

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Code Enforcement Lien, Case # 99-17A-CEB, Request for Reduction of
Penalty – Shola A. Adebago, deceased, 841 W. Forest Brook Road,
Maitland

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Matthew West **EXT.** 7353

Agenda Date <u>01/25/05</u>	Regular <input checked="" type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

(A) Approve the request to waive the three Code Enforcement Board liens which total \$63,470.00 on the property located at 841 W. Forest Brook Road, Maitland – Shola A. Adebago, deceased, Case # 99-17A-CEB and authorize the Chairman to execute the Satisfaction of Liens; or

(B) Approve a reduction to the three Code Enforcement Board liens which total \$63,740.00, on the property located at 841 W. Forest Brook Road, Maitland, Case # 99-17A-CEB and require the reduced amount to be paid within 30 days or the lien will revert back to its original amount (\$63,740.00) and upon payment in full, authorize the Chairman to execute the Satisfaction of Liens; or

(C) Approve a reduction to the Code Enforcement Board lien from \$63,740.00 to the estimated administrative costs of \$1,594.43 for processing Case # 99-17A-CEB and require these costs to be paid within 30 days or the lien will revert back to its original amount (\$63,740.00) and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien; or

(D) Deny the request to waive or reduce the three Code Enforcement Board liens which total \$63,740.00 on the property located at 841 W. Forest Brook Road, Maitland, Case # 99-17A-CEB

Commissioner Henley - District 4

Matthew West – Planning Manager

BACKGROUND:

In response to a complaint, on August 24, 1998, the Code Enforcement Officer observed violations including: uncultivated vegetation in excess of 24" in height, located within 75' of a structure and junk or abandoned

Reviewed by:	
Co Atty:	
DFS:	_____
Other:	_____
DCM:	
CM:	
File No.	<u>rpdp02</u>

vehicles not within an enclosed garage or carport. The subject property is located at 841 W. Forest Brook Road, Maitland.

Notices of Violation were issued to the property owner, Shola A. Adebago, on September 11, 1998, October 13, 1998 and November 6, 1998. Re-inspections revealed the violations remained. Therefore, on December 9, 1998, the Code Enforcement Officer filed a Statement of Violation, Request for Hearing with the Clerk to the Code Enforcement Board.

On May 7, 1999, a Notice of Hearing was mailed to the Respondent via certified mail. On May 13, 1999, a Notice of Hearing was posted on the subject property, 841 W. Forest Brook Road, Maitland.

On May 27, 1999, the Seminole County Code Enforcement Board issued its Findings of Fact, Conclusions of Law and Order on the property. The Respondent was not present at this hearing. This Order found the Respondent, Shola A. Adebago, to be the owner of record of the property, in possession/control of the property and in violation of:

Seminole County Code, Section 40.51 and Section 95.4, as defined in Sections 95.3(h)(l)

The Code Enforcement Board further ordered the owner to bring the property into compliance on or before June 27, 1999, or a fine of \$35.00 per day would be imposed.

On June 29, 1999, the Code Enforcement Officer inspected the property and found the property remained in violation and filed an Affidavit of Non-compliance.

On August 26, 1999, the Code Enforcement Board imposed a lien in the amount of \$2,100.00, with the fine continuing to accrue at \$35.00 per day until compliance was obtained.

On January 16, 2002, a re-inspection revealed that corrective action had eliminated the violations and an Affidavit of Compliance was filed by the Code Enforcement Officer on January 23, 2002. Said Affidavit certified under oath that the required action: removal of the uncultivated vegetation and junk vehicles had been obtained. As of January 15, 2002, the date compliance was obtained, the lien had accrued to \$32,620.00.

On August 5, 2002, a re-inspection revealed that the violations were being repeated in that there was uncultivated vegetation in excess of 24" in height, within 75' of a structure and junk vehicles not within an enclosed garage or attached carport present on the property. An Affidavit of Repeat Violation was filed by the Code Enforcement Officer on August 16, 2002.

On October 10, 2002, a Notice of Hearing was mailed to the Respondent via certified mail. On October 14, 2002, a Notice of Hearing on Repeat Violation was posted on the subject property.

