



Lien on me, but not Forever

Perfection, Duration & Extension of Judgment,
Federal Tax, Municipal, & Code Enforcement Liens

Presented by
LEGAL EDUCATION DEPARTMENT
of
Attorneys' Title Fund Services, LLC

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(800) 336-3863

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These materials are for educational use in Fund seminars. They should not be relied on without first considering the law and facts of a matter. Legal documents for others can only be prepared by an attorney after consultation with the client.

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Lien on me, but not Forever

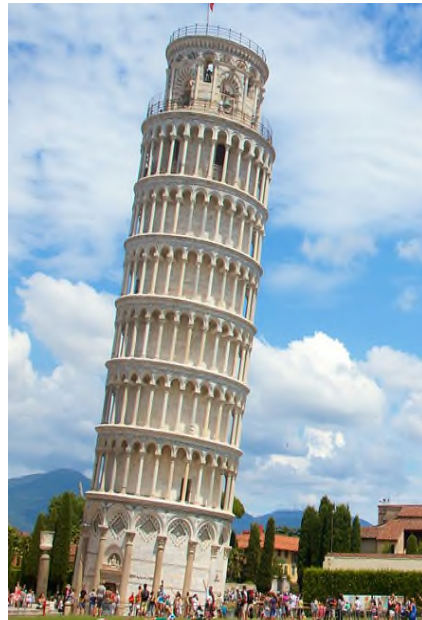
Perfection, Duration & Extension of Judgment,
Federal Tax, Municipal, & Code Enforcement Liens

Linda Monaco, B.C.S.
Senior Legal Education Attorney

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Overview

- Judgment Liens
- Federal Tax Liens
- Municipal Liens
- Code Enforcement Liens



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Drilling Down

- Perfection
- Duration
- Extension



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Special Concerns – Bankruptcy

- Tolling
 - Pending bankruptcy will toll all time periods for enforcement
 - 11 U.S.C. Sec. 108(c) (2)
 - 30 days after notice of termination or expiration of automatic stay
 - TN 5.06.05
- Validity
 - Lien may still be valid post bankruptcy; not extinguished
 - 11 U.S.C. Sec. 506
 - TN 5.06.07

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Special Concerns – Homestead

- Constitutional Homestead Protection
 - Fla. Const. Art. X, Sec. 4
- Does not apply to:
 - Taxes & assessments on property
 - Obligations contracted for purchase, improvement, etc.
- No lien attaches to proceeds from sale of homestead property
 - As long as proceeds are reinvested in a reasonable amount of time after sale
 - *Orange Brevard Plumbing & Heating Co. v. La Croix*, 137 So.2d 201 (Fla. 1962)



Judgment Liens – 1

Judgments Rendered in State of Florida

Review

- “New Guidelines for Handling Uncertified, Expired, and Otherwise Unperfected Judgment Liens,” 40 *Fund Concept* 33 (Apr. 2008)
- Note: contrary to the article, amount of judgments is \$1 million or less

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Review

- Judgment against one spouse when property is held by the entirety is not a lien
- TN 18.03.05
- Confirm continuous marriage
- If marriage was not continuous – contact underwriting counsel



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Easy Guide to Perfected Judgment



Easy Guide to Perfected Judgment



ddress



eginning date of judgment



ertified copy



ate of recording certified copy

Easy Guide to Perfected Judgment



Address

- Does judgment contain the address of judgment creditor?
- Was an affidavit recorded with certified copy with judgment creditor's address (10 documents either side of certified copy)?
- No – not perfected
- Yes – keep going

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Easy Guide to Perfected Judgment



Beginning date of judgment

- Is the judgment itself less than 20 years old?
- No – not perfected
- Yes – keep going

13



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Easy Guide to Perfected Judgment



Certified copy

- Is a certified copy of the judgment recorded?
- No – not perfected
- Yes – keep going

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Easy Guide to Perfected Judgment



Date of recording certified copy

- Is the certified copy less than 10 years old?
- No – not perfected
- Yes – perfected (if all answers are yes)

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What About Issuing a Policy?

- Ignoring unperfected liens for insured amounts of \$1 million or less
 - No certified copy recorded (C) AND/OR
 - No address or address affidavit (A)
 - Judgment more than one year old
 - May be ignored – TN 18.03.02 B. 1) & TN 18.03.02 D. 1)
 - Judgment up to one year old
 - Escrow funds until gap closed – contact underwriting counsel, will need agreement
 - TN 18.03.02 B. 1) & TN 18.03.02 D. 1)

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What About Issuing a Policy?

- Ignoring unperfected liens – policy for more than \$1 million
 - TN 18.03.02 B. 2) & TN 18.03.02 D. 2)
 - No certified copy recorded (C) AND/OR
 - No address or address affidavit (A)
 - Contact underwriting counsel

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Unique Code: BAA-CABUBACE-BCAF-DBEBB-BCBHJA Page 1 of 1

A. – Address?
Yes

B. – Beginning date of judgment?
Less than 20 years ago

C. – Certified copy?
Yes

D. – Date certified copy recorded?
Less than 10 years ago

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Judgment Liens – 2

Judgments Rendered Outside State of Florida Including Foreign Countries

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Perfection

Judgments from Outside State of Florida

- Recorded foreign judgment (certified)
 - Secs. 55.501-.509, F.S.
 - Other states & federal courts
 - Secs. 55.601-.607, F.S.
 - Foreign countries
 - Title Standard 9.2



20

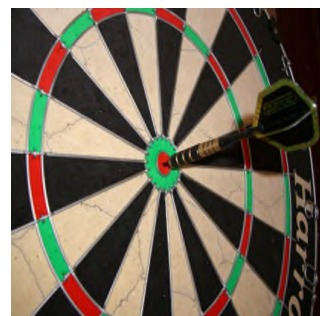
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Perfection

Judgments from Outside State of Florida

- Recorded affidavit
 - Creditor's address
 - Debtor's address
 - Act does not specify that affidavit is required to perfect lien on real property
 - Without affidavit treat as a valid lien
 - TN 18.01.01 C.



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Perfection – Notice

Judgments from Outside State of Florida

- Clerk to mail copy to debtor
- Creditor may also mail & record proof with clerk where judgment originates from foreign country
 - Other states & federal courts
 - Sec. 55.505(2), F.S.
 - TN 18.01.01 A. 2. b)
 - Foreign countries
 - Sec. 55.604(1)(b), F.S.
 - TN 18.01.01 B. 2. b)



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Perfection – Objection

Judgments from Outside State of Florida

- Judgment is not enforceable for 30 days
 - Other states & non-Florida federal courts
 - Debtor can file action contesting jurisdiction of judgment
 - Foreign countries
 - Debtor can file notice of objection with clerk specifying grounds for non-recognition or non-enforceability



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Perfection – Priority

Judgments from Outside State of Florida

- Other states & federal courts
 - Date of recording of judgment
 - TN 18.01.01 A 2. b)
 - *Dollar Sav. and Trust Co. v. Soltesiz*, 636 So.2d 63 (Fla. 2d DCA 1994)



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Perfection – Priority

Judgments from Outside State of Florida

- Foreign countries
 - Later date of the recording of
 - Clerk's certificate as to no objection or
 - Court order recognizing foreign judgment
 - Sec. 55.604(7), F.S.
 - TN 18.01.01 B. 2. c)
 - Include an exception once a certified copy is recorded



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Duration – Judgment

Judgments from Outside State of Florida

- Judgment itself – 20 years from entry of judgment
 - Courts outside Florida – Sec. 55.503(1), F.S.
 - Foreign country – Sec. 55.604 (5), F.S.
 - *Patrick v. Hess*, 212 So.3d 1039 (Fla. 2017)
 - Title Standard 9.2

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Duration – Lien

Judgments from Outside State of Florida

- Lien – 10 years from recording of certified copy (or until judgment expiration – whichever occurs first)
 - Sec. 55.10(2). F.S.
 - See Secs. 55.503(1), 55.604(5), F.S.
 - Title Standard 9.2



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Extension – Judgment

Judgments from Outside State of Florida

- No provisions



Extension – Lien

Judgments from Outside State of Florida

- Re-record certified copy with new affidavit prior to expiration
 - New 10-year period commences upon recording subject to judgment expiration
- Re-record after lien expiration causes loss in priority
 - Sec. 55.10(2), F.S.
 - Secs. 55.503(1), 55.604(5), F.S.
 - Title Standard 9.2-2



Perfected Lien

Judgments from Outside State of Florida

- Enforceable after conveyance to third party
 - *Gamez v. First Union Nat'l Bank of Fla.*, 31 So.3d 220 (Fla. 4th DCA 2010)



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Easy Guide to Perfected Judgment

Judgments from Outside State of Florida




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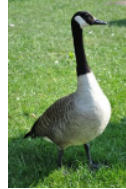
Easy Guide to Perfected Judgment Judgments from Outside State of Florida

 Address – goosed up

 Beginning date of judgment


 Certified copy

 Date of recording certified copy

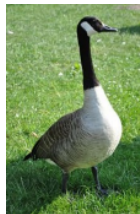


Easy Guide to Perfected Judgment Judgments from Outside State of Florida



 Address – goosed up

- Was affidavit recorded with both judgment creditor's & debtor's addresses (10 documents either side of certified copy)?
- No – not perfected, BUT contact underwriting
- Yes – keep going



Easy Guide to Perfected Judgment Judgments from Outside State of Florida



eginning date of judgment

- Is the judgment itself less than 20 years old?
- No – not perfected
- Yes – keep going

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Easy Guide to Perfected Judgment Judgments from Outside State of Florida



ertified copy

- Is judgment certified by the jurisdiction where it was entered & is it recorded?
- No – not perfected
- Yes – keep going

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Easy Guide to Perfected Judgment

Judgments from Outside State of Florida



Date of recording certified copy

- Is the certified copy less than 10 years old?
- No – not perfected
- Yes – perfected (if all answers are yes)

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What About Issuing a Policy?

Judgments from Outside State of Florida

- Ignoring unperfected liens for insured amounts of \$1 million or less
 - No address or address affidavit (**A**)
 - Contact underwriting counsel

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What About Issuing a Policy?

Judgments from Outside State of Florida

- Ignoring unperfected liens for insured amounts of \$1 million or less
 - No certified copy recorded (C)
 - Judgment more than one year old
 - May be ignored – TN 18.03.02 B. 1) & TN 18.03.02 D. 1)
 - Judgment up to one year old
 - Escrow funds until gap closed – contact underwriting counsel, will need agreement
 - TN 18.03.02 B. 1) & TN 18.03.02 D. 1)

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What About Issuing a Policy?

Judgments from Outside State of Florida

- Ignoring unperfected liens – policy for more than \$1 million
 - TN 18.03.02 B. 2) & TN 18.03.02 D. 2)
 - No certified copy recorded (C) AND/OR
 - No address or address affidavit (A)
 - Contact underwriting counsel

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Filing # 153049330 E-Filed 07/11/2022 11:24:25 AM

Richard K. Thompson, #14994
MARTIN, PRINGLE, OLIVER,
WALLACE & BAUER, L.L.P.
10 N. Main Street, Suite 300
Wichita, KS 67202
(316) 265-0511
rthompson@martinpringle.com

IN THE THIRTEENTH JUDICIAL DISTRICT
DISTRICT COURT, BUTLER COUNTY, KANSAS
CIVIL DEPARTMENT

FINANCECO OF KANSAS INC
Plaintiff,

vs.

DEANDRE JULIAN CRAWFORD
Defendant.

Case No. 17 LM 526

JOURNAL ENTRY OF JUDGMENT

This action comes on for final judgment. Plaintiff, FinanceCo of Kansas Inc, appears by and through its attorney, Richard K. Thompson, of Martin, Pringle, Oliver, Wallace & Bauer, L.L.P. Plaintiff's attorney advises the court that defendant, Deandre Julian Crawford, against whom judgment is entered, has been properly served with Summons or process herein, and that this court has jurisdiction to enter the judgment requested.

WHEREFORE, after examining the file and hearing arguments of counsel, the court finds that a Summons and copy of the Petition were duly and timely served on the defendant pursuant to statute, and no answer, defense, or other pleading has been filed as served by the defendant. Therefore, the court finds that judgment should be entered by reason of the default of said defendant.

Judgment is entered as follows: After recomputation of interest, unpaid and earned in accordance with K.S.A. § 61-3303, judgment for the plaintiff, FinanceCo of Kansas Inc, against defendant, Deandre Julian Crawford, for the principal amount of \$24,144.88 and interest accrued in the amount of \$261.21. Said principal amount shall draw interest at 2 1/4% per annum from March 28, 2014, until paid in full. Plaintiff is also granted judgment for attorney fees in the amount of \$420.00; its costs incurred in this action in the amount of \$120.00 and additional costs as they accrue.
IT IS SO ORDERED. This Order is effective as of the date and time shown on the electronic file stamp.

APPROVED:

MARTIN, PRINGLE, OLIVER,
WALLACE & BAUER, L.L.P.

By Richard K. Thompson
Richard K. Thompson, #14994
rthompson@martinpringle.com
Attorney for Plaintiff

ACCEPTED: DUVAL COUNTY, JODY PHILLIPS, CLERK, 07/16/2022 06:50:58 AM

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A. – Address? – goosed up
Should be in the affidavit
– if not contact
underwriting counsel



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Case No. Error! No document variable supplied.
Page -2-

3. Your affiant further says that the name and last known post office

address of the judgment creditor is FinanceCo of Kansas, Inc, 914 N. Main, PO
Box 697, Cheney, Kansas 67025.

FURTHER, AFFIANT SAYETH NOT.

[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me, by means of

☒ Physical appearance or

☐ Online notarization

this 18 of May, 2022

Signature of Notary Public- State of

8-23-2024
RENE LIES
Notary Public - State of Kansas
My Exp. Expires 8-28-24

Print, Type or stamp name of Notary Public

☒ Personally known to me, or

☐ Produced identification

type of identification

Filed by:

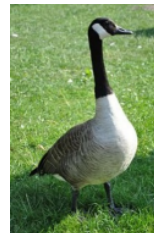
Richard P. Joblove, P.A.
Attorneys for Plaintiff
8821 SW 126th Street, #560592
Miami, Florida 33256-0592

61

A. – Address – goosed up

Was affidavit recorded with
both judgment creditor's &
debtor's addresses?


If there is no affidavit
contact underwriting
counsel



41

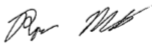
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Court: Butler County District Court
Case Number: 2017-LM-000526
Case Title: FinanceCo of Kansas, Inc. vs. Deandre Julian Crawford
Type: Journal Entry of Judgment

SO ORDERED.


