BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs. CASE NO. CE-SM **26-0206**

Brett Halina
Respondents,

_____/

NOTICE OF HEARING ON LIEN RELEASE PETITION UNDER RESOLUTION 2007-15

TO: Brett Halina
2533 Sunshine Blv
Punta Gorda, FL 33950

Your petition for release or reduction of lien has been set for hearing before the DeSoto County Special Magistrate to commence as follows:

DATE: 07/28/2026
TIME: 11:00 am
PLACE: Room 103, First Floor, DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266. (BOARD HEARING ROOM)

Please bring all materials and any documents that you may need to support your request to the hearing. All the rules you received when you filed your petition apply. If you have not retained a copy, please obtain a copy the business day before the hearing.

I HEREBY CERTIFY that a copy of the foregoing notice was mailed to the above addressee this _____ day of _____, _____.

_____
Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Phone (863) 993-4800

Certified Mailer# 9589071052703540792821

Special Master Lien Release / Reduction Checklist

** This checklist must be completed and accompany each case being turned in for Lien Reduction Hearing**

✓ or N/A	Respondents Name Halina Brett 1548 SE Apple Dr — Case #: 2008-036 2018-009
✓	Updated case notes
✓	Copy of Payment receipts for Lien Release / Reduction Hearing request
✓	Copy of recorded lien / penalty order
✓	Is the property in compliance with Special Masters Order 1548 SE Apple Dr
✓	Any correspondence to or from Respondent or Respondents representative
✓	Property card after being verified 1548 SE Apple Dr
✓	Tax Record after being verified 1548 SE Apple Dr
✓	Deed Information after being verified 1548 SE Apple Dr
✓	Photographs of site visits in support of case 1548 SE Apple Dr
	Additional documentation that will be referenced or presented during the Lien Reduction Hearing (IE: InCode Information, Division of corporation info, Local Business Tax info, copies of permits, R.O.W forms, ECT.)

Special Instructions to Legal Department:

The owner was awarded this property through her dissolution of marriage from Thomas J. Brett. The liens on property located at 6605 SW Miami Ave (35-38-24-0116-0560-0140) attached to the property located at 1548 SE Apple Dr. Thomas J. Brett no longer owns the property located at 6605 SW Miami Ave. he lost it due taxes. It was sold on a tax deed sale.

Officers Name Sharon Gray For Special Master Hearing on: July 28, 2026
Date

Reviewed by: _____ Date: _____

Code Enforcement Case: CE-26-0206

Entered on: 06/03/2026 00:00
Printed on: 07/02/2026

Topic:	Non-Code Enforcement Related	Status:	Open
Due Date:	07/08/26	Assigned To:	Sharon Gray
Initiated by:	Citizen	Area #:	RMF-M
Hearing Date:	07/28/2026	Hearing Time:	11:00 am
SM Case No:	26-0206		

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:
Address: 1548 Se Apple Dr , 34266
Phone: Cell #:
APN : 06-38-25-0120-00I0-0040

Owner Information

Owner Name: Brett Halina
Address: 2533 Sunshine Blv
Punta Gorda, FL 33950
Phone: Cell #:

Actions

Action	By	Date	Time	Note/Observation
E-mail Correspondence	Sharon Gray	06/03/2026	2:01 pm	Barbara, I have attached the application for the lien reduction hearing. Please let me know if you have any further questions. There is a form that can be filled out where someone else can attend in the owners place. Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	06/09/2026		Hi, Attached please find the Application for Reduction of Code Enforcement or release of property. Please let me know if you need anything else. Helina Brett will be available for the July 28, 2026 meeting. I appreciate all your help with this issue. Best Regards, Barbara P. Phillips Business Assistant Closing Officer Florida Abstract & Security Title Corp. 2575 Tamiami Trail Port Charlotte, Florida 33952 Phone: 941-743-7041 Fax: 941-624-5362 Barbara@fastcorpfl.com IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending

			<s.gray@desotobocc.com> Sent: Thursday, June 4, 2026 8:04 AM To: Barbara Phillips <barbara@fastcorpfl.com> Subject: Brett Liens This email originated inside of Desoto County BOCC. Barbara, Please add the other lien to the list on the lien reduction application. I will be out of the office today. I am not feeling well. Best Regards, Sharon Sharon Gray Code Enforcement Officer
Lien Reduction Request Received	Sharon Gray	06/11/2026 4:17 pm	Processed lien reduction request payment. Received card information over the phone. Lien reduction/release request received for 1548 SE Apple Dr liens are attached to 1548 SE Apple Dr and the owner is trying to get the liens released from 1548 SE Apple Dr that are attached to this property. Two liens are attached due to violations at 6605 SW Miami Ave parcel #35-38-24-0116-0560-0140, Case# 2008-036 & CE 2018-009. The property located at 6605 SW Miami Ave sold on a tax deed sale on December 14, 2018. An excess funds check was received an applied towards lien case# 2008-036.
Inspection / Site Visit	Sharon Gray	06/26/2026 9:32 am	Site visit photos taken in compliance
Submitted for Special Master Review and approval	Sharon Gray	07/01/2026 9:42 am	Turn in for review of Special Masters Lien Reduction hearing
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	07/01/2026 2:34 pm	set for July 28th Special Master hearing
Notice of Hearing on Lien Release	Sharon Gray	07/02/2026 11:27 am	Send to (Owner - Cert no=9589071052703540792821)

Violations

#	Violation Type	Due Date	Status	Closed Date

Inspection Notes

Date: _____ Time: _____

Findings: _____

_____

_____

_____

emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

From: Sharon Gray
<s.gray@desotobocc.com>
Sent: Friday, June 5, 2026 12:33 PM
To: Barbara Phillips
<barbara@fastcorpfl.com>
Subject: RE: Brett Liens

Barbara,

It was the lien I called and told you about sorry I was out of the office yesterday. I have attached a copy of the lien and the payoff amount for this one as well.

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Desk: 863-491-6165
s.gray@desotobocc.com
www.desotobocc.com

From: Barbara Phillips
[mailto:barbara@fastcorpfl.com]
Sent: Thursday, June 4, 2026 10:58 AM
To: Sharon Gray
<s.gray@desotobocc.com>
Subject: RE: Brett Liens

No attachment. I am going to call you soon. Have a few questions.

Barbara P. Phillips
Business Assistant
Closing Officer
Florida Abstract & Security Title Corp.
2575 Tamiami Trail
Port Charlotte, Florida 33952
Phone: 941-743-7041
Fax: 941-624-5362
Barbara@fastcorpfl.com

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

From: Sharon Gray

Application for Reduction of Code Enforcement Lien(s)

All information fields must be completed before this application can be processed. Requests are not scheduled for the Lien Release Agenda until the application has been reviewed for completeness and the $250.00 application fee has been paid.

CASE NUMBER (S) (see page 2) 2008-036 / CE 2018-009.	LIEN ADDRESS (PROPERTY SUBJECT TO THE LIEN(S)) 1548 SE Apple Dr., Arcadia Fl. 34266.
APPLICANT'S NAME Halina Brett A/K/A Halina S. Brett	PHONE 941-204-8122.
MAILING ADDRESS - 2533 Sunshine Blvd. CITY - Punta Gorda STATE - Fl. ZIP- 33950	
AUTHORIZED REPRESENTATIVE'S NAME N/A	WRITTEN AND NOTARIZED AUTHORIZATION FROM OWNER? YES NO
NAME OF OWNER OF LIEN ADDRESS WHEN LIEN(S) WERE PLACED Thomas J. Brett and Halina S. Brett	
CURRENT OWNER OF LIEN ADDRESS Halina Brett a/k/a Halina S. Brett	
CURRENT OWNER'S RELATIONSHIP OR AFFILIATION WITH ENTITY/PERSON NAMED IN LIEN (S) Ex-Husband.	
OTHER PROPERTY LOCATED IN DESOTO COUNTY BELONGING TO CURRENT OWNER - #_____ None	
VIOLATIONS AT LIEN ADDRESS WHEN LIEN(S) WERE PLACED Not against property Case #'s 2008-036 and CE 2018-009 - Thomas J. Brett	
WHO LIVED AT THE PROPERTY WHEN THE LIEN(S) WAS/WERE PLACED? Do Not Know	
REASONS VIOLATIONS NOT CORRECTED BEFORE LIEN(S) PLACED Do Not Know	
IS MONEY HELD IN ESCROW PENDING THE LIEN RELEASE HEARING AND IF YES, WHO WILL RECEIVE ESCROW MONEY IF THE LIEN(S) IS/ARE REDUCED? YES (NO)	
WHAT IS THE REASON YOU ARE REQUESTING A REDUCTION OR RELEASE OF THE LIEN(S)? I acquired the property from Thomas J. Brett through divorce by Quit Claim Deed on 9/19/19. I am now under contract to sell. The liens are against Thomas J. Brett and would like my property shown above to be released.	

