



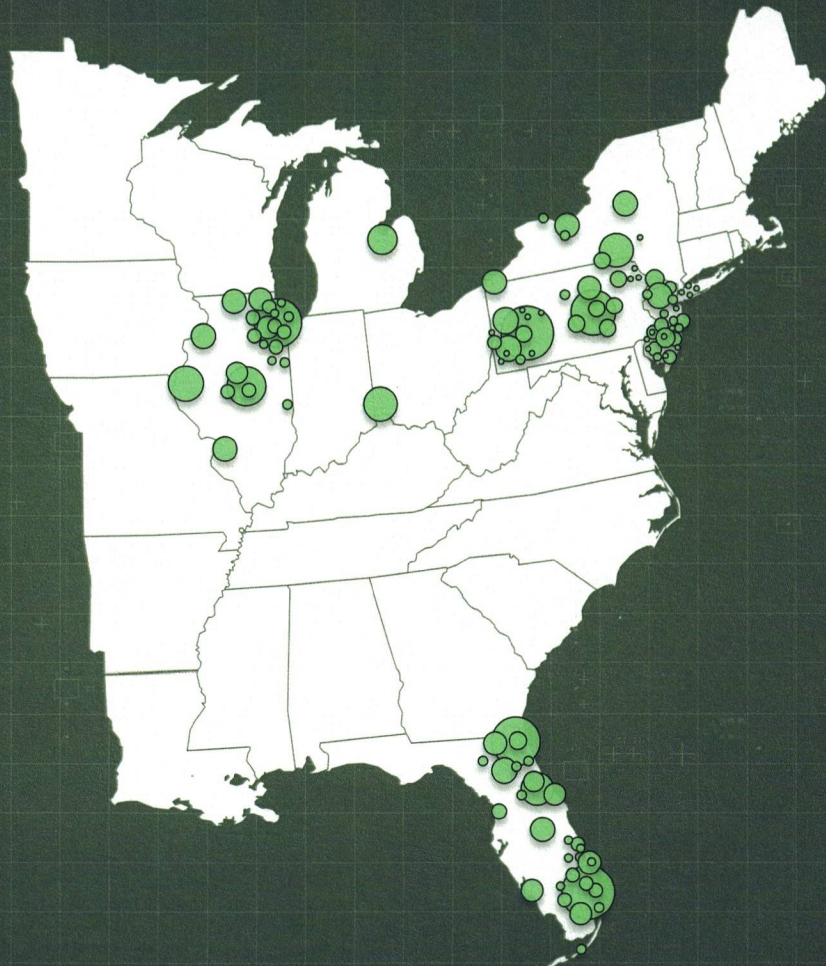
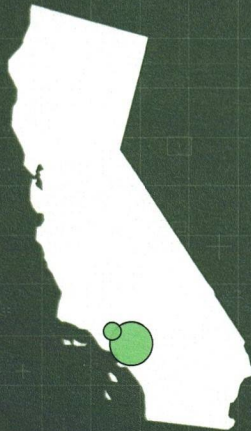
## Clifford J Johnson Founder

321-234-5303 | [cjohnson@heraregistry.com](mailto:cjohnson@heraregistry.com)

CJ Johnson is one of the country's most experienced attorneys in foreclosed and vacant property registration compliance. CJ is based in Melbourne, Florida and is the founder and CEO of Break Point Law, LLC and Hera Property Registry, LLC. CJ helps lead the company's vacant and foreclosure property registration and enforcement practice. He founded HERA for the specific purpose of providing representation to local governments for foreclosure and vacant property ordinance issues. CJ has established relationships with hundreds of mortgagees and servicers, compiled a database of the best contacts within these organizations, and has recovered millions of dollars on behalf of local governments for unpaid property registration fees and civil penalties.

180+

HERA  
COMMUNITY  
PARTNERS



1917 S HARBOR CITY BLVD • MELBOURNE, FLORIDA 32901



(321) 234-5303 • HERAREGISTRY.COM

A foreclosure registration program can be an effective tool to help solve an affordable housing problem in a municipality. Such a program would require property mortgagees and banks to register their foreclosed and vacant properties with the municipality and provide information about the status of the property and their plans for its future use. Here are some of the ways this program can work to help solve an affordable housing problem.

