

PROPERTY INFORMATION REPORT

CERTIFICATE NO: TX25-0274

CERTIFIED TO: CHARLOTTE COUNTY TAX COLLECTOR

ORDER DATE: April 17, 2025

SEARCH DATE: 20 years up to April 21, 2025

LEGAL DESCRIPTION:

PARCEL I.D. NO.: 412017130011

Lot 48, GROVE CITY SHORES, according to the plat thereof, recorded in Plat Book 2, Page 95, of the Public Records of Charlotte County, Florida.

TO: CLERK OF COURT

ISSUED in connection with APPLICATION FOR TAX DEED pursuant to Chapter 197.502 (4) 1985 Florida Statutes, the following are names and addresses of the persons the Clerk is required to notify pursuant to Chapter 197.522 Florida Statutes, prior to sale of property as per Florida Department of Revenue Rule 12D-13.60:

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

CHARLES A. ISAAC, as Trustee of the DMI REAL ESTATE TRUST

ADDRESS: 1961 Mississippi Avenue, Englewood, FL 34224

DEED ADDRESS, IF DIFFERENT:

PROPERTY ADDRESS: 1961 Mississippi Avenue, Englewood, FL 34224

2024 TAXES in the amount of: **\$9,409.14**

CURRENT ASSESSED VALUE **\$598,349.00 ✓**

HOMESTEAD EXEMPTION: YES ✓

UNPAID OR OMITTED YEARS: **2022, 2023 & 2024**

OUTSTANDING CERTIFICATES: **23-07344 & 24-06725**

AND SAID PROPERTY IS SUBJECT TO THE FOLLOWING ENCUMBRANCES, IF ANY:

- ✓ 1. Notices of Lien in favor of CHARLOTTE COUNTY, Building Construction Services, 18400 Murdock Circle, Port Charlotte, FL 33948, filed in Official Records Book 4961, Page 423; Official Records Book 5046, Page 1213; Official Records Book Instrument #3261565; Official Records Instrument #3300963; Official Records Instrument #3347287; and Official Records Instrument #3438231; of the Public Records of Charlotte County, Florida.
- ✓ 2. Notice of Lien in favor of ENGLEWOOD WATER DISTRICT, 201 Selma Avenue, Englewood, FL 34223, filed in Official Records Instrument #3431718, of the Public Records of Charlotte County, Florida.

This is to certify that the legal description and the above information are correct as required under Chapter 197 Florida Statutes. This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION

2575 Tamiami Trail

Port Charlotte, Florida 33952

PHONE: (941) 743-7041 FAX: (941) 624-5362

CLERK OF CIRCUIT COURT
ROGER D. EATON
CHARLOTTE COUNTY, FLA

2025 MAY 22 PM 11:51

Countersigned:

A. Miles Krotzer

A. Miles Krotzer, Vice President

FILED

DATE: April 28, 2025





Charlotte County Tax Collector

Vickie L. Potts

taxcollector.charlottecountyfl.gov

May 8, 2025


Honorable Roger D. Eaton
Clerk of Circuit Court
18500 Murdock Circle
Port Charlotte, FL 33948

RE: Parcel Number: 412017130011 (TD25-0274)

Dear Sir or Madam:

Here is an additional address for the above-mentioned account 590 E Clear Lake Drive, Clear Lake, IN 46737. Please send a notification to this address.

Thank you,


Vickie L Potts,
Tax Collector, CFC
by Kim Barkley

ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

2025 MAY 22 PM 11:51

FILED

Prepared by and Return To:
Barbara Snow
Fidelity National Title of Florida, Inc.
450 S. Indiana Ave
Englewood, FL 34223

Order No.: FTPA18-58417

APN/Parcel ID(s): 412017130011

WARRANTY DEED

THIS WARRANTY DEED dated June 25, 2018, by Roger Penny and Donnis Penny, husband and wife, hereinafter called the grantor, to Charles A. Isaac, as Trustee of the DMI Real Estate Trust, whose post office address is 1961 Mississippi Avenue, Englewood, FL 34224, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Charlotte, State of Florida, to wit:

Lot 48, Grove City Shores, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 95, of the Public Records of Charlotte County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The Trust recited in this document confers on the trustee the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this instrument.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

