foshee (Regions Bank)
To: Ananda Atmore (Graham Arceneaux and Allen LLC)
Sent: 10/20/2016 12:36 PM **Required Reply:** Yes
Subject: Code violation

Please review uploaded code violation and advise if there is going to be any issue with us going to sale.

3601 Blanchard

C. Dillon, 10-12-16

10/12/2016 04:02



10/12/2016 04:02



10/12/2016 04:03



10/12/2016 04:04



10/12/2016 04:04



10/12/2016 04:04



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10/12/2016 04:05



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10/12/2016 04:05



10/12/2016 04:06



10/13/2016 01:30

10/13/2016 01:31



10/13/2016 01:37



10/13/2016 01:38