BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. CE-SM **2023-012 & CE23-0093**

PIKE CHRISTINA
Respondents,

_____/

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

TO: FREEDOM MORTGAGE COPRPORATION & SIERA PARKS
11988 EXIT 5 PKWY BLDG 4
FISHERS, IN 46037

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

DATE: 05/22/2025
TIME: 11:00
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

CASE NO. SM CE 2023-012 **PIKE CHRISTINA**

BEFORE THE DESOTO COUNTY SPECIAL MASTER

PROOF OF POSTING

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned personally appeared, Affiant who having been duly sworn deposed and said as follows:

I posted a true and correct copy of the Notice of Hearinging on Lien Release Petition in Case # SM CE 2023-012 & CE 23-0093, a copy of which is attached hereto and by reference herein made a part of this affidavit, at the following date(s), time(s) and location(s):

(a) Parcel #06-38-25-0204-0300-0060 / **1236 SE MILLS AVE, ARCADIA FL 34266**
@_____ a.m / p.m _____ day of _____ 2025

and

(b) DeSoto County Administration Building, 201
E. Oak Street, Second Floor, Arcadia, Florida
_____ day of _____, 2025.

Further, Affiant say eth naught.

Affiant_____

Sworn to and subscribed before me this _____ day of _____2025 by Thomas Turnbull is personally known to me.

_____
Notary Public
Certified Mailing Number: 9589071052700462269165

Code Enforcement Case: CE-23-0093

Entered on: 02/10/2023 11:26 AM
Printed on: 03/26/2025

Topic: Garbage and Debris
Status: Open - SM Follow up
Due Date: 03/27/25
Assigned To: Jorge Hernandez
Initiated by: County
Area #: RMF-M
Hearing Date:
Hearing Time:
SM Case No: 2023-012

Permit

Permit #:
Business name:
License #:

Property Location

Occupant Name:
Address: 1236 SE MILLS AVE , 34266
Phone:
Cell #:
APN : 06-38-25-0204-0300-0060

Owner Information

Owner Name: PIKE CHRISTINA
Address: 1236 SE MILLS AVE
ARCADIA, FL 34266
Phone:
Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	02/09/2023	11:25 am	Request 3657- COUNTY - Living in tents and trash & debris in yard.
Inspection / Site Visit	Thomas Turnbull	02/10/2023	9:19 am	There is piles of junk and debris in the yard. Took photos.
Notice of Violation	Thomas Turnbull	02/13/2023	7:40 am	> Inspection Time:9:19 am, Send to (Owner - Cert no=70212720000044123751), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	02/13/2023	8:58 am	Posted the N2C and mail out the letter, Took photos.
Return Receipt Received	Thomas Turnbull	02/17/2023	2:38 pm	The green card was signed and returned.
Inspection / Site Visit	Thomas Turnbull	02/24/2023	8:41 am	They are still in violation of the debris. Took photos.
Turn in for Special Master Hearing	Thomas Turnbull	02/24/2023	1:00 pm	Turn into Special Master Hearing.
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	03/08/2023	1:03 pm	Posted the Notice for the hearing. Took photos.
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	03/15/2023	8:43 am	Posted a new Notice for the Hearing, Took photos.
Inspection / Site Visit	Thomas Turnbull	03/22/2023	9:21 am	They are still in violation, Took photos.
Inspection / Site Visit	Thomas Turnbull	03/29/2023	8:20 am	They are still in violation, Took photos.
Special Master Hearing	Thomas Turnbull	03/30/2023	2:00 pm	Not present. In violation. Correct violation within 30 days of Order. A 2 years C&D. Non-Compliance fine up to $250.00 per day, per violation. Case cost $230.36 to be paid in 30 days of Order.
Speical Master Facts and Findings received and filed	Thomas Turnbull	04/10/2023	1:11 pm	The Order was sign on this date. Copy in the file. The 2 years C&D start 4/10/2023 and end 4/10/2025. 30 days to comply and pay the case cost.
Inspection / Site Visit	Thomas Turnbull	05/10/2023	9:52 am	They are still in violation and still have not paid the case cost. Took photos. Will turn in for a Lien Hearing.
Turned in for Lien Hearing	Thomas Turnbull	05/11/2023	8:55 am	Turn into for a Lien Hearing.
Mail and Post Notice of Lien Hearing	Thomas Turnbull	05/23/2023	8:58 am	Posted the Notice for the Lien Hearing, Took photos.

