

This instrument prepared by:
Sandy Cassels, Building Services
910 N. Main Street, Ste. 301
Bushnell, FL 33513

RELEASE OF LIEN

In consideration of value received, the lien recorded as part of a Final Order of the Sumter County Code Enforcement Board dated 03/26/2009, and recorded 12/11/2009, in OR Book 2142, Page 736, Document #200933861, Public Records of Sumter County, direct the Clerk to satisfy the same of record, as is more particularly described as follows:

1. Lien amount: \$21,075.00
2. This is a final release of lien.
3. This applies to the following described property in Sumter County, Florida:

Parcel – L24C017
Section 24, Township 21S, Range 20E:
Lot 17 Holiday Heights Blk an unrecorded Subd OR 141 PG 203 & an undiv
1/86 int in Public Boat Landing as desc in OR 258 PG 31
4. Property Owner: Richard & Donna Grafe

ATTEST:

SUMTER COUNTY, FLORIDA

By: Deputy Clerk

By: Garry Breeden, Chairman

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me on the _____ day of _____, 2012, by Garry Breeden, Chairman, BOARD OF COUNTY COMMISSIONERS, AND _____ AS DEPUTY CLERK.

Notary Public, State of Florida
My Commission Expires: _____

Personally known _____ or Produced Identification
Type of Identification Produced _____

84.00
10.00
74.00
Doc Stamps
Recording

Inst:201260006980 Date:3/7/2012 Time:2:33 PM
Doc Stamp-Deed:84.00
DC,Gloria R. Hayward,Sumter County Page 1 of 1 B:2420 P:119

Tax Deed File Number 4149
Property Identification L24C017

TAX DEED

State of Florida County of Sumter

The following Tax Certificate Numbered 1184 issued on 2009 was filed in the office of the Tax Collector of this County and application made for the issuance of a Tax Deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 3/1/2012 offered for sale as required by law for cash to the highest bidder and was sold to RICHARD B. & DONNA H. GRAFE ← R whose address is 9164 CR 647D BUSHNELL, FL 33513 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this MARCH 1, 2012 in the County of Sumter, State of Florida, in consideration of the sum of \$12,000.00 Dollars, being the amount paid pursuant to the Laws of Florida, the Clerk of the Court does hereby sell the following land situated in the County and State aforesaid and described as follows: **Section: 24 Township 21 Range: 20**

LOT 17 HOLIDAY HEIGHTS BLK AN UNRECORDED SUBD OR 141 PG 203 & A
UNDIV 1/86TH INT IN PUBLIC BOAT LANDING AS DESC IN OR 258 PG 31



Witness:
Melissa K Worrell
Melissa K Worrell
NICKOLE LOVETT

Gloria R. Hayward (SEAL)
Clerk of Circuit Court or County Comptroller
Sumter County, Florida

State of Florida County of Sumter
On this 1st day of March, 2012, before me Notary Public personally appeared Gloria R. Hayward, Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned.

This instrument prepared by the office of Clerk of the Circuit Court, Melissa K. Worrell, D.C. Witness my hand and official seal date aforesaid:
Jennifer E Sanders



STATE OF FLORIDA, COUNTY OF SUMTER
I HEREBY CERTIFY that the above is
a true and correct copy of the original
Gloria R. Hayward, Clerk of Circuit Court
By: [Signature] Deputy Clerk
Date: 4-11-2012

2.1.09
C. J. J. J.

R -> Blog Services
Code Ent.

SUMTER COUNTY SPECIAL MASTER
CASE #CE2008-0392

County of Sumter, Petitioner

Vs.

Elaine Coulson, Respondents

STATE OF FLORIDA, COUNTY OF SUMTER

I HEREBY CERTIFY, that the above and foregoing is a true copy of the original.

Sumter County Code Enforcement Board

By Alysia Akins Recording Secretary

Dated December 7, 2009

ORDER IMPOSING PENALTY/LIEN

THIS CAUSE came on for public hearing before the Sumter County Special Master (herein referred to as "Special Master") on 3/26/09, after due notice to Respondent(s), at which time the Special Master heard testimony under oath, received evidence, and issued its Findings of Facts and Conclusions of Law and thereupon issued its oral Order which was reduced to writing and furnished to Respondent(s). Respondent(s) was given the right to request a hearing within 20 days.

Said Order required Respondent(s) to take certain action by a time certain, as specifically set forth in that Order.

An Affidavit of Non-Compliance, bearing the date of 4/14/09, has been filed by the Code Secretary, which Affidavit certified under oath that the required corrective action has not been taken as ordered.

