

ACCU-SEARCH TITLE EXAMINATION INC.
P.O. BOX 10295
TAMPA, FLORIDA 33679

AS2025-250094
Order Date: 2025-04-02
Application No. #250094

Cert.# 6745.0000
Date filed: 2025-04-01
Records through: 04/01/2025
Use Code: 0200



PROPERTY I.D. NO: 252809-320600-003040

LEGAL DESCRIPTION

RELEDD SUB PB 40 PG 5 BLK C LOT 4

TO: Clerk the Circuit Court, Polk County, Florida

APPLICANT:

TAX LIEN FUND LP
P.O. BOX 132
San Francisco, CA 94104

Dear Sir: Application is made to this office for Tax Deed on the above property. I certify that the legal description and following information is correct as required under Chapter 197 Florida Statute.

Apparent title holder and address on record:

OR 10288 PAGE 1403

JEFFREY FLECKENSTEIN
SHERRY FLECKENSTEIN, H&W
1816 ELK DRIVE
LAKELAND, FL 33801

Address of record on current tax roll:

JEFFREY FLECKENSTEIN
113 DAISY AVE
AUBURNDALE, FL 33823-2836

Situs Address:

113 DAISY AVE
ABURNDALE, FL 33823

Vendee of recorded contract for deed:

NONE

Lien holder and address of record:

OR 10529 PAGE 882

POLK COUNTY
TIFFANY HAWKS, SPECIAL MAGISTRATE
DRAWER CS04-P.O. BOX 9005
BARTOW, FL 33831-9005

Department of State Records through:

04/01/2025

Special assessments:

NONE

Location:

_____ See attached map _____ No access

MOBILE HOME: YES

Application for homestead exemption: NO

Taxable Value: \$20,088

Bid #	Year	Number	Cert. Holder
8385823	2019	2019-6745.0000*	TAX LIEN FUND LP
3820421	2021	21-6136.0000	WILLIAM I ORTH LETICIA S ORTH
7765227	2022	22-6007.0000	MATHON TAX CERT 2019 LLC MATHON TAX CERT 2019 LLC & U.S. CENTURY BANK
3820421	2023	23-5141.0000	WILLIAM I ORTH LETICIA S ORTH
3820421	2024	24-5057.0000	WILLIAM I ORTH LETICIA S ORTH

This is to Certify that this "PROPERTY INFORMATION REPORT" shows the apparent record owner and all liens, as required by Chapter 197 Florida Statutes. It applies to the property described in said Tax Collector's Certification, and is based upon a search of the Public Records on file in the Office of the Clerk of the Circuit Court in and for POLK COUNTY, FLORIDA

In Witness Whereof, Gary S Jerome has caused this certificate to be signed hereto by An authorized agent.

By: _____ Gary S Jerome _____ Signed 04/07/2025

Accu-Search Title Examination Inc.

WARRANTY DEED
INDIVID TO INDIVID

PK1508513

This Warranty Deed Made the 29th day of April A. D. 1983 by Charles G. Viars, a married man,

hereinafter called the grantor, to

Frank P. Fleckenstien, a married man, whose postoffice address is 2319 Kay Street, Winter Haven, Florida, 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, viz:

Lot 4, Block C, Reledd Subdivision, according to plat thereof recorded in Plat Book 40, page 5, public records of Polk County, Florida.

54.00

POLK COUNTY 273713
STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE
MAY 2 '83 54.00

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, 19 82

SUBJECT TO RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, IF ANY.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Carol Anne Young
E. H. Kay, Dallas

Charles G. Viars
Charles G. Viars L.S.

STATE OF Florida
COUNTY OF Polk

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Charles G. Viars

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Notary Public, State of Florida, Witness my hand and official seal in the County and City of Polk, Florida, this 29th day of April, A.D. 1983.

This instrument prepared by:
Address

Carol Young
UNIVERSAL TITLE INSURANCE COMPANY
160 Second Street S. W.
Winter Haven, Florida 33880

SPACE BELOW FOR RECORDERS USE

FILED, RECORDED AND
RECORD VERIFIED
E.D. 'Bud' DIXON, Clk. Cir. Ct.
POLK COUNTY, FLA:
BY [Signature] D.G.

PK1508513

A
500
171

9813

Articles of Agreement, Made this 29th day of December in the
year of our Lord one thousand nine hundred and eighty-four.