Inspection / Site Visit	Thomas Turnbull	05/31/2023 9:07 am	Still in violation, took photos.
Inspection / Site Visit	Thomas Turnbull	06/07/2023 8:49 am	It is still in violation and they have not paid the case cost. Took photos.
Lien Hearing	Thomas Turnbull	06/08/2023 10:00 am	Not present. In violation for 29 days at $100.00 per day of $2900.00. Previous case cost $230 and current case cost of $228.45 for a total Lien $3358.81. To be paid in 10 days. If not, it will be recorded.
Lien Hearing Facts and Findings	Thomas Turnbull	06/27/2023 4:00 pm	The Lien order was signed, A new 2-year C&D start 6/27/2023 and end 6/27/2025. They have 10 days to pay.
Lien Hearing Follow up	Thomas Turnbull	07/07/2023 10:40 am	Turn the Lien to be recorded, Turn in to Legal.
Lien Recorded	Thomas Turnbull	07/13/2023 1:53 pm	The Lien was recorded on this date and time. Copy in the file.
Phone Call	Thomas Turnbull	07/31/2023 12:08 pm	Wendy Lark of 2754 SE Hillsborough Ave, called about the trash and debris in the yard.
Inspection / Site Visit	Thomas Turnbull	01/23/2024 8:11 am	The property is still in violation, Took photos.
Inspection / Site Visit	Thomas Turnbull	01/30/2024 9:30 am	Nobody was home, try to serve a citation to Christina Pike. Took photo, still in violation.
Inspection / Site Visit	Thomas Turnbull	01/31/2024 1:19 pm	Nobody was home, try to serve a citation to Christina Pike, took photo. Still in violation.
Inspection / Site Visit	Thomas Turnbull	10/04/2024 8:39 am	It has been clean up some, but it is still in violation on the debris. Took photos.
E-mail Correspondence	Sarah Milstead	10/09/2024 4:23 pm	Good afternoon, Is the total owed to date still $3,532.97? Thank you, Morgan Felicano | Cyprexx Services, LLC Code Violations Coordinator I emailed her back with the correct amount of $3,532.97, that is with the interest cost.
Lien Reduction Request Received	Thomas Turnbull	03/25/2025 9:23 am	The new owner turned in application for Lien reduction.
Inspection / Site Visit	Thomas Turnbull	03/26/2025 10:08 am	They complied; the property is clean up. Took photos.
Submitted for Special Master Review and approval	Thomas Turnbull	03/26/2025 3:24 pm	Turn in for review.

Violations

#	Violation Type	Due Date	Status	Closed Date
1	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required:Remove all garbage, refuse, rubbish, junk, and debris from the property.		Open	

Additional Addresses

Address Type:Complainant
Name:COUNTY
Address:
,
Phone: Cell #:

Fees

Fee Type	Date	Charges	Payments	Details
Total Lien Amount Recorded	06/28/2023	3358.81		Lien
		3,358.81	**0.00**	

