

COMMISSION AGENDA:

12.16.14 #10

TO: The Honorable Chairman and Members of the
Board of County Commissioners

FROM: James L. Bennett, County Attorney *JB*

SUBJECT: Notice of New Lawsuit and Defense of the Same by the County Attorney
in the Case of Federal National Mortgage Association v. Pinellas County
Board of County Commissioners
Circuit Civil Case No. 14-008485-CI-21

DATE: December 16, 2014

NOTICE: THIS IS TO ADVISE THE BOARD OF COUNTY COMMISSIONERS THAT THE ABOVE-REFERENCED LAWSUIT WAS FILED AGAINST THE COUNTY AND THE COUNTY ATTORNEY'S OFFICE WILL DEFEND THE SAME.

DISCUSSION: This is an action to quiet title to real property. According to the Complaint, the Plaintiff obtained title to the property that is the subject of this action via a Quit Claim Deed from U.S. Bank National Association, which itself obtained title pursuant to a final judgment of foreclosure. Pinellas County holds a duly recorded mortgage against the property and was not named as a party to the foreclosure action. Plaintiff claims that Pinellas County's claim to the subject property is subordinate and inferior to the Plaintiff's lien. Plaintiff is seeking to quiet title to the property foreclosing any and all claims of Pinellas County.

The County Attorney's Office will bring all counterclaims, cross-claims, or third-party claims as necessary or appropriate in the judgment of the County Attorney.

JLB:YAM

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