Continued on Next Page

APPLICATION FOR REDUCTION OF CODE ENFORCEMENT LIEN (S)

Has the applicant applied for lien release/reduction for this property before? Yes (No)
If yes, when? _____ (Month and year)

Applicants are required to complete the Lien List below and to provide copies of any lien they want considered in this Lien Release/Reduction Request Application.

Note: The Codes Enforcement Department does not conduct Title or Lien searches, but will try to identify any additional liens that may pertain to this request based on the case number(s) provided by the applicant on Page 1 of this application. The Department is not responsible for any outstanding liens that may be omitted from this request.

Applicant is requesting the below lien(s) be:

Released completely
Reduced
Released from the property located at 1548 S.E. Apple Dr. Arcadia, Fl. 34266 only. Lien(s) to remain in the name of the owner at time of lien.
other _____

Applicant's Requests		Instrument #	
Lien Amount	**Date/Month Recorded**	**~~OR Book~~**	**~~OR Page~~**
$ 6,435.65	4/15/2009	200914	003316
$			
$			
$ 4,252.92	8/28/2018	20181400	4866
$			
$			
$			

For DeSoto County Use Only Additional lien(s) found by the Codes Enforcement Department not included on original application			
Lien Amount	**Date/Month Recorded**	**OR Book**	**OR Page**
$			
$			
$			
$			
$			

Under penalty of perjury, the undersigned:

- swears or affirms that the information provided on this three (3) page Application for Reduction of Code Enforcement Lien(s) is true and correct;
- acknowledges that he/she has read the Lien Release Procedures; and

Continued on Next Page

- further acknowledges that he/she was given an opportunity to ask questions regarding the procedures.

Applicant must provide an initialed copy of the Lien Release Procedures as acknowledgement of the above for application to be accepted.

Applicant's Signature H Brett Date 6-5-26.

State of Florida
County of DeSoto

The foregoing was sworn to and subscribed before me this 5th **day of** June, 20 26, **by** Halina Brett. **He or she is personally known to me, or provided** _____ Drivers License **as identification and did appear before me at the time of notarization.**

Stamp:

BARBARA P. PHILLIPS
Commission # HH 347953
Expires February 11, 2027

Notary Public:

Barbara P. Phillips

For DeSoto County Use Only

Application Accepted on: _____

Scheduled for Lien Release Agenda on _____

Accepted by:

_____ _____
Signature **Date**

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY, a political subdivision
of the State of Florida, principal address at
201 East Oak Street, Suite 201
Arcadia Florida 34266,
Petitioner/Lienholder,

Inst:201814004865 Date:8/28/2018 Time:10:22 AM
HV DC,Nadia K. Daughtrey,Desoto County Page 1 of 2

v.

Case Number CE 2018-009

(941) 743-7041
Shelly Lady to
talk w/ Deborah/Debbie

Thomas J. Brett
6605 SW Miami Avenue
Arcadia Florida 34266,
Respondent,

LIEN ORDER

THIS CAUSE came on for hearing June 15, 2018, before the DeSoto County Special Master, upon the due notice and prior Orders in this matter, alleging that the Respondent has failed to comply with the Special Master's Order entered herein April 6, 2018.

The Respondent was not present and not represented by counsel. Pursuant to Section 162.091(1), Florida Statutes, and upon consideration of all matters presented and the file and record hereof, the Special Master finds and mitigates that the Respondent has failed to comply with said Order in that the property contains an unlicensed recreational vehicle being used for storage of junk and debris. This violation has continued for a period of 38 days since entry of such order, Respondent has failed to pay the case costs in the amount of $277.34 and has caused petitioner to incur additional case costs in the amount of $215.99 in bringing this action.

It is therefore, ORDERED that the fine for non-compliance with the prior order is fixed and mitigated at $2393.33, which represents penalty of $1,900.00 calculated at 38 days of violation at the rate of $50.00 per day, plus unpaid case cost plus case cost for binging this action, which Respondent is ordered to pay to the Petitioner. The aforementioned

fine and costs is for a violation that existed on the real property located at 6605 SW Miami Avenue, Arcadia, Florida, 34266, Parcel # 35-38-24-0116-0560-0140 as described in the petition and orders filed in this case and a cease and it is further ordered Respondent shall desist for 2 years from any further violations.

It is further order of the Special Master that Respondent shall pay the entire amount of $2,393.33 within 30 days of this Order, and if unpaid instanter thereafter, it shall constitute a lien against all real and personal property owned by the Respondent in DeSoto County, Florida, pursuant to Section 162.093(3), Florida Statutes, DeSoto County Land Development Regulations Section 12901(A)(5). The unpaid sums constituting the lien shall further bear interest at the current legal rate until paid in full. The Clerk of Courts is directed to record a certified true copy of this order in the Official Records of DeSoto County, Florida.

DONE AND ORDERED this 19th day of June, 2018.

Robert H. Berntsson, Esquire
Special Master, DeSoto County, Florida
Florida Bar #08004400

ATTEST:

Jill Kersey
Transcribing Secretary

Copies mailed to County Attorney and Respondent as styled above.

Yojaida Hernandez,
Administrative Legal Assistant

allpaid

AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis,IN 46278
24hr. Customer Service #: 888-604-7888

Code Enforcement Payment Confirmation (Ref #: 51106459)

PLC: A002PU

Desoto County B O C C
201 East Oak Street, #205
Arcadia, Florida 34266
For: Code Enforcement

Date: 06/11/2026 16:16 EDT

TRANSACTION INFORMATION

Name: Barbara Phillips

Transaction Reference #: 51106459
Transaction Date/Time: 06/11/2026 16:16 EDT

BILLING INFORMATION

Name: Barbara Phillips
Address: 2575 Tamiami Trail
City, State Zip: Port Charlotte, Fl 33952
Phone #: (941)743-7041
Card #: xxxx-xxxx-xxxx-0161

PAYMENT INFORMATION

Approval #: 08711G
Payment Amount: $250.00
Service Fee: $7.38
Total Amount: $257.38

The service fee is not refundable.

DESOTO COUNTY BOCC
863-993-4800

RECN: 00255157 6/11/2026 4:17 PM
OPER: 80 TERM: 005
REFN: 08711g

TRAN: 9.1900 CE LICEN REDUCTION
CE 2008-036/CE 2018-07 Draft
1540 SE Apple Dr
001-0000354001 0000
CODE ENFORCEMENT FI 250.00X

TENDERED: 250.00 CREDIT CARD
APPLIED: 250.00-

CHANGE: 0.00

ATTENTION CARDHOLDER
If you have questions about the processing of your paym

Thank you for using AllPaid

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Form #: EUR

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values
updated: 5/28/2026

Parcel: << 06-38-25-0120-00I0-0040 (19336) >>

Owner & Property Info

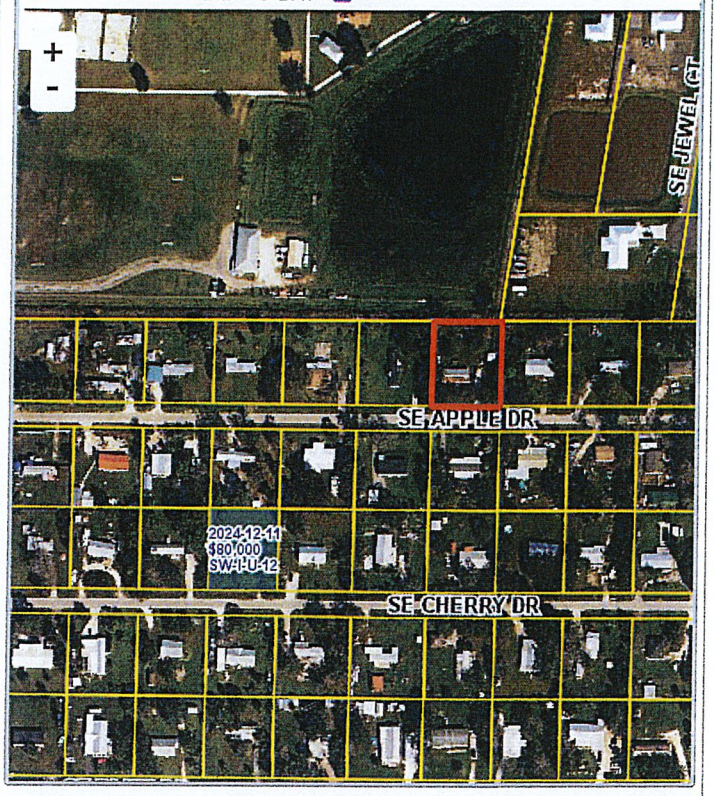
Result: 28 of 46

Owner	BRETT HALINA 2533 SUNSHINE BLV PUNTA GORDA, FL 33950		
Site	1548 SE APPLE DR, ARCADIA		
Description*	FOREST PINE ESTATES LOT 4 BLK I OR 591/908 INST:201914005987		
Area	0.559 AC	S/T/R	06-38-25
Use Code**	MOBILE HOME (0200)	Tax District	7