Inspection Notes

Date: _____ Time: _____

Findings: _____

_____

_____

_____

03/26/2025 10:08
TOMMY TURNBULL
1236 SE MILLS AVE

03/26/2025 10:09
TOMMY TURNBULL
1236 SE MILLS AVE

03/26/2025 10:09
TOMMY TURNBULL
1236 SE MILLS AVE

03/26/2025 10:09
TOMMY TURNBULL
1236 SE MILLS AVE

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) CE- 2023-012	LIEN ADDRESS (PROPERTY SUBJECT TO THE LIEN(S)) 1236 SE MLS Ave, Arcadia FL 34266
APPLICANT'S NAME Freedom Mortgage	PHONE 855-690-5900
MAILING ADDRESS - 11988 Exit 5 Pkwy Bldg 4 CITY - Fishers STATE - IN ZIP- 46037-7939	
AUTHORIZED REPRESENTATIVE'S NAME Siera Parks	WRITTEN AND NOTARIZED AUTHORIZATION FROM OWNER? (YES) NO
NAME OF OWNER OF LIEN ADDRESS WHEN LIEN(S) WERE PLACED Christina Pike	
CURRENT OWNER OF LIEN ADDRESS Freedom Mortgage Corporation	
CURRENT OWNER'S RELATIONSHIP OR AFFILIATION WITH ENTITY/PERSON NAMED IN LIEN (S) prior customer	
OTHER PROPERTY LOCATED IN DESOTO COUNTY BELONGING TO CURRENT OWNER - #_____ n/a	
VIOLATIONS AT LIEN ADDRESS WHEN LIEN(S) WERE PLACED Debris	
WHO LIVED AT THE PROPERTY WHEN THE LIEN(S) WAS/WERE PLACED? Christina Pike	
REASONS VIOLATIONS NOT CORRECTED BEFORE LIEN(S) PLACED cannot speak for prior owner	
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)? Freedom Mortgage did not take possession of the property until 12/20/24 due to property being occupied. Liens were in place before our possession.	

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 _____ 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
$ 3,358.81	July 13, 2023	0	0
$			
$			
$			
$			
$			
$			

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 Siera Parks Date 2/26/25

State of ~~Florida~~ Indiana
County of ~~DeSoto~~ Hamilton

The foregoing was sworn to and subscribed before me this 26 **day of** February, **20** 25, **by** Siera Parks. **He or she is personally known to me, or provided** personally know **as identification and did appear before me at the time of notarization.**

Stamp: NOTARY PUBLIC SEAL INDIANA
SHANNON RENE ST. JOHN
Notary Public, State of Indiana
Hamilton County
Commission Number NP0740704
My Commission Expires
April 21, 2030

Notary Public: Shannon Rene St John

For DeSoto County Use Only

Application Accepted on: _____

Scheduled for Lien Release Agenda on _____

Accepted by:

_____ _____
Signature **Date**

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 <u>and</u> 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.

SP *Initials*

Initial and Include this Copy with Application

FREEDOM MORTGAGE

To whom it my concern,

I Siera Parks, gives Patricia Garrett permission to act on the behalf of Freedom Mortgage Corporation pertaining to the property at 1236 SE MLS AVE, Arcadia, FL 34266.

Patricia Garrett | Cyprexx Services, LLC

Direct Phone: (813) 387-5825 | Toll-Free: (800) 516-6348 | Fax: (800) 516-6349
patricia.ga@cyprexx.com | www.cyprexx.com

Thank you,

Siera Parks.

Siera Parks
Supervisor, Property Preservation All Loan Types/Hazard
e: **Siera.Parks@FreedomMortgage.com**

INDIANA NOTARY ACKNOWLEDGEMENT

STATE OF INDIANA)
COUNTY OF Hamilton SS)

Before me, a Notary Public in and for said County and State, personally appeared Sierra Parks, who, being first duly sworn, acknowledged the execution of the foregoing letter and stated that any representations therein contained are true

WITNESS my hand and Notarial Seal this 21 day of March 2025

My Commission Expires: 4/21/2030
County of Residence Hamilton

Shannon Rene St John
Notary Public, Signed

Shannon Rene St John
Notary Public, Printed

NOTARY PUBLIC SEAL INDIANA
SHANNON RENE ST. JOHN
Notary Public, State of Indiana
Hamilton County
Commission Number NP0740704
My Commission Expires
April 21, 2030

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

ORIGINAL

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.

CHRISTINA PIKE
1236 SE Mills Ave.
Arcadia, FL 34266

Respondent.