NOTE TO PROPERTY APPRAISER: By acceptance of this deed, Grantee confirms that under the terms of the trust referred to above, the beneficiaries of said trust have not less than a beneficial interest for life and are entitled to the homestead tax exemption pursuant to the provisions of Florida Statutes §196.041.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

X Ellen Welsh
Witness Signature

X Roger Penny
Roger Penny

X Ellen Welsh
Print Name

Donnis Penny

X [Signature]
Witness Signature

Address: 36540 Spring Road
Fruitland Park, FL 34731

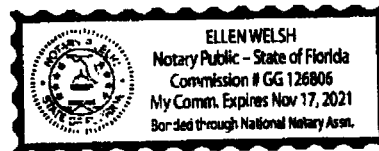
X ROGER PENNY JR.
Print Name

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 22nd day of June 2018, by Roger Penny, to me known to be the person(s) described in or who has/have produced domin. science as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 22nd day of June, 2018.

X Ellen Welsh
NOTARY PUBLIC
My Commission Expires: 11/17/21



ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

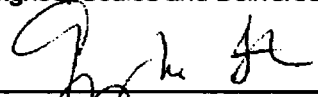
FILED

WARRANTY DEED

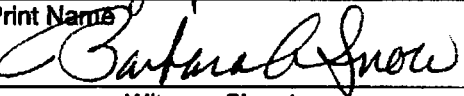
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:



Witness Signature
Gregory M. Fisher

Print Name


Witness Signature
Barbara A. Snow

Print Name

Roger Penny

Donnis Penny

Address: 36540 Spring Road
Fruitland Park, FL 34731

State of Florida
County of STARSOTA

The foregoing instrument was acknowledged before me this 21st day of June 2018, by Donnis Penny, to me known to be the person(s) described in or who has/have produced drivers license as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 21st day of June, 2018.



NOTARY PUBLIC
My Commission Expires:



ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

2018 MAY 22 PM 11:52

FILED

LIEN PAY-OFF INFORMATION CONTACT:
Charlotte County Community Development
18400 Murdock Circle, Port Charlotte, FL 33948-1094
Phone: 941.743.1201
Checks made payable to: CCBCC

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR CHARLOTTE COUNTY, FLORIDA

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-20-03108

CHARLES A. ISAAC AS TRUSTEE OF THE DMI REAL ESTATE TRUST

Respondent(s)

ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 6th day of April 2022. The CESM, upon the County's Affidavit of Non-Compliance with the CESM's Order dated November 3, 2021, finds as follows:

Violation: Administration and Enforcement; Building Permits – Application, Permits – Required
Street Address: 1961 Mississippi Av., Englewood, Florida
PID & Short Legal: 412017130011 and GCS 000 0000 0048
Amount of Lien: \$70.00

It is the order of the CESM that the fine and costs imposed herein shall constitute a lien against the property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of law and Ordinances of Charlotte County.

DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 6th day of April 2022.

CODE ENFORCEMENT SPECIAL MAGISTRATE

Derek Rooney

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 6th day of April 2022, by Derek Rooney who is personally known to me or who has produced _____ as identification and who did/did not take an oath.



Suzan Gowans
Notary Public

Copy furnished to Isaac Charles A Trustee, 1961 Mississippi Ave, Englewood, FL 34224.

NOTICE OF RIGHT TO APPEAL. Pursuant to Section 162.11, Florida Statutes, the Respondent may appeal a final administrative order of an enforcement board or special magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board or special magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

I certify this document to be a true and correct copy of the original on file in my office.

Suzan Gowans

Suzan Gowans, Senior Administrative Assistant
Return to Building Construction Services
Suzan Gowans

For Clerk of the Circuit Court
Book / Page Stamp

ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

2025 MAY 22 PM 11:52

FILED

LIEN PAY-OFF INFORMATION CONTACT:
Charlotte County Community Development
18400 Murdock Circle, Port Charlotte, FL 33948-1094
Phone: 941.743.1201
Checks made payable to: CCBC

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR CHARLOTTE COUNTY, FLORIDA

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-20-03108

CHARLES A. ISAAC AS TRUSTEE OF THE DMI REAL ESTATE TRUST

Respondent(s)

SECOND ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 7th day of September 2022. The CESM, upon the County's Second Affidavit of Non-Compliance with the CESM's Order dated November 3, 2021, finds as follows:

Violation: Administration and Enforcement; Building Permits – Application, Permits – Required
Street Address: 1961 Mississippi Av., Englewood, Florida
PID & Short Legal: 412017130011 and GCS 000 0000 0048
Amount of Lien: \$4520.00

It is the order of the CESM that the fine and costs imposed herein shall constitute a lien against the property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of Law and Ordinances of Charlotte County.

DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 7th day of September 2022.

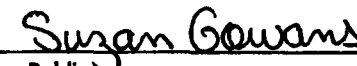
CODE ENFORCEMENT SPECIAL MAGISTRATE


Derek Rooney

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The foregoing Instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 7th day of September 2022, by Derek Rooney who is personally known to me or who has produced _____ as identification and who did/did not take an oath.




Suzan Gowans
Notary Public

Copy furnished to Isaac Charles A Trustee, 1961 Mississippi Ave, Englewood, FL 34224.

NOTICE OF RIGHT TO APPEAL Pursuant to Section 162.11, Florida Statutes, the Respondent may appeal a final administrative order of an enforcement board or special magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board or special magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

**For Clerk of the Circuit Court
Book / Page Stamp**

I certify this document to be a true and correct copy of the original on file in my office.

Suzan Gowans
Suzan Gowans, Senior Administrative Assistant
Return to Building Construction Services
Suzan Gowans

ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FL

2025 MAY 22 PM 11:52

FILED

LIEN PAY-OFF INFORMATION CONTACT:
Charlotte County Community Development
18400 Murdock Circle, Port Charlotte, FL 33948-1094
Phone: 941.743.1201
Checks made payable to: CCBCC

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR CHARLOTTE COUNTY, FLORIDA
CHARLOTTE COUNTY,
Petitioner,
v.
CHARLES A. ISAAC AS TRUSTEE OF THE DMI REAL ESTATE TRUST
Respondent(s)

CASE NO. COD-20-03108

THIRD ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 6th day of April 2023. The CESM, upon the County's Third Affidavit of Non-Compliance with the CESM's Order dated November 3, 2021, finds as follows:

Violation: Administration and Enforcement; Building Permits – Application, Permits – Required
Street Address: 1961 Mississippi Av., Englewood, Florida
PID & Short Legal: 412017130011 and GCS 000 0000 0048
Amount of Lien: \$70.00

It is the order of the CESM that the fine and costs imposed herein shall constitute a lien against the property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of Law and Ordinances of Charlotte County.

DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 3rd day of May 2023.

CODE ENFORCEMENT SPECIAL MAGISTRATE

Derek Rooney

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 4th day of May 2023, by Derek Rooney who is personally known to me or who has produced _____ as identification and who did/did not take an oath.



Notary Public

Suzan Gowans

Copy furnished to Isaac Charles A Trustee, 1961 Mississippi Ave, Englewood, FL 34224.

NOTICE OF RIGHT TO APPEAL. Pursuant to Section 162.11, Florida Statutes, the Respondent may appeal a final administrative order of an enforcement board or special magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board or special magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

For Clerk of the Circuit Court
Book / Page Stamp

I certify this document to be a true and correct copy of the original on file in my office.

Suzan Gowans

Suzan Gowans, Senior Administrative Assistant
Return to Building Construction Services
Suzan Gowans

ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

2025 MAY 22 PM 11:52

FILED

LIEN PAY-OFF INFORMATION CONTACT:
Charlotte County Community Development
18400 Murdock Circle, Port Charlotte, FL 33948-1094
Phone: 941.743.1201
Checks made payable to: CCBCC

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR CHARLOTTE COUNTY, FLORIDA

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-20-03108

CHARLES A. ISAAC AS TRUSTEE OF THE DMI REAL ESTATE TRUST
Respondent(s)

FOURTH ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 2nd day of August 2023. The CESM, upon the County's Fourth Affidavit of Non-Compliance with the CESM's Order dated November 3, 2021, finds as follows:

Violation: Administration and Enforcement; Building Permits – Application, Permits – Required
Street Address: 1961 Mississippi Av., Englewood, Florida
PID & Short Legal: 412017130011 and GCS 000 0000 0048
Amount of Lien: \$4,520.00

It is the order of the CESM that the fine and costs imposed herein shall constitute a lien against the property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of law and Ordinances of Charlotte County.

