

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. CE-SM 2020-045 & CE 20-0226

BOOTH CLAUDIA J

Respondents,

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

TO: BOOTH CLAUDIA J
12144 SW EGRET CIR #105
LAKE SUZY, FL 34269-0000

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

DATE: 10/28/2025
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

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 <u>Booth Claudia J</u>	Case #: <u>2020-045</u> <u>20-0226</u>
✓	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	
✓	Any correspondence to or from Respondent or Respondents representative	
✓	Property card after being verified	
✓	Tax Record after being verified	
✓	Deed Information after being verified	
N/A	Photographs of site visits in support of case	
✓	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:

Building Perm.7 Was Final.
MECR-1895-2020

Officers Name Tommy Turnbull

For Special Master Hearing on: 10/29/25
Date

Reviewed by: [Signature]

Date: 9/25/25

SMCE 2020-045

Code Enforcement Case: CE-20-0226

Entered on: 07/14/2020 11:21 AM

Printed on: 09/25/2025

Topic: Development without Permit Status: Open - Pending Lien Release / Reduction Hearing
 Due Date: 09/29/25 Assigned To: Jorge Hernandez
 Initiated by: County Area #: RMF-8
 Hearing Date: Hearing Time:
 SM Case No: 2020-045

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 12144 SW EGRET CIR # 105, 34269

Phone:

Cell #:

APN : 31-39-23-0600-0000-0105

Owner Information

Owner Name: BOOTH CLAUDIA J

Address: 12144 SW EGRET CIR #105

LAKE SUZY, FL 34269-0000

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	07/13/2020	12:21 pm	Request 2747- COUNTY - The permit number MECR-1895-2020 has expired.
Inspection / Site Visit	Thomas Turnbull	07/14/2020	9:35 am	The permit has expired, Took photo.
Notice of Violation	Thomas Turnbull	07/15/2020	7:52 am	> Inspection Time:9:35 am, Send to (Owner - Cert no=70192970000125052138), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	07/15/2020	9:31 am	Posted the N2C and mail out the letter, Took photos.
Case Notes	Thomas Turnbull	07/28/2020	9:19 am	The permit has not been renew or got a final. I will turn in to Special Master Hearing next week.
Notice Returned unclaimed	Thomas Turnbull	08/11/2020	7:40 am	The letter was unclaimed and returned.
Inspection / Site Visit	Thomas Turnbull	08/11/2020	8:43 am	They have not renew or get a final on the permit, Took photo.
Turn in for Special Master Hearing	Thomas Turnbull	08/11/2020	11:00 am	Turn in to Special Master Hearing.
Case Notes	Thomas Turnbull	08/20/2020	7:44 am	They have not renew or has a final on the permit.
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	09/15/2020	12:37 pm	Posted the Notice for the Hearing, Took photos.
Inspection / Site Visit	Thomas Turnbull	09/21/2020	9:04 am	They are still in violation, Took photo
Inspection / Site Visit	Thomas Turnbull	09/28/2020	8:58 am	They are still in violation, Took photo.
Special Master Hearing	Thomas Turnbull	09/29/2020	10:00 am	Owner not present, In violation, Correct violation within 10 days of the Order. Non-Compliance fine up to \$250.00 per day, per violation. Case cost \$227.66 to be paid in 30 days of the order. A 2 years C&D.
Speical Master Facts and Findings received and filed	Thomas Turnbull	10/02/2020	9:00 am	The order was signed on this date. They have 10 days to comply and 30 days to paid case cost. 2 years C&D start 10-2-2020 and end 10-2-2022
Case Notes	Thomas Turnbull	10/13/2020	8:18 am	They have not renew the permit at this time. They have until 11/1/2020 to pay the case cost.
Inspection / Site Visit	Thomas Turnbull	11/02/2020	10:33 am	They have not paid or renew the permit. Took photo. I will turn in for a Lien Hearing.
Turned in for Lien Hearing	Thomas Turnbull	11/02/2020	12:50 pm	Turn into for a Lien Hearing.