_____/

Inst: 202314007123 Date: 07/13/2023 Time: 1:53PM
, Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk

Inst: 202314007120 Date: 07/13/2023 Time: 1:53PM
, Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk

Case Number: CE 2023-012

CERTIFIED
TO BE A TRUE COPY
NADIA K. DAUGHTREY, CLERK
BY Rhona Blaty D.C.
DATE 7/13/23

LIEN ORDER

THIS CAUSE came on for hearing on June 8, 2023, 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 April 6, 2023. 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 violation at the following real property in DeSoto County, Florida, to wit:

1236 SE Mills Ave. / Parcel #06-38-25-0204-0300-0060 / Instr. # 201714005259

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 **$100.00** per day per violation of which there is one (1) violation at 29 days in violation, which equals a fine of **$2,900.00**. Respondent shall also pay prior case costs in the amount of **$230.36**, and is assessed current case costs of **$228.45**. Respondent shall pay to Petitioner, DESOTO COUNTY, the total amount of **$3,358.81,** representing assessed fines and case costs, within ten (10) days of the date of this Order.

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 26 day of June, 2023.

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: **Christina Pike, 1236 SE Mills Ave., Arcadia, FL 34266**

on this 27 day of June, 2023.

By: Yojaida Hernandez
Legal Administrative Assistant

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

ORIGINAL

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,

Inst: 202314007120 Date: 07/13/2023 Time: 1:53PM
, Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk

vs.

Case Number: CE 2023-012

CHRISTINA PIKE
1236 SE Mills Ave.
Arcadia, FL 34266

Respondent.
_____/

LIEN ORDER

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DONE AND ORDERED this 26 day of June, 2023.

Connie L. Collins

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

ATTEST:

Yojaida Hernandez

Yojaida Hernandez
Transcribing Secretary

Copies to:

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

Respondent: **Christina Pike, 1236 SE Mills Ave., Arcadia, FL 34266**

on this 27 day of June, 2023.

Yojaida Hernandez

By: Yojaida Hernandez
Legal Administrative Assistant

206012

CYPREXX SERVICES, LLC
525 GRAND REGENCY BLVD
BRANDON, FL 33510

FIRST HORIZON

26-2/840

TWO HUNDRED FIFTY AND 00/100 US DOLLARS

DATE	AMOUNT
3/10/2025	*********$250.00

PAY TO THE ORDER OF
DESOTO COUNTY BOCC
201 E OAK ST
SUITE #204
ARCADIA, FL 34266

COPY

VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE

Security features. Details on back.

CE-2023-012 1236SE MILLS AVE, ARCADIA FL 34266 LIEN REDUCTION

⑈206012⑈ ⑆084000026⑆ 2000230801 0⑈

CYPREXX SERVICES, LLC

206012

VENDOR DESOTOCOUN DESOTO COUNTY BOCC **Check No** 206012

DATE	INVOICE NUMBER	AMOUNT DUE	DISCOUNT TAKEN	NET AMOUNT DUE
3/6/2025	1236 SE MILS AVE	250.00	0.00	250.00
			0.00	250.00

DESOTO COUNTY BOCC
863-993-4800

REC#: 00241213 3/25/2025 9:23 AM
OPER: SM TERM: 040
REF#: 206012

TRAN: 9.1400 CE LIEN REDUCTION
CE23-0093 SM2023-012 PIKE, C
1236 SE MILLS AVE
001-0000354001 0000
CODE INFORCEMENT FI 250.00CR

TENDERED: 250.00 CHECK
APPLIED: 250.00-

CHANGE: 0.00

Inst: 202414007264 Date: 09/30/2024 Time: 4:13PM
, Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: AR
Deputy Clerk Doc Stamp-Deed: 0.70

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT, IN AND
FOR DESOTO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA000814AXMA

FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
CHRISTINA PIKE A/K/A CHRISTINA L. PIKE, JAMES W. PIKE, DESOTO COUNTY, FLORIDA AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
DEFENDANTS.

FILED
SEP 30 2024
NADIA K. DAUGHTREY
CLERK OF COURTS

CERTIFICATE OF TITLE

The undersigned, Nadia K. Daughtrey, Clerk of the Court, hereby certifies that a certificate of sale has been executed and filed in this action on 9/10/24, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in DeSoto County, Florida:

LOTS 6, 7 AND 8, BLOCK 30 OF KING AND BAKER SUBDIVISION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 105, AND RE-RECORDED IN PLAT BOOK C-5, PAGE 63, OF THE PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA, INCLUDING ANY REVERSIONARY INTEREST IN THE ALLEYWAY ADJOINING THERETO BY VACATION OF ALLEYWAY AS SHOWN IN O.R. BOOK 115, PAGE 215, OF THE PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA. SAID INTEREST IN THE ALLEYWAY ABOVE DESCRIBED BEING: TO CENTERLINE OF ALLEYWAY ADJACENT TO THE EAST BOUNDARIES OF SAID LOTS 6, 7 AND 8.