Identify Abandoned Properties: The foreclosure registration program can help identify abandoned properties that may be suitable for affordable housing development. This can help the municipality and non-profit organizations to acquire these properties and convert them into affordable housing units.

Prevent Blight: The Registration program can also help prevent blight in neighborhoods by requiring property owners to maintain their foreclosed properties in good condition. This can help preserve property values and prevent the spread of blight to nearby properties.

Increase Housing Supply: By making foreclosed properties available for affordable housing development, the registration program can help increase the supply of affordable housing units in the municipality. This can help address the shortage of affordable housing and provide more options for low-income residents.

Encourage Affordable Housing Development: The registration program can also encourage affordable housing development by providing information about available properties to non-profit organizations and developers who specialize in affordable housing.

Generate Revenue: The foreclosure registration program can also generate revenue for the municipality by requiring property owners to pay a registration fee. This revenue can be used to support affordable housing development or other initiatives that benefit the community.

Overall, a foreclosure registration program can be an effective tool to help solve an affordable housing problem in a municipality. By identifying abandoned properties, preventing blight, increasing the housing supply, encouraging affordable housing development, and generating revenue, this program can support the development of affordable housing units and help ensure that all residents have access to safe and affordable housing.

## Scope of Work - Property Registry Services

Hera identifies individual registration requirements for abandoned, vacant, foreclosure, pre-foreclosure, and real estate owned (REO) properties.

Hera establishes and maintains an online electronic property registration platform and property database and collects all information required by the community's ordinance.

Hera will provide inspection and verification of property and occupancy status to determine if a property is in violation of the community's ordinance.

Hera proactively monitors foreclosure filings and other registration triggers through multiple data sources.

Hera notifies responsible parties of the obligation to register for initial registrations and for renewal registrations and processes reregistration and updated information requests.

Hera provides staff training and easy access to complete information for properties in the registry, as well as access to various reporting capabilities.

Hera collects property registration fees on behalf of the local government and remits fees to the local government, providing information on registrations received on a monthly basis.

Hera responds to any public records requests for information in the registry.

Hera works closely with community code enforcement to address maintenance issues for registered properties, as well as properties that are non-compliant with registration requirements.

## Pricing Schedule

Services are provided at no up-front cost to the community.

Hera retains \$125.00 of each registration fee, and 33% of any late fees.

Hera remits the balance of registration fees and late fees collected to the community with a detailed report on a monthly basis.

## Additional Expenses

Should there be a fee required for public/official record data acquisition integral to the performance of the scope of work, those charges shall be deducted from the remittance for the actual costs of said charges or subscriptions. If said charges or subscription fees are for the entire county, the fee shall be divided equally between all communities partnered with HERA within the county at the time. If there is a change in the number of communities partnered with HERA in the county during the contract period, the county public record access fee will be adjusted accordingly to maintain an even cost-sharing by all communities with the county.

# Client List

**Hera Property Registry**  
 1917 S Harbor City Blvd.  
 Melbourne, FL 32901  
 321.234.5303  
 Heraregistry.com

Community Name	State
East Vale	CA
City of Santa Ana	CA
Town of Elsmere	DE
Cape Canaveral	FL
Citrus County	FL
City of Apopka	FL
City of Boynton Beach	FL
City of Deltona	FL
City of Fort Myers	FL
City of Greenacres	FL
City of Hialeah	FL
City of High Springs	FL
City of Holly Hill	FL
City of Jacksonville	FL
City of Miami	FL
City of Newberry	FL
City of North Miami Beach	FL
City of North Miami	FL
City of Oakland Park	FL
City of Sanford	FL
City of St. Augustine	FL
City of West Palm Beach	FL
Clay County	FL
Martin County	FL
St. Johns County	FL

Community Name	State
Town of Cutler Bay	FL
Town of Miami Lakes	FL
Town of Ocean Ridge	FL
Village of Islamorada	FL
Village of Palm Springs	FL
Village of Virginia Gardens	FL
Bradford County	FL
Palm Beach County	FL
Seminole County	FL
City of Burbank	IL
City of Chicago Heights	IL
City of Crest Hill	IL
City of Decatur	IL
City of Delavan	IL
City of East Peoria	IL
City of East St Louis	IL
City of Farmer City	IL
City of Harvey	IL
City of Macomb	IL
City of Moline	IL
City of North Chicago	IL
City of Prospect Heights	IL
City of Quincy	IL
City of West Peoria	IL
City of Waukegan	IL