Accordingly, it having been brought to the Special Master's attention that Respondent(s) has not complied with the order dated 4/6/09, it is hereby:

ORDERED that Respondent(s) pay to Sumter County, 910 N. Main Street, Suite 301, Bushnell, FL 33513, costs in the amount of \$281.06 for the property located at 9190 CR 647D, Bushnell, Florida, that remains in violation.

Parcel-L24C017

Section 24, Township 21S, Range 20E:

LOT 17 HOLIDAY HEIGHTS BLK AN UNRECORDED SUBD OR 141 PG 203 & A UNDIV 1/86 INT IN PUBLIC BOAT LANDING AS DESC IN OR 258 PG 31

A certified copy of this ORDER will be recorded and shall then constitute a lien for all the accrued fines against the above described property, and any other real or personal property that the violator owns in Sumter County where recorded pursuant to Section 162.09 of the Florida Statutes.

DONE AND ORDERED this 25 day of November, 2009 at Sumter County, Florida.

SPECIAL MASTER:

Special Master

ATTEST:

DATE:

Nov. 25, 2009
Alysia Akins
Recording Secretary

PERSONALLY appeared before me, the undersigned authority, R. Lee Hawkins, Jr., well known to me and known by me to be the Special Master, respectively, for Sumter County, and acknowledged before me that he executed the foregoing instrument on behalf of the Special Master, as its true act and deed, and that he was duly authorized to do so.

WITNESS my hand and official seal this date: November 25, 2009

Alysia Diane Akins

Notary Public

My commission expires:



ALYSIA DIANE AKINS
Commission ID 647466
Expires March 6, 2011
Bonded thru Troy Fahn Insurance 800-385-7019

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien will be furnished by certified mail on this 25th day of November, 2009.

Alysia Akins
Recording Secretary

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
12/11/2009 10:56:27AM
LIEN

PAGE 1 OF 3
B-2142 P-736

2009 33861



SUMTER COUNTY SPECIAL MASTER
FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

Respondent: Elaine Coulson
File No.: CE2008-0392

This cause was presented for public hearing before the Sumter County Special Master, Sumter County, Florida, on March 26, 2009, after due notice to the Respondent. The Special Master having heard testimony under oath, received evidence, and heard argument of counsel (if any), thereupon issues its Findings of Fact, Conclusions of Law, and Order as follows:

I. FINDINGS OF FACT:

- A. The Respondent owns real property located at 9190 CR 647D, Bushnell, Florida, also known as parcel identification number L24C017.
- B. The Respondent was sent a Notice of Hearing by certified mail stating a hearing would be held before the Sumter County Special Master to determine whether the Respondent was violating Sections 6-104(3), 6-104(5), and 13-E.3.1.2 SHC 305.15 of the Sumter County Code.
- C. Photographs of the violations taken on 3/26/09 were submitted into the record.
- D. The Respondent was not present.
- E. Edd Kaman, Inspector, testified the property does not have homestead exemption. Mr. Kaman testified the code case began on 9/12/08, and his last visit to the property was on 3/26/09, in which the property remained in violation.
- F. Mr. Kaman recommended the Respondent pay staff costs due in the amount of \$281.06 and bring the property into compliance immediately or a \$25 daily fine be assessed.

II. CONCLUSIONS OF LAW:

- A. 6-104.(3) NUISANCES-UNSAFE HOUSING
The existence of any dwelling, house, building, structure or real property, or premises on which a dwelling, house, building or other structure is located which is unsafe, (as defined in the Unsafe Building and Abatement Code) and a menace to the health, safety, or general welfare of the residents of Sumter County shall constitute prima facie evidence of maintaining a nuisance.
- B. 6-104.(5) NUISANCES-GRASS
The overgrowth of any herbaceous and/or woody plant life over twenty-four (24) inches high in any residential or commercially classified land in the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive.
- C. E.3.1.2 SHC 305.15 SHC ACCESSORY STRUCTURES
Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.
- D. The Respondent is in violation of the above named codes due to the unsafe mobile home and accessory structure, and overgrowth on the property.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
12/11/2009 10:56:27AM
LIEN

PAGE 2 OF 3
B-2142 P-737

2009 33861



III: ORDER:

Based upon the foregoing Findings of Fact and Conclusions of Law, it is hereby ordered that:

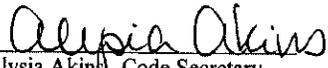
- A. The Respondent was found in violation of Sumter County Code due to the unsafe mobile home and accessory structure, and overgrowth on the property.
- B. The Respondent was ordered to bring the property into compliance by removing or securing the mobile home and accessory structure, mowing and maintaining the property, and paying staff costs in the amount of \$281.06. If not, a \$25 daily fine will begin to accrue on 3/27/09, and will continue until the property is found in compliance and costs are paid.
- C. In addition to any fines, the Respondent shall be responsible for any additional inspection costs, collection costs, administrative costs, legal fees, attorneys' fees, recording costs, and all other costs associated with the collection of this ORDER.