TOGETHER WITH A 2005 HORTON HOMES INC. DOUBLE WIDE MOBILE. IDENTIFICATION #H181798GL AND IDENTIFICATION #H181798GR. TITLE #93088579 AND TITLE #93088605. RP #12340193 AND RP #12340194, MOBILE HOME TITLES RETIRED AS INSTRUMENT #201314004318, PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA.

was sold to:

FREEDOM MORTGAGE CORPORATION
11988 EXIT 5 PKWY BLDG 4
Fishers, IN 46037

WITNESS my hand and the seal of the Court this 30 day of Sept, 2024.

Nadia K. Daughtrey
As Clerk of Court

Deputy Clerk

23FL373-0897-1

SERVICE LIST

Case No: 2023CA000814AXMA

MILLER, GEORGE & SUGGS, PLLC
ATTORNEY FOR PLAINTIFF
210 N. UNIVERSITY DRIVE, SUITE 900
CORAL SPRINGS, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM

CHRISTINA PIKE A/K/A CHRISTINA L. PIKE
854 GLENCOE ST E
LEHIGH ACRES FL 33974

JAMES W. PIKE
854 GLENCOE ST E
L FL 33974

DESOTO COUNTY, FLORIDA
C/O AUTHORIZED AGENT
201 EAST OAK STREET
ARCADIA FL 34266

UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY
1236 SE MILLS AVE
ARCADIA FL 34266

CHRISTINA PIKE A/K/A CHRISTINA L. PIKE
1236 SE MILLS AVE
ARCADIA FL 34266

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values
updated: 3/20/2025

Parcel: << **06-38-25-0204-0300-0060 (19777)** >>

Owner & Property Info

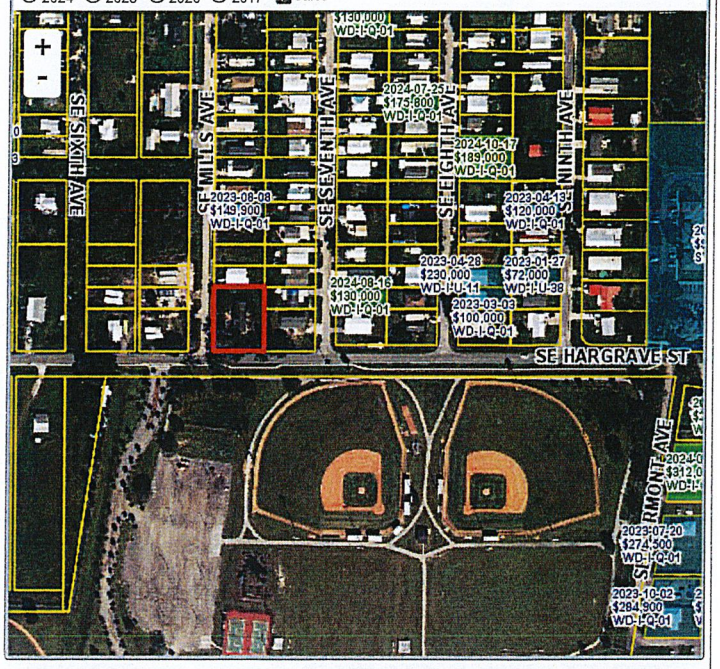
Result: 2 of 7

Owner	**FREEDOM MORTGAGE CORPORATION** 11988 EXIT 5 PKWY BLDG 4 FISHERS, IN 46037		
Site	1236 SE MILLS AVE, ARCADIA		
Description*	KING & BAKER SUB LOT 6 7 & 8 BLK 30 & INT IN ALLEY AS IN OR 115/215 INST:201714005259 INST:202414007264		
Area	0.413 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