**Hera Property Registry**  
 1917 S Harbor City Blvd.  
 Melbourne, FL 32901  
 321.234.5303  
 Heraregistry.com

# Client List

Community Name	State
Town of Cicero	IL
Village of Bolingbrook	IL
Village of Chicago Ridge	IL
Village of Dolton	IL
Village of Evergreen PK	IL
Village of Flossmoor	IL
Village of Hanna City	IL
Village of Harwood Heights	IL
Village of Homer Glen	IL
Village of Homewood	IL
Village of Lynwood	IL
Village of Maywood	IL
Village of Minooka	IL
Village of Niles	IL
Village of North Chicago	IL
Village of Orland Hills	IL
Village of Orland Park	IL
Village of Phoenix	IL
Village of Richton Park	IL
Village of River Grove	IL
Village of Robbins	IL
Village of Sauk Village	IL
Village of Schiller Park	IL
Village of Steger	IL
Village of Tinley Park	IL

Community Name	State
Village of University PK	IL
City of Flint	MI
Atlantic City	NJ
Atlantic County	NJ
Camden County	NJ
Berkeley Township	NJ
Borough of Bellmawr	NJ
Borough of Bloomingdale	NJ
Borough of Berlin	NJ
Borough of Buena	NJ
Borough of Folsom	NJ
Borough of Haddon Heights	NJ
Borough of Hawthorne	NJ
Borough of Lawnside	NJ
Borough of Ocean Gate	NJ
Borough of Paramus	NJ
Borough of Pine Hill	NJ
Borough of Runnemede	NJ
City of Absecon	NJ
City of Brigantine	NJ
City of Corbin	NJ
City of Estell Manor	NJ
City of Linwood	NJ
City of Northfield	NJ
City of Plainfield	NJ

# Client List

**Hera Property Registry**  
 1917 S Harbor City Blvd.  
 Melbourne, FL 32901  
 321.234.5303  
 Heraregistry.com

Community Name	State
City of Port Republic	NJ
City of Somers Point	NJ
Eastampton Township	NJ
Egg Harbor City	NJ
Passaic County	NJ
Town of Boonton	NJ
Town of Dover	NJ
Town of Guttenberg	NJ
Town of Hammonton	NJ
Town of West New York	NJ
Township of Buena Vista	NJ
Township of Deptford	NJ
Township of Dover	NJ
Township of Egg Harbor	NJ
Township of Galloway	NJ
Township of Gloucester	NJ
Township of Hamilton	NJ
Township of Hardston	NJ
Township of Little Falls	NJ
Township of Magnolia	NJ
Township of Monroe	NJ
Township of Mullica	NJ
Township of Union	NJ
Township of Waterford	NJ
Township of Wayne	NJ

Community Name	State
Township of Weymouth	NJ
Ventnor City	NJ
Voorhees Twp	NJ
Town of New Hartford	NY
City of Yonkers	NY
Town of Islip	NY
Village of Babylon	NY
Village of Hempstead	NY
Village of Lindenhurst	NY
Town of Babylon	NY
Town of Clarkson	NY
Town of Colonie	NY
Town of Greece	NY
Town of Kent	NY
Town of Oyster Bay	NY
Town of Salina	NY
City of Forest Park	OH
Bethel Park Municipality	PA
Bethlehem Township	PA
Borough of Baldwin	PA
Borough of Castle Shannon	PA
Borough of Homestead	PA
Borough of East Lansdowne	PA
Borough of Lansdowne	PA
Borough of Marcus Hook	PA

# Client List

**Hera Property Registry**  
 1917 S Harbor City Blvd.  
 Melbourne, FL 32901  
 321.234.5303  
 Heraregistry.com

Community Name	State
Borough of Mt. Penn	PA
Borough of Penbrook	PA
Borough of Pottstown	PA
Borough of Swissvale	PA
Borough of West Mifflin	PA
Borough of Walnutport	PA
Borough of White Oak	PA
Borough of Yeadon	PA
City of Bethlehem	PA
City of Chester	PA
City of Easton	PA
City of Erie	PA
City of Lock Haven	PA
City of McKeesport	PA
City of Pittston	PA
City of Scranton	PA
City of Titusville	PA
City of Wilkes Barre	PA
City of York	PA
Municipality of Penn Hills	PA
Township of Coal	PA
Township of Derry	PA
Township of Forks	PA
Township of Elizabe	PA
Township of Moore	PA