212.017
12-30-84

Wherever used herein, the term "party" shall include the heirs, personal representatives, executors and assigns of the respective parties hereto, the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders, and, if used, the term "sole" shall include all the uses herein described if more than one.

Between FRANK P. FLECKENSTEIN and wife, ELIZABETH FLECKENSTEIN,
party of the first part, and

JOHN KUZYK and wife, BETTY LYNN KUZYK,
113 Daisy Avenue, Auburndale, FL 33823 party of the second part,

Witnesseth, that if the said party of the second part shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the said party of the first part hereby covenants and agrees to convey and assure to the said party of the second part, in fee simple, clear of all incumbrances whatever, by a good and sufficient deed, the lot, piece, or parcel, of ground situated in the County of Polk, State of Florida, known and described as follows, to-wit:

Lot 4 in Block C of RELEDD SUBDIVISION, as shown by the map or plat thereof recorded in Plat Book 40 at page 5, public records of Polk County, Florida; Together with the 1968 CHAL mobilehome I. D. # FB359FBB641 situated thereon (which shall REMAIN IN ITS PRESENT LOCATION AND NOT BE MOVED throughout the full term of this Agreement without the EXPRESS WRITTEN CONSENT of party of the first part.

and the said party of the second part hereby covenants and agrees to pay to the said party of the first part the sum of FIFTEEN THOUSAND FIVE HUNDRED (\$15,500.00) Dollars, in the manner following

Down payment of \$2,500.00 upon execution hereof, with the \$13,000.00 balance due and payable in equal consecutive monthly installments of \$200.00 each on the first day of each month beginning February 1, 1985,

(N.B. TERMS AND CONDITIONS CONTINUED ON THE REVERSE)

19.50

with interest at the rate of TEN per centum, per annum payable monthly ~~XXXXXX~~ on the whole sum remaining from time to time unpaid; and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said land subsequent to the year December 31, 1984, and to keep the buildings upon said premises insured in some company satisfactory to the party of the first part in a sum not less than

FULL INSURABLE VALUE *** Dollars during the term of this agreement. And in case of failure of the said party of the second part to make either of the payments or any part thereof, or to perform any of the covenants on his part hereby made and entered into, his contract shall, at the option of the party of the first part, be forfeited and terminated, and the party of the second part shall forfeit all payments made on this contract; and such payments shall be retained by the said party of the first part in full satisfaction and liquidation of all damages by him sustained, and said party of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefore, and at the option of the party of the first part the unpaid balance shall without demand become due and payable, and all costs and expenses of collection of said moneys by foreclosure or otherwise, including solicitor's fees, shall be paid by the party of the second part, and the same are hereby secured.***PAYABLE TO PARTY OF THE FIRST PART AS LOSS PAYEE.

It is Mutually Agreed, by and between the parties hereto, that the time of payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

In Witness Whereof, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in presence of:

Frank P. Fleckenstein Frank P. Fleckenstein
Elizabeth Fleckenstein ELIZABETH FLECKENSTEIN
John Kuzyk JOHN KUZYK
Betty Lynn Kuzyk BETTY LYNN KUZYK

This instrument prepared from information furnished by the parties. No title assurance was requested or given. Y. Patton Kee, Attorney

This instrument prepared by V. PATTON KEE, Attorney P.O. Box 716 Auburndale, Florida 33823

A 9090

6906447
1984 DEC 31 PM 3:32
2293
POLK OFF. REC. PAGE 0633

03-673

IN THE CIRCUIT COURT OF POLK COUNTY, FLORIDA

IN RE: THE MARRIAGE OF:

JOHN W. KUZYK,

Husband,

and

BETTY LYNN KUZYK,

Wife.