Case Notes	Thomas Turnbull	12/02/2020 7:49 am	They have not renew the permit. Still in violation.
Case Notes	Thomas Turnbull	01/06/2021 11:34 am	They have not renew the permit. Still in violation.
Mail and Post Notice of Lien Hearing	Thomas Turnbull	01/12/2021 9:47 am	Posted Notice for the Lien Hearing, Took photos.
Inspection / Site Visit	Thomas Turnbull	01/20/2021 9:08 am	They are still in violation, Took photo.
Inspection / Site Visit	Thomas Turnbull	01/27/2021 9:12 am	They have not paid or renew the permit. Took photo.
Lien Hearing	Thomas Turnbull	01/28/2021 10:00 am	Not present. days in violation 86 per day fine \$250.00, Lien fine \$21500.00. Previous case cost \$227.66 for a total Lien of \$21953.65 to be recorded in 10 days, if not paid. Current case cost \$225.99. A new 2 years C&D.
Lien Hearing Facts and Findings	Thomas Turnbull	02/12/2021 8:00 am	The Lien order was signed and copy in the file. They have 10 days to pay. A new 2 years C&D start on 2/12/2021 and end on 2/12/2023
Lien turned in for Recording	Thomas Turnbull	02/23/2021 7:59 am	The Lien Order was turn in to be recorded.
Lien Recorded	Thomas Turnbull	03/02/2021 9:50 am	The Lien was recorded on this date and time. Copy in the file.
Inspection / Site Visit	Thomas Turnbull	02/13/2023 10:04 am	The 2 years C&D has ended, but there is still a Lien on the property. Took photo.
Case Notes	Thomas Turnbull	09/16/2025 3:30 pm	The building permit has been renewed and final and completed.
Lien Reduction Paid in-full	Sarah Milstead	09/24/2025 2:12 pm	Lien Reduction packet turned in with the fee of \$250.00. Check #15789.
Case Notes	Thomas Turnbull	09/25/2025 4:04 pm	The building prmtit was final.
Submitted for Special Master Review and approval	Thomas Turnbull	09/25/2025 4:12 pm	Turn in for review for the Lien Release / Reduction.

<i>Violations</i>			
#	Violation Type	Due Date	Status Closed Date
	LDR Sec. 20-1342 - Expired Building Permit (Development permit required)		Open
1	Corrections Required:Contact the Desoto County Building department at (863) 993-4811 and renew your permit. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit		

<i>Additional Addresses</i>	
Address Type:Complainant	
Name:COUNTY	
Address:	
Phone: Cell #:	

<i>Fees</i>				
Fee Type	Date	Charges	Payments	Details
Total Lien Amount Recorded	01/24/2022	21953.65		Bear int.
Lien Reduction or Releas	09/24/2025		250.00	PAID WITH A CHECK #15789 ON SEPTEMBER 24, 2025 BY SMM.
		21,953.65	250.00	

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

DESOTO COUNTY BOCC
863-993-4800

***** R E P R I N T R E C E I P T*****

REC#: 00247167 9/24/2025 2:16 PM
OPER: SM TERM: 040
REF#: 15789

TRAN: 9.1400 CE LIEN REDUCTION
SM2020-045&CE20-0226 BOOTH, C
12144 SW EGRET CIR #105
001-00003540010000
CODE INFORCEMENT FI 250.00CR

TENDERED: 250.00 CHECK
APPLIED: 250.00-

CHANGE: 0.00

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/Lien holder,

vs.

Case Number: CE 2020-045

Claudia J. Booth
12144 SW Egret Circle # 105
Lake Suzy, Florida 34269

Respondent.

Inst: 202114001407 Date: 03/02/2021 Time: 9:50AM
Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk

Inst: 202114001406 Date: 03/02/2021 Time: 9:50AM
Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk

LIEN ORDER

THIS CAUSE came on for hearing on January 28, 2021, before Connie L. Collins, Esquire, Special Master, upon notice and prior Orders in this matter directing that a compliance hearing be set, and alleging that Respondent has failed to comply with the Special Master's Order entered October 1, 2020. Respondent was not present at the hearing, nor represented by counsel. Pursuant to Section 162.09(1), Florida Statutes, and upon consideration of all matters presented and the file and the record hereof, the Special Master finds that Respondent failed to timely and properly correct the violations at the following real property in DeSoto County, Florida, to wit:

12144 SW Egret Circle, #105/Parcel #31-39-23-0600-0000-0105/OR Book 409, Page 181

as described by deed or instrument indicated above, recorded in the Official Records of DeSoto County, Florida, as ordered by the previous Special Master's Order.

IT IS, THEREFORE, ORDERED that the fine for non-compliance with the prior Special Master Order is fixed at \$250.00 per day per violation of which there is one (1) violation at 86 days in violation which equals a fine of \$21,500.00. Respondent shall also pay prior case costs in the amount of \$227.66, and is assessed current case costs of \$225.99. Respondent shall pay to Petitioner, DESOTO COUNTY, the total amount of \$21,953.65, representing assessed fines and case costs, within ten (10) days of the date of this Order.