Community Name	State
Twp. of Lower Alsace	PA
Twp. of Lower Makefield	PA
Township of Palmer	PA
Twp. of Lower Paxton	PA
Twp. of Susquehanna	PA
Township of Swatara	PA
Borough of West Newton	PA



# THE CITY OF ERIE

OFFICE OF THE CITY CLERK

To Whom it May Concern:

I am writing this letter to you as a recommendation for the services provided by CJ Johnson and his property registration team. The City of Erie, Pennsylvania has been working with CJ and his team using their foreclosure registration software and enforcement services to manage our foreclosed and vacant property ordinance program. While working with them our City happened to go through a lot of turnover in our Planning Department, but their steady hand really helped implement the program well.

At all times, they have met or exceeded our expectations. Their work has relieved our load on the Code Enforcement office while generating revenue and ensuring properties are in compliance.

Name of Community: The City of Erie, PA

Contact Name: Chuck Nelson, City Council President

Contact Address: 626 State Street  
Erie, PA

Telephone Number: (814) 449-4582

Email Address: [CNelson@erie.pa.us](mailto:CNelson@erie.pa.us)

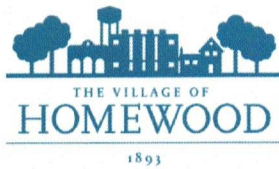
Size of Project/Outcome: The size is based on the number of foreclosures and project is ongoing.

Please let us know if you have any questions.

Sincerely,

**ERIE CITY COUNCIL**

**Susannah Faulkner | Jasmine Flores | Ed Brzezinski | Michael Keys | Chuck Nelson | Mo Troop | Melvin Witherspoon**



Village of Homewood  
2020 Chestnut Rd.  
Homewood, IL 660430  
(708) 798-3000

May 31, 2024

*Hera Property Registry, LLC  
Attn: Stan Urban  
1917 S. Harbor City Blvd.  
Melbourne, FL 32901*

*Stan,*

*Homewood's partnership with Hera Property Registry has been a welcomed solution to our property maintenance efforts. Hera Property registry enabled Homewood to streamline its foreclosed and vacant property compliance program. The Hera Property registration program not only shares the registration fee with the municipality, but it also holds the owners and custodians of these vacant and/or foreclosed properties accountable, requiring them to register the properties. Using the registry and the property contacts that are provided, Homewood is able to appropriately cite those vacant and foreclosed properties that are not being maintained.*

*---Rich Hofeld, Village President – Village of Homewood, IL*



Village of Lynwood, IL  
21460 Lincoln Highway  
Lynwood, IL 60411  
(708) 758-6101

May 29, 2024

Hera Property Registry, LLC  
Attn: Stan Urban  
1917 S. Harbor City Blvd.  
Melbourne, FL 32901

Stan,

It has been a pleasure thus far working with Hera Property Registry. They have always been very informative and helpful when needed. I have submitted several requests to them, and they were able to resolve the issues in a timely manner. I recommend using them to assist with managing foreclosures and/or vacant properties in your community.

Karen Wingfield-Bond  
Village Clerk -Village of Lynwood



**Bogdan Vitas, Jr.**  
City Administrator

619 16<sup>th</sup> Street  
Moline, Illinois 61265

Office: 309.524.2005  
Fax: 309.524.2005

Email:  
[bvitas@moline.il.us](mailto:bvitas@moline.il.us)

June 10, 2024

Stan Urban  
National Sales Manager  
Illinois Registered Lobbyist  
Hera Registry

Dear Mr. Urban,

On behalf of the City of Moline, I am pleased to extend our endorsement of Hera Registry. Over the past three months, Hera Registry has demonstrated effectiveness and efficiency in our collaborative effort to register vacant properties within our city.

From the outset, Hera Registry's team showcased a high level of understanding the challenges associated with managing vacant properties. Their strategic approach and diligent work have led to the successful registration of nearly 50 properties in a short timeframe. This achievement of Hera Registry significantly contributes to the revitalization and improved management of our community.

Hera Registry's ability to streamline the registration process and effectively communicate with property owners has been instrumental in reaching this milestone.