CASE NO.: GCF-88-5743

2753 2109
POLK OFF. REC. PAGE

1989 JUN 26 AM 7:58

068852

FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE

This cause came on for final hearing May 30, 1989 upon the Petition for Dissolution of Marriage filed by the wife, which Petition was personally served upon the husband and to which he responded. Present was the wife, BETTY LYNN KUZYK, with her attorney, Robert M. Chambers and also present was the husband, JOHN W. KUZYK, with his attorney, Raymond A. Goodwill, Jr. Having heard the testimony of the parties and the argument of counsel and being fully advised in the premises, the Court finds that it has absolute jurisdiction of the parties and the subject matter of this action. The Court further finds that the parties are husband and wife; that their marriage is irretrievably broken; that the wife has been a continuous resident of the State of Florida for more than six (6) months before this action was commenced; that no children were born of this marriage; and, that both parties have complied with the filing requirements of Fla. R. Civ. Pro. 1.611 concerning financial disclosure. Being otherwise fully advised it is thereupon

ADJUDGED AS FOLLOWS:

1. DISSOLUTION: That the marriage heretofore existing between the wife, BETTY LYNN KUZYK, and the husband, JOHN W. KUZYK, be and is hereby dissolved a vinculo matrimonii because it is irretrievably broken.

2. MARITAL HOME: That the wife be and is hereby awarded all of the husband's right, title and interest in the marital home of parties located at 113 Daisy Avenue, Auburndale, Polk County, Florida 33823, and further described as

A ✓

DOCKETED - 01

Lot 4 in Block C of RELEDD SUBDIVISION, as shown by the map or plat thereof recorded in Plat Book 40 at page 5, public records of Polk County, Florida; Together with the 1968 CHAL mobilehome I. D.#FB359FBB641 situated thereon.

Within five (5) days from the date of the rendition of this Final Judgment of Dissolution of Marriage the husband shall execute such documents as are necessary to transfer all of his right, title and interest in the aforementioned real estate and mobile home to the wife and should he fail to do so then this Final Judgment of Dissolution of Marriage shall act as such a conveyance and shall further act to vest fee simple title in said real estate and mobile home to the wife in her name alone free of any claims of the husband. This conveyance to the wife is in the nature of partial equitable distribution and also subject to all debt regarding said property which the wife shall pay and hold harmless the husband from any further liability concerning the same. The debt is in the nature of a loan from the wife's father. Additionally and as a partial equitable distribution of the marital debt of the parties the wife shall pay the loan to Mrs. Jacoby, husband's aunt, in the amount of \$2,500. The parties agreed in open court that this is an interest free loan. The wife's payments on said loan shall be in an amount of no less than \$25.00 per month until satisfied in full. Until such time as said loan is satisfied the husband shall have a lien upon the aforementioned property awarded to the wife in the amount of the principal balance of said loan. At such time as said loan has been paid by the wife in full to Mrs. Jacoby then the husband shall execute an appropriate satisfaction of lien in favor of the wife with regard to said lien. By taking into consideration the various transfers between the parties during the marriage, credit card debt and other loans the husband is receiving an equitable distribution of the marital assets by virtue of the wife being required to satisfy the loan to husband's aunt.

3. MOTOR VEHICLES: Each party is awarded the motor vehicle titled in their name and customarily used by them subject to any debt thereon which encumbers the same and which

2753 2110
POLK OFF. REC. PAGE

they shall pay and hold harmless the other party from any further liability concerning the same. Basically the husband is awarded the Ford pickup truck and the wife is awarded the Toyota automobile. Jurisdiction is reserved to appoint a commissioner to execute documents of conveyance if necessary.

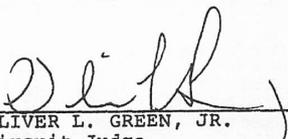
4. ATTORNEY'S FEES, COSTS AND SUIT MONEY: Each party shall be responsible for their own attorney's fees, costs and suit money.

5. DEBT: Husband shall pay all debt listed on his financial affidavit and wife shall pay all debt listed on her financial affidavit in addition to such other debt as may be imposed upon the parties by the terms of this Final Judgment of Dissolution of Marriage. Each party shall hold harmless and indemnify the other from any further liability concerning the debt to be paid by them. Neither party shall incur any further debt for which the other may be held responsible.

6. PERSONAL PROPERTY: Each party is awarded the personal property now in their individual possession and control free of any claims of the other and their sole ownership of such property be and is hereby confirmed.

7. RESTRAINING ORDER: Both parties are mutually enjoined and restrained from coming about the premises where the other is employed or resides and are further restrained from threatening, abusing, harming, harassing or annoying the other in any place whatsoever, either public or private.

DONE in Chambers at Bartow, Polk County, Florida, this 19th day of June, 1989.