CERTIFIED
TO BE A TRUE COPY
NADIA K. DAUGHTREY, CLERK

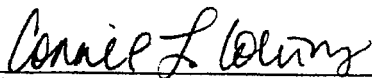
Nadia K. Daughtrey, D.C.
DATE 03/02/2021

IT IS FURTHER ORDERED that unless the Respondent pays the fine/penalty and case costs imposed herein within ten (10) days of this Order, the fine/penalty and case costs imposed herein shall constitute a lien against the subject property described above and 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 11706 and DeSoto County Resolution 2002-11. The unpaid sums constituting a lien shall further bear interest at the current legal rate until paid in full.

The Clerk is directed to record a certified true copy of this order in the Official Records of DeSoto County, Florida.

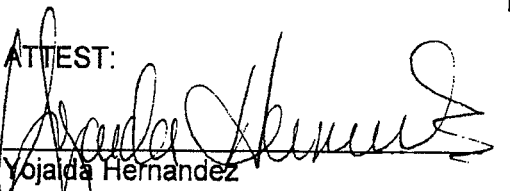
IT IS FINALLY ORDERED that Respondent shall cease and desist from all violations found in prior Special Master Orders for a period of two (2) years. Continued failure to comply with prior Special Master Orders shall result in additional fines of up to \$500.00 per day for each day of continued violation.

DONE AND ORDERED this 8th day of February, 2021.



Connie L. Collins, Esquire
Special Master, DeSoto County, Florida
Florida Bar No.: 813427

ATTEST:



Yojaida Hernandez
Transcribing Secretary

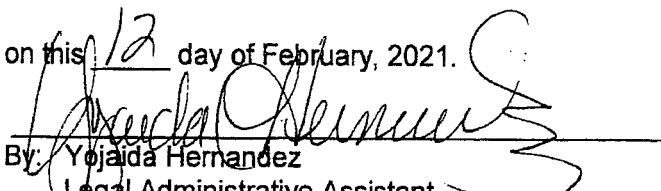
Copies to:

Donald D. Conn, Esquire, DeSoto County Attorney, 201 East Oak Street, Suite 201,
Arcadia, FL 34266 and

Respondent:

Claudia J. Booth, 12144 SW Egret Circle # 105, Lake Suzy, Florida 34269

on this 12 day of February, 2021.


By: Yojaida Hernandez
Legal Administrative 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/Lien holder,

vs.

Case Number: CE 2020-045

Claudia J. Booth
12144 SW Egret Circle # 105
Lake Suzy, Florida 34269

Respondent.

Inst: 202114001406 Date: 03/02/2021 Time: 9:50AM
, Nadia K. Daughtrey,
Clerk of Court Desoto, County. By: RB
Deputy Clerk

LIEN ORDER

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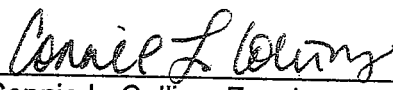
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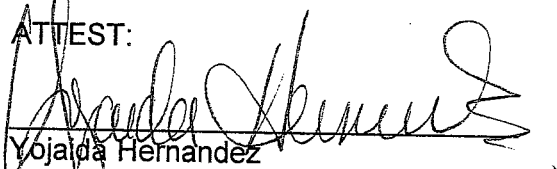
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Connie L. Collins, Esquire
Special Master, DeSoto County, Florida
Florida Bar No.: 813427

ATTEST:



Yojaida Hernandez
Transcribing Secretary

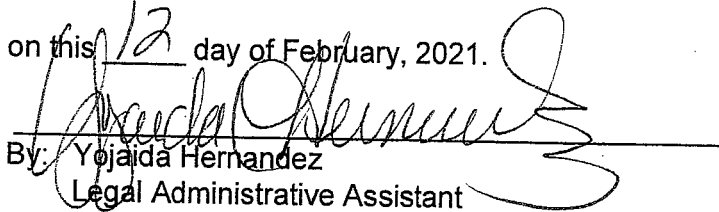
Copies to:

Donald D. Conn, Esquire, DeSoto County Attorney, 201 East Oak Street, Suite 201,
Arcadia, FL 34266 and

Respondent:

Claudia J. Booth, 12144 SW Egret Circle # 105, Lake Suzy, Florida 34269

on this 12 day of February, 2021.