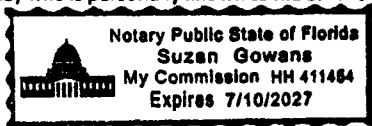
DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 2nd day of August 2023.

CODE ENFORCEMENT SPECIAL MAGISTRATE

Derek Rooney

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing Instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 2nd day of August 2023, by Derek Rooney who is personally known to me or who has produced _____ as identification and who did/did not take an oath.



Suzan Gowans
Notary Public

Copy furnished to Isaac Charles A Trustee, 1961 Mississippi Ave, Englewood, FL 34224.

NOTICE OF RIGHT TO APPEAL. Pursuant to Section 162.11, Florida Statutes, the Respondent may appeal a final administrative order of an enforcement board or special magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board or special magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

I certify this document to be a true and correct copy of the original on file in my office.

Suzan Gowans

Suzan Gowans, Senior Administrative Assistant
Return to Building Construction Services
Suzan Gowans

For Clerk of the Circuit Court
Book / Page Stamp

FILED
2025 MAY 22 PM 11:52
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

LIEN PAY-OFF INFORMATION CONTACT:
Charlotte County Community Development
18400 Murdock Circle, Port Charlotte, FL 33948-1094
Phone: 941.743.1201
Checks made payable to: CCBC

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR CHARLOTTE COUNTY, FLORIDA

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-20-03108

CHARLES A. ISAAC AS TRUSTEE OF THE DMI REAL ESTATE TRUST

Respondent(s)

FIFTH ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 6th day of December 2023. The CESM, upon the County's Fifth Affidavit of Non-Compliance with the CESM's Order dated November 3, 2021, finds as follows:

Violation: Administration and Enforcement; Building Permits – Application, Permits – Required
Street Address: 1961 Mississippi Av., Englewood, Florida
PID & Short Legal: 412017130011 and GCS 000 0000 0048
Amount of Lien: \$70.00

It is the order of the CESM that the fine and costs imposed herein shall constitute a lien against the property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of Law and Ordinances of Charlotte County.

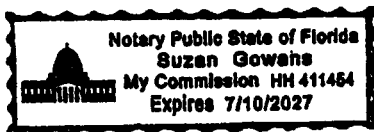
DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 6th day of December 2023.

CODE ENFORCEMENT SPECIAL MAGISTRATE

[Signature]
Derek Rooney

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The foregoing Instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 6th day of December 2023, by Derek Rooney who is personally known to me or who has produced _____ as identification and who did/did not take an oath.



[Signature]
Suzan Gowans
Notary Public

Copy furnished to Isaac Charles A Trustee, 1961 Mississippi Ave, Englewood, FL 34224.

NOTICE OF RIGHT TO APPEAL. Pursuant to Section 162.11, Florida Statutes, the Respondent may appeal a final administrative order of an enforcement board or special magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board or special magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

I certify this document to be a true and correct copy of the original on file in my office.

Suzan Gowans

Suzan Gowans, Senior Administrative Assistant
Return to Building Construction Services
Suzan Gowans

**For Clerk of the Circuit Court
Book / Page Stamp**

FILED
2025 MAY 22 PM 11:52
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

LIEN PAY-OFF INFORMATION CONTACT:
Charlotte County Community Development
18400 Murdock Circle, Port Charlotte, FL 33948-1094
Phone: 941.743.1201
Checks made payable to: CCBCC

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR CHARLOTTE COUNTY, FLORIDA

CHARLOTTE COUNTY,

Petitioner,

v.