 /s/ Honorable Ross McIlvain, District Magistrate Judge

Electronically signed on 2017-08-17 13:02:44 page 1 of 2

A. – Address – goosed up?
Should be in the affidavit

B. – Beginning date of judgment?
Less than 20 years ago

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IN THE THIRTEENTH JUDICIAL DISTRICT
DISTRICT COURT OF BUTLER COUNTY, KANSAS

FINANCECO OF KANSAS INC
 Vs.
 DEANDRE JULIAN CRAWFORD

Case No. 2017-LM-000526

Authentication under Act of Congress

STATE OF KANSAS
COUNTY OF BUTLER

I, Janell E. Jessup, Clerk of the District Court, in and for the County of Butler, State of Kansas, do hereby certify that I have compared the papers in writing, to which this certificate is attached, with the original

Journal Entry of Judgment

as the same appear of record and on file in my office, at the courthouse in said county, and that the same are true and correct copies of said originals, and the whole thereof.

In testimony whereof, I have hereunto set my hand and affixed the seal of said Court at Butler County, Kansas, this 28 day of December, 2021

By Kaleigh Malson, Deputy Clerk
Deputy Clerk

(Seal)

STATE OF KANSAS
COUNTY OF BUTLER

I, David A. Riche, Judge of the District Court in and for the County of Butler, State of Kansas, do hereby certify that Kaleigh Malson, whose name is subscribed to the foregoing certificate of attestation, now is, and was at the time of signing and sealing the same, the Clerk of the District Court of Butler County, and that her said attestation is in due form of law.

Date: December 28, 2021

David A. Riche
Judge of the District Court

STATE OF KANSAS
COUNTY OF BUTLER

I, Janell E. Jessup, Clerk of the District Court, in and for the County of Butler, State of Kansas, do hereby certify that David A. Riche, whose genuine signature appears to the foregoing certificate, was at the time of signing the same, Judge of the District Court of Butler County, State of Kansas, in said county duly commissioned and qualified; that full faith and credit are and of right ought to be given to all his official acts as such in all courts of record and elsewhere.

In testimony whereof, I have hereunto set my hand and affixed the seal of said Court at Butler County, Kansas, this 28 day of December, 2021

Janell E. Jessup, Clerk
Janell E. Jessup
Clerk

A. – Address – goosed up?
Should be in the affidavit

B. – Beginning date of judgment?
Less than 20 years ago

C. – Certified copy?
Yes

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Filing # 153049330 E-Filed 07/11/2022 11:24:25 AM

Richard K. Thompson, #14994
MARTIN, FRINGLE, OLIVER,
WALLACE & BAUER, L.L.P.,
100 N. Broadway, Suite 300
Wichita, KS 67202
(316) 265-0111
(316) 265-0111 (fax)
rthompson@martinfringle.com

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IN THE THIRTEENTH JUDICIAL DISTRICT
DISTRICT COURT, BUTLER COUNTY, KANSAS
CIVIL DEPARTMENT

FINANCECO OF KANSAS INC
Plaintiff,
vs.
DEANDRE JULIAN CRAWFORD
Defendant.

Case No. 17 LM 526

JOURNAL ENTRY OF JUDGMENT

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WHEREUPON, after examining the file and hearing statements of counsel, the court finds that a Summons and copy of the Petition were duly and timely served on the defendant pursuant to statute, and no answer, defense, or other pleading has been filed or served by the defendant. Therefore, the court finds that judgment should be entered by reason of the default of said defendant.

Judgment is entered as follows: After recalculation of interest, unpaid and earned in accordance with K.S.A. § 61-3303, judgment for the plaintiff, FinanceCo of Kansas Inc, against defendant, Deandre Julian Crawford, for the principal amount of \$5,144.65 and interest accrued in the amount of \$561.21. Said principal amount shall draw interest at 21% per annum from March 28, 2014, until paid in full. Plaintiff is also granted judgment for attorney fees in the amount of \$420.00; its costs incurred in this action in the amount of \$120.00 and additional costs as they accrue.
IT IS SO ORDERED. This Order is effective as of the date and time shown on the electronic file stamp.

APPROVED:

MARTIN, FRINGLE, OLIVER,
WALLACE & BAUER, L.L.P.

By Richard K. Thompson
Richard K. Thompson, #14994
rthompson@martinfringle.com
Attorneys for Plaintiff

- A. – Address – goosed up?
Should be in the affidavit
- B. – Beginning date of judgment?
Less than 20 years ago
- C. – Certified copy?
Yes
- D. – Date certified copy recorded?
Less than 10 years ago

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Judgment Liens

Additional Considerations

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Present & Future Interests

- Liens can attach & be enforced against a vested remainder
 - *Aetna Ins. Co. v. LaGasse*, 223 So.2d 727 (Fla. 1969)
- Life estate in a condominium was protected from forced sale to satisfy a judgment lien due to homestead
 - *King v. King*, 652 So.2d 1199 (Fla. 4th DCA 1995)



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Limited Liability Companies

Multi-Member LLC

- Charging order is sole & exclusive remedy to satisfy judgment against a member
 - Sec. 605.0503 (3), F.S.
- Charging order constitutes a lien on the judgment debtor's transferable interest of the LLC – not a lien on real property
 - Sec. 605.0503 (1), F.S.

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Limited Liability Companies

Single Member LLC – TN 11.10.01 F.

- Charging order is sole & exclusive remedy to satisfy judgment against member, UNLESS:
 - Court of competent jurisdiction determines that
 - Charging order will not satisfy judgment in a reasonable time
 - Such determination may be applied for any time after judgment including time of application for charging order
 - Charging order constitutes a lien on the judgment debtor's transferable interest of the LLC – not a lien on real property
- Sec. 605.0503 (4), F.S.

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Satisfactions

- Must be filed in the official records
- Can be executed by attorney of record when paid in full
 - TN 18.05.01(A)



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Federal Tax Liens

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Perfection

- File a “Notice of Lien” in the county in which the real property is located
 - Sec. 713.901(3)(b), F.S.



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Perfection - Priority

- Federal Tax lien priority is first in time first in right
 - *United States v. McDermott*, 113 S.Ct. 1526 (1993)
- Federal tax liens do not have priority over prior recorded liens
 - *U.S. v. Estate of Romani*, 523 U.S. 517 (1998)
- Re-recording after extension expiration will create a new lien with priority set by the re-recording date



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Duration – Collection

- Allowed for 10 years from date of assessment
- Time for collection may be suspended by taxpayers' actions (and thus extended)
 - Request for installment plan
 - Bankruptcy
 - And more
 - 26 U.S.C. Sec. 6502(a)(1)



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Duration – Lien

- 10 years & 30 days from assessment
- As a lien on real property
 - From time of recording until day after date specified as “last day for refiling”
 - 26 U.S.C. Sec. 6323(f)(1)(A)(i)
 - If not refiled, lien automatically released day after date specified as “last day for refiling”
 - 26 U.S.C. Sec. 6325(a)(1)

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Extension

- Refiling prior to “last day for refiling” will extend lien on real property
 - May not have a new “last day for refiling”
 - Should be noted as a refiling
- Duration is dependent upon length of time of suspension
 - Litigation, etc.
 - 26 U.S.C. Sec. 6323(g)(3)



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*** INTR 4441713 OR 4576 PG 1761 RECORDED 6/15/2010 9:20 AM PAGES 1 ***
DWMIGHT E. BROCK, COLLIER COUNTY CLERK OF THE CIRCUIT COURT
REC \$10.00

3351 Department of the Treasury - Internal Revenue Service
Form 668 (Y)(c)
(Rev. February 2006)

Notice of Federal Tax Lien

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone: (800) 829-3903
Serial Number: 663640610
For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer: EUGENE R DEZGUS III

Residence: 3255 13TH AVE SW
NAPLES, FL 34117-5317

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6323(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6672	12/31/2007	XXX-XX-4900	07/27/2009	08/26/2019	16864.11
6672	03/31/2008	XXX-XX-4900	07/27/2009	08/26/2019	9223.74
6672	06/30/2008	XXX-XX-4900	07/27/2009	08/26/2019	15999.84

Place of Filing: County Courthouse
Collier County
Naples, FL 33940
Total \$ 42377.69

This notice was prepared and signed at BALTIMORE, MD, on this, the 04th day of June, 2010.

Signature: *R.A. Mitchell*
for THERESA HARLEY
(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien.
Rev. No. 71-468, 1971-2 C.B. 400)

Part 1 - Kept by Recording Office
Form 668(Y)(c) (Rev. 2-2006)
CAT. NO 60025X

- Form 668 (Y)(c)
- Serial Number - 663640610
- Tax period
 - 12/31/2007, 03/31/2008, 06/30/2008
- Date of Assessment
 - 07/27/2009
- Last date for Refiling
 - 08/26/2019

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*** INTR 1754476 OR 5664 PG 922 RECORDED 8/19/2019 10:24 AM PAGES 1 ***
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
REC \$10.00

23022328 *** REFILED NOTICE
Form 668-F
(March 2016)

Department of the Treasury - Internal Revenue Service
Notice of Federal Tax Lien Refile

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone: (800) 829-3903
Original Serial Number: 663640610
For Use by Recording Office

In accordance with section 6323(a) of the Internal Revenue Code, the Notice of Federal Tax Lien originally filed on June 15, 2010, is hereby refilled with regard to the taxpayer and assessments identified below.

Name of Taxpayer: EUGENE R DEZGUS III

Address: 3255 13TH AVE SW
NAPLES, FL 34117-5317

The liabilities shown on this lien are being refilled only as they pertain to the name and SSN of the taxpayer shown in the NOTICE OF FEDERAL TAX LIEN REFILE box below.

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6672	03/31/2008	XXX-XX-4900	07/27/2009	08/26/2029	5483.50
6672	06/30/2008	XXX-XX-4900	07/27/2009	08/26/2029	20155.22

Notice of Federal Tax Lien Refile

Refill Serial Number: 372894319
Identifying Number: 663640610
Date: 07/31/2019

Current Taxpayer Name: EUGENE R DEZGUS III

Current Address: 3255 13TH AVE SW
NAPLES, FL 34117-5317

Collier County
Signature: STEVEN B. SILLARS
Title: REVENUE OFFICER (239) 938-7538

*If different from original notice of lien

Original Place of Filing: County Courthouse
Collier County
Naples, FL 33940
Total of Refile \$ 25638.72

The original notice was prepared and executed at BALTIMORE, MD, on this, the 04th day of June, 2010.

Signature: *Theresa Harley*
for THERESA HARLEY
Casting Number 167428

Part 1 - Recording Office
Form 668-F (Rev. 3-2016)

- Form 668-F
- Serial Number 663640610
- Tax period
 - 03/31/2008, 06/30/2008
- Date of Assessment
 - 07/27/2009
- Last date for Refiling
 - 08/26/2029
- Prior refile date – 08/26/2019
- Reason?

5



57

Form 669 (Z) 17489 Department of the Treasury - Internal Revenue Service
Certificate of Release of Federal Tax Lien
(Rev. 10-2000)

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Serial Number: 663640610 For Use by Recording Office

I certify that the following named taxpayer, under the requirements of section 6325 (a) of the Internal Revenue Code has satisfied the taxes listed below and all statutory additions. Therefore, the lien provided by Code section 6321 for these taxes and additions has been released. The proper officer in the office where the notice of internal revenue tax lien was filed on June 15, 2010, is authorized to make the books to show the release of this lien for these taxes and additions.

Name of Taxpayer: **BUGENIS S LARGUS III**
Residence: **3255 13TH AVE SW
NAPLES, FL 34117-5317**

COURT RECORDING INFORMATION:
Liber Page UCC No. Serial No.
4576 1781 N/A 4441713

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6672	12/31/2007	XXX-XX-4900	07/27/2009	08/26/2019	16864.11
6672	03/31/2008	XXX-XX-4900	07/27/2009	08/26/2019	9923.74
6672	06/30/2008	XXX-XX-4900	07/27/2009	08/26/2019	15589.84

Place of Filing: **County Courthouse
Collier County
Naples, FL 33940** Total \$ **42377.69**

This notice was prepared and signed at **BALTIMORE, MD**, on this, the 20th day of December, 2020.

Signature: *[Signature]* Title: **Operations Manager
Centralized Lien Operation**

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Certificate of Release of Federal Tax Lien. Rev. Rul. 71-466, 1971-2 C.B. 408.) Form 669 (Z) (Rev. 10-2000) CAT. NO 800281

Part 1 - RECORDING OFFICE

- Form 668 (Z)
- Serial Number 663640610
- Tax period
 - 12/31/2007, 03/31/2008, 06/30/2008
- Date of Assessment
 - 07/24/2009
- Last date for Refiling
 - 08/26/2019

58



58

Form 669-B (September 2008) Department of the Treasury - Internal Revenue Service
Certificate of Discharge of Property from Federal Tax Lien
(Section 6325(c)(2) of the Internal Revenue Code)

TERRY R DEMAREE of 1536 SEAGULL DR APT 106, City of PALM HARBOR, County of PINELLAS, State of FLORIDA, is indebted to the United States for unpaid internal revenue tax in the sum **Two Hundred Sixteen Thousand Fifty-Six and 87/100 Dollars (\$216,056.87)** as evidenced by:

Notation of Federal Tax Lien (a)	Recording Information (b)	Date Recorded (c)	Taxpayer Identification Number (d)	Amount Owed on Lien (e)
361942819	No. 5725054, BK. OFS640, Pg. 1449	00/11/2019	XXX-XX-5938	\$216,056.87

A lien attaching to all the property of the taxpayer was filed to secure the amount owed. The notice of lien was filed with the **County Courthouse for Collier County, FL**, in accordance with the applicable provisions of law.

The lien listed above is attached to certain property described as:

Lot 448, Autumn Woods Unit Four, according to the Plat thereof, as recorded in Plat Book 32, Pages 75 through 83, inclusive, of the Public Records of Collier County, Florida.
Property Address: 6937 Autumn Woods Boulevard, Naples, FL 34109

NOTE: Always include the address of real property or a descriptive narrative of personal property in this section when using "See Attachment" and a more detailed description is being attached.

The Internal Revenue Service acknowledges receipt of **One Hundred Forty-One Thousand Seven Hundred Fifty-Four and 92/100 dollars (\$141,754.92)**, the Internal Revenue Service discharges the above-described property from the lien. However, the lien remains in effect for all other property, or rights to property, to which the lien is attached.