By: Yojaida Hernandez
Legal Administrative Assistant

MECR-1895-2020 (12144 SW EGRET CIR Unit:105 LAKE SUZY, FL)

Active holds



Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (1)

Contacts (2)

Fees (2)

Bonds

Activities (2)

Files (4)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication

Review Team

Impact Units

History

MECR-1895-2020 • Mechanical (Residential)

Location	Project	Apply Date	Work Class	Permit Status
12144 SW EGRET CIR Unit:105 LAKE SUZY, FL		01/08/2020	HVAC Changeout	Complete

\$ 0.00

Pay fees

Recent Workflow Activity

Last Completed Action:2087 days ago

Issue Permit (Generic Action)
Completed On: 01/08/2020 **Final Mechanical (Inspection)**

Workflow Completion Summ

Not Started 50%

Permit Description

HVAC Changeout 2.5 ton 16 seer straight cool split system with 5 kw heat strip

EISAMAN - CAC056

JE CLIFF'S A/C & HEATING
ID-000000026

Contractor

 Business Phone
(941) 629-2863 Email
SERVICE@CLIFFSAC.CC Main Address
17324 SEYMOUR
PORT CHARLOTTE, FL
33953

Title

Tasks



No tasks to display

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)	LIEN ADDRESS (PROPERTY SUBJECT TO THE LIEN(S))
APPLICANT'S NAME US Bank N.A. Trustee for MECA 2011-1	PHONE 346-249-7338
MAILING ADDRESS - 14405 Walters Road Suite 200 CITY - Houston STATE - TX ZIP- 77014	
AUTHORIZED REPRESENTATIVE'S NAME Julia Lindley - REO Managment Solutions	WRITTEN AND NOTARIZED AUTHORIZATION FROM OWNER? ☒ YES ☐ NO
NAME OF OWNER OF LIEN ADDRESS WHEN LIEN(S) WERE PLACED Claudia J. Booth	
CURRENT OWNER OF LIEN ADDRESS US Bank N.A as Trustee for MECA 2011-1	
CURRENT OWNER'S RELATIONSHIP OR AFFILIATION WITH ENTITY/PERSON NAMED IN LIEN (S) Lien Holder	
OTHER PROPERTY LOCATED IN DESOTO COUNTY BELONGING TO CURRENT OWNER - # _____	
VIOLATIONS AT LIEN ADDRESS WHEN LIEN(S) WERE PLACED Work without a permit	
WHO LIVED AT THE PROPERTY WHEN THE LIEN(S) WAS/WERE PLACED? Claudia J. Booth	
REASONS VIOLATIONS NOT CORRECTED BEFORE LIEN(S) PLACED Property owner did not abate the violation	
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)? Lien is barred in Foreclosure: Certificate of Title Recorded 7/25/25. Lien recorded 3/2/21 Lis Pendens recorded 1/6/2020 Requesting a release of Lien	

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 12144 SW Egret Circle #105 Lake Suzy, FL 34269 only. Lien(s) to remain in the name of the owner at time of lien.

☐ other _____

Applicant's Requests			
Lien Amount	Date/Month Recorded	OR Book	OR Page
\$31,635.23	03/02/2021	409	181
\$			
\$			
\$			
\$			
\$			
\$			

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

- 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 Julia Lindley Date 9-19-2025

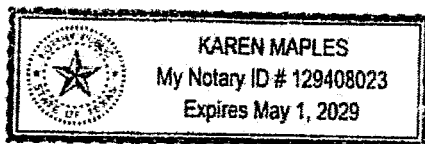
Digitally signed by Julia Lindley
DN: cn=Julia Lindley, o=US, ou=REO
Management Solutions, LLC/PHH
Mortgage,
email=julia.lindley@mortgagefamily.com,
Date: 2025.09.19 13:52:25 -0500

State of ~~Florida~~ TX
County of ~~DeSoto~~ Harris

The foregoing was sworn to and subscribed before me this 19 day of September, 2025, by Julie Lindley. He or she is personally known to me, or provided

TXDL as identification and did appear before me at the time of notarization.

Stamp:



Notary Public:

Karen Maples

For DeSoto County Use Only

Application Accepted on: _____

Scheduled for Lien Release Agenda on _____

Accepted by:

Signature _____

Date _____

AUTHORIZATION TO REPRESENT PROPERTY OWNER

If a property owner desires to have an authorized representative discuss his/her case, present evidence, or to agree to compliance terms on the property owner's behalf, this form must be completed and returned to the recording secretary prior to the start of the Code Enforcement Board or Special Magistrate meeting.