We greatly appreciate Hera Registry's partnership and the impact their work has had on our city. We look forward to continuing our collaboration and achieving even greater success in the future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bogdan Vitas", is written over a light blue circular stamp.

Bob Vitas  
City Administrator  
City of Moline



March 15, 2024

To Whom it May Concern:

Please allow this letter to serve as a recommendation of the services provided by the Hera Property Registry team. We have had a vacant and foreclosed property registration requirement at the City for a handful of years but last summer our service provider filed for bankruptcy. As a result, the City issued an RFP and selected Hera to restart this service. That transition was very easy to make and went better than expected. The Hera web portal is easy to navigate, and our program is back up and running.

Please feel free to contact me should you have any questions about our program and our experience with the Hera Property Registry team.

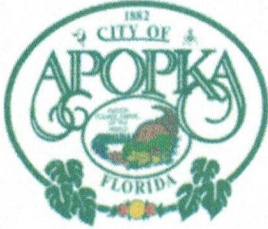
Sincerely,

A handwritten signature in black ink that reads 'Ty Livingston'.

Ty Livingston, Director

## LETTERS OF REFERENCE

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City of Apopka  
Code Enforcement Section  
Apopka Police Department  
112 East Sixth Street  
Apopka, Florida 32703  
(407) 703-1738

September 27, 2022

To Whom it May Concern:

I am writing this letter to you as a recommendation for the services provided by CJ Johnson through Break Point Law, LLC. The City of Apopka has been working with CJ for enforcement of our foreclosed and vacant property ordinance since 2018. At all times, they have exceeded our expectations. They have always been reliable and timely with requested information and their accuracy has helped to streamline the process to ensure everything goes smoothly. Their work has relieved the load on our code enforcement office, while generating revenue and ensuring properties are in compliance.

We are pleased with their services and highly recommend using CJ and his affiliates for registration as well as enforcement of your property registration program. Please let me know if I can be of further assistance.

Sincerely,

Stephan W. Brick  
Lieutenant  
Support Services



**Department of Planning,  
Zoning & Building**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)

**Palm Beach County  
Board of County  
Commissioners**

Gregg K. Weiss, Mayor

Maria Sachs, Vice Mayor

Maria G. Marino

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

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and recycled paper

Date: July 3, 2023

To: To Whom It May Concern

From: Aaron Maharaj, Fiscal Manager  
Planning, Zoning and Building Department

RE: Request for Letter of Reference for Localgov LLC...

I am writing this letter to you as a recommendation for the contracted services provided by Localgov LLC. Palm Beach County has been working with Localgov LLC, by using their services to manage the County's Mortgage Foreclosure Registration ordinance program since January 2023 and have met our expectations. They have been reliable and timely with requested information and their work has relieved the mortgage foreclosure registration workload requirements on the County's Code Enforcement Division while generating revenue and ensuring properties are in compliance.

Name of Community: Palm Beach County

Contact Name: Aaron Maharaj, Fiscal Manager

Contact Address: 2300 North Jog Rd., Ste 2W-27  
West Palm Beach, FL 33411

Telephone Number: (561) 233-5017

Email Address: [amaharaj@pbcgov.org](mailto:amaharaj@pbcgov.org)

Size of Project/Outcome: The size is based on the number of foreclosures and project is ongoing.

Please let us know if you have any questions.

Sincerely,



## LOWER PAXTON TOWNSHIP

Department of Community Development  
Amanda Zerbe, *Director*

BRADLEY N. GOTSHALL,  
*Township Manager*

LOWMAN S. HENRY, *Chairman*  
ROBIN L. LINDSEY, *Vice-Chairperson*  
CHRIS JUDD, *Secretary*  
NORMAN C. ZOUMAS, *Treasurer*  
PAUL W. NAVARRO, *Asst. Secretary/Treasurer*

To Whom it May Concern:

I am writing this letter to you as a recommendation for the services provided by CJ Johnson and his property registration team. Lower Paxton Township, Pennsylvania has been working with CJ and his team using their foreclosure registration software and enforcement services to manage our foreclosed and vacant property ordinance program. At all times, they have met or exceeded our expectations. Their work has relieved our load on the Code Enforcement office while generating revenue and ensuring properties are in compliance.