Signature: *[Signature]* Title: **E TREJOS** Date: **09/08/2022**
ACTING ADVISORY GROUP MANAGER

(Note: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Discharge of Federal Tax Lien. Rev. Rul. 71-499, 1971-2, C.B. 408.)

- Form 669-B
- Certificate of Discharge of Property from Federal Tax Lien
- Serial Number 361942819
- Amount \$216,056.87
- Released legal
- For amount \$141,754.92
- Recorded 9/15/2022

59



59

Elimination

- Sheriff's sale **does not** eliminate federal tax liens recorded prior to the sale
 - *Sperling v. U.S.*, 944 So.2d 1139 (2008)
- Foreclosure judgment **will** eliminate if
 - United States is a party defendant &
 - 120-day redemption period after sale has run
 - 26 U.S.C. Sec. 7425 (d)(1)

60



60

Homestead & Entirety Property

- Federal tax liens
 - Attach to property held as estate by the entireties
 - Can be enforced against homestead property
 - 26 U.S.C. Sec. 7421
 - TN 30.02.01



61



61

Tax Lien – Estate by the Entireties

- *U.S. v. Craft*, 535 U.S. 274 (2002)
 - Tax lien will attach to tenants by the entirety property
 - Lien attached to tenants by the entirety
 - Debtor quitclaims to non-debtor spouse
 - Tax lien still attached
- TN 30.02.07

62



62

Tax Lien Against Deceased Debtor

Estate by the Entireties or Joint Tenancy

- Attaches to interest
- I.R.B. 2003-39, Notice 2003-60, Sept. 29, 2003
 - Question 4
 - Tax lien attached to tenants by the entirety
 - Death of debtor spouse
 - “[S]urviving non-liaible spouse takes property unencumbered by the federal tax lien”
- TN 30.02.07

63



63

Tax Lien Against Deceased Debtor

Estate by the Entireties or Joint Tenancy

- May remain a lien on real property
- *Paternoster v. U.S.*, 640 F.Supp.2d 983 (S.D. Ohio 2009)
 - Tax lien attached to tenants by the entirety property
 - Debtor spouse died
 - Tax lien remains valid
- TN 30.02.07

64



64

Tax Lien Against Deceased Debtor

- May remain a lien on real property
- TN 30.02.07
- Contact underwriting counsel



65



65

County & Municipal Liens



Chs. 153, 159 & 170, F.S.



66

County Water & Sewer Systems

Municipal Liens – Ch. 153, F.S.



67

County Services & Facilities

- Water
- Sewer



Priority

- Superior to all other liens, including purchase money mortgages
 - Sec. 153.67, F.S.

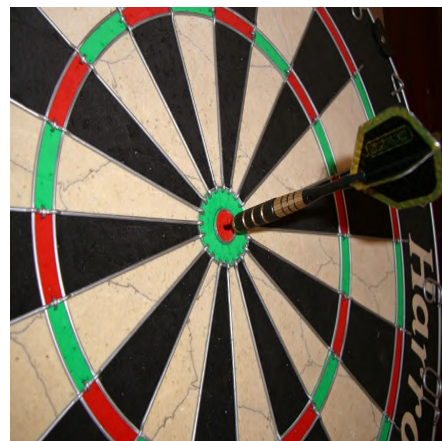
68

The Fund

68

Perfection

- Lien appears to attach when service charge becomes due
 - TN 25.03.09
- No requirement to record any document
 - Sec. 153.67, F.S.



69

The Fund

69

Duration

- Subject to a 5-year statute of limitation, if recorded in official records books
 - Sec. 95.11, F.S.
 - *City of Riviera Beach v. Reed*, 987 So.2d 168 (Fla. 4th DCA 2008)
- Foreclosure may begin when service charge is 30 days past due
 - Sec. 153.67, F.S.

70



70

Extension - none



71



71

Prepared on 06/22/2022
 Prepared By & Return To:
 Credit & Collection
 Orange County Utilities Department
 Customer Service Division
 9150 Curry Ford Road
 Orlando FL 32825-7600


WATER AND/OR SEWER LIEN

To: GILBERTO CONTRON
 6596 S GOLDENROD RD UNIT B
 ORLANDO, FL 32822-4713

Orange County, a political subdivision of the State of Florida, does hereby claim a lien upon the real property described below for all fees, rates and charges for water and/or sewer service rendered to the property described below, and fees and costs for the collection thereof and enforcement of this lien. This lien is claimed pursuant to Section Five of Chapter 71-804, Laws of Florida, 1971 and Section 153.67 Florida Statutes, and is in the amount of \$53.56 for services rendered to the below described property from 11/26/2002 to 03/16/2022 (inclusive).

The real property upon which the lien is claimed is described as follows:


ACCOUNT:	009706200
ADDRESS:	707 BRIDGEWAY BLVD
PARCEL ID:	23-23-31-0892-01-190
LEGAL DESCRIPTION:	BRIDGE WATER PHASE 2 43148 LOT 116


TIMOTHY B. ARMSTRONG, ASSISTANT DIRECTOR
ORANGE COUNTY UTILITIES
ORANGE COUNTY, FLORIDA


STATE OF FLORIDA
COUNTY OF ORANGE

On this day, personally appeared before me, the undersigned Notary Public, Timothy B. Armstrong, to me well known to be Designee of Orange County Utilities Director, who, after being duly sworn, depose and say that the foregoing Water and/or Sewer Lien was executed under authority of the Board of County Commissioners for the purposes therein expressed.

WITNESS my hand and official seal this 22nd day of June, 2022.




ANDREA BALAGUER
Notary Public, State of Florida at Large
My Commission Expires:



66


- Priority Sec. 153.67, F.S.
- No requirement to record
- 5-year statute of limitations if recorded – from recording date

72


72

Bond Financing

Municipal Liens – Ch. 159 F.S.



73

Municipal Repairs & Improvements

- Governing bodies
 - County
 - Municipality
- Sec. 159.02, F.S.



74

The Fund

74

Municipal Repairs & Improvements

- Waterworks systems
- Sewer systems
- Gas systems
- Bridges
- Causeways
- Tunnels
- Incinerator & solid waste disposal systems
- Harbor & port facilities
- Mass transportation systems
- Expressways
- Marinas
- Civic auditoriums
- Sports arenas
- Parking facilities, &
- Theme & amusement parks

75

75

Municipal Repairs & Improvements

- Fix & collect
 - Rates
 - Fees
 - Tolls
 - Rentals or
 - Other charges for services & facilities
- Sec. 159.03 (3), F.S.

76



Tolco Water Authority
351 North Lufkin King Blvd.
Kissimmee, Florida 34741
888-456-1770
www.tolcowater.com

Bringing you life's most precious resource

Customer Service (Mon - Sun) 888-456-1770

Water Meter Number	Read Date	Previous Reading	Current Reading	Usage
*****	01/15/2013	49	174/02/13	125

Previous Balance	25.42
Payment - Thank You	-25.42
Balance Forward	0.00
Current Transactions:	
Water Basic Charge	4.62
Water Usage	2.34
Plowwater Basic Charge	11.43
Plowwater Usage	7.89
Public County Tax (10%)	5.79
Current Transaction Total	27.65
Total Amount Due	\$27.65

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT - DO NOT SEND US BY THE MAIL

Account Number	Pay Date	Current Charges	Total Amount Due
*****	01/15/2013	\$27.65	\$27.65

Please Remit to:
Tolco Water Authority
P.O. Box 10527
Tampa, Florida 33630-3527

CUSTOMER NAME AND MAILING ADDRESS

76

Priority

- Premises served by such system
- Superior to all other liens, including purchase money mortgages
 - Sec. 159.17, F.S.



77



77

Perfection



- Lien appears to attach when service charge becomes due
 - TN 25.03.09
- No requirement to record any document
 - Sec. 159.17, F.S.

78



78

Duration

- Subject to a 5-year statute of limitations, if recorded in official records book
 - Sec. 95.11, F.S.
 - *City of Riviera Beach v. Reed*, 987 So.2d 168 (Fla. 4th DCA 2008)
- Foreclosure may begin when service charge is 30 days past due
 - Sec. 159.17, F.S.

79



79

Extension - none



Instr# 118151292 , Page 1 of 1, Recorded 05/17/2022 at 02:08 PM
Broward County Commission

CLAIM OF LIEN

STATE OF FLORIDA: THIS INSTRUMENT PREPARED BY
COUNTY OF BROWARD: FINANCE DEPARTMENT
CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301
ACCOUNT: 2162660
FOLIO #: 022302090

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED
SUSAN GRANT, WHO BEING DULY SWORN, SAYS THAT HE/SHE IS THE DIRECTOR OF
FINANCE/DESIGNEE OF THE LIENOR HEREIN, THE CITY OF FORT LAUDERDALE WHOSE
ADDRESS IS 100 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA, 33301 AND THAT IN
PURSUANCE OF A CONTRACT WITH NAME: SIXT SHACK 28215 FEDERAL HIGHWAY FLL LLC
ADDRESS: 28215 FEDERAL HWY

LIENOR FURNISHED MUNICIPAL UTILITY SERVICES ON THE FOLLOWING DESCRIBED REAL
PROPERTY IN BROWARD COUNTY, FLORIDA:

PROPERTY DESCRIPTION: FOR LOTS 9 & 11 BLK 5 LESS N 2.5 & LESS W 25 & TOGETHER WITH
POR OF N1/2 OF N1/2 OF SE1/4 OF NE

PROPERTY SUBDIVISION : LAKEVIEW 1-68 D

OWNED BY :
SIXT SHACK 28215 FEDERAL HIGHWAY
FLL LLC % TAX DEP
1301 NW 49 ST STE 100
FORT LAUDERDALE, FL 33309-3273

THERE REMAINS UNPAID \$10,116.28 PLUS COSTS AND
ADDITIONAL CHARGES AS SPECIFIED BY APPLICABLE
ORDINANCES AND FURNISHED THE FIRST OF THE SAME
ON 03/15/2021, AND THE LAST OF THE SAME ON
04/15/2022, IN WHICH AMOUNT THE CITY OF FORT
LAUDERDALE CLAIMS A LIEN UPON SAID PROPERTY.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Veronica Wade
VERONICA WADE

Susan Grant
DIRECTOR OF FINANCE/DESIGNEE
CITY OF FORT LAUDERDALE

SWORN TO AND SUBSCRIBED BEFORE ME THE
12 DAY OF MAY 20 2022

INOC
NOTARY PUBLIC, STATE OF FLORIDA
Cecilia Mink
Notary Public
State of Florida
Current HH099116
Expires 02/07/2024



- For utility services
- No requirement to record
- 5-year statute of limitations once recorded – from recording date

Supplemental & Alternative Method of Making Local Municipal Improvements

Municipal Liens – Ch. 170, F.S.

82

Local Improvements Sec. 170.01, F.S.

- Roads
- Walkways
- Drainage for above
- Lighting for above
- Street furniture
- Landscaping
- And other amenities such as parks & seawalls



83

The Fund

83

Priority

- Payable in time & manner as provided in the resolution
- Superior to all other liens, including purchase money mortgages
- Shall bear interest with limitations on interest rate
 - Sec. 170.09, F.S.



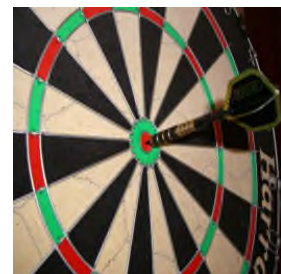
84

The Fund

84

Perfection

- Resolution required
 - Sec. 170.03, F.S.
- Shall be recorded in “Improvement Lien Book”
- Lien attaches when municipality equalized & approves special assessment
 - No requirement for improvement to be complete
 - Sec. 170.08, F.S.



85

The Fund

85

Duration

- Lien attaches until paid
 - Sec. 170.08, F.S.
- No longer than 30 years
 - Sec. 170.09, F.S.
- Delinquent if not paid when due &
- Governing authority shall bring suit
 - Sec. 170.10, F.S.



86



86

Extension

- Special act contrary to 30-year limitation
 - Sec. 170.09, F.S.



87



87

Resolution

68

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA RESOLUTION NUMBER 00-03

A RESOLUTION OF THE TOWN OF FORT MYERS BEACH, FLORIDA, DECLARING SPECIAL ASSESSMENTS FOR THE RE-CONSTRUCTION OF PALMETTO STREET AND EASY STREET, PROVIDING AUTHORITY; RE-CONSTRUCTION OF PALMETTO STREET AND EASY STREET; PLANS AND SPECIFICATIONS, WITH ESTIMATED COST OF PROPOSED IMPROVEMENT; PUBLICATION OF RESOLUTION; PRELIMINARY ASSESSMENT ROLL; PUBLICATION OF PRELIMINARY ASSESSMENT ROLL; FINAL CONSIDERATION OF SPECIAL ASSESSMENTS; EQUALIZING BOARD TO HEAR COMPLAINTS AND ADJUST ASSESSMENTS; PRIORITY OF LIEN, INTEREST, AND METHOD OF PAYMENT; LEGAL PROCEEDINGS INSTITUTED UPON FAILURE OF PROPERTY OWNER TO PAY SPECIAL ASSESSMENT OR INTEREST WHEN DUE; FORECLOSURE; SERVICE OF PROCESS; EXPENDITURES FOR IMPROVEMENTS; ASSESSMENT ROLL SUFFICIENT EVIDENCE OF ASSESSMENT AND OTHER PROCEEDINGS; VARIANCE NOT MATERIAL UNLESS PARTY OBJECTING MATERIALLY INJURED THEREBY; SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Palmetto Street and Easy Street are in desperate need of re-construction; and, WHEREAS, the Town was unable to obtain the consent of all of the benefited property owners;

and, WHEREAS, the levy of mandatory assessments is the only method available for the re-construction.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA:

SECTION ONE: Authority. This Resolution is enacted pursuant to the provisions of Chapter 95-494, Laws of Florida, Chapter 170, Florida Statutes, and other applicable provisions of law.

SECTION TWO: Re-construction of Palmetto Street and Easy Street.

- There is hereby proposed the assessment of the cost of construction or reconstruction, the cost of all labor and materials, the cost of all lands, property, rights, easements, interest, cost of plans and specifications, surveys of estimates of costs and of revenues, cost of engineering and legal services, and all other expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction and administrative expense.
- The foregoing cost shall be assessed against all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided.

ment is \$96,446.00

with Estimated Cost of Proposed Improvement. There is showing the area to be assessed, with plans and proposed improvement, which assessment plat, plans the inspection of the public.