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Aerial Viewer | Building Photo | Google Maps

2024 2023 2020 2017 Sales



Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	$37,500	Mkt Land	$37,500
Ag Land	$0	Ag Land	$0
Building	$74,650	Building	$82,296
XFOB	$6,402	XFOB	$6,352
Just	$118,552	Just	$126,148
Class	$0	Class	$0
Appraised	$118,552	Appraised	$126,148
SOH/10% Cap	$52,487	SOH/10% Cap	$53,477
Assessed	$66,065	Assessed	$72,671
Exempt	$0	Exempt	$0
Total Taxable	county:$66,065 other:$66,065 school:$118,552	Total Taxable	county:$72,671 other:$72,671 school:$126,148

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Show Similar Sales within 1/2 mile | Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/28/2019	$100	201914005987	QC	I	U	11
12/27/2006	$32,500	591 / 908	WD	I	U	
3/1/1981	$3,000	171 / 635	WD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HM (0800)	1981	1196	1208	$81,000

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
1775	MH-CONN	1976	$2,850.00	1.00	0 x 0
1999	SHED-UC	1980	$25.00	49.00	7 x 7
0861	DRVWY ASPH<10000 SF	1980	$29.00	192.00	0 x 0
1410	FNC CH L6	2010	$866.00	120.00	0 x 0
1998	SHED-ES	2016	$2,419.00	192.00	16 x 12

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	1.000 LT (0.559 AC)	1.0000/1.0000 1.0000/ /	$37,500 /LT	$37,500	RMF-M

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 28 of 46

© DeSoto County Property Appraiser | David A. Williams, CFA, CCE | Arcadia, Florida | 863-993-4866

GrizzlyLogic

The information presented on this website was derived from data which was compiled by the **DeSoto County Property Appraiser** solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 5/28/2026 and may not reflect the data currently on file at our office.

DESOTOBOCC.COM
DESOTO COUNTY, FL GIS Portal

Sign in

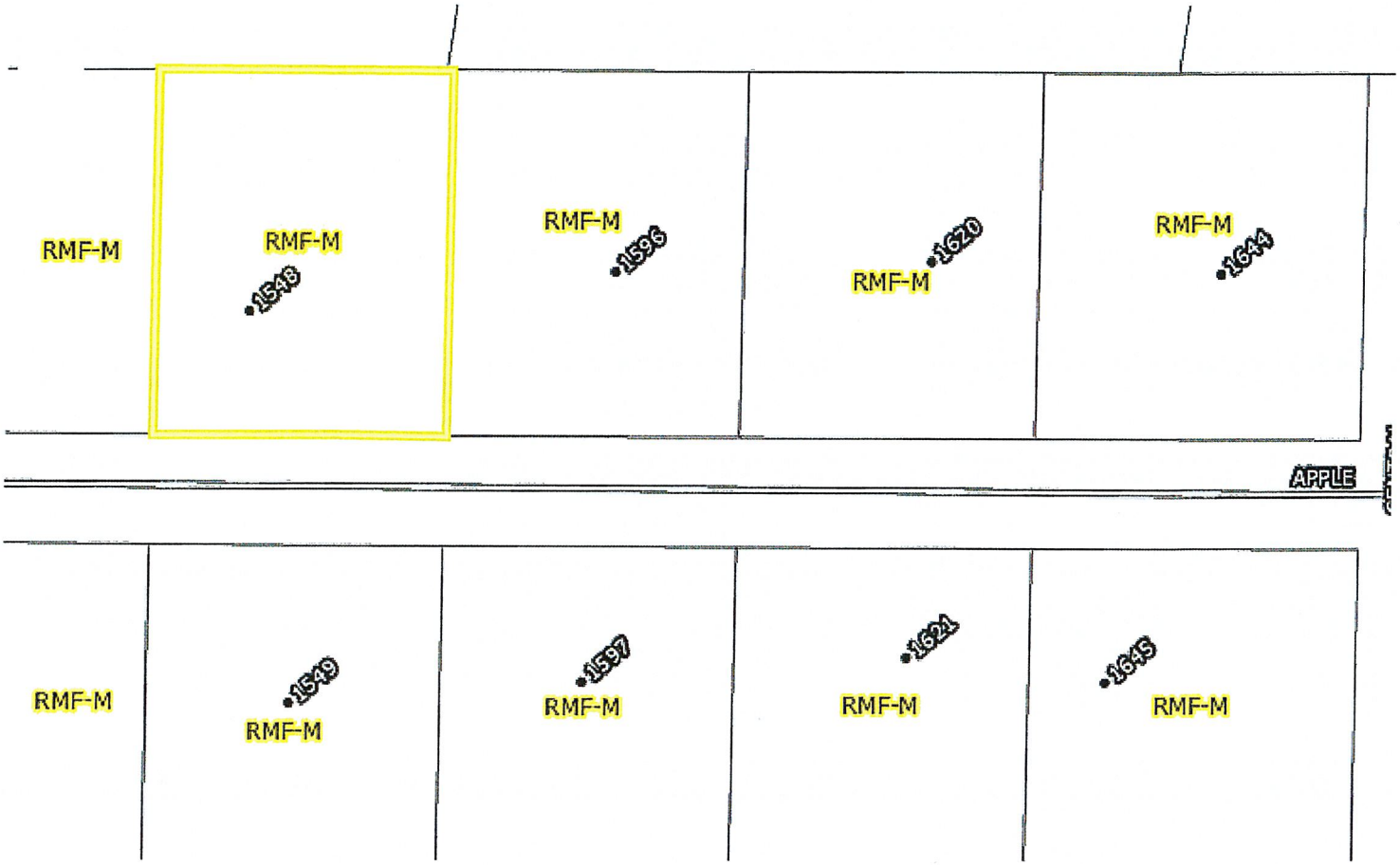
Navigation & Search Tools Measure & General Tools Tool Labels

Show Layers Pan Zoom In Zoom Out Initial View Full Extent Previous Extent Next Extent Bookmarks Sign In

Navigation

Point Query Filter Plot Coordinates Search Address Search Parcels Search Hydrants Search Streets

Find Data Search File



Basemaps

0 50 100ft

FOREST PINE ESTATES
LOT 4 BLK I
OR 591/908

BRETT HALINA
1781 SW WATERS ST
ARCADIA, FL 34266

2025

06-38-25-0120-00I0-0040

DESOTO COUNTY PROPERTY

PAGE 1 of 1 — 7

BUILDING CHARACTERISTICS

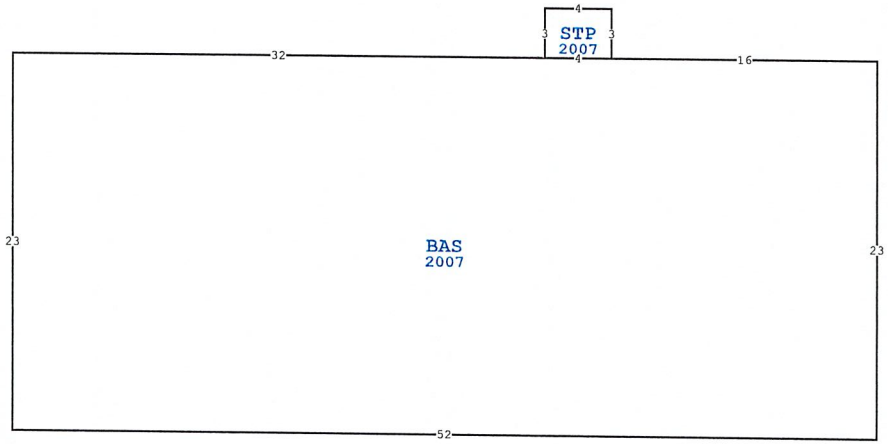
ELEMENT	CD	CONSTRUCTION
Exterior Wall	28	VIN SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	PARQ/LAM 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	300300.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	2007	1,196	82,022
STP	12	35	2007	4	274
TOTALS	1,208			1,200	82,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,200	108.0000	108.00	129,600	1981	1981	0	0	5	31.50	63.50