Name of Community: Lower Paxton Township, PA

Contact Name: Amanda Zerbe, Community Development Director/Zoning Officer

Contact Address: 425 Prince Street  
Harrisburg, PA 17109

Telephone Number: (717) 657-5600 ext. 1128

Email Address: [azerbe@lowerpaxton-pa.gov](mailto:azerbe@lowerpaxton-pa.gov)

Size of Project/Outcome: The size is based on the number of foreclosures and project is ongoing.

Please let us know if you have any questions.

Sincerely,

Amanda Zerbe  
Community Development Director

425 PRINCE STREET, HARRISBURG, PA 17109  
717-657-5600 / FAX 717-724-8311  
[www.lowerpaxton-pa.gov](http://www.lowerpaxton-pa.gov)





# CITY OF EASTON

## PENNSYLVANIA

Department of Planning & Codes  
123 S 3<sup>rd</sup> Street, 3<sup>rd</sup> Floor  
Easton PA 18042  
610-250-6724  
[codes@easton-pa.gov](mailto:codes@easton-pa.gov)

July 5, 2023

To Whom it May Concern:

I am writing this letter to you as a recommendation for the services provided by CJ Johnson and his property registration team. The City of Easton, Pennsylvania has been working with CJ and his team using their foreclosure registration software and enforcement services to manage our foreclosed and vacant property ordinance program. At all times, they have met or exceeded our expectations. Their work has relieved our load on the Code Enforcement office while generating revenue and ensuring properties are in compliance.

Name of Community: City of Easton, PA

Contact Name: Stephen Nowroski, Director of Codes/Planning & Zoning

Contact Address: 123 South Third Street  
Easton, PA 18042

Telephone Number: (610) 250-6724

Email Address: [snowroski@easton-pa.gov](mailto:snowroski@easton-pa.gov)

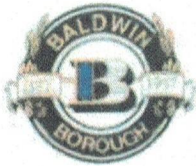
Size of Project/Outcome: The size is based on the number of foreclosures and project is ongoing.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Stephen T. Nowroski".

Stephen T. Nowroski  
Director



## BOROUGH OF BALDWIN

E. John Egger, President  
James Behers  
Patricia Boyer  
Denise Maiden

Marianne Conley, Vice-President  
Erin Brown  
Raymond Dec  
David Depretis, Mayor  
Robert T. Firek, P.E., Borough Manager

---

To Whom it May Concern:

Baldwin Borough has been working with CJ Johnson and his team using their foreclosure registration software and enforcement services to manage our foreclosed and vacant property ordinance program. I highly recommend the services provided by CJ and his property registration team. They have met or exceeded our expectations and are highly responsive to any requests for information. Their work has relieved the load on our Code Enforcement office, while generating revenue and ensuring compliance.

We have about 60 properties in our registry.

Please let me know if you need further information. My contact info is below.

Sincerely,

Robert T. Firek, P.E.

Borough Manager

Tel. No.: 412-882-9600 ext. 1707

Email: rfirek@baldwinborough.org

The Village of  
**Harwood  
Heights**

Dedicated to Serving People with Pride

**Mayor**

ARLENE C. JEZIERNY

**Village Clerk**

MARCIA L. POLLOWY

**Trustees**

ANNETTE BRZEZNIAK-VOLPE

ANNA BRZOWSKI WEGRECKI

JEFFREY A. RASCHE

THERESE SCHUEPFER

LAWRENCE R. STEINER

GIUSEPPE S. ZERILLO

To Mr. Stan Urban of Hera Registry,

Harwood Heights would like to express our sincere gratitude for all the help and guidance from your employee Vivian Tordeau.

Vivian has been instrumental with myself and our Village staff in helping us resolve issues with some difficult properties. She has offered exceptional kindness and patience paired with the upmost professionalism.

Your company is truly blessed to have a team player that is passionate about her job.

With the greatest appreciation,

**o Ann Krupa**

Building Commissioner

**Village of Harwood Heights** | Building Department

300 W Wilson Avenue, Harwood Heights, IL 60706

**Email:** [krupaj@harwoodheights.org](mailto:krupaj@harwoodheights.org)

**Phone:** 708-867-7200 ext. 210

**Web:** [harwoodheights.org](http://harwoodheights.org)

300 West Wilson Avenue  
Harwood Heights, Illinois 60706

Tel (708) 867-7200

Fax (708) 867-3038

[www.harwoodheights.org](http://www.harwoodheights.org)