Upon the adoption of this resolution, this resolution shall be published in a newspaper of general circulation published in the

Upon the adoption of this resolution a preliminary of assessment provided for in this resolution, which as possible; said assessment roll shall show the lots and the assessment against each lot or parcel of land, the number of annual installments in which the shown upon said assessment roll.

assessment Roll. Upon the completion of said preliminary solution fix a time and place at which the owners of the interested therein may appear before said governing divisibility of making such improvements, as to the cost and as to the amount thereof to be assessed against each titing of such time and place shall be given to such

assessment and shall be served by mailing a copy to last known address, the names and addresses of such xords of the property appraiser or from such other roof of such mailing to be made by the affidavit of the provided, that failure to mail said notice or notices shall under.

ng shall also be given by two publications a week apart in publication shall be at least 1 week prior to the date of streets or other areas to be improved and advise all such property to be assessed and the amount to be y may be ascertained at the office of the clerk of the shall be verified by the affidavit of the publisher and

special Assessments; Equalizing Board To Hear time and place named in the notice provided, the meet and hear testimony from affected property owners z improvements and funding them with special xony, the governing authority of the municipality shall special assessments. Thereafter, the governing authority

consider any and all complaints as to the special assessments on a basis of justice and right. When so eming authority, a final assessment roll shall be filed and such assessments shall stand confirmed and he property against which such assessments are made rovement, the municipality shall credit to each of the riginally made, approved, and confirmed and the vement to be paid by special assessments as finally ment, but in no event shall the final assessments exceed pty after such confirmation, the assessments shall be own as the "Improvement Lien Book," and the record ie evidence of its validity.

Method of Payment. The special assessments shall be in the resolution providing for the improvement; shall county, district, and municipal taxes, superior in dignity all bear interest, at a rate of 8 percent per year, from and may, be made payable in equal installments over a id when due, there shall be added a penalty at the rate : assessments may be paid without interest at any time ted and a resolution accepting the same has been

Upon Failure of Property Owner to Pay Special Service of Process. Each annual installment provided l resolution, with interest upon all deferred payments, emen paid, and upon the failure of any property owner to eol, or any annual interest upon deferred payments, the use to be brought the necessary legal proceedings by a l all accrued interest and penalties, together with all euey's fee, to be assessed as part of the costs and in the nt of an assessment, or any accrued interest on said rest and penalties thereon, shall immediately become he foreclosure of any special assessment service of lants may be had by publication, as now provided by law fings shall be prosecuted to a sale and conveyance of the rovided by law in suits to foreclose mortgages.

sis. The governing authority of any municipality shall if fund that may be provided for that purpose such one

ent Evidence Of Assessment And Other Proceedings; Materially Injured Thereby. Any informality or ith the levy of any special assessment shall not affect the sement roll has been confirmed by the Town Council.

firmed shall be competent and sufficient evidence that ent was duly made and adopted, and that all other sment roll were duly had, taken, and performed as e directions hereunder shall be held material unless it aterially injured thereby.

ne of the provisions of this resolution should be held rary to the policy of express law, although not expressly ry reason whatsoever be held invalid, then such provision ate from the remaining provisions of this resolution, and is of this resolution.

solution shall become effective upon adoption.

y the Fort Myers Beach Town Council upon being put

§
§
§
§
§

ay of January, 2000.

Town of Fort Myers Beach

By: *John J. McMillan*
John J. McMillan, Mayor

88



88

Resolution

- Authority under Ch. 170, F.S.
- Project outline & costs
- Assessment plat
 - Who has to pay
- Publication requirements
- Preliminary assessment roll

68

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA RESOLUTION NUMBER 00-03

A RESOLUTION OF THE TOWN OF FORT MYERS BEACH, FLORIDA, DECLARING SPECIAL ASSESSMENTS FOR THE RE-CONSTRUCTION OF PALMETTO STREET AND EASY STREET, PROVIDING AUTHORITY; RE-CONSTRUCTION OF PALMETTO STREET AND EASY STREET; PLANS AND SPECIFICATIONS, WITH ESTIMATED COST OF PROPOSED IMPROVEMENT; PUBLICATION OF RESOLUTION; PRELIMINARY ASSESSMENT ROLL; PUBLICATION OF PRELIMINARY ASSESSMENT ROLL; FINAL CONSIDERATION OF SPECIAL ASSESSMENTS; EQUALIZING BOARD TO HEAR COMPLAINTS AND ADJUST ASSESSMENTS; PRIORITY OF LIEN, INTEREST, AND METHOD OF PAYMENT; LEGAL PROCEEDINGS INSTITUTED UPON FAILURE OF PROPERTY OWNER TO PAY SPECIAL ASSESSMENT OR INTEREST WHEN DUE; FORECLOSURE; SERVICE OF PROCESS; EXPENDITURES FOR IMPROVEMENTS; ASSESSMENT ROLL SUFFICIENT EVIDENCE OF ASSESSMENT AND OTHER PROCEEDINGS; VARIANCE NOT MATERIAL UNLESS PARTY OBJECTING MATERIALLY INJURED THEREBY; SEVERABILITY AND AN EFFECTIVE DATE.

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- The foregoing cost shall be assessed against all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided.

89



89

Improvement Lien Book

IMPROVEMENT LIEN BOOK INDEX

74

NO. 59 WALDEN DRIVE STREET LIGHTING PROJECT AREA BETWEEN MCGREGOR BOULEVARD AND THE CALOOSAHATCHEE RIVER

Resolution No. 2007-54 adopted 10/01/2007
Establish district
Advertised 10/08/2007

Resolution No. 2007-56 adopted 10/15/2007
Adopting preliminary assessment roll
Notices mailed 10/26/2007
Advertised 11/16/2007 and 11/23/2007

Resolution No. 2007-64 adopted 12/03/2007
Equalizing assessments
Recorded: 12/13/2007 Instrument No. 2007000366050

Resolution No. 2008-27 adopted 07/21/2008
Amending final pro-rata cost
Recorded: 07/30/2008 Instrument No. 200800020480



Improvement Lien Book

75

- Separate bill sent
- Owner may pay in full or
- Spread payments over time
 - Will pay interest
 - Maximum time indicated within resolution

CITY OF FORT MYERS - PO BOX 2465, FORT MYERS, FL 33902-2465 (239) 321-7175

Customer #	Due Date	Prev Balance	Payments	Cur Activity	Amount Due
132111	9/10/2016	216.35	216.35	216.35	216.35

Amount Enclosed

1240 WALDEN DR. FORT MYERS, FL 33901-8834

LAWRENCE RAMONDI
1240 WALDEN DR.
FORT MYERS, FL 33901-8834

Please detach and return top portion with your remittance. REPRINT - BATCH #: 225

Date	Billing Cycle	Description	Amount
08/03/2015	Previous Balance		216.35
09/10/2015	Payment - Bank you	Document #: 00080038	-216.35
09/10/2015	Assessment: 059-000003	Address: 1240 WALDEN DR. FORT MYERS, FL 33901-8834	216.35
09/10/2015	Parcel: 344424P3020000100	Document #: 00094100	
09/10/2016	Billing	Assessment: 059-000003	216.35
09/10/2016	Parcel: 344424P3020000100	Address: 1240 WALDEN DR. FORT MYERS, FL 33901-8834	
09/10/2016	07/31/2017	Special Assessment Interest	23.90
09/10/2016	07/31/2017	Special Assessment Principal	192.05
Total Charges:			216.35

Customer #	Due Date	Prev Balance	Cur Charges	Amount Due
132111	9/10/2016	216.35	216.35	216.35

Payments must be received on or before due date to avoid penalties.

76

80

93

Paid Assessment

RESOLUTION NO. 2007-64

EXHIBIT A
Equalized Assessment Roll
Special Assessment Geographical Area No. 59 Walden Drive
Assessment is 10 years at 6.00% Interest

81

34424P302000030	HUME HAROLD N JR + MARTHA G	1235 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 44	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
34424P301600070	FIORIE ARNOLD F	1309 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 45	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
34424P301600020	MORRIS JULIUS T LIE +	1244 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 46	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
34424P301600030	PENDLETON MARTHA J LIE	1345 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 47	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
34424P302000040	MORRISON STEVEN K + LISA C	1231 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 48	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
34424P301600040	STEJSKAL BARRETT W	1327 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 49	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
34424P301600020	SUNTRUST BANK TR	WALCODE 3043	SARASOTA	FL	34230	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 50	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
34424P301600090	MULLER MARK F + CLAUDE L	1140 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 51	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
34424P302000010	SCAGLIOTTI KELLY A	1227 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 52	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
34424P300007000	MARTINA BARBARA BIEHL	1210 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 53	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02

94



94

How to Check for Municipal Liens

- Call municipality
 - Sometimes can be difficult to identify
- Submit form required by municipality
- Pay a required fee
- OR
- Hire a lien search company

95



95

County or Municipal Code Enforcement

Ch. 162, F.S.

96

Perfection

- Record a certified copy of order imposing a fine or fine plus costs in public records
- Lien will attach to all real or personal property owned by violator except constitutional homestead
- May not initiate foreclosure until “three months” after filing of the lien
- Sec. 162.09(3), F.S.

97



97

Priority

- From time a certified copy of a code enforcement order imposing a fine or fine plus costs is recorded in public records

- Sec. 162.09(3), F.S.



- No super priority

- *City of Palm Bay v. Wells Fargo Bank, N.A.*, 114 So.3d 924 (Fla. 2013)

98



98

Duration

- Must bring action to enforce lien no later than 20 years from recording of certified copy of order imposing fine

- Sec. 162.10, F.S.

- Enforceable in same manner as court judgment

- However not deemed a court judgment

- Sec. 162.09(3), F.S.



99



99

Extension

- Action must commence prior to end of 20-year period
- Continuation of such a lien during pendency of action will not bind creditors or subsequent purchaser for valuable consideration without notice, if lis pendens is not filed
 - Sec. 162.10, F.S.



100



100

Instr# 118153817, Page 1 of 2, Recorded 05/16/2022 at 10:22 AM
Broward County Commission

ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

CITY OF FORT LAUDERDALE
Petitioner,

vs.
GORMAN, RANDALL
Respondent(s)

CASE NO. CE20080421

Space Reserved Recording Information

That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:
Parcel: 564208101750
Legal: BRENDAL HEIGHTS 32-40 B LOT 21 BLK 7
More commonly known as: 1016 SW 22 TERRACE
2. That the Special Magistrate did issue on the 8th day of December 2020, a Final Order in the above captioned case commanding the above entire respondent(s) to bring the violations specified in said Final Order into compliance on or before the date specified therein, based on the testimony and evidence as presented. The Special Magistrate, on the 14th day of April 2022, did impose a fine in the amount of \$22,400.00 which continues to accrue.
3. On April 14, 2022, the Special Magistrate found that the respondent(s) did not comply with the Final Order and any subsequent orders on or before the date specified therein, based on the testimony and evidence as presented. The Special Magistrate, on the 14th day of April 2022, did impose a fine in the amount of \$22,400.00 which continues to accrue.
4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, plus the recovery of reasonable attorney's fees in any enforcement of the lien.
5. The City shall record a certified copy of this Order in the Public Records of Broward County 30 days from the above date of the Special Magistrate Hearing. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

Page 1 of 2

I certify this document to be a true and correct copy of the original.
WITNESS MY HAND AND SEAL
on MAY 16 2022
Hon. Don Combs, Special Magistrate
City of Fort Lauderdale, Fla.

Instr# 118153817, Page 2 of 2, End of Document

Case No: 1320000421
Property: 1016 SW 22 TERRACE

LIEN AND FORECLOSURE NOTICE:

Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety (90) days.

DONE AND ORDERED this 14th day of April 2022.

ATTEST:

Clerk, Special Magistrate

Special Magistrate

I HEREBY CERTIFY that on this day before me, an officer-duly qualified to take acknowledgments, personally appeared H. Mark Parry, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of April 2022, by H. Mark Parry, as Special Magistrate, of the City of Fort Lauderdale, and Tasha Williams, as Clerk of the Special Magistrate for the City of Fort Lauderdale.

(Signature of Notary Public, State of Florida)

(Printed, Typed, or Stamped Commissioned Name of Notary)

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____

This instrument prepared by and returns to:
Katie Williams
Building & Construction Enforcement Division
Department of Sustainable Development
City of Fort Lauderdale
521 NE 4th Avenue
Fort Lauderdale, FL 33301
k.williams@cityofftlauderdale.com

Page 2 of 2

I certify this document to be a true and correct copy of the original.
WITNESS MY HAND AND SEAL
on MAY 16 2022
Hon. Don Combs, Special Magistrate
City of Fort Lauderdale, Fla.

- Certified copy
- Not enforceable until 3 months after filing of lien
- 20-year SOL

101



101

Hybrid Code Enforcement

- Code enforcement lien called a tax
- Ordinance/Regulation
 - Chapter 6

102



INSTR # 114156383 Page 1 of 6, Recorded 01/18/2017 at 04:23 PM
Broward County Commission, Deputy Clerk SRECORD

84



Town of Lauderdale-By-The-Sea
4501 Ocean Drive
Lauderdale-By-The-Sea, Florida 33308

OFFICE OF THE SPECIAL MAGISTRATE

4501 OCEAN DRIVE

TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA 33308

TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA

Petitioner,

vs.

JOHNSON,DANIELLE

Respondent(s)

Case #:

16080017

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: JOHNSON,DANIELLE

20515 NW 3 AVE. MIAMI, FL 33169

The Town of Lauderdale-By-The-Sea Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Town of Lauderdale-By-The-Sea Special Magistrate did issue on 10/27/2016, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a fine in the amounts shown below commencing on dates shown below plus an additional fine to cover costs incurred by the City in the amount of \$150.00.

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
Chapter 6 - Building and Building Regulations	Section 6-4 (a) (1)	The exterior of buildings and structures and all property shall be kept free of all materials, and any materials in the hands of contractors, customers, pedestrians and other persons visiting the premises and free of unsightly conditions and any of the...	10/31/2016	10/27/2016	\$500.00

Notes:

CERTIFICATION OF LIEN AMOUNT: \$15,150.00.

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 494307010140

BEL-AIR 32-10 B LOT 14 BLK 1

102

Hybrid Code Enforcement

- Paragraph 5, second page
 - Fine & costs as a lien via Code of Ordinances
 - **“...such lien shall be coequal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles and claims regardless of when created or recorded.”**
- Call underwriting counsel



103



103

Review

- Judgment Liens – **A**, **B**, **C**, **D**
- Federal Tax Liens – review document face
- Municipal Liens – recording in Official Records book not necessary for lien to attach
- Code Enforcement Liens – need certified copy recorded



104

The Fund

104



Thank you
for your time & attention

For more information please contact:

Linda Monaco, B.C.S.