2 MOBILE HM 0% - 0 Heated Area: 1196 HX Base Yr



DESOTO COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	82,296
TOTAL MARKET OB/XF VALUE	6,352
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	126,148
SOH/AGL Deduction	53,477
ASSESSED VALUE	72,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,671
TOTAL JUST VALUE	126,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,552

ANIMAL PENS NCV

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
201914005987	8/28/2019	QC	U	I	11	100
GRANTOR: BRETT THOMAS						
GRANTEE: BRETT HALINA						
0591/0908	12/27/2006	WD	U	I		32,500
GRANTOR: HALL HERBERT						
GRANTEE: BRETT THOMAS J & HA						

1548 SE APPLE DR, ARCADIA

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1775	MH-CONN	0	0	0	0	1.00	UT	9,500.00	9,500.00	100	1976	1976	3	30	2,850	
2	1999	SHED-UC	0	0	7	7	49.00	SF	2.00	2.00	100	1980	1980	3	25	25	
3	0861	DRVWY ASPH	0	0	0	0	192.00	SF	1.50	1.50	10	1980	1980	3	10	29	
4	1410	FNC CH L6	0	0	0	0	120.00	LF	9.25	9.25	100	2010	2010	3	83	921	
5	1998	SHED-ES	0	0	16	12	192.00	SF	14.00	14.00	100	2016	2016	3	94	2,527	

BUILDING NOTES

ID# GDOCFL26818007A/B TITLE NEEDS TO BE TRANSFERRED

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W16 W4 W32 S23 E52 N23 $
STP=[YR=2007;ORIG=-16,0] N3 W4 S3 E4 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,352

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		RMF-M	137.00	178.00	1.00	LT		1.00	1.00	1.00	37,500.00	37,500.00	37,500	24386.000 SF						

REVIEW DATE 12/20/2023 BY KG Total Acres: 0.56 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 10/22/2025 BY SYS

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1661500 2025 **R 06-38-25-0120-00I0-0040**

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	$499.07
COUNTY LAW ENF	.0029406	$213.70
SCHOOL LRE	.0030330	$382.61
SCHOOL DISC	.0022480	$283.58
SOUTHWEST WATER MGMT	.0001831	$13.31
TOTAL AD-VALOREM:		**$1,392.27**

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	$115.00
Asmt - FIRE	$145.00
Asmt - SOLID WASTE	$45.50
Asmt - SOLID WASTE COLLECT	$239.30
TOTAL NON-AD VALOREM:	**$544.80**

COMBINED TAXES & ASMTS: **$1,937.07**

DISCOUNT: **$0.00**

UNPAID BALANCE: **$0.00**

Exemptions:

Property Address:
1548 SE APPLE DR ARCADIA 34266

BRETT HALINA
1781 SW WATERS ST
ARCADIA , FL 34266

0.559 ACRES
FOREST PINE ESTATES
LOT 4 BLK I
OR 591/908
INST:201914005987

FAIR MKT VALUE	**$126,148.00**	DIST	**7**
ASSESS	**$72,671.00**	EXEMPT VALUE	**$0.00**
TAXABLE VALUE	**$72,671.00**		

**** PAID ****

Last Payment: 11/18/2025 **Receipt Number:** 1100329

Amount Collected: $1,859.59 **Discount Amount:** $0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Pd	Amount Paid	Total Unpaid
0638250120001I00040	R	2025	$1,392.27	$544.80	11/18/2025	$1,859.59	$0.00
0638250120001I00040	R	2024	$1,310.44	$471.63	11/12/2024	$1,710.79	$0.00
0638250120001I00040	R	2023	$1,288.29	$464.82	11/27/2023	$1,682.99	$0.00
0638250120001I00040	R	2022	$1,177.94	$454.67	11/28/2022	$1,567.31	$0.00
0638250120001I00040	R	2021	$893.44	$448.16	11/9/2021	$1,287.94	$0.00
0638250120001I00040	R	2020	$814.95	$442.81	11/24/2020	$1,207.45	$0.00
0638250120001I00040	R	2019	$730.97	$438.38	1/17/2020	$1,145.96	$0.00
0638250120001I00040	R	2018	$646.30	$432.50	11/27/2019	$1,291.18	$0.00
0638250120001I00040	R	2017	$564.31	$390.50	10/29/2019	$1,191.92	$0.00
0638250120001I00040	R	2016	$528.61	$390.50	9/3/2019	$1,478.32	$0.00
0638250120001I00040	R	2015	$525.27	$311.50	9/3/2019	$1,481.34	0.00
0638250120001I00040	R	2014	$472.24	$287.50	4/18/2017	$886.81	0.00

Desoto County Florida Tax Collector

Search Selection

Page 1 of 1. Total 10 records found.

TO VIEW OR PAY A TAX BILL CLICK THE PROPERTY NUMBER BELOW!

Property Number	Name	Address	Tax Bill #
R - 1698700 - 2016	BRETT THOMAS J & HALINA S	1548 APPLE DR SE	1698700
R - 1699100 - 2017	BRETT THOMAS J & HALINA S	1548 APPLE DR SE	1699100
R - 1703300 - 2018	BRETT THOMAS J & HALINA S	1548 APPLE DR SE	1703300
R - 1708600 - 2019	BRETT HALINA	1548 APPLE DR SE	1708600
R - 1637500 - 2020	BRETT HALINA	1548 SE APPLE DR	1637500
R - 1641900 - 2021	BRETT HALINA	1548 SE APPLE DR	1641900
R - 1648500 - 2022	BRETT HALINA	1548 SE APPLE DR	1648500
R - 1654100 - 2023	BRETT HALINA	1548 SE APPLE DR	1654100
R - 1659700 - 2024	BRETT HALINA	1548 SE APPLE DR	1659700
R - 1661500 - 2025	BRETT HALINA	1548 SE APPLE DR	1661500

VISUALGOV E-Government solution provider
D&T Ventures
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DESOTO
COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT

clericus ORI
POWERED BY CIVITEK

Search Again

Your results are shown below. You may click a column heading to sort that column. Clicking the same heading again will reverse the order of the search.

Page Size: 25

5 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
BRETT HALINA	T	10/02/2019	ORD	201914006264	0/0	10	$0.00	CASE #15DR431 F/J OF DOM View Image
BRETT HALINA	T	09/19/2019	D	201914005987	0/0	2	$10.00	LT 4, BLK 1, FORREST PINE ESTATES... View Image
BRETT HALINA S	T	04/02/2018	LN	201814001855	0/0	1	$0.00	$4754.87 View Image
BRETT HALINA S	T	05/26/2009	LN	200914004603	0/0	1	$0.00	$4754.87 View Image
BRETT HALINA S	T	12/28/2006	D	2006015341	591/908	1	$32,500.00	LT 4 BLK I FOREST PINE ESTATES View Image

5 items found, displaying all items.

1

Inst: 201914005987 Date: 09/19/2019 Time: 3:21PM
, Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: ES
Deputy Clerk Doc Stamp-Deed: 0.70

Prepared by:
Dennis R. Wallace II
6230 Scott St., #112
PUNTA GORDA, FL 33950

Return to address shown above.

QUITCLAIM DEED

This Quitclaim Deed made this 28th day of August, 2019, by THOMAS BRETT, a single man, as Grantor, to HALINA BRETT, of 1781 SW Waters Street, Arcadia, Florida 34266, as Grantee.

NOW THEREFORE, Grantor, in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim to Grantee forever, all the right, title, interest, claim and demand which he has in and to that real property located in DeSoto County, Florida, and more particularly described as follows:

Lot 4, Block 1, FORREST PINE ESTATES, as per map or plat thereof recorded in the Office of the Clerk of the Circuit Court, in and for DeSoto County, Florida, in Plat book 9, Page 20.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

THE PROPERTY HEREIN ABOVE REFERENCED IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

This deed is granted pursuant to the Final Judgment of Dissolution of Marriage of the parties and dissolution of marriage proceedings. No title search has been conducted.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first written above.