2023 Certified Values		2024 Certified Values	
Mkt Land	$10,500	Mkt Land	$10,500
Ag Land	$0	Ag Land	$0
Building	$132,130	Building	$143,458
XFOB	$9,500	XFOB	$9,290
Just	$152,130	Just	$163,248
Class	$0	Class	$0
Appraised	$152,130	Appraised	$163,248
SOH/10% Cap	$35,662	SOH/10% Cap	$35,133
Assessed	$152,130	Assessed	$163,248
Exempt	$0	Exempt	$0
Total Taxable	county:$116,468 other:$116,468 school:$152,130	Total Taxable	county:$128,115 other:$128,115 school:$163,248

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
9/19/2024	$100	202414007264	CT	I	U	11
10/11/2017	$92,500	201714005259	WD	I	Q	01
6/20/2013	$54,000	201314003258	WD	I	Q	01
7/11/2008	$100	200814006690	QC	I	U	
4/24/2007	$100	596 / 960	QC	I	U	
5/11/2005	$68,500	562 / 2563	WD	V	Q	
9/15/2003	$0	546 / 437	CT	I	U	
9/15/2003	$0	539 / 1162	CT	I	U	
10/16/1996	$39,900	373 / 419	WD	I	Q	
12/1/1985	$23,682	220 / 644	WD	I	Q	02
2/1/1985	$5,500	209 / 1085	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RES DES MH (0810)	2005	1782	1806	$143,458

*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
1774	MH-ELECT	1985	$144.00	1.00	0 x 0
1776	MH-SEPTIC	1985	$1,800.00	1.00	0 x 0
0860	DRVWY CONC	1984	$559.00	452.00	0 x 0
2003	SIDEWALK	1984	$27.00	22.00	0 x 0
0850	CONCR SLAB	1984	$923.00	746.00	0 x 0
1981	SHED SUPR	2017	$5,016.00	264.00	24 x 11
1450	FENCE WD	2018	$668.00	56.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	1.000 UT (0.413 AC)	1.0000/1.0000 1.0000/ /	$10,500 /UT	$10,500	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: 2 of 7

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

by: GrizzlyLogic.com

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Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Profit Corporation
FREEDOM MORTGAGE CORPORATION

Cross Reference Name

FREEDOM MORTGAGE CORPORATION

Filing Information

Document Number	F93000002288
FEI/EIN Number	22-3039688
Date Filed	05/17/1993
State	NJ
Status	ACTIVE
Last Event	DROPPING DBA
Event Date Filed	01/07/2011
Event Effective Date	NONE

Principal Address

951 YAMATO ROAD
SUITE 175
BOCA RATON, FL 33431

Changed: 02/19/2021

Mailing Address

951 YAMATO ROAD
SUITE 175
BOCA RATON, FL 33431

Changed: 02/19/2021

Registered Agent Name & Address

CT CORPORATION SYSTEM
1200 S. PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 12/26/2002