RETURN COMPLETED FORM TO:

Administrative Clerk
Code Enforcement Department
201 E Oak St, Suite 204
Arcadia FL 33731

I, Julia Lindley on behalf of US Bank N.A. as Trustee for Meca 2011-1

(Print Name)

Owner of the property located at 12144 SW Egret Circle #105 Lake Suzy, FL 34269

in DeSoto County, FL, hereby appoint Vanessa D. Sloat-Rogers

(Print Name)

who can be contacted at Robertson, Anschutz & Schneid, 6409 Congress Avenue, Suite 100 Boca Raton, FL 33487

(Address and Phone Number)

Phone: 561-241-6901

to represent me, and is authorized to testify and to agree to compliance terms on my behalf for case number(s)

CE20-0226 & CE2020-045

, at the Special Magistrate meeting to be held on

10/28/25

(Date)

and any subsequent meetings where the foregoing case(s) is/are on the agenda.

WITNESS:
Amy Sporn

Digitally signed by Amy Sporn
DN: cn=Amy Sporn, o=US, ou=REO
Management Solutions, LLC, email=amy.sporn@mortgagefamily.com
Date: 2025.09.19 14:28:53 -0500

OWNER:

**Julia
Lindley**

Digitally signed by Julia Lindley
DN: cn=Julia Lindley, o=US, ou=REO
Management Solutions, LLC, email=amy.sporn@mortgagefamily.com
Date: 2025.09.19 13:54:17 -0500

DATE:

09/19/2025

DATE:

9-19-2025

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this 19 day of September, 2025

by Julie Lindley who is personally known to me/or who has produced

TXDL

as identification and appeared before me at the time of notarization.

129408023

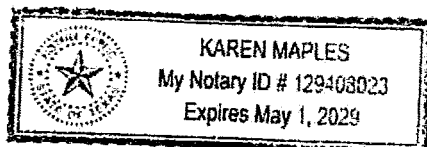
Commission No:

Notary Public - Signature

05-01-2029

My commission expires:

Notary Public - Print Name



DESOTO COUNTY, FLORIDA
RESOLUTION 2007 - 15

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
DESOTO COUNTY, FLORIDA, ADOPTING FEE, FORM OF APPLICATION,
AND PROCEDURES FOR CONSIDERATION OF CODE ENFORCEMENT
LIEN REDUCTION OR RELEASE BEFORE THE SPECIAL MASTER**

WHEREAS, the Board of County Commissioners of DeSoto County has adopted ordinances and procedures for assessment of liens by a Special Master for violations of the Codes and Land Development Regulations, which decisions are subject to appeal in Court in accordance with law; and

WHEREAS, it frequently occurs that after all appeals are exhausted or time barred, circumstances change that render necessary a reconsideration of the amount and existence of such liens in the interest of the public and the parties affected, and there are currently no written processes in place to accommodate such requests; and

WHEREAS, the Board of County Commissioners finds that there is a need for rules of procedure to govern the standards by which county personnel investigate requests for such consideration, the cost of which should be borne by the applicant.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of DeSoto County, Florida, as follows:

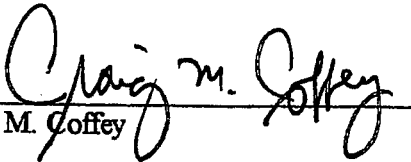
Section 1. The attached Exhibit A is hereby adopted as Rules and Regulations governing Code Enforcement Lien Reduction/Release, and any person desiring such consideration for an existing lien shall use exclusively those procedures and forms.

Section 2. A fee of \$250.00 per application shall be paid by any applicant for lien reduction/release under these rules of procedure.

Section 3. This resolution shall be effectively immediately upon adoption. Any written requests pending as of this adoption shall be returned to the applicant for compliance with this resolution. This resolution does not apply to liens previously paid or otherwise satisfied.

PASSED and Duly Adopted in DeSoto County, Florida, this 13th day of March, 2007.