Grantor, THOMAS BRETT
Address: 1781 SW Waters Street, Arcadia, Florida 34266

WITNESSES:

Susan G. Wright
Witness Signature
Print Name: Susan G Wright

Dawn Roan
Witness Signature
Print Name: Dawn Roan

STATE OF FLORIDA)
)
COUNTY OF DESOTO)

The foregoing instrument was acknowledged before me, this 28th day of August, 2019, by THOMAS BRETT, who is personally known to me or who has produced a ~~Florida~~ michigan driver's license as identification.
B-630-792-367-007

NOTARY PUBLIC

Rhonda B. Williams
Commission # GG078752
Expires March 2, 2021
Bonded thru Aaron Notary

[Print, type or stamp commissioned name of notary or deputy clerk]

	County Lien	Case #	Location	Recording Date	No. of Years as of 6/5/2026	Cost	Interest	Total Interest Accumulated	Total Cost & Interest	
1	Thomas J. Brett	2008-036	6605 SW Miami Avenue	3/26/2009	17.21	$5,227.27	$289.07	$2,812.65	$8,039.92	
2			Parcel: 35-38-24-0116-0560-0140							
3									-$4,035.05	paid on April 26, 2019
4								$2,430.78	$2,430.78	interest from April 2019 to June 2026
5										
6										
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								Total	$6,435.65	

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY, a political subdivision
of the State of Florida, principal address at
201 East Oak Street, Suite 201
Arcadia, Florida 34266,
Petitioner/Lienholder,
vs.

THOMAS j BRETT,
Respondent /

Inst:200914003316 Date:4/15/2009 Time:3:14 PM
KM DC,Mitzie McGavic,Desoto County Page 1 of 2

CASE NO. 2008-036

CLERK CIRCUIT COURT SEAL DESOTO COUNTY, FLORIDA

ORIGINAL

PENALTY ORDER

THIS CAUSE came on for hearing on March 19, 2009 before the DeSoto County Special Master, upon notice and prior Orders in this matter directing that a compliance hearing be set, alleging that the Respondent has failed to comply with the Special Master's order entered May 19, 2008. Pursuant to Section 162.09(1), *Florida Statutes*, and upon consideration of all matters presented and the file and record hereof, the Special Master finds and mitigates that Respondents failed to obtain valid permits and inspections while continuing to conduct work on or use the subject homes, in contravention of the terms set forth in the above Order. Respondent had further failed to pay costs of $227.27 as provided in the Order.

It is therefore ORDERED that the fine for non-compliance with prior orders is fixed at **$5,000.00,** which represents **mitigated** fines for two hundred fifty-seven days for the violation, which Respondent is ordered to pay to Petitioner within ten (10) days, together with unpaid costs, for a total of **$5,227.27** due and payable. Costs incurred by Petitioner in bringing the present action in the amount of $223.07 are ordered to be paid by Respondent within thirty (30) days.

The aforementioned fine is for the violation that existed on the real property

I CERTIFY THIS DOCUMENT TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL FILE
COUNTY OF DESOTO
CLERK OF COURT
4-15-09
KMcHargue

located at 6565, 6575, and 6585 SW Miami Ave., in Arcadia, DeSoto County, Florida, as described in the petition and orders filed in this case.

It is the order of the Special Master that the fine penalty imposed herein, absent satisfaction by payment, after ten days from the date of this order, shall constitute a lien instanter against all real and personal property owned by Respondent(s) in DeSoto County, Florida, pursuant to Section 162.09(3), Florida Statutes, DeSoto County Land Development Regulation Section 11706 and DeSoto County Resolution 2002-11. The unpaid sums shall bear interest at the legal rate until satisfied. The Clerk of Courts is thereupon directed to record a certified true copy of this order in the Official Records of DeSoto County, Florida.

DONE AND ORDERED in Arcadia, DeSoto County, Florida, this 26 day of March, 2009.

Paula J. Rhoads, Special Master

ATTEST:

Betty Phillips/ Transcribing Secretary

Copy furnished to Respondent at P.O. Box 12, Fort Ogden, Fl 34267

Yolanda Hernandez/ Legal Administrative Assistant

	County Lien	Case#	Location	Recording Date	No. of Years as of 12/14/2018	Cost	Interest	Total Interest Accumulated	Total Cost & Interest
1	Thomas J. Brett	2008-036	6605 SW Miami Avenue	03/26/2009	9.73	$5,227.27	$289.07	$2,812.65	$8,039.92
2			Parcel: 35-38-24-0116-0560-0140						
3									
4									
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30									
					Total	$5,227.27	$289.07	$2,812.65	$8,039.92

Debra Lbertson
12/14/18

	County Lien	Case #	Location	Recording Date	No. of Years as of 6/3/2026	Cost	Interest	Total Interest Accumulated	Total Cost & Interest
1	BRETT, THOMAS	CE#2018-009	6605 SW MIAMI AVENUE ARCADIA, FL 34266	8/28/2018	7.77	$2,393.33	$239.33	$1,859.59	$4,252.92
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23									
24									
25									
					Total	$2,393.33	$239.33	$1,859.59	$4,252.92

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY, a political subdivision
of the State of Florida, principal address at
201 East Oak Street, Suite 201
Arcadia Florida 34266,
Petitioner/Lienholder,

Inst:201814004865 Date:8/28/2018 Time:10:22 AM
HV DC,Nadia K. Daughtrey,Desoto County Page 1 of 2

v.

Case Number CE 2018-009

Thomas J. Brett
6605 SW Miami Avenue
Arcadia Florida 34266,
Respondent,

Inst:201814004866 Date:8/28/2018 Time:10:22 AM
HV DC,Nadia K. Daughtrey,Desoto County Page 1 of 2

LIEN ORDER

THIS CAUSE came on for hearing June 15, 2018, before the DeSoto County Special Master, upon the due notice and prior Orders in this matter, alleging that the Respondent has failed to comply with the Special Master's Order entered herein April 6, 2018.

The Respondent was not present and not represented by counsel. Pursuant to Section 162.091(1), Florida Statutes, and upon consideration of all matters presented and the file and record hereof, the Special Master finds and mitigates that the Respondent has failed to comply with said Order in that the property contains an unlicensed recreational vehicle being used for storage of junk and debris. This violation has continued for a period of 38 days since entry of such order, Respondent has failed to pay the case costs in the amount of $277.34 and has caused petitioner to incur additional case costs in the amount of $215.99 in bringing this action.

It is therefore, ORDERED that the fine for non-compliance with the prior order is fixed and mitigated at $2393.33, which represents penalty of $1,900.00 calculated at 38 days of violation at the rate of $50.00 per day, plus unpaid case cost plus case cost for binging this action, which Respondent is ordered to pay to the Petitioner. The aforementioned

fine and costs is for a violation that existed on the real property located at 6605 SW Miami Avenue, Arcadia, Florida, 34266, Parcel # 35-38-24-0116-0560-0140 as described in the petition and orders filed in this case and a cease and it is further ordered Respondent shall desist for 2 years from any further violations.

It is further order of the Special Master that Respondent shall pay the entire amount of $2,393.33 within 30 days of this Order, and if unpaid instanter thereafter, it shall constitute a lien against all real and personal property owned by the Respondent in DeSoto County, Florida, pursuant to Section 162.093(3), Florida Statutes, DeSoto County Land Development Regulations Section 12901(A)(5). The unpaid sums constituting the lien shall further bear interest at the current legal rate until paid in full. The Clerk of Courts is directed to record a certified true copy of this order in the Official Records of DeSoto County, Florida.

DONE AND ORDERED this 19th day of June, 2018.

Robert H. Berntsson, Esquire
Special Master, DeSoto County, Florida
Florida Bar #08004400

ATTEST:

Jill Kersey
Transcribing Secretary

Copies mailed to County Attorney and Respondent as styled above.

Yojaida Hernandez,
Administrative Legal Assistant

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY, a political subdivision
of the State of Florida, principal address at
201 East Oak Street, Suite 201
Arcadia Florida 34266,
Petitioner/Lienholder,

Inst:201814004865 Date:8/28/2018 Time:10:22 AM
HV DC,Nadia K. Daughtrey,Desoto County Page 1 of 2

v.

Case Number CE 2018-009

Thomas J. Brett
6605 SW Miami Avenue
Arcadia Florida 34266,
Respondent,

LIEN ORDER

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DONE AND ORDERED this 19th day of June, 2018.

Robert H. Berntsson, Esquire
Special Master, DeSoto County, Florida
Florida Bar #08004400

ATTEST:

Jill Kersey
Transcribing Secretary

Copies mailed to County Attorney and Respondent as styled above.