DONE AND ORDERED this 6 day of April, 2009, in Bushnell, Sumter County, Florida.



R. Lee Hawkins, Jr., Special Master

I hereby certify that a true and correct copy of the above and foregoing Findings of Fact, Conclusions of Law, and Order will be furnished by certified mail to the respondent on this 6th day of April, 2009.


Alysia Akins - Code Secretary

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
12/11/2009 10:56:27AM
LIEN
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2009 33861



Case Summary

Case Number CE2008-0392

As of 4/16/2012

Complaint unsafe structure & overgrown
 Status FORECLOSURE
 Officer Dwayne Ausley

Type DERELICT STRUCTURE
 Subtype Unsafe Residential

Opened 9/16/2008 AAO Last Action 4/2/2012 SMC
 Closed Follow Up 4/4/2012 SMC

Site Address 9190 CR 647D City Bushnell State Zip FL 33513 Site APN L24C017

DESCRIPTION

CHRONOLOGY ACTIONS

TYPE OF ACTION ACTION DATE
 ACTION BY
 NOTES

Inspection 4/2/2012
 Bill James
 (3/5/2012 12:54:36 PM SMC) Action Created

(3/5/2012 12:55 PM SMC)
 inspection for tax deed sale

Phone Call 3/5/2012
 Sandy Casseis
 (3/5/2012 12:52:08 PM SMC) Action Created

(3/5/2012 12:53 PM SMC)
 purchased the property at tax deed sale - 3/1/12 -
 To Attorney - Foreclose 6/3/2010
 Alysia Akins Oxford

Inspection 5/28/2010
 Dwayne Ausley

Inspection 3/1/2010
 Ed Kaman

Correspondence 1/22/2010
 Alysia Akins Oxford
 costs paid in full

Correspondence 12/31/2009
 Alysia Akins Oxford
 lien received

Lien Filed 11/18/2009
 Ed Kaman
 LIEN RECORDED 12/11/09
 OR 2142
 PG 736
 #2009-33861

Inspection 11/16/2009
 Ed Kaman

FOF Received 4/16/2009
 Ed Kaman

Inspection Hearing Ed Kaman	4/14/2009		
Affidavit of Non-Compliance Alysia Akins	4/14/2009		
Board Compliance Date Alysia Akins	4/9/2009		
FOF Mailed Alysia Akins	4/6/2009		
HEARING Alysia Akins	3/26/2009		
Property is found in violation due to an unsafe mobile home and accessory structure, and overgrowth. Staff costs in the amount of \$281.06 are ordered to be paid and a \$25 daily fine will continue to accrue as of 3/27/09 until the property is found in compliance and costs are paid.			
RFH Received Alysia Akins	3/19/2009		
RFH Alysia Akins	3/10/2009		
NOH Alysia Akins	3/10/2009		
Photo NOV Ed Kaman	3/5/2009		
Inspection NOV Ed Kaman	3/5/2009		
Received NOV Alysia Akins	2/19/2009		
Inspection CNV Ed Kaman	2/12/2009		
NOV Alysia Akins	2/12/2009		
CNV Alysia Akins Oxford	9/16/2008		
Complaint Ed Kaman	9/12/2008		
Initial Inspections Ed Kaman	9/12/2008		

CONTACTS

CONTACT TYPE

NAME	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	EMAIL
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OWNER

COULSON, ELAINE	4306 CHURCH POND PL	DOVER FL 33527	352		
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INSPECTIONS