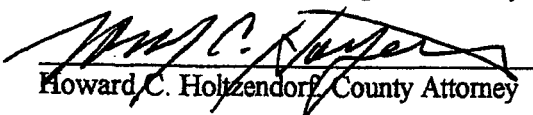
ATTEST:



Craig M. Coffey

County Administrator

Approved as to form and legal sufficiency:



Howard C. Holzendorf, County Attorney

DESOTO COUNTY BOARD OF COUNTY
COMMISSIONERS



DELMA ALLEN, Chairman

**DESOTO COUNTY CODE ENFORCEMENT
LIEN RELEASE PROCEDURES**

The Special Magistrate has the discretionary authority to reduce fines and liens, pursuant to Florida Statutes Chapter 162 as amended. An entity requesting a release of lien has no right to the reduction or release of a fine or lien. In evaluating requests for liens to be released or reduced, the Board or Special Magistrate will consider the following:

1. Whether the property for which the lien was placed has active code cases;
2. Whether the entity requesting the release owns other properties in the County, and how many have active code cases or Code Enforcement liens;
3. Whether the entity requesting the release owned the property for which the lien was placed at the time the lien was placed;
4. Whether the entity requesting the release took proactive action to correct the violations for which the lien was placed;
5. Whether the violations have been corrected or will be corrected, with such assurances as the Board or the Special Magistrate deems appropriate;
6. Any other specific information, which is available about the property or the entity requesting the release;
7. Any other factor which may show a hardship on the entity requesting the release or which may provide a reasonable basis for the requested relief.

Entities who have requested a lien release hearing, but are unable to attend the scheduled meeting, must request re-scheduling. **Any entity that does not cancel by the established deadlines and does not appear for the scheduled meeting must wait 180 days to be re-scheduled for a hearing and must pay a fee of \$250.00 for any successive lien release hearing request.** The Special Magistrate may waive the cancellation deadline if the failure to appear was the direct result of physical incapacity of the principal representative that is beyond his or her control and that could not have been anticipated prior to the cancellation deadline.

Only the first twelve requests received by the Code Enforcement Department may be processed for each meeting. To be placed on the hearing agenda, an applicant makes a request to the Code Enforcement Department (DeSoto County Development, 201 E Oak St Suite 204, Arcadia FL. 34266 Attn: Code Enforcement Administrative Clerk). The Legal Department Clerk will provide a confirmation letter by mail to the applicant confirming the meeting date and time. Staff prepares a report, which is provided, to the Special Magistrate prior to the meeting.

Applicants check in with staff prior to the meeting. The order in which applicants check in determines the order the cases are heard. Applicants must be present for the case to be heard. When the case is called, the applicant will be asked to speak about their request and the status of the property. The Special Magistrate may ask questions. The Special Magistrate may enter an order to reduce the lien, remove the entire lien or take no action, leaving the lien in place. The Legal Department will complete the paperwork to release the lien after the conditions imposed by the order are met.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, please contact the Legal Department, at (863) 993-4800 at least 24 hours prior to the meeting and we will provide that accommodation for you.

For any additional information, please contact the Code Enforcement Administrative Clerk at (863) 993-4811.

Initial and Include this Copy with Application

_____ *Initials*

NATIONAL FIELD REPRESENTATIVES, LLC
P.O. BOX 1440
CLAREMONT, NH 03743-1440

Claremont
Savings Bank
54-7019/2117

NH 15789

9/23/2025

PAY TO THE
ORDER OF

Desoto County

\$ **250.00

Two Hundred Fifty and 00/100*****

DOLLARS

Desoto County Code Enforcement

Attn: Admin. Clerk

201 East Oak Street Ste 204

Arcadia, FL 34266

Ed Hristache

MEMO

12144 SW Egret Circle #105

⑈015789⑈ ⑆211770190⑆9615438⑈

NATIONAL FIELD REPRESENTATIVES, LLC

Desoto County

Date 9/23/2025
Type Bill
Reference WO349510

NH 15789

9/23/2025

Discount

Balance Due
250.00

Original Amt.
250.00

Payment
250.00

Check Amount
250.00

CSB Operating - Chec 12144 SW Egret Circle #105

250.00

DeSoto County Property Appraiser

David A. Williams, CFA

2025 Preliminary Values

updated: 9/25/2025

Parcel: << 31-39-23-0600-0000-0105 (4579) >>

Owner & Property Info

Result: 1 of 1

Owner	MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1 14405 WALTERS RD #200 HOUSTON, TX 77014		
Site	12144 SW EGRET CIR 105, LAKE SUZY		
Description*	NORTH SHORE AT KINGSWAY UNIT 105 OR 409/181 INST:202514005669 INST:202514006488		
Area	0 AC	S/T/R	31-39-23
Use Code**	CONDOMINIA (0400)	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.