LMonaco@TheFund.com

The Fund

105

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT, PAGE: 1 OF 1
INSTR #: 3184110 Doc Type: JUD, Recorded: 12/08/2022 at 10:40 AM
ERECORDED

Filing # 162542221 E-Filed 12/07/2022 10:14:45 AM

IN THE COUNTY COURT IN AND
FOR CHARLOTTE COUNTY, FLORIDA
CASE NO: 21001652SP

LVNV FUNDING LLC

Plaintiff

vs.

SONYA SHATNEY

Defendant(s)

DEFAULT FINAL JUDGMENT

THIS CAUSE having come to be heard before this Honorable Court for a Pre-Trial Conference on
09/21/2021, and the Court finding that a Default was entered, and being otherwise fully advised in the premises, it
is:

ORDERED AND ADJUDGED THAT:

Plaintiff whose address is c/o Resurgent Capital Services LP 55 Beattie Place, Suite 110 Greenville, SC
29601 shall recover from Defendant(s) SONYA SHATNEY the principal sum of \$1,580.36, court costs in the
amount of \$244.50, interest in the amount of \$0.00, that shall bear interest at the rate of 4.75% per annum, for all of
which let execution issue. The interest rate will adjust in accordance with section 55.03, Florida Statutes. Plaintiff
shall be entitled to post-judgment costs incurred in the execution of the judgment pursuant to Florida Statute.

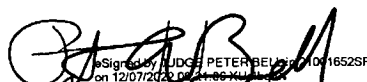
IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and
return it to the Plaintiff's attorney, within 45 days from the date of this Final Judgment, unless the Final Judgment is
satisfied or a motion for new trial or notice of appeal is filed. The Defendant should NOT file the completed form
7.343 with the court.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to
complete form 7.343 and return it to the Plaintiff's attorney.

Plaintiff shall furnish a copy of this Order/Judgment to each self-represented party by U.S. Mail,
first class, postage paid; and, file a certificate signed by the attorney that delivery of this
Order/Judgment has been made as set forth herein.

DONE AND ORDERED


Signed by JUDGE PETER BELMONT on 12/07/2022 at 10:14:45 AM

Electronic Service List



Filing # 153049330 E-Filed 07/11/2022 11:24:25 AM

Richard K. Thompson, #14994
MARTIN, PRINGLE, OLIVER,
WALLACE & BAUER, L.L.P.
100 N. Broadway, Suite 500
Wichita, KS 67202
(316) 265-9311
(316) 265-2955 (fax)
rkthompson@martinpringle.com

IN THE THIRTEENTH JUDICIAL DISTRICT
DISTRICT COURT, BUTLER COUNTY, KANSAS
CIVIL DEPARTMENT

FINANCECO OF KANSAS INC
Plaintiff,
vs.

DEANDRE JULIAN CRAWFORD
Defendant.

Case No. 17 LM 526

JOURNAL ENTRY OF JUDGMENT

This action comes on for final judgment. Plaintiff, FinanceCo of Kansas Inc, appears by and through its attorney, Richard K. Thompson, of Martin, Pringle, Oliver, Wallace & Bauer, L.L.P. Plaintiff's attorney advises the court that defendant, Deandre Julian Crawford, against whom judgment is entered, has been properly served with Summons or process herein, and that this court has jurisdiction to enter the judgment requested.

WHEREUPON, after examining the file and hearing statements of counsel, the court finds that a Summons and copy of the Petition were duly and timely served on the defendant pursuant to statute, and no answer, defense, or other pleading has been filed or served by the defendant. Therefore, the court finds that judgment should be entered by reason of the default of said defendant.

Judgment is entered as follows: After recomputation of interest, unearned and earned in accordance with K.S.A. § 61-3303, judgment for the plaintiff, FinanceCo of Kansas Inc, against defendant, Deandre Julian Crawford, for the principal amount of \$8,144.65 and interest accrued in the amount of \$561.21. Said principal amount shall draw interest at 21% per annum from March 28, 2014, until paid in full. Plaintiff is also granted judgment for attorney fees in the amount of \$420.00; its costs incurred in this action in the amount of \$120.00 and additional costs as they accrue.
IT IS SO ORDERED. This Order is effective as of the date and time shown on the electronic file stamp.

APPROVED:

MARTIN, PRINGLE, OLIVER,
WALLACE & BAUER, L.L.P.

By /s/Richard K. Thompson
Richard K. Thompson, #14994
rkthompson@martinpringle.com
Attorneys for Plaintiff

ELECTRONICALLY FILED
2017 Aug 17 PM 1:02
CLERK OF THE BUTLER COUNTY DISTRICT COURT
CASE NUMBER: 2017-LM-000526



Court: Butler County District Court
Case Number: 2017-LM-000526
Case Title: FinanceCo of Kansas, Inc. vs. Deandre Julian Crawford
Type: Journal Entry of Judgment

SO ORDERED.

A handwritten signature in black ink, appearing to read "Ross McIlvain".

/s/ Honorable Ross McIlvain, District Magistrate
Judge

Electronically signed on 2017-08-17 13:02:44 page 1 of 2

IN THE THIRTEENTH JUDICIAL DISTRICT
DISTRICT COURT OF BUTLER COUNTY, KANSAS

FINANCECO OF KANSAS INC

Vs.

DEANDRE JULIAN CRAWFORD

Case No. 2017-LM-000526

Authentication under Act of Congress

STATE OF KANSAS

COUNTY OF BUTLER

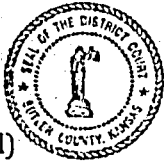
SS:

I, Janell E. Jessup, Clerk of the District Court, by Deputy Clerk, in and for the County of Butler, State of Kansas, do hereby certify that I have compared the papers in writing, to which this certificate is attached, with the original

Journal Entry of Judgment

as the same appear of record and on file in my office, at the courthouse in said county, and that the same are true and correct copies of said originals, and the whole thereof.

In testimony whereof, I have hereunto set my hand and affixed the seal of said Court at Butler County, Kansas, this 22 day of December, 2021



(Seal)

By Kaleigh Maison, Deputy Clerk

Kaleigh Maison
Deputy Clerk

STATE OF KANSAS

COUNTY OF BUTLER

SS:

I, David A. Ricke, Judge of the District Court in and for the County of Butler, State of Kansas, do hereby certify that Kaleigh Maison, whose name is subscribed to the foregoing certificate of attestation, now is, and was at the time of signing and sealing the same, the Clerk of the District Court of Butler County, and that her said attestation is in due form of law.

Date: December 28, 2021

David A. Ricke
Judge of the District Court

STATE OF KANSAS

COUNTY OF BUTLER

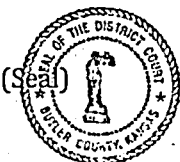
SS:

I, Janell E. Jessup, Clerk of the District Court, in and for the County of Butler, State of Kansas, do hereby certify that David A. Ricke, whose genuine signature appears to the foregoing certificate, was at the time of signing the same, Judge of the District Court of Butler County, State of Kansas, in said county duly commissioned and qualified; that full faith and credit are and of right ought to be given to all his official acts as such in all courts of record and elsewhere.

In testimony whereof, I have hereunto set my hand and affixed the seal of said Court at Butler County, Kansas, this 3 day of January, 2022

Janell E. Jessup, Clerk

Janell E. Jessup
Clerk



(Seal)

Filing # 153049330 E-Filed 07/11/2022 11:24:25 AM

**IN THE COUNTY COURT IN AND FOR
DUVAL COUNTY, FLORIDA**

CASE NO.

FINANCECO OF KANSAS, INC

Plaintiff,

vs.

DEANDRE J. CRAWFORD

Defendant.

AFFIDAVIT OF JUDGMENT CREDITOR

STATE OF Kansas)

COUNTY OF Sedgewick)

BEFORE ME, the undersigned authority, personally appeared

Sarah Puetz, as the authorized representative for FinanceCo of

Kansas, Inc who first being duly sworn, deposes and says upon his/her personal

knowledge that:

1. I make this affidavit of judgment creditor, pursuant to Florida Statutes §55.505 regarding the Florida Enforcement of Foreign Judgments Act.

2. In accordance with said statute, your affiant says upon oath that the name and last known post office address of the judgment debtor is Deandre J. Crawford, 8606 Feldman Road, Jacksonville, Florida 32244.

Case No. **Error! No document variable supplied.**

Page -2-

3. Your affiant further says that the name and last known post office address of the judgment creditor is FinanceCo of Kansas, Inc, 914 N. Main, PO Box 697, Cheney, Kansas 67025.

FURTHER, AFFIANT SAYETH NOT.



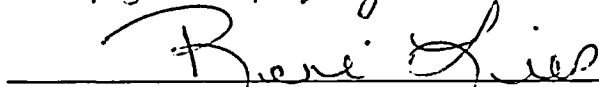
Affiant

SWORN TO AND SUBSCRIBED before me, by means of

☒ Physical appearance or

☐ Online notarization

this 18 of May, 2022



Signature of Notary Public- State of



8-23-2024

Print, Type or stamp name of Notary Public

☒ Personally known to me, or

☐ Produced identification

_____ type of identification

Filed by:

Richard P. Joblove, P.A.

Attorneys for Plaintiff

8821 SW 126th Street, #560592

Miami, Florida 33256-0592

Form 668 (Y)(c) (Rev. February 2004)	3351	Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien
--	------	--

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 663640610	For Optional Use by Recording Office
--	----------------------------	--------------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer EUGENE E LEZGUS III

Residence 3255 13TH AVE SW
 NAPLES, FL 34117-5317

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6672	12/31/2007	XXX-XX-4900	07/27/2009	08/26/2019	16864.11
6672	03/31/2008	XXX-XX-4900	07/27/2009	08/26/2019	9923.74
6672	06/30/2008	XXX-XX-4900	07/27/2009	08/26/2019	15589.84

Place of Filing County Courthouse Collier County Naples, FL 33940	Total	\$	42377.69
--	-------	----	----------

This notice was prepared and signed at BALTIMORE, MD, on this,

the 04th day of June, 2010.

Signature <i>R. A. Mitchell</i> for THERESA HARLEY	Title ACS (800) 829-3903	23-00-0008
---	--------------------------------	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)

23022328 *** REFILED NOTICE

Form 668-F (March 2016)	16999 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien Refile Recorded: 06/15/2010 4576 09:20 1781 4441713
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Original Serial Number 663640610
For Use by Recording Office	

In accordance with section 6323(g) of the Internal Revenue Code, the Notice of Federal Tax Lien originally filed on June 15, 2010 is hereby refiled with regard to the taxpayer and assessments identified below.

Name of Taxpayer EUGENE E LEZGUS III

Address 3255 13TH AVE SW
NAPLES, FL 34117-5317

The liabilities shown on this lien are being refiled only as they pertain to the name and SSN of the taxpayer shown in the NOTICE OF FEDERAL TAX LIEN REFILE box below.

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6672	03/31/2008	XXX-XX-4900	07/27/2009	08/26/2029	5483.50
6672	06/30/2008	XXX-XX-4900	07/27/2009	08/26/2029	20155.22

Notice of Federal Tax Lien Refile

Refile Serial Number 372894319 Identifying Number* _____ Date 07/31/2019

Current Taxpayer Name* EUGENE LEZGUS III

Current Address* _____

Place of Refiling

Collier

Signature for STEVEN B. SILLARS

Title REVENUE OFFICER (239) 938-7538

*If different from original notice of lien

Original Place of Filing

County Courthouse
Collier County
Naples, FL 33940

Total of Refile \$ 25638.72

The original notice was prepared and executed at BALTIMORE, MD, on this,

the 04th day of June, 2010.

Signature

for THERESA HARLEY

Title

ACS SBSE
23-00-0008

---*--- Form 668 (Z) (Rev. 10-2000)	17489	Department of the Treasury - Internal Revenue Service Certificate of Release of Federal Tax Lien
--	-------	--

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 663640610	For Use by Recording Office
--	----------------------------	-----------------------------

I certify that the following-named taxpayer, under the requirements of section 6325 (a) of the Internal Revenue Code has satisfied the taxes listed below and all statutory additions. Therefore, the lien provided by Code section 6321 for these taxes and additions has been released. The proper officer in the office where the notice of internal revenue tax lien was filed on June 15 2010, is authorized to note the books to show the release of this lien for these taxes and additions.

Name of Taxpayer
 EUGENE E LEZGUS III

Residence 3255 13TH AVE SW
 NAPLES, FL 34117-5317

COURT RECORDING INFORMATION:
 Liber Page UCC No. Serial No.
 4576 1781 n/a 4441713

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6672	12/31/2007	XXX-XX-4900	07/27/2009	08/26/2019	16864.11
6672	03/31/2008	XXX-XX-4900	07/27/2009	08/26/2019	9923.74
6672	06/30/2008	XXX-XX-4900	07/27/2009	08/26/2019	15589.84

Place of Filing County Courthouse Collier County Naples, FL 33940	Total \$ 42377.69
--	-------------------

This notice was prepared and signed at BALTIMORE, MD, on this,
 the 20th day of December, 2020.

Signature 	Title Operations Manager, Centralized Lien Operation
--	--

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Certificate of Release of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Form **669-B**
(September 2008)

Department of the Treasury – Internal Revenue Service
Certificate of Discharge of Property from Federal Tax Lien
(Section 6325(b)(2)(A) of the Internal Revenue Code)

TERRY R DEMARET of 1536 SEAGULL DR APT 106, City of PALM HARBOR, County of PINELLAS, State of FLORIDA, is indebted to the United States for unpaid internal revenue tax in the sum Two Hundred Sixteen Thousand Fifty-Six and 87/100 Dollars (\$216,056.87) as evidenced by:

Notice of Federal Tax Lien Serial Number (a)	Recording Information (b)	Date Recorded (c)	Taxpayer Identification Number (d)	Amount Shown on Lien (e)
361942819	No. 5725264. Bk. OR5640, Pg. 1449	06/11/2019	XXX-XX-5938	\$216,056.87
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----
-----	-----	-----	-----	-----

A lien attaching to all the property of the taxpayer was filed to secure the amount owed.

The notice of lien was filed with the County Courthouse for Collier County, FL, in accordance with the applicable provisions of law.

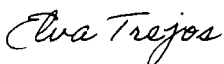
The lien listed above is attached to certain property described as:

Lot 448, Autumn Woods Unit Four, according to the Plat thereof, as recorded in Plat Book 32, Pages 75 through 83, inclusive, of the Public Records of Collier County, Florida.