OLIVER L. GREEN, JR.
Circuit Judge

Copies to:

Robert M. Chambers, Esq.
Raymond A. Goodwill, Jr., Esq.
Betty L. Kuzyk
John W. Kuzyk

/slm

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF

FRANK P. FLECKENSTEIN,

Deceased.

FILE NO.: 17CP- 2837

RECEIVED
PROBATE DEPARTMENT

DEC 05 2017

LETTERS OF ADMINISTRATION
(Single Personal Representative)

CLERK CIRCUIT COURT

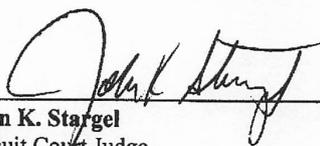
TO ALL WHOM IT MAY CONCERN:

WHEREAS, **Frank P. Fleckenstein**, a resident of Polk County, Florida died on **October 25, 2000**, owning assets in the State of Florida, and

WHEREAS, **Betty Lynn Sacks** has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare **Betty Lynn Sacks** to be duly qualified under the laws of the State of Florida to act as personal representative of the **Estate of Frank P. Fleckenstein**, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

WITNESS my hand and the seal of this court this day of DEC 05 2017, 2017.



John K. Stargel
Circuit Court Judge

Copy furnished to:
Stephen M. Martin, P.A.
Betty Lynn Sacks

INSTR # 2018053017
BK 10419 Pg 2107 PG(s)1
03/12/2018 12:10:12 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 10.00

STATE OF FLORIDA
OFFICE OF VITAL STATISTICS
CERTIFIED COPY

FLORIDA CERTIFICATE OF DEATH

1. DECEASED'S NAME (Print, Middle, Last, Suffix) Elizabeth Flockenstein		2. SEX Female			
3. DATE OF BIRTH (Month, Day, Year) July 13, 1914	4a. AGE Last Birthday (Years) 92	4b. UNDER 1 YEAR Months Days Hours 02 00 00	5. DATE OF DEATH (Month, Day, Year) March 26, 2007		
6. COUNTY OF RESIDENCE Polk		7. BIRTHPLACE (City and State or Foreign Country) Brooklyn, New York			
8. PLACE OF DEATH (Specify place) HOSPITAL: <input type="checkbox"/> Inpatient <input type="checkbox"/> Emergency Room/Outpatient <input type="checkbox"/> Dead on Arrival NON-HOSPITAL: <input type="checkbox"/> Home <input checked="" type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/Long Term Care Facility Albundeale Oaks		9. DECEASED'S HOME (Specify place) Albundeale Oaks			
10. DECEASED'S OCCUPATION (Indicate type of work done during most of working life) Homemaker		11a. CITY, TOWN, OR LOCATION OF DEATH Albundeale			
11b. INSIDE CITY LIMITS <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12. SURVIVING SPOUSE'S NAME (If with, give maiden name) None			
13. DECEASED'S STATUS (Specify) <input type="checkbox"/> Married <input checked="" type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Never Married		14a. CITY, TOWN, OR LOCATION Lake Alfred			
14b. COUNTY Polk		14c. ZIP CODE 33850			
14d. INSIDE CITY LIMITS <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		15. STREET ADDRESS 2319 Kay Street			
16. DECEASED'S LEGAL OCCUPATION (Indicate type of work done during most of working life) Homemaker		17. KIND OF BUSINESS/INDUSTRY Own Home			
18. RACE (Specify) <input checked="" type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> American Indian or Alaska Native (Specify race) <input type="checkbox"/> Asian/Pacific <input type="checkbox"/> Chinese <input type="checkbox"/> Filipino <input type="checkbox"/> Japanese <input type="checkbox"/> Korean <input type="checkbox"/> Vietnamese <input type="checkbox"/> Other Asian (Specify) <input type="checkbox"/> Native Hawaiian <input type="checkbox"/> Other Pacific Is. (Specify) <input type="checkbox"/> Other (Specify)					
19. HIGHEST GRADE OF EDUCATION (Specify the decedent's highest degree or level of school completion at time of death) <input type="checkbox"/> All 24 years <input checked="" type="checkbox"/> High school but no diploma <input type="checkbox"/> High school diploma or GED <input type="checkbox"/> College (Specify) Elementary				20. WAS DECEASED EVER IN U.S. ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
21. FATHER'S NAME (Print, Middle, Last, Suffix) Elmer Brooks		22. MOTHER'S NAME (Print, Middle, Last, Suffix) Maude Vickery			
23. DECEASED'S NAME (Print, Middle, Last, Suffix) Betty Sacks		24. RELATIONSHIP TO DECEASED Daughter			
25. STATE OF BIRTH Florida		26. STATE OF BIRTH Florida			
27. PLACE OF DEATH (Specify place of ceremony, cemetery, or other place) Lake Alfred		28. LOCATION - STATE 2319 Kay Street Florida			
29. LOCATION - CITY OR TOWN Lake Alfred		30. ZIP CODE 33850			
31. CREMATION SERVICE (Specify) <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Donation <input type="checkbox"/> Burial then State <input type="checkbox"/> Other (Specify) J. E. Looker Cremation Services		32. LOCATION - CITY OR TOWN Davenport			
33. STATE OF BIRTH Florida		34. STATE OF BIRTH Florida			
35. LICENSE NUMBER (If applicable) KA-496		36. SIGNATURE OF PHYSICIAN OR OTHER QUALIFIED PERSON <i>Joseph D. Khan</i>			
37. NAME OF CREMATION SERVICE Cremation Services Of Mid Florida		38. STATE Florida			
39. CITY OR TOWN Davenport		40. STREET ADDRESS 122 State Street			
41. ZIP CODE 33837		42. CERTIFYING PHYSICIAN - To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner stated. <input checked="" type="checkbox"/> Certifying Physician - On the basis of examination, autopsy investigation, in my opinion, death occurred at the time, date and place, due to the cause(s) and manner stated. <input type="checkbox"/> Other (Specify)			
43. PHYSICIAN'S SIGNATURE <i>Dr. Aftab A. Khan MD</i>		44. DATE (Month/Day/Year) 3/27/07			
45. PHYSICIAN'S NAME Dr. Aftab A. Khan MD		46. NAME OF ATTENDING PHYSICIAN (If other than Decedent) Dr. Aftab A. Khan MD			
47. COUNTY OF BIRTH Florida		48. COUNTY OF BIRTH Florida			
49. CITY OR TOWN Davenport		50. STREET ADDRESS 2502 Sand Mine Road			
51. ZIP CODE 33897		52. DATE FILED BY REGISTRAR (Month, Day, Year) April 3, 2007			