Property & Assessment Values

2024 Certified Values		2025 Preliminary Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$0	Ag Land	\$0
Building	\$200,000	Building	\$200,000
XFOB	\$0	XFOB	\$0
Just	\$200,000	Just	\$200,000
Class	\$0	Class	\$0
Appraised	\$200,000	Appraised	\$200,000
SOH/10% Cap	\$124,649	SOH/10% Cap	\$122,464
Assessed	\$75,351	Assessed	\$77,536
Exempt	HX HB WX \$55,000	Exempt	HX HB WX \$55,722
Total	county:\$20,351	Total	county:\$21,814
Taxable	other:\$20,351 school:\$45,351	Taxable	other:\$21,814 school:\$47,536

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
8/26/2025	\$100	202514006488	QC	I	U	11
7/15/2025	\$100	202514005669	CT	I	U	11
6/8/1998	\$70,900	409 / 181	WD	I	Q	09

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	CONDO LOW (1000)	1998	1360	1448	\$171,112

*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
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
NONE						

* 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: 863-993-4866

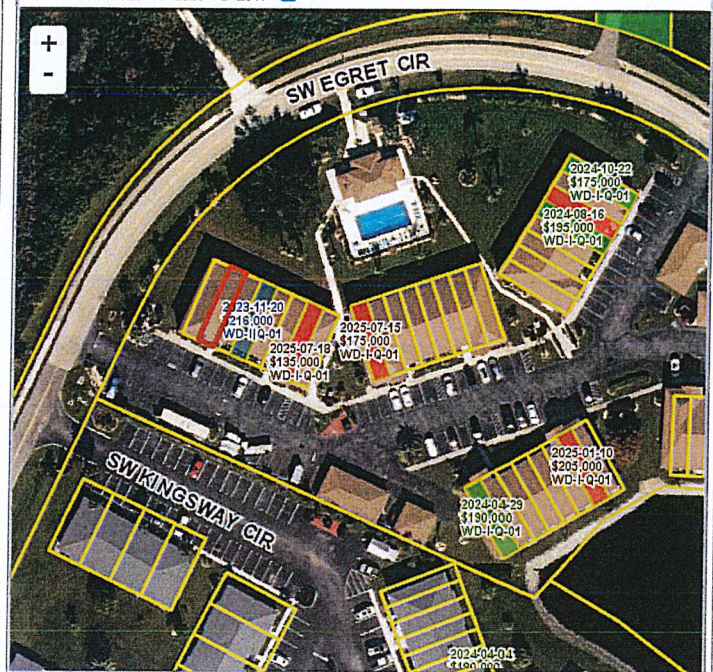
Search Result: 1 of 1

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

by: GrizzlyLogic.com

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: 9/25/2025 and may not reflect the data currently on file at our office.

Aerial Viewer Building Photo Google Maps

☒ 2024 ☐ 2023 ☐ 2020 ☐ 2017 ☒ Sales

MORTGAGE EQUITY CONVERSION/ASSET TRUST 2011-1
ASSET TRUST 2011-1, 14405 WALTERS RD #200
HOUSTON, TX 77014

31-39-23-0600-0000-0105

[illegible]

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 413800 2024 PROPERTY # R 31-39-23-0600-0000-0105

Real Estate TAX/NOTICE RECEIPT FOR DESOTO COUNTY

* CERTIFICATE SOLD *

Sale Date	06/01/2025	BOOTH CLAUDIA J
Certificate#	179	12144 SW EGRET CIR #105
Certificate Holder	9994060	
Interest Rate	5.50	
Original Amount	\$1,056.22	LAKE SUZY , FL 342690000

Interest Amount	\$52.81	
Fees	\$6.25	NORTH SHORE AT KINGSWAY

UnPaid Balance	\$0.00	UNIT 105
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*** PAID ***

OR 409/181
TAXABLE VALUE \$20,351.00

*** Paid ***

Receipt#: 48832 Date: 07/28/2025 Amt: \$1,115.28

Exemptions:
HX-\$25,000.00 HB-\$25,000.00 WX-\$5,000.00

Property Address:
12144 SW EGRET CIR LAKE SUZY 34269

APN: 31-39-23-0600-0000-0105

Recordation Requested By/Return to:

TITLEMAX

88 SILVA LANE

MIDDLETOWN, RI 02842

File No. REM-REO-395753

Send Tax Notices to:

MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1 (AKA MORTGAGE EQUITY CONVERSION
ASSET TRUST 2011-1, MORTGAGE-BACKED SECURITIES 2011-1) BY U.S. BANK NATIONAL
ASSOCIATION AS CO-TRUSTEE
14405 WALTERS RD., #200
HOUSTON, TX 77014

This Instrument Prepared By:

KELLEY BLATNIK FL Bar No. 67166

o/b/o BC LAW FIRM, P.A.