Property Address: 6937 Autumn Woods Boulevard, Naples, FL 34109

NOTE: Always include the address of real property or a descriptive narrative of personal property in this section when using "See Attachment" and a more detailed description is being attached.

The Internal Revenue Service acknowledges receipt of One Hundred Forty-One Thousand Seven Hundred Fifty-Four and 92/100 dollars (\$141,754.92), the Internal Revenue Service discharges the above-described property from the lien. However, the lien remains in effect for all other property, or rights to property, to which the lien is attached.

Signature  E. TREJOS	Title ACQUING ADVISORY GROUP MANAGER	Date 09/08/2022
---	---	--------------------

(Note: Certificate of officer authorized by law to take acknowledgements is not essential to the validity of Discharge of Federal Tax Lien. Rev. Rul. 71-466, 1971-2, C.B. 409.)

Prepared on 06/22/2022
Prepared By & Return To:
Credit & Collections
Orange County Utilities Department
Customer Service Division
9150 Curry Ford Road
Orlando FL 32825-7600

DOC# 20220395724
06/27/2022 08:26:23 AM Page 1 of 1
Rec Fee: \$10.00
Phil Diamond, Comptroller
Orange County, FL
IO - Ret To: ORANGE COUNTY UTILITIES -




WATER AND/OR SEWER LIEN

To: **GILBERTO CINTRON**
6590 S GOLDENROD RD UNIT B
ORLANDO, FL 32822-8713

Orange County, a political subdivision of the State of Florida, does hereby claim a lien upon the real property described below for all fees, rates and charges for water and/or sewer service rendered to the property described below, and fees and costs for the collection thereof and enforcement of this lien. This lien is claimed pursuant to Section Five of Chapter 71-804, Laws of Florida, 1971 and Section 153.67 Florida Statutes, and is in the amount of **\$83.56** for services rendered to the below described property from **11/26/2002** to **03/16/2022** (inclusive).

The real property upon which the lien is claimed is described as follows:

ACCOUNT:	0859766200
ADDRESS:	707 BRIDGEWAY BLVD
PARCEL ID:	23-22-31-0892-01-100
LEGAL DESCRIPTION:	BRIDGE WATER PHASE 2 43/145 LOT 110



TIMOTHY B. ARMSTRONG, ASSISTANT DIRECTOR
ORANGE COUNTY UTILITIES
ORANGE COUNTY, FLORIDA

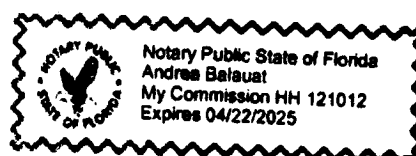
STATE OF FLORIDA
COUNTY OF ORANGE

On this day, personally appeared before me, the undersigned Notary Public, Timothy B. Armstrong, to me well known to be Designee of Orange County Utilities Director, who, after being duly sworn, depose and say that the foregoing Water and/or Sewer Lien was executed under authority of the Board of County Commissioners for the purposes therein expressed.

WITNESS my hand and official seal this the 22nd day of June, 2022.

20-56 (3/89)


ANDREA BALAUAT
Notary Public, State of Florida at Large
My Commission Expires:





CLAIM OF LIEN

STATE OF FLORIDA:

COUNTY OF BROWARD:

ACCOUNT: 2162660

FOLIO #: 0223020090

THIS INSTRUMENT PREPARED BY

FINANCE DEPARTMENT

CITY OF FORT LAUDERDALE

100 NORTH ANDREWS AVENUE

FORT LAUDERDALE, FLORIDA 33301

954-828-4650

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED
SUSAN GRANT, WHO BEING DULY SWORN, SAYS THAT HE/SHE IS THE DIRECTOR OF
FINANCE/DESIGNEE OF THE LIENOR HEREIN, THE CITY OF FORT LAUDERDALE WHOSE
ADDRESS IS 100 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA, 33301 AND THAT IN
PURSUANCE OF A CONTRACT WITH NAME: SIXT SHACK 2821S FEDERAL HIGHWAY FLL LLC

ADDRESS: 2821 S FEDERAL HWY

LIENOR FURNISHED MUNICIPAL UTILITY SERVICES ON THE FOLLOWING DESCRIBED REAL
PROPERTY IN BROWARD COUNTY, FLORIDA :

PROPERTY DESCRIPTION: POR LOTS 9 & 11 BLK S, LESS N 2.5 & LESS W 25 & TOGETHER WITH
POR OF N1/2 OF N1/2 OF SE1/4 OF NE

PROPERTY SUBDIVISION : LAKEVIEW 1-68 D

OWNED BY :

SIXT SHACK 2821S FEDERAL HIGHWAY

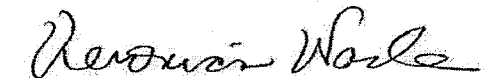
FLL LLC % TAX DEP

1501 NW 49 ST STE 100

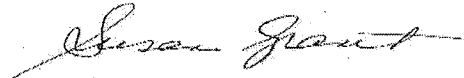
FORT LAUDERDALE, FL 33309-3273

THERE REMAINS UNPAID \$10,116.28 PLUS COSTS AND
ADDITIONAL CHARGES AS SPECIFIED BY APPLICABLE
ORDINANCES AND FURNISHED THE FIRST OF THE SAME
ON 03/15/2021, AND THE LAST OF THE SAME ON
04/13/2022, IN WHICH AMOUNT THE CITY OF FORT
LAUDERDALE CLAIMS A LIEN UPON SAID PROPERTY.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



VERONICA WADE



DIRECTOR OF FINANCE/DESIGNEE
CITY OF FORT LAUDERDALE

SWORN TO AND SUBSCRIBED BEFORE ME THE

12 DAY OF May 20 22



NOTARY PUBLIC, STATE OF FLORIDA

Danielle Mora

Notary Public

State of Florida

Comm# HH009116

Expires 6/10/2024



RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 00-03

A RESOLUTION OF THE TOWN OF FORT MYERS BEACH, FLORIDA, DECLARING SPECIAL ASSESSMENTS FOR THE RE-CONSTRUCTION OF PALMETTO STREET AND EASY STREET, PROVIDING AUTHORITY; RE-CONSTRUCTION OF PALMETTO STREET AND EASY STREET; PLANS AND SPECIFICATIONS, WITH ESTIMATED COST OF PROPOSED IMPROVEMENT; PUBLICATION OF RESOLUTION; PRELIMINARY ASSESSMENT ROLL; PUBLICATION OF PRELIMINARY ASSESSMENT ROLL; FINAL CONSIDERATION OF SPECIAL ASSESSMENTS; EQUALIZING BOARD TO HEAR COMPLAINTS AND ADJUST ASSESSMENTS; PRIORITY OF LIEN; INTEREST; AND METHOD OF PAYMENT; LEGAL PROCEEDINGS INSTITUTED UPON FAILURE OF PROPERTY OWNER TO PAY SPECIAL ASSESSMENT OR INTEREST WHEN DUE; FORECLOSURE; SERVICE OF PROCESS; EXPENDITURES FOR IMPROVEMENTS; ASSESSMENT ROLL SUFFICIENT EVIDENCE OF ASSESSMENT AND OTHER PROCEEDINGS; VARIANCE NOT MATERIAL UNLESS PARTY OBJECTING MATERIALLY INJURED THEREBY; SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Palmetto Street and Easy Street are in desperate need of re-construction; and,
WHEREAS, the Town was unable to obtain the consent of all of the benefited property owners;

and,

WHEREAS, the levy of mandatory assessments is the only method available for the re-construction.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA:

SECTION ONE: Authority. This Resolution is enacted pursuant to the provisions of Chapter 95-494, Laws of Florida, Chapter 170, Florida Statutes, and other applicable provisions of law.

SECTION TWO: Re-construction of Palmetto Street and Easy Street.

- (a) There is hereby proposed the assessment of the cost of construction or reconstruction, the cost of all labor and materials, the cost of all lands, property, rights, easements, interest, cost of plans and specifications, surveys of estimates of costs and of revenues, cost of engineering and legal services, and all other expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction and administrative expense.
- (b) The forgoing cost shall be assessed against all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided.

- (c) The total estimated cost of the improvement is \$96,446.00

SECTION THREE: Plans and Specifications, With Estimated Cost of Proposed Improvement. There is on file with the town clerk, an assessment plat showing the area to be assessed, with plans and specifications, and an estimate of the cost of the proposed improvement, which assessment plat, plans and specifications and estimate shall be open to the inspection of the public.

SECTION FOUR: Publication of Resolution. Upon the adoption of this resolution, this resolution shall be published once a week for a period of 2 weeks in a newspaper of general circulation published in the Lee County.

SECTION FIVE: Preliminary Assessment Roll. Upon the adoption of this resolution a preliminary assessment roll in accordance with the method of assessment provided for in this resolution, which assessment roll shall be completed as promptly as possible; said assessment roll shall show the lots and lands assessed and the amount of the benefit to and the assessment against each lot or parcel of land, and, if said assessment is to be paid in installments, the number of annual installments in which the assessment is divided shall also be entered and shown upon said assessment roll.

SECTION SIX: Publication of Preliminary Assessment Roll. Upon the completion of said preliminary assessment roll, the Town Council shall by resolution fix a time and place at which the owners of the property to be assessed or any other persons interested therein may appear before said governing authority and be heard as to the propriety and advisability of making such improvements, as to the cost thereof, as to the manner of payment therefor, and as to the amount thereof to be assessed against each property so improved. Thirty days' notice in writing of such time and place shall be given to such property owners.

- (a) The notice shall include the amount of the assessment and shall be served by mailing a copy to each of such property owners at his or her last known address, the names and addresses of such property owners to be obtained from the records of the property appraiser or from such other sources as the town clerk deems reliable, proof of such mailing to be made by the affidavit of the clerk, said proof to be filed with the clerk, provided, that failure to mail said notice or notices shall not invalidate any of the proceedings hereunder.
- (b) Notice of the time and place of such hearing shall also be given by two publications a week apart in a newspaper of general circulation the last publication shall be at least 1 week prior to the date of the hearing. Said notice shall describe the streets or other areas to be improved and advise all persons interested that the description of each property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the clerk of the municipality. Such service by publication shall be verified by the affidavit of the publisher and filed with the clerk of said municipality.

SECTION SEVEN: Final Consideration Of Special Assessments; Equalizing Board To Hear Complaints And Adjust Assessments. At the time and place named in the notice provided, the governing authority of the municipality shall meet and hear testimony from affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on property. Following the testimony, the governing authority of the municipality shall make a final decision on whether to levy the special assessments. Thereafter, the governing authority

shall meet as an equalizing board to hear and consider any and all complaints as to the special assessments and shall adjust and equalize the assessments on a basis of justice and right. When so equalized and approved by resolution of the governing authority, a final assessment roll shall be filed with the governing authority of the municipality, and such assessments shall stand confirmed and remain legal, valid, and binding first liens upon the property against which such assessments are made until paid; however, upon completion of the improvement, the municipality shall credit to each of the assessments the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the actual cost of the improvement to be paid by special assessments as finally determined upon the completion of the improvement, but in no event shall the final assessments exceed the amount of benefits originally assessed. Promptly after such confirmation, the assessments shall be recorded by the clerk in a special book, to be known as the "Improvement Lien Book," and the record of the lien in this book shall constitute prima facie evidence of its validity.

SECTION EIGHT: Priority of Lien; Interest; and Method of Payment. The special assessments shall be payable at the time and in the manner stipulated in the resolution providing for the improvement; shall remain liens, coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims, until paid; shall bear interest, at a rate of 8 percent per year, from the date of the acceptance of the improvement; and may, be made payable in equal installments over a period not to exceed twenty (20) years, if not paid when due, there shall be added a penalty at the rate of 1 percent per month, until paid. However, the assessments may be paid without interest at any time within 30 days after the improvement is completed and a resolution accepting the same has been adopted.

SECTION NINE: Legal Proceedings Instituted Upon Failure of Property Owner to Pay Special Assessment or Interest When Due; Foreclosure; Service of Process. Each annual installment provided for shall be paid upon the dates specified in said resolution, with interest upon all deferred payments, until the entire amount of said assessment has been paid, and upon the failure of any property owner to pay any annual installment due, or any part thereof, or any annual interest upon deferred payments, the governing authority of the municipality shall cause to be brought the necessary legal proceedings by a bill in chancery to enforce payment thereof with all accrued interest and penalties, together with all legal costs incurred, including a reasonable attorney's fee, to be assessed as part of the costs and in the event of default in the payment of any installment of an assessment, or any accrued interest on said assessment, the whole assessment, with the interest and penalties thereon, shall immediately become due and payable and subject to foreclosure. In the foreclosure of any special assessment service of process against unknown or nonresident defendants may be had by publication, as now provided by law in other chancery suits. The foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law in suits to foreclose mortgages.

SECTION TEN: Expenditures For Improvements. The governing authority of any municipality shall pay out of its general funds or out of any special fund that may be provided for that purpose such one half of the cost of any improvement.

SECTION ELEVEN: Assessment Roll Sufficient Evidence Of Assessment And Other Proceedings; Variance Not Material Unless Party Objecting Materially Injured Thereby. Any informality or irregularity in the proceedings in connection with the levy of any special assessment shall not affect the validity of the special assessment where the assessment roll has been confirmed by the Town Council.

The assessment roll as finally approved and confirmed shall be competent and sufficient evidence that the assessment was duly levied, that the assessment was duly made and adopted, and that all other proceedings adequate to the adoption of the assessment roll were duly had, taken, and performed as required by this chapter, and no variance from the directions hereunder shall be held material unless it be clearly shown that the party objecting was materially injured thereby.

SECTION TWELVE: Severability. If any one of the provisions of this resolution should be held contrary to any express provision of law or contrary to the policy of express law, although not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such provision shall be null and void and shall be deemed separate from the remaining provisions of this resolution, and in no way affect the validity of all other provisions of this resolution.

SECTION THIRTEEN: Effective Date. This resolution shall become effective upon adoption.

The foregoing resolution was adopted by the Fort Myers Beach Town Council upon being put to a vote, the result was as follows:

Anita T. Cereceda	<u>aye</u>
Dan Hughes	<u>aye</u>
John Mulholland	<u>aye</u>
Garr Reynolds	<u>aye</u>
Ray Murphy	<u>aye</u>

DULY PASSED AND ADOPTED this 24th day of January, 2000.