Address Changed: 07/07/2005

Officer/Director Detail

Name & Address

Title President, Director

MIDDLEMAN, STANLEY C
951 YAMATO ROAD
SUITE 175
BOCA RATON, FL 33431

Title Secretary

GALLUCCI, MARIA
951 YAMATO ROAD
SUITE 175
BOCA RATON, FL 33431

Annual Reports

Report Year	Filed Date
2023	02/10/2023
2024	02/13/2024
2025	02/06/2025

Document Images

02/06/2025 -- ANNUAL REPORT	View image in PDF format
02/13/2024 -- ANNUAL REPORT	View image in PDF format
02/10/2023 -- ANNUAL REPORT	View image in PDF format
02/03/2022 -- ANNUAL REPORT	View image in PDF format
02/19/2021 -- ANNUAL REPORT	View image in PDF format
04/09/2020 -- ANNUAL REPORT	View image in PDF format
04/03/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
03/13/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- ANNUAL REPORT	View image in PDF format
04/02/2015 -- ANNUAL REPORT	View image in PDF format
04/03/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
04/06/2012 -- ANNUAL REPORT	View image in PDF format
02/15/2011 -- ANNUAL REPORT	View image in PDF format
01/07/2011 -- Dropping Alternate Name	View image in PDF format
04/01/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
01/10/2008 -- ANNUAL REPORT	View image in PDF format
01/11/2007 -- ANNUAL REPORT	View image in PDF format
02/13/2006 -- ANNUAL REPORT	View image in PDF format
06/01/2005 -- Reg. Agent Change	View image in PDF format
03/10/2005 -- ANNUAL REPORT	View image in PDF format
01/08/2004 -- ANNUAL REPORT	View image in PDF format
04/08/2003 -- ANNUAL REPORT	View image in PDF format
12/26/2002 -- Reg. Agent Change	View image in PDF format

03/29/2002 -- ANNUAL REPORT	View image in PDF format
09/11/2001 -- ANNUAL REPORT	View image in PDF format
05/03/2000 -- ANNUAL REPORT	View image in PDF format
08/20/1999 -- ANNUAL REPORT	View image in PDF format
04/23/1998 -- ANNUAL REPORT	View image in PDF format
06/02/1997 -- ANNUAL REPORT	View image in PDF format
02/21/1996 -- ANNUAL REPORT	View image in PDF format
07/06/1995 -- ANNUAL REPORT	View image in PDF format

KING & BAKER SUB
LOT 6 7 & 8 BLK 30 & INT IN
ALLEY AS IN OR 115/215

PIKE CHRISTINA
1236 SE MILLS AVE
ARCADIA, FL 34266

2024

06-38-25-0204-0300-0060

BUILDING CHARACTERISTICS

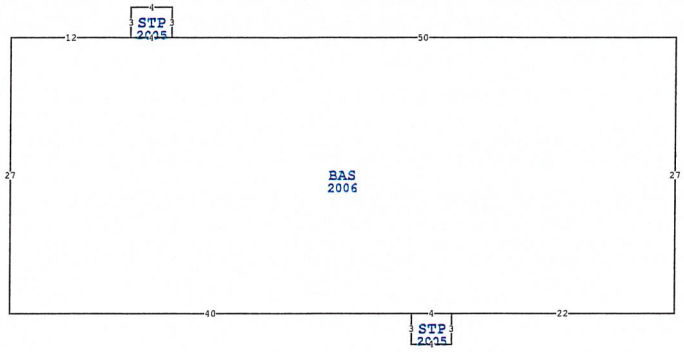
ELEMENT	CD	CONSTRUCTION
Exterior Wall	28	VIN SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Fireplace	01	FPLC-A 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	142,817
STP	12	35	4	321
STP	12	35	4	321
TOTALS	1,806		1,790	143,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	SD	NORM	% COND
0810	02	1,790	105.4500	100.18	179,322	2005	2005	0	0	80	16.00	80.00

2 RES DES MH - 0% - 0 Heated Area: 1782 HX Base Yr



DESOTO COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	143,458
TOTAL MARKET OB/XF VALUE	9,290
TOTAL LAND VALUE - MARKET	10,500
TOTAL MARKET VALUE	163,248
SOH/AGL Deduction	35,133
ASSESSED VALUE	128,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,115
TOTAL JUST VALUE	163,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,130

RECHECK STORM DAMAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
201714005259	10/11/2017	WD	Q	I	01	92,500
GRANTOR: ILASENKO JOHN S & MAN						
GRANTEE: PIKE CHRISTINA						
201314003258	6/20/2013	WD	Q	I	01	54,000
GRANTOR: HOWARD CHARLES R						
GRANTEE: ILASENKO JOHN S & M						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2012 KG
INC DATE		AG DATE	

1236 SE MILLS AVE, ARCADIA

BUILDING NOTES

ID# H181798GL/GR RP

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W50 W4 W12 S27 E40 E4 E22 N27 $
STP=[YR=2005;ORIG=-50,0] N3 W4 S3 E4 $
STP=[YR=2005;ORIG=-26,27] S3 E4 N3 W4 $
.