Yojaida Hernandez,
Administrative Legal Assistant

NADIA K. DAUGHTREY
DESOTO COUNTY CLERK CIRCUIT COURT
115 E. OAK ST.
ARCADIA, FL 34266
REGISTRY OF COURT

1445
63-873/631

DATE 4/26/19

PAY TO THE ORDER OF Desoto County BCC $ 4035.05

Four Thousand thirty-five + 05/100 DOLLARS

Photo Safe Deposit® Details on back

THE FIRST STATE BANK OF ARCADIA

FOR 18TD040 excess fees

Nadia K Daughtrey

⑈001445⑈ ⑆063108732⑆ 0115951406⑈

DESOTO COUNTY BOCC
863-993-4800

DEPN: 00177107 5/01/2019 10:47 AM
OPER: 06 TERM: 036
REFN: 1445

TRAN: 7.1200 CODE ENF LIEN COST
Case#2008-036 Thomas Drett
4605 SW Miami Ave
CODE ENFORCEMENT FI 4,035.05CR

TENDERED: 4,035.05 CHECK
APPLIED: 4,035.05-

CHANGE: 0.00

Nadia K. Daughtrey

DeSOTO COUNTY CLERK OF THE CIRCUIT COURT
115 EAST OAK STREET - ARCADIA, FLORIDA 34266
PHONE (863) 993-4876 / FAX (863) 993-4669

April 26, 2019

DeSoto County Board of County Commissioner
201 E Oak Street
Arcadia, FL 34266

RE: SURPLUS FUNDS

To Whom It May Concern:

Enclosed please find check #1445 in the amount of $4,035.05 This is payment for Surplus Funds regarding tax deed #18-40-TD. If you have any questions, please feel free to contact our office.

Regards,

NADIA K. DAUGHTREY, CLERK

By

Rhona Brantley

Rhona Brantley
Deputy Clerk
Tax Deed Department

Encl:

Check and Claim

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

18-40-TD

Complete and return to DeSoto County Clerk of Court
115 E Oak Street
Arcadia, FL 34266

Rhona.brantley@desotoclerk.com
(863)993-4876

Note: The Clerk must pay all valid liens before distributing to a titleholder

Claimant's name: De Soto County

Contact name if claimant is not an individual: Donald Conn, County Attorney

Address*: 201 East Oak St. City: Arcadia, FL Zip: 34266

Phone no.: 863-993-4800

Email address: don@chtlaw.com

Tax deed no.: 18-40-TD Date of sale (if known): 12-12-18

☐ I am not making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

☒ I claim surplus proceeds resulting from the above tax deed sale. I am a ✓ Lienholder ____ Titleholder.

1. **LIENHOLDER INFORMATION** (Complete if claim is based on a lien against the sold property)
   A. Type of Lien: ___ Mortgage; ___ Court Judgment; ✓ Other-Describe in detail:
   Code enforcement penalty order If your lien is recorded in the De Soto County Official Records, list the following, if known:
   Recording date 4-15-09; Instrument # 2009140033 16; Book# _____ Page# _____
   B. Original Amount of Lien $ _____
   C. Amount Remaining Due (include interest, if applicable $ 8,067.27

2. **TITLEHOLDER INFORMATION** (Complete if claim is based on title held on sold property)
   A. Nature of title: ___ Deed; ___ Court Judgment; ____ Other-describe in detail:
   _____
   If your title is recorded in the Alachua County Official Records, list the following, if known:
   Recording date _____; Instrument # _____; Book# _____ Page# _____
   B. Amount of surplus tax sale proceeds claimed $ _____
   C. Do you claim this property was your homestead at the time of sale? ____ Yes ____ No

FILED
JAN 10 2019
NADIA K. DAUGHTREY
CLERK OF COURTS

3. **I hereby swear that all of the above information is true and correct.**

Date: January 8, 2019 Signature: Donald Conn
Claimant

STATE OF Florida
COUNTY DeSoto

NOTARIZATION NOT REQUIRED IF CLAIM IS BEING WAIVED

Sworn to or affirmed and signed before me on Jan 8, 2019 by Donald D. Conn.

Yojaida Hernandez
NOTARY PUBLIC or DEPUTY CLERK

Yojaida Hernandez
[Print, type, or stamp commissioned name of notary]

✓ Personally known

____ Produced identification; Type of identification produced _____

*This where payment will be mailed.

NOTARY PUBLIC STATE OF FLORIDA
YOJAIDA HERNANDEZ
COMMISSION # GG129988
EXPIRES Aug. 26, 2021
BONDED THROUGH
RLI INSURANCE COMPANY

COPY

COPY

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY, a political subdivision
of the State of Florida, principal address at
201 East Oak Street, Suite 201
Arcadia, Florida 34266,
Petitioner/Lienholder,
vs.

THOMAS j BRETT,
Respondent /

Inst.200914003316 Date:4/15/2009 Time:3.14 PM
km DC,Mitzie McGavic,Desoto County Page 1 of 2

CASE NO. 2008-036

CLERK CIRCUIT COURT SUMMERLIN DESOTO COUNTY, FLORIDA

ORIGINAL

PENALTY ORDER

THIS CAUSE came on for hearing on March 19, 2009 before the DeSoto County Special Master, upon notice and prior Orders in this matter directing that a compliance hearing be set, alleging that the Respondent has failed to comply with the Special Master's order entered May 19, 2008. Pursuant to Section 162.09(1), *Florida Statutes*, and upon consideration of all matters presented and the file and record hereof, the Special Master finds and mitigates that Respondents failed to obtain valid permits and inspections while continuing to conduct work on or use the subject homes, in contravention of the terms set forth in the above Order. Respondent had further failed to pay costs of $227.27 as provided in the Order.

It is therefore ORDERED that the fine for non-compliance with prior orders is fixed at **$5,000.00,** which represents **mitigated** fines for two hundred fifty-seven days for the violation, which Respondent is ordered to pay to Petitioner within ten (10) days, together with unpaid costs, for a total of **$5,227.27** due and payable. Costs incurred by Petitioner in bringing the present action in the amount of $223.07 are ordered to be paid by Respondent within thirty (30) days.

The aforementioned fine is for the violation that existed on the real property

4-15-09
KMcHargue

located at 6565, 6575, and 6585 SW Miami Ave., in Arcadia, DeSoto County, Florida, as described in the petition and orders filed in this case.

It is the order of the Special Master that the fine penalty imposed herein, absent satisfaction by payment, after ten days from the date of this order, shall constitute a lien instanter against all real and personal property owned by Respondent(s) in DeSoto County, Florida, pursuant to Section 162.09(3), Florida Statutes, DeSoto County Land Development Regulation Section 11706 and DeSoto County Resolution 2002-11. The unpaid sums shall bear interest at the legal rate until satisfied. The Clerk of Courts is thereupon directed to record a certified true copy of this order in the Official Records of DeSoto County, Florida.

DONE AND ORDERED in Arcadia, DeSoto County, Florida, this 26 day of March, 2009.

Paula J. Rhoads, Special Master

ATTEST:

Betty Phillips/ Transcribing Secretary

Copy furnished to Respondent at P.O. Box 12, Fort Ogden, Fl 34267

Yolanda Hernandez/ Legal Administrative Assistant

Sharon Gray

From: Sharon Gray
Sent: Wednesday, June 3, 2026 2:01 PM
To: 'barbara@fastcorpfl.com'
Cc: Sarah Milstead
Subject: Brett Lien
Attachments: APPLICATION FOR REDUCTION OF CODE ENFORCEMENT LIENS 2-16-24.pdf

Barbara,

I have attached the application for the lien reduction hearing. Please let me know if you have any further questions. There is a form that can be filled out where someone else can attend in the owners place.

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Desk: 863-491-6165
s.gray@desotobocc.com
www.desotobocc.com

Sharon Gray

From: Barbara Phillips <barbara@fastcorpfl.com>
Sent: Tuesday, June 9, 2026 2:47 PM
To: Sharon Gray
Subject: RE: Brett Liens
Attachments: doc09459020260609134631.pdf

Hi,
Attached please find the Application for Reduction of Code Enforcement or release of property. Please let me know if you need anything else. Helina Brett will be available for the July 28, 2026 meeting.

I appreciate all your help with this issue.

Best Regards,

Barbara P. Phillips
Business Assistant
Closing Officer
Florida Abstract & Security Title Corp.
2575 Tamiami Trail
Port Charlotte, Florida 33952
Phone: 941-743-7041
Fax: 941-624-5362
Barbara@fastcorpfl.com

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

From: Sharon Gray <s.gray@desotobocc.com>
Sent: Friday, June 5, 2026 12:33 PM
To: Barbara Phillips <barbara@fastcorpfl.com>
Subject: RE: Brett Liens

Barbara,

It was the lien I called and told you about sorry I was out of the office yesterday. I have attached a copy of the lien and the payoff amount for this one as well.

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165
s.gray@desotobocc.com
www.desotobocc.com

From: Barbara Phillips [mailto:barbara@fastcorpfl.com]
Sent: Thursday, June 4, 2026 10:58 AM
To: Sharon Gray <s.gray@desotobocc.com>
Subject: RE: Brett Liens

No attachment. I am going to call you soon. Have a few questions.