ATTEST:

By: Marsha Segal-George
Marsha Segal-George, Town Clerk

Approved as to form by:

Richard V.S. Roosa
Richard V.S. Roosa, Town Attorney

Town of Fort Myers Beach

By: John J. Mulholland
John J. Mulholland, Mayor

SPECIAL ASSESSMENT DISTRICTS
AND
SPECIAL ASSESSMENT GEOGRAPHICAL AREAS

<u>NO.</u>	<u>NAME</u>
1	Evans Avenue
2	First Street
3	Todd Street (Palm Avenue)
4	Winkler Avenue Extension
5	Metro Parkway
6	Solomon Boulevard between Winkler and Colonial
7	North Colonial Boulevard Drainage – Frank Helmerich
8	Summerlin Road Water and Sewer Mains
9	Rockfill Road 12 Inch Water Line
10	Colonial Boulevard Water and Sewer Lines – Frank Helmerich
11	Solomon Boulevard North between Winkler and Broadway at Collier
12	Winkler Avenue four lane extension from Metro Parkway East to Colonial Boulevard
13	Benchmark Corporate Park Development – Jack Burges
14	Interstate Park 82 – John States
15	Omni Interstate Park 82 – John States
16	Fort Street
17	Omni Interstate Park – Roads – Colonial Boulevard, Six Mile Cypress & Ortiz – Dan Adams
18	Kernal Plaza, Unit 1 – Robert Hughes
19	Luverne Street – Cancelled
19R	Luverne Street – Troy Parnell
20	Northeast Interstate 82 – John States & Irwin Weiser
21	F.M.A.D.
22	Colonial Properties – Cancelled by Resolution No. 91-24
23	Colonial Properties – Roads – Cancelled by Resolution No. 91-24
24	Colonial Properties – Feinstein
25	Carillon Woods Drainage – Repealed by Resolution No. 94-1
26	Vesper Sunbury Street Light Project
27	Riverside Street Light Project
28	Woodford Avenue Residential Project – Repealed by Resolution No. 94-11
29	Rio Vista Way Residential Project
30	Braman Avenue Residential Project
31	Biltmore/Carlene Residential Project
32	Shadow/Wales Canterbury Residential Project
33	Sandra Drive Residential Project
34	Lynwood Avenue Residential Project
35	Carillon Woods Drainage
36	Woodford Avenue Residential Project
37	Coconut Drive

- 38 Castlebar Circle
- 39 Cordova/Alcazar
- 40 Seminole Park
- 41 Jambalana Lane
- 42 Poinciana/Alcazar
- 43 Barkley Circle
- 44 Downtown Fort Myers Street Light Project
- 45 Central Fort Myers Street Light Project – Cancelled
- 46 Aqua Shores Street Lighting Project
- 47 Alhambra West Street Lighting Project Area
- 48 Mango Street Lighting Project Area
- 49 Superior Street Lighting District between East Riverside Drive and Highlands Avenue
- 50 South Street Lighting District between Jackson Street and one block west of Dixie Parkway
- 51 Winkler Street Lighting District between McGregor Boulevard and Rogers Street
- 52 Miracle Lane Street Improvement Project Area between McGregor Boulevard and the Caloosahatchee River
- 53 Jeffcott Street Lighting Project Area between Jackson Street and US 41
- 54 C Street Street Lighting and Landscaping Project Area from Henderson Avenue West to the end of the Cul-de-sac (Repealed October 15, 2001)
- 55 C Street Street Lighting and Landscaping Project Area from Henderson Avenue West to the end of the Cul-de-sac
- 56 Second Street Street Lighting Project Area between High Street and Ford Street
- 57 Melaleuca Lane, Caloosa Vista Drive, and Jami Court Street Lighting District between McGregor Boulevard and the Caloosahatchee River
- 58 Bradford Road Street Lighting Project Area between McGregor Boulevard and the Caloosahatchee River
- 59 Walden Drive Street Lighting Project Area between McGregor Boulevard and the Caloosahatchee River
- 60 Edison Park Decorative Street Lighting and Signage Improvement Project Area generally between McGregor Boulevard and Cortez Boulevard north of Manuel's Branch and south of Larchmont Avenue

IMPROVEMENT LIEN BOOK INDEX

NO. 59 WALDEN DRIVE STREET LIGHTING PROJECT AREA BETWEEN MCGREGOR BOULEVARD AND THE CALOOSAHATCHEE RIVER

Resolution No. 2007-54 adopted 10/01/2007

Establish district

Advertised 10/08/2007

Resolution No. 2007-56 adopted 10/15/2007

Adopting preliminary assessment roll

Notices mailed 10/26/2007

Advertised 11/16/2007 and 11/23/2007

Resolution No. 2007-64 adopted 12/03/2007

Equalizing assessments

Recorded: 12/13/2007 Instrument No. 2007000366050

Resolution No. 2008-27 adopted 07/21/2008

Amending final pro-rata cost

Recorded: 07/30/2008 Instrument No. 200800020480

NO. 60 EDISON PARK DECORATIVE STREET LIGHTING AND SIGNAGE IMPROVEMENT PROJECT AREA (GENERALLY BETWEEN MCGREGOR BOULEVARD AND CORTEZ BOULEVARD)

Resolution No. 2016-4 adopted 07/16/2016

Establish District

Advertised: 03/03/2016

Resolution No. 2016-5 adopted 03/07/2016

Adopting preliminary assessment roll

Notices mailed 03/16/2016

Advertised 04/04/2016 and 04/11/2016

Resolution No. 2016-8 adopted April 18, 2016

Equalizing the assessments

Recorded: 04/20/2016 Instrument No. 2016000083787 Page 14



CITY OF FORT MYERS • PO BOX 2465, FORT MYERS, FL 33902-2465
(239) 321-7175

Customer #	Due Date	Prev Balance	Payments	Cur Activity	Amount Due
132111	9/3/2015	216.35	216.35	216.35	216.35



Amount Enclosed



LAWRENCE RAIMONDI
1240 WALDEN DR
FORT MYERS, FL 33901-8834

Please detach and return top portion with your remittance.

REPRINT - BATCH #: 225



Customer	LAWRENCE RAIMONDI
Address	1240 WALDEN DR • FORT MYERS, FL 33901-8834

Date	Billing Cycle	Description	Amount
08/03/2015	Previous Balance		216.35
08/10/2015	Payment - thank you	Document #: 00080538	-216.35cr
	Assessment 059-000003	Address: 1240 WALDEN DR	
	Parcel: 344424P3020000100	FORT MYERS, FL 33901-8834	
08/01/2016	Billing	Document #: 00094100	216.35
	Assessment 059-000003	Address: 1240 WALDEN DR	
	Parcel: 344424P3020000100	FORT MYERS, FL 33901-8834	
	08/01/2016 07/31/2017	Special Assessment Interest	23.80
	08/01/2016 07/31/2017	Special Assessment Principal	192.55
Total Charges:			216.35

Customer #	Due Date	Prev Balance	Cur Charges	Amount Due
132111	9/1/2016	216.35	216.35	216.35

Payments must be received on or before due date to avoid penalties.

RESOLUTION NO. 2007-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, EQUALIZING THE ASSESSMENTS IN SPECIAL ASSESSMENT GEOGRAPHICAL AREA NO. 59 WALDEN DRIVE STREET LIGHTING PROJECT AREA BETWEEN MCGREGOR BOULEVARD AND THE CALOOSAHATCHEE RIVER; FORT MYERS, FLORIDA, LEVYING THE SAME AS ASSESSMENTS AGAINST BENEFITED PROPERTIES, DIRECTING THE CITY CLERK TO RECORD ASSESSMENTS IN THE IMPROVEMENT LIEN BOOK, ESTABLISHING PRIORITY OF LIEN AND PAYMENT OF PRINCIPAL AND INTEREST, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS: The City Council of the City of Fort Myers, Florida adopted Resolution No. 2007-56 on October 15, 2007, approving the preliminary assessment roll prepared by the Planning Division in Special Assessment Geographical Area No. 59, Walden Drive Street Lighting Project Area between McGregor Boulevard and the Caloosahatchee River, and also directing that notice be given by publication and by certified mail to the owners of the property in said area, or any other persons interested therein, advising that the City Council would meet as a equalizing board commencing on the 3rd day of December, 2007, at 5:15 o'clock p.m., or as soon thereafter as can be heard, to consider complaints as to the assessments appearing on said assessment roll; which is subject to incidental changes, additions, substitutions and modifications as shall be deemed by City Council; and

WHEREAS: Said notice both by publication and by certified mail was duly given pursuant to Chapter 170, Florida Statutes; and Section 74-67, City Code; and

WHEREAS: Said hearing was duly held commencing on December 3, 2007, at 5:15 o'clock p.m., or as soon thereafter as could be held.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, that:

RESOLUTION NO. 2007-64

1. The City Council, having heard property owners and other interested persons appearing before the Council as to the propriety and advisability of making certain local improvements including the installation of streetlights described in Resolution No. 2007-56 of the City Council adopted October 15, 2007, as to the cost thereof, as to the manner of payment of said cost, as to the equalization and adjustment of assessments on the basis of justice and right hereby determines and resolves to proceed with the said improvements according to the assessment plat, preliminary plans, specifications, and estimate of the cost on file.

2. The costs of said improvements shall be paid as provided in Sections 1 and 5 of that certain Resolution No. 2007-56 of the City Council heretofore adopted on October 15, 2007, which sections are incorporated hereby by reference as though copied in full herein.

3. The amount of the assessments, as heretofore equalized and adjusted on this date and as now appearing on the assessment roll, attached hereto as "Exhibit A", are hereby confirmed as legal, valid and binding first liens, until paid, upon the property against which such assessments are made; provided, however, that upon completion of the improvements, each assessment shall be adjusted with the difference between the amount hereby confirmed and the actual cost of the improvements to be paid by special assessments provided; in no event shall the final assessments, as hereby confirmed, exceed the amount of such benefits originally determined to result from the construction of such improvements. Said assessments shall be co-equal with the lien of other taxes, superior to all other liens, titles and claims, until paid. Said assessments shall bear interest at a rate not exceeding one percent (1%) per annum above the rate of interest payable on the funds to be used in connection with the improvements herein described, which rate is

RESOLUTION NO. 2007-64

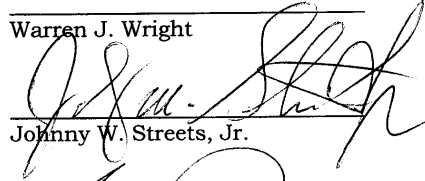
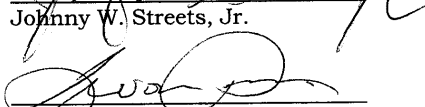
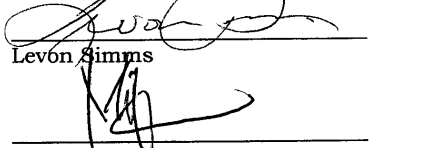
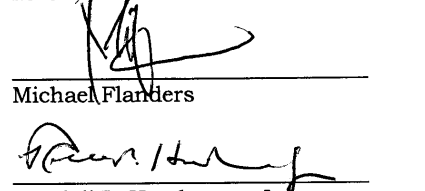
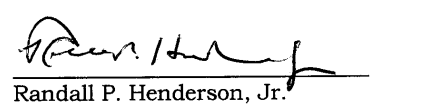

currently estimated to be 6.00% per annum, from the date of acceptance of said improvements and shall be payable in ten (10) equal yearly installments. If not paid when due, there shall be added a penalty of one per centum (1%) per month until paid; provided that said assessments may be paid without interest at any time within thirty (30) days after the improvements have been completed and accepted by City Council. The balance due on the assessments may be paid in full at any time and thereafter with interest to the next succeeding installment date; and provide further that payment of annual installments and interest earlier than due in any year shall not be discounted for early payments. The total assessment plus accrued interest through the next installment date and penalties through the date of sale or transfer of ownership of any parcel shall become due and payable in full upon the sale or transfer of ownership of any parcel in Special Assessment Geographical Area No. 59, Walden Drive Street Lighting Project Area between McGregor Boulevard and the Caloosahatchee River.

4. The City Clerk is hereby directed to record said assessments in the public records of the Lee County Court House.

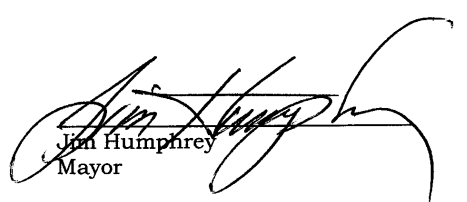
5. This resolution shall become effective immediately upon adoption.

RESOLUTION NO. 2007-64

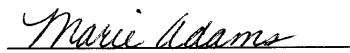
PASSED IN PUBLIC SESSION of the City Council of the City of
Fort Myers, Florida, this 3rd day of December, A.D., 2007.

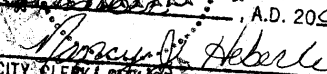
Absent
_____Warren J. Wright
Aye
_____Johnny W. Streets, Jr.
Aye
_____Levon Simms
Aye
_____Michael Flanders
Aye
_____Randall P. Henderson, Jr.
Aye
_____Thomas C. Leonardo
Council Members


APPROVED this 3rd day of December, A.D., 2007, at 5:38 o'clock
p.m.

Aye
_____Jim Humphrey
Mayor


FILED in the Office of the City Clerk this 3rd day of December,
A.D., 2007.


Marie Adams, CMC
City Clerk

I DO HEREBY CERTIFY THAT THE ABOVE
AND FOREGOING IS A TRUE AND CORRECT
COPY OF THE ORIGINAL THEREOF ON FILE
IN MY OFFICE. WITNESS MY HAND AND
SEAL OF SAID CITY THIS 11th DAY
OF December, A.D. 2007.