33790696 CERTIFICATION OF VITAL RECORD

Dr. Aftab A. Khan MD
Chief Deputy Registrar Date Issued: APR 03 2007

HEALTH

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH A WATERMARK OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARK. THE DOCUMENT PAGE CONTAINS A MULTICOLORED BACKGROUND AND GOLD EMBOSSED SEAL. THE BACK CONTAINS SPECIAL LINES WITH TEXT AND SEAL IN THERMOCHROMIC INK.

DH FORM 1847 (06/04)

INSTR # 2017198272
BK 10288 Pg 1403 PG(s)1
10/17/2017 11:59:24 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 10.00
DEED DOC 0.70

Parcel ID: 25-28-09-320600-003040

WARRANTY DEED

THIS INDENTURE, made this 16th day of October, 2017, between Betty Lynn Sacks, a married woman, f/k/a Betty Lynn Kuzyk, whose mailing address is 2319 Kay Street, Lake Alfred, Florida 33850, of the County of Polk, State of Florida ("Grantor"); and Jeffrey and Sherry Fleckenstein, husband and wife, whose current mailing address is 1816 Elk Drive, Lakeland, Florida 33801, of the County of Polk, State of Florida ("Grantees").

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

Lot 4 in Block C of RELEDD SUBDIVISION, as shown by the map or plat thereof recorded in Plat Book 40 at page 5, Public Records of Polk County, Florida. TOGETHER WITH the 1968 CHAL mobile home; I.D.# FB359FBB641 situated thereon.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the date first above written.

Signed, sealed and delivered in the presence of:

Sign: [Signature]
Witness #1
Print: Dylan Fleckenstein

Sign: [Signature]
Betty Lynn Sacks
f/k/a Betty Lynn Kuzyk

Sign: [Signature]
Witness #2
Print: Melissa R Munn

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 16th day of October, 2017, by Betty Lynn Sacks, a married woman, who is personally known to me or has produced N/A as identification.