Barbara P. Phillips
Business Assistant
Closing Officer
Florida Abstract & Security Title Corp.
2575 Tamiami Trail
Port Charlotte, Florida 33952
Phone: 941-743-7041
Fax: 941-624-5362
Barbara@fastcorpfl.com

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

From: Sharon Gray <s.gray@desotobocc.com>
Sent: Thursday, June 4, 2026 8:04 AM
To: Barbara Phillips <barbara@fastcorpfl.com>
Subject: Brett Liens

This email originated inside of Desoto County BOCC.
Barbara,

Please add the other lien to the list on the lien reduction application. I will be out of the office today. I am not feeling well.

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer
DeSoto County Board of County Commissioners

201 E. Oak Street, Suite 204, Arcadia, FL 34266
Desk: 863-491-6165
s.gray@desotobocc.com
www.desotobocc.com

How was my service today? Please feel free to report your experience at: feedback@desotobocc.com E-mail addresses are public record under Florida Law and are not exempt from public-records requirements. If you do not want your e-mail address to be subject to being released pursuant to a public-records request do not send electronic mail to this entity. Instead, contact this office by telephone or in writing, via the United States Postal Service.

How was my service today? Please feel free to report your experience at: feedback@desotobocc.com E-mail addresses are public record under Florida Law and are not exempt from public-records requirements. If you do not want your e-mail address to be subject to being released pursuant to a public-records request do not send electronic mail to this entity. Instead, contact this office by telephone or in writing, via the United States Postal Service.

Tax Deed File #: 18-40-TD
Property Identification: 35-38-24-0116-0560-0140

Inst: 201814007142 Date: 12/14/2018 Time: 1:41PM
, Nadia K. Daughtrey,
Clerk of Court Desoto. County, By: RB
Deputy Clerk Doc Stamp-Deed: 182.00

TAX DEED

STATE OF FLORIDA
COUNTY OF DESOTO

The following Tax Sale Certificate Numbered **977** issued on **JUNE 1, 2016** was filed in the Office of the Tax Collector of the 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 lands described as required by law to be paid or redeemed, and the costs 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 **12TH** day of **DECEMBER, 2018**; offered for sale as required by law for cash to the highest bidder was sold to:
PEQUENO PROPERTIES
Address: 137 S INDUSTRIAL LOOP LABELLE, FL 33935
Being the highest bidder and having paid the sum of ($26,000.00)
THIRTEEN THOUSAND 00/100 DOLLARS, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands situated in the County and State aforesaid and described as:

LOTS 14 THROUGH 21, INCLUSIVE, BLOCK 56, FLORACADIA SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COUT IN AND FOR DESOTO COUNTY, FLORIDA, IN PLAT BOOK 5, PAGE 2. TOGETHER WITH A 1972 IMPERIAL SINGLE WIDE MOBILE HOME. IDENTIFICATION #312108. TITLE #4966811.

Rhona Brantley
Jennifer L Webster

STATE OF FLORIDA
COUNTY OF DESOTO

Nadia K Daughtrey
NADIA K. DAUGHTREY, Clerk of Court

On this 12TH day of DECEMBER, 2018 before me **RHONA BRANTLEY** personally appeared **Nadia K. Daughtrey**, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and for the use and purpose therein mentioned. Witness my hand and official seal date a foresaid.

Notary Public State of Florida
Rhona Brantley
My Commission FF 208466
Expires 03/11/2019

Rhona Brantley
Notary Public

SUN NEWSPAPERS
Charlotte • DeSoto • Englewood • North Port • Venice

PUBLISHER'S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA
COUNTY OF DESOTO:
Before the undersigned authority personally appeared Melinda Dickinson, who on oath says that she is an employee of the Arcadian, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a **Notice of Application for Tax Deed** that was published in said newspaper in the issue(s)

11/08/2018, 11/15/2018, 11/22/2018, 11/29/2018

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com. Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement.

Melinda Dickinson
(Signature of Affiant)

Sworn and subscribed before me this 29th day of November, 2018.

Mary Bernsen
(Signature of Notary Public)

Personally known _X_ OR ___Produced Identification

Notary Public State of Florida
Mary Bernsen
My Commission GG 122231
Expires 07/06/2021

NOTICE OF APPLICATION FOR TAX DEED

Notice is hereby given **CAPITAL ONE NA AS COLL ASSIGNEE OF TLGFY LLC** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number, the description of the property, and the names in which it was assessed are as follows:
Certificate Number: 977/16
Issuance Date: JUNE 1, 2016
Tax Deed File Number 18-40-TD
Description of Property:

LOTS 14 THROUGH 21, INCLUSIVE, BLOCK 56, FLORACADIA SUBDIVISION, AS PER MAP OR PLATT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR DESOTO COUNTY, FLORIDA, IN PLAT BOOK 5, PAGE 2. TOGETHER WITH A 1972 IMPERIAL SINGLE WIDE MOBILE HOME, IDENTIFICATION #312108. TOTLE# 4966811.

Property Address: 6605 SW MIAMI AVENUE

Names in which assessed:

THOMAS J BRETT
1781 SW MIAMI AVENUE
ARCADIA, FL 34266

All of said property being in the county of DeSoto, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificates will be sold to the highest bidder at the South Courthouse Door on **DECEMBER 12, 2018 at 11:00 a.m.**

Dated this 31st DAY OF OCTOBER, 2018.
NADIA K. DAUGHTREY
CLERK OF COURT
DESOTO COUNTY, FLORIDA
BY: RHONA BRANTLEY, Deputy Clerk
Publish: 11/08/18, 11/15/18, 11/22/18, 11/29/18
112132 3626954

FILED
DEC 07 2018
NADIA K. DAUGHTREY
CLERK OF COURTS

18-40-TD

CERTIFICATE OF MAILING

STATE OF FLORIDA
COUNTY DESOTO

I, Nadia K. Daughtrey, Clerk of the Circuit Court in and for said County and State, do hereby certify the following for Tax Deed File Number 18-40-TD:

On October 31, 2018 copies of the Notice of Application for Tax Deed and the Clerk's Warning Notice were mailed by certified mail, return receipt requested, registered and USPS to the parties listed by the Tax Collector as all persons the Clerk is required by law to notify prior to the sale of the property, pursuant to Chapter 197.5002(4) Florida Statutes. The names and addresses are as follows:

DOROTHY E TEMPLE 404 E CYPRESS ST ARCADIA, FL 33821
RICHARD E TEMPLE RT 1 BOX 397-H PUNTA GORDA, FL 33950
RICHARD E TEMPLE 466 E CYPRESS ST ARCADIA, FL 34266
BARBARA SMITH RT 1 BOX 397-H PUNTA GORDA, FL 33950
BARBARA SMITH 29275 PALM SHORES BLVD PUNTA GORDA, FL 33982
BARBARA SMITH 809 E MARION AVE PUNTA GORDA, FL 33950
BARBARA SMITH 30103 ALDER ROAD PUNTA GORDA, FL 33982
LINDA NETTELHORST RT 1 BOX 397-H PUNTA GORDA, FL 33950
LINDA NETTELHORST 301 ALDER RD PUNTA GORDA, FL 33982
PATRICIA BRYANT RT 1 BOX 397-H PUNTA GORDA, FL 33950
PATRICIA BRYANT 322 CARMALITA PUNTA GORDA, FL 33982
PATRICIA BRYANT 30103 ALDER RD PUNTA GORDA, FL 33982
BONNIE SOLTIS RT 1 BOX 397-H PUNTA GORDA, FL 33982
BONNIE SOLTIS 29275 PALM SHORES BLVD PUNTA GORDA, FL 33982
BONNIE SOLTIS 30103 ALDER RD PUNTA GORDA, FL 33982
ADAM PELHAM 4806 SW BRAGDON AVE ARCADIA, FL 34266
ADAM PELHAM 3900 NW 15TH LANE ARCADIA, FL 34266
ADAM PELHAM 2914 NW WASHINGTON ST ARCADIA, FL 34266
KARY PELHAM 4806 SW BRAGDON AVE ARCADIA, FL 34266
KARY PELHAM 1131 SE 8TH AVE ARCADIA, FL 34266
KARY PELHAM 3296 SWANEE RD PUNTA GORDA, FL 33980
KARY PELHAM 2902 SE AIRPORT RD ARCADIA, FL 34266
THOMAS J BRETT 1781 SW WATERS ST ARCADIA, FL 34266
THOMAS J BRETT 2433 SW LOIS AVE ARCADIA, FL 34266
THOMAS J BRETT 5099 SW HWY 17 ARCADIA, FL 34266
TOM BRETT 10481 SE FOSTER AVE ARCADIA, FL 34266
TOM BRETT 8374 REESE ROAD ARCADIA, FL 34269
THOMAS BRETT 8374 SW REESE ROAD ARCADIA, FL 34269
THOMAS JAMES BRETT 8852 SW OTTER TRAIL ARCADIA, FL 34266
THOMAS J BRETT SR 611 SW MIAMI AVE ARCADIA, FL 34266
MONICA PAVLICEK-LUSK 9038 BIRCH RUN ROAD MILLINGTION, MI 48746
MONICA PAVLICEK-LUSK 9220 ARBELA RD MILLINGTON, MI 48746
MONICA PAVLICEK 9220 ARBELA RD MILLINGTON, MI 48746-9577
HEIDI L BRETT 3287 ITHACA ST PORT CHARLOTTE, FL 33952
HEIDI L BRETT 8374 SW REESE ST ARCADIA, FL 34269
AGRICREDIT ACCEPTANCE LLC 8001 BIRCHWOOD COURT STE C JOHNSTON, IA 50131
AGRICREDIT ACCEPTANCE COMPANY 8001 BIRCHWOOD COURT STE C JOHNSTON, IA 50131
GRIMSLEY OIL COMPANY, INC PO BOX 728 WAUCHULA, FL 33873
DESOTO COUNTY COMMISSIONERS 201 E OAK STREET STE 201 ARCADIA, FL 34266
DESOTO COUNTY SPECIAL MASTER 201 E OAK STREET STE 201 ARCADIA, FL 34266
MR DON CONN DESOTO CO ATTORNEY 201 E OAK STREET STE 201 ARCADIA, FL 34266
HALINA S BRETT 1781 SW WATERS ST ARCADIA, FL 34266
HALINA S BRETT PO BOX 12 FT OGDEN, FL 34267
HALINA S BRETT 1548 SE APPLE DR ARCADIA, FL 34266
SESCO INC PO BOX 549 ARCADIA, FL 34265
HOME OWNERS SUPPLY INC PO BOX 549 ARCADIA, FL 34265
HOME OWNERS SUPPLY INC 1009 N BREVARD AVE ARCADIA, FL 34266
JOSEPH L STEIN PO BOX 1521 ARCADIA, FL 34265
THOMAS J BRETT PO BOX 12 FT OGDEN, FL 34267
DAVID K OAKS ROSENTHAL AND OAKS 110 HERALD CT PUNTA GORDA, FL 33950
DAVID K OAKS PA 407 E MARION AVE STE 101 PUNTA GORDA, FL 33950
HARDEE COUNTY TITLE & ABSTRACT CO 107 E MAIN ST WAUCHULA, FL 33873
LINDA NETTLEHORST 17433 INGRAM ROAD FT MYERS, FL 33912
TOM BRETT DBA T & J HAY COMPANY 10481 SE FOSTER AVE ARCADIA, FL 34266
TOM BRETT DBA T & J HAY COMPANY 8374 REESE ROAD ARCADIA, FL 34269
TOM BRETT DBA TOM BRETT TRUCKING 10481 SE FOSTER AVE ARCADIA, FL 34266
TOM BRETT DBA TOM BRETT TRUCKING 8374 REESE ROAD ARCADIA, FL 34269
CLIFFORD M ABLES III 551 S COMMERCE AVE SEBRING, FL 33870
MARY LOU BURNS FRIEND OF THE COURT 449 GREEN ST CARO, MI 48723
SESCO INC DBA HOME OWNERS SUPPLY PO BOX 549 ARCADIA, FL 34265
SESCO INC 1009 N BREVARD AVE ARCADIA, FL 34266
JASON B GOLDMAN ESQ JC CENTER COURT STE 3 PORT CHARLOTTE, FL 33954
ROBERT E WEISS 103 COURT HOUSE FLINT, MICHIGAN 48502
ROBERT E WEISS 100 COURT HOUSE FLINT MICHIGAN 48502
SANDRA SANDERS SPECIAL MASTER OF DESOTO COUNTY 203 W OAK STREET ARCADIA, FL 34266
JAMES BRETT PO BOX 12 FT OGDEN, FL 34267
THOMAS J BRETT 6605 SW MIAMI AVE ARCADIA, FL 34266
FRIEND OF THE COURT 1101 BEACH ST FLINT, MI 48502
KRYSTEL BRETT 6233 N BELSAY RD FLINT, MI 48506-1250

WITNESS MY HAND AND OFFICIAL SEAL at Arcadia, DeSoto County, Florida this 31ST day of October, 2018

NADIA K. DAUGHTREY, CLERK OF COURTS
DESOTO COUNTY, FLORIDA
By Rhona Brantley
Deputy Clerk, RHONA BRANTLEY

Copy to Applicant

DESOTO
COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT

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Page Size: 25

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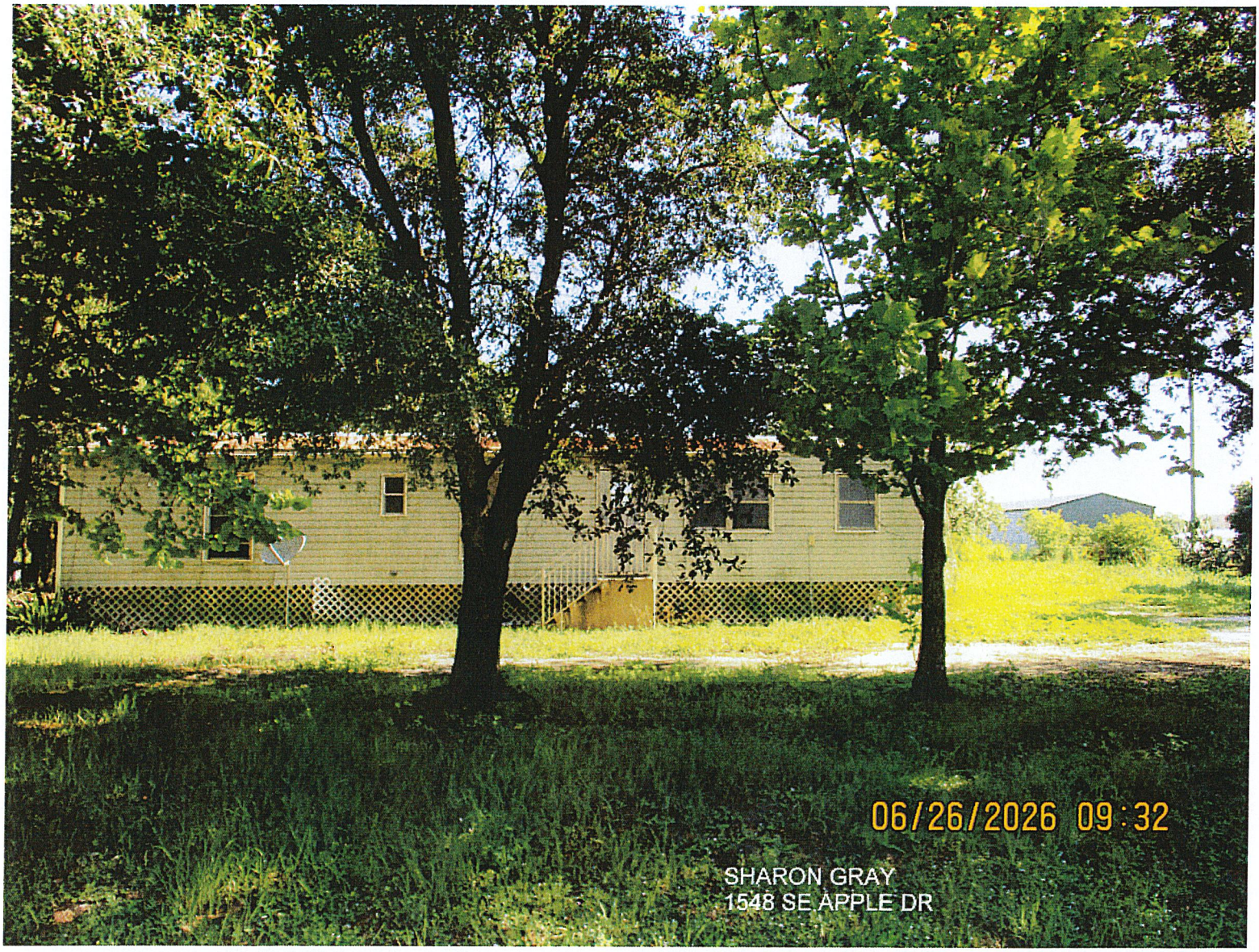
1

From	To	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
DAUGHTREY NADIA K	PEQUENO PROPERTIES	12/14/2018	D	201814007142	0/0	3	$26,000.00	LTS 14 - 21 INCLUSIVE, BLK 56, FLORACADIA SUB... View Image

One item found.

1


06/26/2026 09:32
SHARON GRAY
1548 SE APPLE DR