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

RESEARCHED BY

SurplusDatabasePro.com

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 3110787873

2575 Tamiami Trail

Port Charlotte, Florida 33952

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

ROCER D. EATON COURT

2025 MAY 22 PM 11:51

Countersigned:

A. Miles Krotzer

(13713 DATE: April 28, 2025

A. Miles Krotzer, Vice President



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 O. EATON CHERK OF CIRCUIT COURT CHARK OF CIRCUIT COURT CHARK CHARK FLA

SOSS WAY 22 PM 11:51

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT OR BOOK: 4336, PGS: 1266, PAGE: 1 OF 3

INSTR # 2628825 Doc Type: D, Recorded: 7/11/2018 at 4:44 PM

Rec. Fee: RECORDING \$27.00 D DOCTAX PD \$2,870.00 ERECORDED Cashier By: IVETTE

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 beneficiarles of said trust have not less than a beneficial interest for life and after entitled to the homestead tax exemption pursuant to the provisions of Florida Statutes §196.041.

2025 MAY 22 PM II: 52

Deed (Warranty - Indiv. to Indiv.) FLD1121.doc / Updated: 05.26.17



FL-CT-FTPA-02325.179340-FTPA18-58417

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	Witness Signature Roger Penny					
X	Print Name Donnis Penny					
*	Address: 36540 Spring Road Witness Signature Fruitland Park, FL 34731					
X	Print Name					
	State of Florida County of Lasker The foregoing instrument was acknowledged before me this 22 day of June 2018, by Roger Penny, to					
	me known to be the person(s) described in or who has/have produced Area 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 22 day of June, 2018.					
X	NOTARY PUBLIC My Commission Expires: \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \					

ROGER D. EATON CLERK OF CIRCUIT COURT CHARLOTTE COUNTY FLA

Deed (Warranty - Indiv. to Indiv.) FLD1121.doc / Updated: 05.26.17 ZOZS MĂT ZZ PHII: 52

FL-CT-FTPA-02326.179340-FTPA18-58417

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 Roger Penny Print Name **Donnis Penny** Address: 36540 Spring Road Fruitland Park, FL 34731 State of Florida County of SHLASSTA The foregoing instrument was acknowledged before me this $2/\pi$ 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 Witness my hand and official seal in the County and State last aforesaid this 24 day of June, 2018. NOTARY PUBLIC My Commission Expires: GREGORY M. FISHER MY COMMISSION # FF 983800 **EXPIRES: July 25, 2020**

> ROGER D. EATON TRUCUIT COURTS EL CHERLOTTE COUNTS FLA

SE: II MA SS YAM 2502

FILED

FL-CT-FTPA-02325.179340-FTPA18-58417

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT OR BOOK: 4961, PGS: 423, PAGE: 1 OF 1

INSTR # 3084835 Doc Type: LN, Recorded: 4/8/2022 at 8:52 AM

Rec. Fee: RECORDING \$10.00 Cashier By: JOHNH

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 MAGISTRA	ITE IN AND FOR CHARLOTTE COUNTY, FLORIDA		
CHARLOTTE COUNTY	٧,			
P	Petitioner,			
v.		CASE NO. COD-20-03108		
	IS TRUSTEE OF THE DMI REAL ESTATE TRUST			
R	Respondent(s)			
	ORDER IMPOSING P			
	E comes before the Code Enforcement Special Magistrate inty's Affidavit of Non-Compliance with the CESM's Order	: (hereinafter referred to as the CESM) on this 6th day of April 2022. The dated November 3, 2021, finds as follows:		
Violation: Administration and Enforcement; Building Permits – Application, Permits – Required				
Street Address: PID & Short Legal:	1961 Mississippi Av., Englewood, Florida 412017130011 and GCS 000 0000 0048			
Amount of Lien:	\$70.00			
	I selection members and a selection and described and a selection and described and a selection and described and a selection	-II		
		all constitute a lien against the property owned by the Respondent(s) in Section 1-2-101 of the Code of law and Ordinances of Charlotte County		
DONE AND	D ORDERED in Port Charlotte, Charlotte County, Florida, o	on this 6th day of April 2022.		
	CODE ENFORCE	MENT SPECIAL MAGISTRATE		
	Derek Kooney			
	- //			
STATE OF FLORIDA				
COUNTY OF CHAR	KLOTTE			
The forego by Derek Rooney who ath.	ho is personally known to me or who has produced	of physical presence or online notarization, this 6th day of April 2022 as identification and who did/did not take a		
	My Commission GG 353748	in Gowans		
\$	Notary Public			
Copy furnished to Is	saac Charles A Trustee, 1961 Mississippi Ave, Englewood,	FI 34224.		
Statutes, the Respoi enforcement board appeal shall not be review of the record	TO APPEAL. Pursuant to Section 162.11, Florida ondent may appeal a final administrative order of an dior special magistrate to the circuit court. Such an ea hearing de novo but shall be limited to appellate ord created before the enforcement board or special eal shall be filed within 30 days of the execution of the ed.	For Clerk of the Circuit Court Book / Page Stamp CHERK OF CHURLY CHERK OF CHURLY		
C. ac. to ac appeare.		ROGER D. EATON CLERK OF CIRCUIT OF COUNTY COUNTY		
1	annous so ha a serie and annous	10-		

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 SS: IIM9 SS YAM 2502

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT OR BOOK: 5046, PGS: 1213, PAGE: 1 OF 1

INSTR # 3149457 Doc Type: LN, Recorded: 9/12/2022 at 10:56 AM

Rec. Fee: RECORDING \$10.00 Cashier By: NLANE

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.