(Official Notary Seal)


Sign: [Signature]
Notary Public ~ State of Florida
Print Name: Melissa R Munn
My commission expires: 12/12/2017

THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS REQUESTED OR GIVEN AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.



INSTR # 2018136109
 BK 10529 Pgs 882-883 PG(s) 2
 RECORDED 06/26/2018 12:26:54 PM
 STACY M. BUTTERFIELD,
 CLERK OF COURT POLK COUNTY
 RECORDING FEES \$18.50
 RECORDED BY terrdavi

POLK COUNTY, FLORIDA
 POLK COUNTY SPECIAL MAGISTRATE

POLK COUNTY,

Petitioner,

vs.

JEFFREY FLECKENSTEIN,
 SHERRY FLECKENSTEIN,

Respondent(s)./

Complaint No. CE18-604
 CE LN

ORDER IMPOSING UNPAID PROSECUTION FEES AS A LIEN

THIS MATTER came on for public hearing before the Polk County Special Magistrate on 6/21/2018, upon the request of the Code Enforcement Unit. The Special Magistrate ordered that all cost of prosecuting this case be fined against the respondent.

It having been brought to the Special Magistrate's attention on this 21ST day of June 2018 that these cost remain unpaid in the amount of \$47.68 is hereby ORDERED that the above referenced costs in the amount of \$47.68 plus recording fees of \$60.00, for a total of \$107.68 be imposed and recorded as a lien against all real and personal property of the Respondent(s) pursuant to Section 162.09, Florida Statutes and Polk County Ordinance 07-58 (10)(j).

DONE AND ORDERED this 21ST day of June 2018, at Bartow, Polk County, Florida.

By T. Hawks

Tiffany Hawks, Special Magistrate
 Drawer CS04 -- P. O. Box 9005
 Bartow, Florida 33831-9005

STATE OF FLORIDA

R - POLK COUNTY SPECIAL MAGISTRATE OFFICE BOX

COUNTY OF POLK

The foregoing instrument was acknowledged before me this 21ST day of June 2018 by Tiffany Hawks, who is personally known to me and who did not take an oath.

By _____
Shenika Alicea
Special Magistrate Secretary/Notary Public
My Commission Expires: 12/10/2018



CERTIFICATE OF SPECIAL MAGISTRATE ASSISTANT/CERTIFICATE OF SERVICE

I, Shenika Alicea, Special Magistrate Secretary for the Polk County Special Magistrate, do hereby certify that the foregoing is a true and correct copy of the Order entered by the Special Magistrate on the 21ST day of June 2018, and that a true and correct copy of the foregoing has been furnished by U.S. Mail to, **JEFFREY FLECKENSTEIN, SHERRY FLECKENSTEIN 1816 ELK DR, LAKELAND, FL 33801**

By _____
Shenika Alicea
Special Magistrate Secretary

**IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA**

CASE NUMBER: 2019CC-001556-0000-LK

DONALD & DEBI RODRIGUES – PROPERTY OWNERS
CARMEL SMITH – PROPERTY MANAGER
2000 E. EDGEWOOD DR. – SUITE 103
LAKELAND, FL 33803

Plaintiffs

VS

JEFF & SHERRY FLECKENSTEIN
1816 ELK DRIVE
LAKELAND, FL 33801

Defendants

DEFAULT FINAL JUDGMENT FOR POSSESSION

THIS CAUSE coming before the Court for consideration of plaintiff's Tenant Eviction Complaint, and the Court finds that Default has been duly entered against the defendant, and that the plaintiff is entitled to possession of the property as set forth in the complaint, and that defendant has failed to move from said property as required by law, it is therefore

ORDERED AND ADJUDGED that Final Judgment be and the same is hereby entered in favor of the plaintiffs **DONALD & DEBI RODRIGUES** against the defendant(s), **JEFF & SHERRY FLECKENSTEIN**, for the use of the premises located at **1816 ELK DRIVE, LAKELAND, FL 33801**, for which let Writ of Possession issue forthwith and instanter.

IT IS FURTHER ORDERED AND ADJUDGED that plaintiff recover from said defendant costs in the amount of \$ 285- for which let execution issue.

DONE AND ORDERED this 3rd day of April, 2019.



JUDGE OF THE COUNTY COURT

Copies to above Parties