DEPUTY CITY CLERK, CITY OF FORT MYERS, FLORIDA

RESOLUTION NO. 2007-64**EXHIBIT A**

Equalized Assessment Roll
Special Assessment Geographical Area No. 59 Walden Drive
Assessment is 10 years at 6.00% Interest

STRAP NO	OWNER NAME	ADDRESS	CITY	STATE	ZIP	DESCRIPTION	CAPITAL COST/UNIT	MAINTENANCE/UNIT	ASSESSABLE NBR UNITS	TOTAL ASSESSMENT	ANNUAL ASSESSMENT	BENEFIT TO PROPERTY OWNERS
344424P3016000080	LOGAN LINDA L	1341 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 20	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000060	ESPENSCHIED S JEAN TR	1335 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 21	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3020000100	RAMONDI LAWRENCE A + SHARON L	1240 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 22	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3020000080	SOLLOWAY CLARENCE E + DEBORAH	1200 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 23	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000030	DAHIN JOHN B JR + ELIZABETH	1233 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 24	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000210	MCNUTT BARRY K + RACHEL	1306 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 25	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000020	ZIPPERER JULIA	1318 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 26	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000130	ROHRS TRISHA	1354 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 27	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3020000010	NANCE WILLIAM S + JUDY	1843 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 28	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000170	MARTELLO BENJAMIN C TR	1338 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 29	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000150	GAVALA III MICHAEL J + KAREN	1344 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 30	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3000070010	PAVESE FRANK A + MARLENE	PO DRAWER 1507	FORT MYERS	FL	33902	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 31	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3020000060	JOHNSTON THEODORE	1203 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 32	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000120	CALVERLEY SHEILA	4316 MCGREGOR BLVD	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 33	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3020000070	LAUSE TIMOTHY B + LAURIE B	1202 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 34	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3020000020	CONLYN VIVIAN + ANDREW	1238 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 35	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000050	STEISKAL WILLIAM A + CANDACE W	1331 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 36	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3020000090	GOLDSMITH ERIC A + LORRAINE H	1236 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 37	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000160	KYLE KEITH R	1340 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 38	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000100	OAK TIMOTHY J + LAURA A	1351 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 39	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3000070000	STEPHENS WILLIAM A III +	1206 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 40	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000140	ROYAL ROBERT D III + MARY J	3235 AVOCADO DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 41	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000180	SHERLING R P + BEVERLY	1332 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 42	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3020000050	RINGERS ANDREW L JR + MARGARET	1205 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 43	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02

Total Project Costs: \$44,902.00
Benefit to Each Property Owner: \$2,457.02
34 Property Owners

RESOLUTION NO. 2007-64

EXHIBIT A
 Equalized Assessment Roll
 Special Assessment Geographical Area No. 59 Walden Drive
 Assessment is 10 years at 6.00% Interest

344424P3002000030	HUME HAROLD N JR + MARTHA G	1235 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 44	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000070	FOIRE ARNOLD F	1339 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 45	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000020	MORRIS JULIUS T JUE +	1244 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 46	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000090	PENDLETON MARTHA J JUE	1345 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 47	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3020000040	MORRISON STEVEN K + LISA C	1231 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 48	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000040	STEJISAL BARRETT W	1327 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 49	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000020	SUNTRUST BANK TR	MAILCODE 3043	SARASOTA	FL	34230	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 50	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3016000190	MULLER MARK E + CLAIRE L	1140 WALES DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 51	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P30000004140	SCAGLIOTTO KELLY A PAID	4627 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 52	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02
344424P3000070020	MARTINA BARBARA BIEHL	1210 WALDEN DR	FORT MYERS	FL	33901	WALDENS RIVERA ESTATES PB 10 PG 70 AND BONAIR PB 6 PG 53	\$1,320.65	\$416.71	1.00	\$1,737.35	\$236.05	\$2,457.02

Total Project Costs: \$44,902.00
 Benefit to Each Property Owner: \$2,457.02
 34 Property Owners

ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved Recording Information

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE20080421

vs.

GORMAN, RANDALL
Respondent(s)

That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 504208101750

Legal: BRENDALE HEIGHTS 32-40 B LOT 21 BLK 7

More commonly known as: 1016 SW 22 TERRACE
2. That the Special Magistrate did issue on the 8th day of December 2020, a Final Order in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Final Order into compliance on or before the 19th day of January 2021 or pay a fine in the amount of \$50.00 per day for the violation of FBC(2017) 105.1.
3. On April 14, 2022, the Special Magistrate found that the respondent(s) did not comply with the Final Order and any subsequent orders on or before the date specified therein, based on the testimony and evidence as presented. The Special Magistrate, on the 14th day of April 2022, did impose a fine in the amount of \$22,450.00 which continues to accrue.
4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
5. The City shall record a certified copy of this Order in the Public Records of Broward County 30 days from the above date of the Special Magistrate Hearing. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

Page 1 of 2

I certify this document to be a true
and correct copy of the original.

WITNESS MY HAND AND SEAL
on may 18 20 22

[Signature]
Clerk, Code Enforcement Board/Special Magistrate
Unsafe Structures Board
City of Fort Lauderdale, Fla.

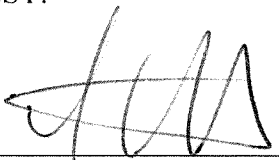
Case No: CE20080421
Property: 1016 SW 22 TERRACE

LIEN AND FORECLOSURE NOTICE:


Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 14th day of April 2022.

ATTEST:



Clerk, Special Magistrate

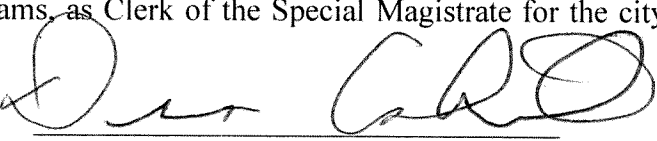


Special Magistrate

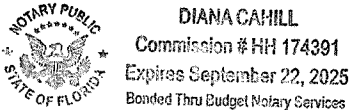
I HEREBY CERTIFY that on this day before me, an officer ~~duly~~ qualified to take acknowledgements, personally appeared H. Mark Purdy, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of April 2022, by H. Mark Purdy, as Special Magistrate, of the City of Fort Lauderdale, and Tasha Williams, as Clerk of the Special Magistrate for the city of Fort Lauderdale.



(Signature of Notary Public, State of Florida)



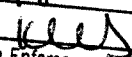
(Printed, Typed, or Stamped Commissioned Name of Notary)

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____

This instrument prepared by and returns to:

Katie Williams
Building & Construction Enforcement Division
Department of Sustainable Development
City of Fort Lauderdale
521 NE 4th Avenue
Fort Lauderdale, FL 33301
KatWilliams@fortlauderdale.gov

Page 2 of 2
I certify this document to be a true and correct copy of the original.
WITNESS MY HAND AND SEAL
on May 18 2022


Clerk, Code Enforcement Board/Special Magistrate
Unsafe Structures Board
City of Fort Lauderdale, Fla.



Town of Lauderdale-By-The-Sea
4501 Ocean Drive
Lauderdale-By-The-Sea, Florida 33308

OFFICE OF THE SPECIAL MAGISTRATE
4501 OCEAN DRIVE
TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA 33308

TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA

Petitioner,

vs.

JOHNSON,DANIELLE

Respondent(s)

Case #:

16090017

ORDER OF IMPOSITION OF FINE AND CLAIM OF LIEN

TO: JOHNSON,DANIELLE

20515 NW 3 AVE MIAMI, FL 33169

The Town of Lauderdale-By-The-Sea Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Town of Lauderdale-By-The-Sea Special Magistrate did issue on 10/27/2016, a Final Order in the above captioned case commanding the Respondent(s) to bring the violation(s) specified in said Final Order into compliance or be subject to a fine in the amounts shown below commencing on dates shown below plus an additional fine to cover costs incurred by the City in the amount of \$150.00.

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
Chapter 6 - Building and Building Regulations...	Section 6-41(a) (18) - Maintenance of exterior of premises.	The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of th...	10/31/2016	10/27/2016	\$500.00

Notes:

CERTIFICATION OF LIEN AMOUNT: \$15,150.00.

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 494307010140

BEL-AIR 32-10 B LOT 14 BLK 1

**LEGAL
DESCRIPTION:**

STREET ADDRESS: 1724 BEL-AIR Ave LAUDERDALE BY THE
SEA, FL 33062

3. That the Respondent(s) did not comply with the Final Order on or before the date specified therein.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Foster, S**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Inspector. Additionally, a fine of \$0.00 to cover costs incurred in the prosecution of this matter is confirmed and imposed.

5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 6.5 of the Town of Lauderdale-By-The-Sea Code of Ordinances, as currently enacted or as may be amended from time to time, and **such lien shall be co-equal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles and claims regardless of when created or recorded.** The Special Magistrate Clerk is directed to record a true copy of this Order in the Public Records of Broward County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.

You may request, in writing, a hearing before the Special Magistrate to contest the finding of non-compliance and imposition of fines. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied. A written request for a hearing MUST BE MADE TO THE OFFICE OF THE SPECIAL MAGISTRATE AND RECEIVED WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE. You will be notified of a hearing date and time. If no timely request is received, this Order Imposing Fine and Claim of Lien entered by the Special Magistrate will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a final administrative order of the Special Magistrate for the Town of Lauderdale-By-The-Sea to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED this December 12, 2016

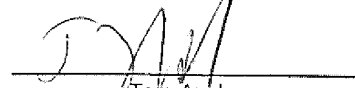
ATTEST:

OFFICE OF THE SPECIAL MAGISTRATE

TOWN OF LAUDERDALE-BY-THE-SEA,
FLORIDA



SPECIAL MAGISTRATE CLERK



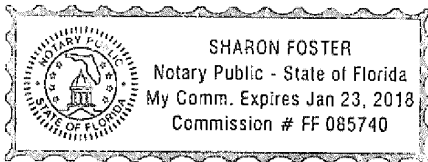
Tom Ansbro

SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12 day of December
20 16 by Shanelle Campbell and Tom Ansbro, Special
Magistrate, respectively, of the Town of Lauderdale-By-The-Sea, who are personally known to me and
who did not take an oath.

My Commission Expires:



NOTARY PUBLIC, State of Florida at Large



Print, type or stamp name of Notary



Commission Number, if any

Note: Mail your payment to the above address made payable to The Town of Lauderdale-By-The-Sea.



Town of Lauderdale-By-The-Sea
4501 Ocean Drive
Lauderdale-By-The-Sea, Florida 33308

OFFICE OF THE SPECIAL MAGISTRATE

TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA

Case #: 16090017

Petitioner,

vs.

JOHNSON,DANIELLE

Respondent(s)

FINAL ORDER OR STIPULATED FINAL ORDER

IN RE:

STREET ADDRESS: 1724 BEL-AIR Ave LAUDERDALE BY THE SEA, FL 33062

FOLIO: 494307010140

LEGAL DESCRIPTION: BEL-AIR 32-10 B LOT 14 BLK 1

The Town of Lauderdale-By-The-Sea Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday, December 8, 2016, after due notice to the Respondent(s). The Respondent(s) were represented by an attorney at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Special Magistrate finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Lauderdale-By-The-Sea Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
Chapter 6 - Building and Building Regulations...	Section 6-41(a) (18) - Maintenance of exterior of premises.	The exterior of buildings and structures and all property shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises and free of unsanitary conditions and any of th...	10/31/2016	10/27/2016	\$500.00

Notes:

REVISED FINAL ORDER: AT THE OCTOBER 27, 2016 HEARING, LAWN MAINTENANCE WAS ORDERED TO BE COMPLETED BY OCTOBER 31, 2016. THE MAGISTRATE AUTHORIZED THE TOWN TO ABATE THE VIOLATION ON A CONTINUOUS BASIS SHOULD IT OCCUR AGAIN IN THE FUTURE. THIS ORDER HEREBY INSTITUTES AUTHORIZATION TO TAKE NECESSARY ACTION(S) TO ABATE THE VIOLATION OF OVERGROWN LAWN ON A CONTINUOUS BASIS SHOULD IT OCCUR AGAIN IN THE FUTURE. ANY COSTS INCURRED BY THE TOWN FOR FUTURE VIOLATIONS FOR LAWN MAINTENANCE WILL BECOME A LIEN AGAINST THE SUBJECT PROPERTY.

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Foster, S**, the Code Compliance Inspector, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Order may be enforced like a court judgment. Repeat violations can be fined up to \$500.00 per day. (Section 162.09, Florida Statutes). Property owner(s) has/have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida Statutes). The property owner must contact the Code Compliance Department to advise when compliance has been reached. **The Special Magistrate has also assessed an additional fee of \$0.00 to cover costs incurred by the Town in the prosecution of this matter.** Said amount is now due, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.


You may also have other rights which are set forth in Chapter 6.5 of the Town of Lauderdale-By-The-Sea Code of Ordinances.

Respondents may appeal any decision with respect to any matter considered by the Town of Lauderdale-By-The-Sea Special Magistrate. An appeal must be filed within (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Compliance Inspector at 754-600-1089.


DONE AND ORDERED this December 12, 2016

ATTEST:



SPECIAL MAGISTRATE CLERK

OFFICE OF THE SPECIAL MAGISTRATE
TOWN OF LAUDERDALE-BY-THE-SEA,
FLORIDA



Tom Ansbro

SPECIAL MAGISTRATE

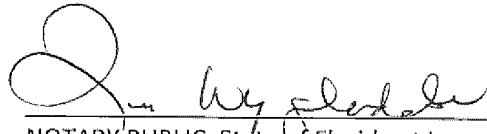
Note: Payments should be mailed to the above address made payable to The Town of Lauderdale-By-The-Sea.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on December 12, 2016
Tom Anshro Special Magistrate, of the Town of Lauderdale-By-The-Sea, who is
personally known to me and who did not take an oath.

My Commission Expires:




NOTARY PUBLIC, State of Florida at Large

References
FLA. CONST. art. X, § 4 Homestead; exemptions
Judgment Liens
Statutes
11 U.S.C. § 108(c) Extension of time
11 U.S.C. § 506 Determination of secured status
28 U.S.C. § 1962 Lien
FLA. STAT. § 55.10 Judgments, orders, and decrees; lien of all, generally; extension of liens; transfer of liens to other security
FLA. STAT. § 55.081 Statute of Limitations, Lien of Judgment
FLA. STAT. §§ 55.501-.509 Florida Enforcement of Foreign Judgment Act
FLA. STAT. §§ 55.601-.067 Uniform Out-of-Country Foreign Money-Judgment Recognition Act
FLA. STAT. § 605.0503 Charging Order
Cases
B. A. Lott, Inc. v. Padgett, 14 So.2d 667 (Fla. 1943)
Petersen v. Whitson, 14 So.2d 300 (Fla. 2d DCA 2009)
Gamez v. First Union Nat'l Bank of Fla., 31 So.3d 220 (Fla. 4 th DCA 2010)
Dollar Sav. and Trust Co. v. Soltesiz, 636 So.2d 63 (Fla. 2d DCA 1994)
Patrick v. Hess, No. SC15-1147, (Fla. 2017)
Orange Brevard Plumbing & Heating Co. v. La Croix, 137 So.2d 201 (Fla. 1962)
Aetna Ins. Co. v. LaGasse, 223 So.2d 727 (Fla. 1969)
King v. King, 652 So.2d 1199 (Fla. 4th DCA 1995)
Moye v. General Motors Corporation, 77 So.2d 875 (Fla. 1955)
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