(atition a

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 ENFORCEMENTSPECIAL-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.



lotary Public Survey Public Su

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 this LHCO3 B11078473 order to be appealed.

18003 LHC3308

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 ZOZZ HAY 22 PM 11: 52

EILED

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT, PAGE: 1 OF 1 INSTR #: 3261565 Doc Type: LN, Recorded: 05/08/2023 at 04:29 PM

RECORDING \$10.00

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,

rensone

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 ENFORGEMENT SPECIAL MAGISTRATE

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 State of Florida Suzarn Gowans My Commission GG 353748 Expires 07/10/2023

Notary Public

Rooney

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 O. EATON CLERK OF CIRCUIT COURT CHARLOTTE COUNTY, FLA

SS: 11 M9 SS YAM 2505

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT, PAGE: 1 OF 1

INSTR #: 3300963 Doc Type: LN, Recorded: 08/08/2023 at 03:18 PM

RECORDING \$10.00

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,

٧.

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 412017130011 and GCS 000 0000 0048

PID & Short Legal: 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.

STATE OF FLORIDA **COUNTY OF CHARLOTTE**

The foregoing Instrument was acknowledged before me, by means of a physical presence or a 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.

Notary Public State of Florida Suzan Gowans My Commission HH 411454 Expires 7/10/2027

Copy furnished to Isaac Charles A Trustee, 1961 Mississippi Ave, Englewood, Fi 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. EMTON CLERK OF CIRCUIT COURT CHARLOTTE COUNTY, FLA

SS:11 M9 SS YAM ZSOS

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT, PAGE: 1 OF 1 INSTR #: 3347287 Doc Type: LN, Recorded: 12/11/2023 at 09:34 AM RECORDING \$10.00

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,

Petitione

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: PID & Short Legal: 1961 Mississippi Av., Englewood, Florida 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

Perek Rooney

STATE OF FLORIDA COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me, by means of \Box physical presence or \Box 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.

Notary Public State of Florida Suzan Gowahs My Commission HH 411454 Expires 7/10/2027

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

FOTA 3 PERION RADOR ROUSER D. EATON ROUSE COURT, FLA ALT Y THUOS 3TTO 184H3

SS: 11 Mg SS YAM 2505

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT, PAGE: 1 OF 1 INSTR #: 3438231 Doc Type: LN, Recorded: 08/14/2024 at 09:09 AM RECORDING \$10.00

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	'.			
P	etitioner,			
v. CASE NO. COD-20-03108				
CHARLES A. ISAAC A	S TRUSTEE OF THE DMI REAL ESTATE	TRUST		
R	lespondent(s)			
	SIXTH	ORDER IMPOSING PE	NALTY / LIEN	
THIS CAUSE	Ecomes before the Code Enforcement only's Sixth Affidavit of Non-Complian	t Special Magistrate (here ce with the CESM's Order	inafter referred to as the CESM) on this 7th day of August 2024. The dated November 3, 2021, finds as follows:	
Violation:	Administration and Enforcements	Suilding Parmits - Applic	ation Permits — Required	
Violation: Street Address:	Administration and Enforcement; Building Permits – Application, Permits – Required 1961 Mississippi Av., Englewood, Florida			
PID & Short Legal:	412017130011 and GCS 000 0000			
Amount of Lien:	\$70.00			
It is the ord Charlotte County, Flo	er of the CESM that the fine and cost rida, pursuant to Section 162.09(3), F	s imposed herein shall cor lorida Statutes, and Section	nstitute a lien against the property owned by the Respondent(s) in notes of the Code of law and Ordinances of Charlotte County	
DONE AND	ORDERED in Port Charlotte, Charlot	te County, Florida, on this	7th day of August 2024.	
		CODE ENFORCEMENT	SPECIAL MAGISTRATE	
			<u> </u>	
		Derek Rooney		
STATE OF FLORIDA	•			
COUNTY OF CHAR	LOTTE			
The forego by Derek Rooney who oath.	ing instrument was acknowledged be o is personally known to me or who h	fore me, by means of a ph as produced	ysical presence or \square online notarization, this 7th day of August 2024 as identification and who did/did not take ar	
	Notary Public State of Florida	_		
1_4	Suzan Gowans My Commission HH 411454	Sinas	Gowans	
- America	Expires 7/10/2027	Notary Public		
-				
Copy furnished to Isa	ac Charles A Trustee, 1961 Mississip	pi Ave, Englewood, Fl 342	24.	
NOTICE OF BIGHT	TO APPEAL. Pursuant to Section 1	162.11. Florida		
	ident may appeal a final administrat			
enforcement board	or special magistrate to the circuit	court. Such an	For Clerk of the Circuit Court	
appeal shall not be	a hearing de novo but shall be limite	ed to appellate	Book / Page Stamp	
review of the record	I created before the enforcement be	nate or special		

ROCER O. EATON CLERK OF CIRCUIT COURT CHARLOTTE COUNTY, FLA

SZ : 11 M9 SS YAM ZSOS

FILED

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

magistrate. An appeal shall be filed within 30 days of the execution of the

Suzan Gowans

order to be appealed.

Suzan Gowans, Senior Administrative Assistant Return to Building Construction Services Suzan Gowans ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT, PAGE: 1 OF 1 INSTR #: 3431718 Doc Type: LN, Recorded: 07/25/2024 at 09:48 AM RECORDING \$10.00 ERECORDED

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

SHERYLA. STRALL
MY COMMISSION # HH 325947
EXPIRES: November 12, 2028 N

DTARY

E DETUDA TO: 4 8000

** PREPARED BY & PLEASE RETURN TO: **

ENGLEWOOD WATER DISTRICT * 201 SELMA AVE * ENGLEWOO