8275 S EASTERN AVENUE 200-425

LAS VEGAS, NV 89123

QUITCLAIM DEED

THIS QUITCLAIM DEED executed this 26 day of AUGUST, 2025, by PHH MORTGAGE CORPORATION party of the first part ("Grantor"), whose mailing address is 14405 WALTERS RD., #200, HOUSTON, TX 77014, and MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1 (AKA MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1, MORTGAGE-BACKED SECURITIES 2011-1) BY U.S. BANK NATIONAL ASSOCIATION AS CO-TRUSTEE, party of the second part ("Grantee"), whose mailing address is 14405 WALTERS RD., #200, HOUSTON, TX 77014.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One and No/100ths Dollars, and other valuable consideration, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said party of the second part forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described land in DE SOTO County, City of ARCADIA, Florida, to-wit:

UNIT NO. 105, NORTH SHORE AT KINGSWAY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM FILED JUNE 20, 1997, IN OFFICIAL RECORDS BOOK 386, PAGE 563 THRU 719 INCLUSIVE, AND AMENDMENTS THERETO FILED IN OFFICIAL RECORDS BOOK 392, PAGE 266; OFFICIAL RECORDS BOOK 396, PAGE 997; OFFICIAL RECORDS BOOK 397, PAGE 548; OFFICIAL RECORDS BOOK 403, PAGE 83; OFFICIAL RECORDS BOOK 407, PAGE 586; OFFICIAL RECORDS BOOK 407, PAGE 588, OFFICIAL RECORDS BOOK 407, PAGE 590; OFFICIAL RECORDS BOOK 407, PAGE 594; OFFICIAL RECORDS BOOK 407, PAGE 596; AND OFFICIAL RECORDS BOOK 407, PAGE 600, OF THE PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA, TOGETHER WITH THE COMMON ELEMENTS APPURTENANT THERETO, AS DESCRIBED IN THE DECLARATION.

PROPERTY ADDRESS: 12144 SW EGRET CIRCLE UNIT 105, ARCADIA, FL 34269

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the proper use, benefit and on behalf of the said party of the second part and assigns forever.

IN WITNESS WHEREOF, the said parties of the part have set their hands on this 26 day of AUGUST, 2025.

PHH MORTGAGE CORPORATION
BY REO MANAGEMENT SOLUTIONS, LLC AS ATTORNEY IN FACT

By: *Tawana Maxwell*
Name: TAWANA MAXWELL
Its: AUTH SIGNER

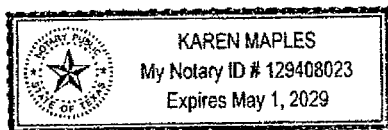
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

X Witness: *Elia O Rojas* Name: Elia O. Rojas
Mailing Address (required): 14405 Walters Rd Houston, Texas 77014
X Witness: *Megan Castillo* Name: Megan Castillo
Mailing Address (required): 14405 Walters Rd Houston, Texas 77014

STATE OF TEXAS
COUNTY OF HARRIS SS.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of AUGUST, 2025, by TAWANA MAXWELL (name of signer) as the AUTH SIGNER of REO MANAGEMENT SOLUTIONS, LLC as attorney in fact for PHH MORTGAGE CORPORATION. He/she is personally known to me or has produced TXDL (type of identification) as identification.

(Seal)



Karen Maples
Notary Public
Printed Name: KAREN MAPLES
My Commission Expires: 05/01/2029
Commission # 129408023

Personally Known: _____
OR Produced Identification: X
Type of Identification Produced: TEXAS DRIVER'S LICENSE

	County Lien	Case #	Location	Recording Date	No. of Years as of 7/29/2025	Cost	Interest	Total Interest Accumulated	Total Cost & Interest
1	BOOTH, CLAUDIA J	CE 20-0226 & CE 2020-045	12144 SW EGRET CIR #105 LAKE SUZY, FL 34269	3/2/2021	4.41	\$21,953.65	\$2,195.37	\$9,681.58	\$31,635.23
2									
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25									
Total						\$21,953.65	\$2,195.37	\$9,681.58	\$31,635.23

Good through August 31st
2025
JLN