CASE NO. COD-20-03108

CHARLES A. ISAAC AS TRUSTEE OF THE DMI REAL ESTATE TRUST

Respondent(s)

SIXTH ORDER IMPOSING PENALTY / LIEN

THIS CAUSE comes before the Code Enforcement Special Magistrate (hereinafter referred to as the CESM) on this 7th day of August 2024. The CESM, upon the County's Sixth Affidavit of Non-Compliance with the CESM's Order dated November 3, 2021, finds as follows:

Violation: Administration and Enforcement; Building Permits – Application, Permits – Required
Street Address: 1961 Mississippi Av., Englewood, Florida
PID & Short Legal: 412017130011 and GCS 000 0000 0048
Amount of Lien: \$70.00

It is the order of the CESM that the fine and costs imposed herein shall constitute a lien against the property owned by the Respondent(s) in Charlotte County, Florida, pursuant to Section 162.09(3), Florida Statutes, and Section 1-2-101 of the Code of law and Ordinances of Charlotte County.

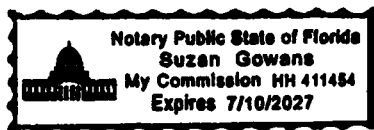
DONE AND ORDERED in Port Charlotte, Charlotte County, Florida, on this 7th day of August 2024.


CODE ENFORCEMENT SPECIAL MAGISTRATE


Derek Rooney

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 7th day of August 2024, by Derek Rooney who is personally known to me or who has produced _____ as identification and who did/did not take an oath.




Notary Public

Copy furnished to Isaac Charles A Trustee, 1961 Mississippi Ave, Englewood, Fl 34224.

NOTICE OF RIGHT TO APPEAL. Pursuant to Section 162.11, Florida Statutes, the Respondent may appeal a final administrative order of an enforcement board or special magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board or special magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

I certify this document to be a true and correct copy of the original on file in my office.

Suzan Gowans

Suzan Gowans, Senior Administrative Assistant
Return to Building Construction Services
Suzan Gowans

**For Clerk of the Circuit Court
Book / Page Stamp**

FILED
2025 MAY 22 PM 11:52
ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA

59765

**NOTICE OF GOVERNMENTAL LIEN
UNPAID, RATES FEES, AND CHARGES - NP**

BEFORE Me, the undersigned authority, personally appeared Keith Ledford, being duly sworn as the Technical Support Manager of the Englewood Water District, a political subdivision and body, created pursuant to a Special Act of Legislature, as amended, and having its principal place of business at 201 Selma Avenue, Englewood FL 34223 and that as the representative of the Englewood Water District he does give Notice of a Claim of Governmental Lien in favor of the Englewood Water District consisting of the following:

UNPAID RATES, FEES & CHARGES \$ 1,699.08 **

*Additional charges may be due, please contact Englewood Water District #941-474-3217.
These charges shall be a lien on the following described property pursuant to Chapter 2004-439, Special Laws of Florida.

**GROVE CITY SHORES LT 48,
AS RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
PID# 412017130011 AKA: 1961 MISSISSIPPI AVE**

Such Lien shall be superior to and paramount to the interest of such property of any owner, lessee, tenant, mortgage, or other person, except the lien of county or district taxes, and shall be on parity with the lien of any such county or district taxes. In the event any such fee, rate, or charges shall not be paid when due and shall be in default for thirty (30) days or more, the unpaid balance thereof and all interest accrued thereon, together with attorney's fees and costs, may be recovered by the District in a civil action, any such lien and accrued interest may be foreclosed or otherwise enforced by the Englewood Water District by action or suit in equity as for the foreclosure of a mortgage on real property.

To the best of my knowledge and belief, the above-described property is owned by:
DMI REAL ESTATE TRUST, CHARLES A ISAAC, TTEE

ENGLEWOOD WATER DISTRICT

BY:

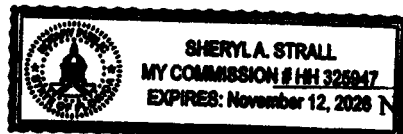

Keith Ledford, P.E.

Technical Support Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 24th day of July, 2024, by Keith Ledford, as Technical Support Manager of the Englewood Water District, by means of physical presence, and who is personally known to me.

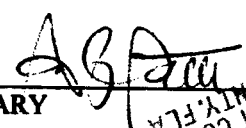
STAMP



NOTARY

**** PREPARED BY & PLEASE RETURN TO: ****

ENGLEWOOD WATER DISTRICT * 201 SELMA AVE * ENGLEWOOD, FL 34223


ROGER D. EATON
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FLA
FILED
MAY 22 2024
34223