TYPE OF INSPECTION SCHEDULED DATE COMPLETED DATE
 INSPECTOR RESULT REMARKS
 NOTES

Inspection	4/4/2012	4/4/2012		
Dwayne Ausley	Compliance			
(4/4/2012 6:05 PM DA) met owner and informed him i put the case in compliance.				
Inspection	4/2/2012	4/2/2012		
Dwayne Ausley	Compliance			
(3/5/2012 12:54 PM SMC) inspection to verify property cleaned from tax deed sale.				
Inspection	3/23/2012	3/26/2012		
Dwayne Ausley	Non-Compliance			
(3/26/2012 8:22 AM DA) property is mowed. portions of the structure which are unsafe have been removed.				
talked to owners sister and notified her of what needed to be done (address rear porch and removed wood hanging in air) for compliance.				
Inspection	6/2/2010	6/2/2010		
Dwayne Ausley	Non-Compliance	SEND FOR FORECLO:		
(6/2/2010 1:45 PM DA) site conditions on 5/28/2010 - addition collapsed in areas, structure unsafe, and vegetative growth ranges approximately from 24"-72".				
Inspection	3/1/2010	3/1/2010		
Ed Kaman	Non-Compliance	NOTHING DONE AT AI		
Inspection	11/16/2009	11/16/2009		
Ed Kaman	Non-Compliance			
Hearing Inspection	4/9/2009	4/14/2009		
Ed Kaman	Non-Compliance			
RFH Inspection	3/26/2009	3/26/2009		
Ed Kaman	Non-Compliance			
NOV Inspection	3/4/2009	3/4/2009		
Ed Kaman	Non-Compliance	set for hearing		
CNV Inspection	2/11/2009	2/11/2009		
Ed Kaman	Non-Compliance			
Initial Inspection	9/12/2008	9/12/2008		
Ed Kaman	Non-Compliance			

VIOLATIONS

Case Number	Code and Violation Description	Location	Corrected

CE2008-0392	<p>6-104.(3) NUISANCES-UNSAFE HOUSING The existence of any dwelling, house, building, structure or real property, or premises on which a dwelling, house, building or other structure is located which is unsafe, (as defined in the Unsafe Building and Abatement Code) and a menace to the health, safety, or general welfare of the residents of Sumter County shall constitute prima facie evidence of maintaining a nuisance.</p> <p>6-104.(5) NUISANCES-GRASS The overgrowth of any herbaceous and/or woody plant life over twenty-four (24) inches high in any residential or commercially classified land in the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive.</p> <p>E.3.1.2 SHC 305.15 SHC ACCESSORY STRUCTURES Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.</p>		
CE2006-0753	<p>E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.</p> <p><input checked="" type="checkbox"/> Please have property mowed & cleaned up of tree branches and debris.</p>		1/8/2007

DONNA GRAFE
9154 CR 647 D
BUSHNELL, FL, 33513-7728

SUMTER COUNTY BOARD OF COMMISSIONERS
ADMINISTRATIVE MANAGER KITTY FIELDS PHR, CPM

MARCH 4, 2012

DEAR MS. FIELDS:

My husband and I purchased Tax Deed #4149, Parcel L24C017 on March 1, 2012, at the tax deed auction. I was informed by Code Enforcement that I needed to write this letter and request the fines not be levied while corrections are in progress and past fines be forgiven.

We have been working daily on correcting the code violations, and are about 60% completed.

We have an appointment with Code Enforcement April 2, 2012 for an inspection to be certain the violations are corrected and meet current codes.

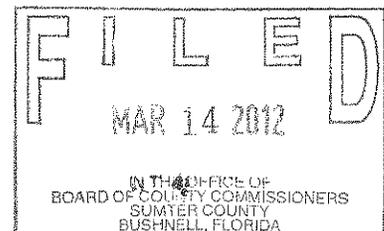
I was informed that I needed to pay administrative cost in the amount of \$545.00. Please fine enclose a check for that amount to be forwarded to the proper department.

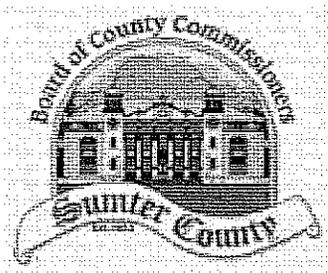
Thank you for your time and consideration;
Cordially,



Donna H, Grafe

enclosure: 1





Sumter County Building Department

7375 Powell Road, Suite 115
Wildwood, FL 34785
Ph (352) 689-4460 Fax (352) 689-4461

RECEIPT FOR PAYMENT RECEIVED

CASE NO CE2008-0392	CASE TYPE DERELICT STRUCTURE	CASE SUBTYPE Unsafe Residential	CASE DESCRIPTION/COMMENTS	
RECEIPT NO C0312	RECEIPT DATE 3/21/2012	PAYMENT TYPE CHECK 6088	RECEIVED FROM Donna Grafe	RECEIVED BY SMC

FEE(s)	AMOUNT
Attorney Costs	545.00

TOTAL PAID \$545.00
BALANCE DUE \$0.00

Signature