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	1774	MH-ELECT	0	0	0	0	1.00	UT	480.00	480.00	100	1985	1985	3	30	144	
2	1776	MH-SEPTIC	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	30	1,800	
3	0860	DRVWY CONC	0	0	0	0	452.00	SF	2.50	2.50	100	1984	1984	3	52	588	
4	2003	SIDEWALK	0	0	0	0	22.00	SF	2.50	2.50	100	1984	1984	3	52	29	
5	0850	CONCR SLAB	0	0	0	0	746.00	SF	2.50	2.50	100	1984	1984	3	52	970	
6	1981	SHED SUPR	0	0	24	11	264.00	SF	20.00	20.00	100	2017	2017	3	96	5,069	
7	1450	FENCE WD	0	0	0	0	56.00	LF	13.25	13.25	100	2018	2018	3	93	690	

LAND DESCRIPTION

TOTAL OB/XF 9,290

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	150.00	120.00	1.00	UT		1.00	1.00	1.00	10,500.00	10,500.00	10,500							

REVIEW DATE 12/18/2023 BY KG Total Acres: 0.41 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 11/06/2024 BY SYS

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1702200 2024 **R 06-38-25-0204-0300-0060**

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	$975.63
COUNTY LAW ENF	.0024399	$312.59
SCHOOL LRE	.0030960	$505.42
SCHOOL DISC	.0022480	$366.98
SOUTHWEST WATER MGMT	.0001909	$24.46
TOTAL AD-VALOREM:		**$2,185.08**

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	$80.00
Asmt - FIRE	$118.00
Asmt - SOLID WASTE	$45.50
Asmt - SOLID WASTE COLLECT	$228.13
TOTAL NON-AD VALOREM:	**$471.63**

COMBINED TAXES & ASMTS: **$2,656.71**

DISCOUNT: **$0.00**

UNPAID BALANCE: **$0.00**

Exemptions:

Property Address:
1236 SE MILLS AVE ARCADIA 34266

PIKE CHRISTINA
1236 SE MILLS AVE
ARCADIA , FL 34266 - 0000

0.413 ACRES
KING & BAKER SUB
LOT 6 7 & 8 BLK 30 & INT IN
ALLEY AS IN OR 115/215
INST:201714005259

FAIR MKT VALUE	**$163,248.00**	DIST	**7**
ASSESS	**$128,115.00**	EXEMPT VALUE	**$0.00**
TAXABLE VALUE	**$128,115.00**		

**** PAID ****

Last Payment: 11/26/2024 **Receipt Number:** 602149

Amount Collected: $2,550.44 **Discount Amount:** $0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
063825020403000060	R	2024	$2,185.08	$471.63	11/26/2024	$2,550.44	$0.00
063825020403000060	R	2023	$2,039.93	$464.82	11/29/2023	$2,404.56	$0.00
063825020403000060	R	2022	$1,892.13	$454.67	11/28/2022	$2,252.93	$0.00
063825020403000060	R	2021	$1,710.11	$448.16	11/21/2021	$2,071.94	$0.00
063825020403000060	R	2020	$1,602.08	$442.81	11/25/2020	$1,963.09	$0.00
063825020403000060	R	2019	$1,528.11	$438.38	11/20/2019	$1,887.83	$0.00
063825020403000060	R	2018	$1,348.07	$432.50	11/20/2018	$1,709.35	$0.00
063825020403000060	R	2017	$1,047.49	$390.50	11/1/2017	$1,380.47	$0.00
063825020403000060	R	2016	$934.22	$390.50	4/20/2017	$1,364.46	$0.00
063825020403000060	R	2015	$904.42	$311.50	11/13/2015	$1,167.28	$0.00
063825020403000060	R	2014	$802.23	$287.50	11/19/2014	$1,046.14	0.00

Special Master Lien Release / Reduction Checklist

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

For Christina Pike

CE 23-0093

✓ or N/A	Respondents Name: Freedom Mortgage Co. + Siera Parks	Case #: 2023-012-
✓	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	
✓	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:

Case # 2023-012 and CE 23-0093

Officers Name: Tommy Turnbull

For Special Master Hearing on: May-22-2025
Date

Reviewed by: _____

Date: _____