On October 24, 2002, the Seminole County Code Enforcement Board issued its Findings of Fact, Conclusions of Law and Order on Repeat Violation presently in Violation on the property. The Respondent was not present at this hearing. This Order found the Respondent, Shola A. Adebago, to be the owner of record of the property, in possession/control of the property and in violation of:

Seminole County Code, Section 40.51 and Section 95.4, as defined in Section 95.3(l). (The uncultivated vegetation had been removed)

The Code Enforcement Board further ordered that a fine in the amount of \$100.00 per day would be imposed for each day the violation was repeated past August 5, 2002 until compliance was obtained.

On November 12, 2002, a re-inspection revealed that the corrective action ordered by the Board had been obtained. An Affidavit of Compliance After Repeat Violation was filed by the Code Enforcement Officer on November 12, 2002.

On January 23, 2003, the Code Enforcement Board imposed a lien in the amount of \$9,700.00 for 97 days of non-compliance at \$100.00 per day.

On June 23, 2003, a re-inspection revealed that the violation of uncultivated vegetation was being repeated. An Affidavit of Repeat Violation was filed by the Code Enforcement Officer on July 3, 2003.

On August 13, 2003, a Notice of Hearing was mailed to the Respondent via certified mail. On September 12, 2003, the Notice of Hearing on the repeat violation was posted on the Respondent's property.

On September 25, 2003, the Seminole County Code Enforcement Board issued its Findings of Fact, Conclusions of Law and Order on Repeat Violation on the property. The Respondent was not present at this hearing. This Order found the Respondent, Shola A. Adebago, to be the owner of record of the property, in possession/control of the property and in violation of:

Seminole County Code, Section 40.51 and Section 95.4, as defined in Section 95.3(h).

The Code Enforcement Board further ordered that a fine in the amount of \$150.00 per day would be imposed for each day the violation continued to be repeated past June 23, 2003.

On November 12, 2003, a re-inspection revealed that the corrective action ordered by the Board had been obtained in that the uncultivated vegetation had been removed from the property. An Affidavit of Compliance After Repeat Violation was filed by the Code Enforcement Officer on November 12, 2003.

On December 4, 2003, the Code Enforcement Board imposed a lien in the amount of \$21,150.00 for 141 day of non-compliance at \$150.00 per day.

On October 4, 2004, a letter was received from Patrick J. Halpin, Attorney at Law, requesting that the three liens imposed against the property owned by Shola A. Adebago, deceased, be released due to a foreclosure Lis Pendens.

The Board's guidelines for reducing liens adopted February 9, 1999 are identified below:

1. If an individual has acquired a property in which the lien was recorded and the individual bought the property with this knowledge, a waiver or reduction in lien should not be granted. In such cases the lien should have been considered in reaching a purchase price.
2. If a lien is not considered when a title insurance policy is issued, a reduction of the lien to provide relief to a title insurer should not be granted. To do so would place the County in the position indemnifying an insurance company against its losses, which are reflected in premium charges.
3. If a lien has previously been reduced, and another request is received for a lien reduction, whether from the original property owner or a new owner, a reduction or waiver should not be granted. If the BCC grants relief to a violator its action should be final and conclusive.
4. When considering a request and in developing a recommendation to the BCC, staff should evaluate the amount of the lien compared to the value of the property and the actions the violator did or did not take in attempting to resolve the code violation. Per the Property Appraisal information, the value of the property is \$119,386.00. The liens total \$63,740.00.
5. When liens are satisfied as a result of either full payment or reduced/eliminated payment as directed by the BCC, the lien satisfaction instrument will be provided to the property owner who shall be responsible for recording the instrument in the land records.

STAFF RECOMMENDATION:

According to Chapter 162, Florida Statute, in determining the amount of the fine, the Code Enforcement Board considers the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

Based on the fact that a foreclosure Lis Pendens was filed prior to the liens being imposed against this property and the fact that the County Attorney's office advised that said document renders the Code Enforcement liens uncollectible, Staff would recommend that the Board approve the request to waive the three liens which total \$63,470.00 on the property located at 841 W. Forest Brook Road, Maitland and authorize the Chairman to execute the Satisfaction of Liens (Option A).

Attachments: Findings of Fact, Conclusions of Law and Order
Affidavit of Non-Compliance
Order Finding Non-Compliance and Imposing Fine/Lien
Affidavit of Compliance
Affidavit of Repeat Violation – August 16, 2002
Findings of Fact On Repeat Violation – October 24, 2002
Affidavit of Compliance on Repeat Violation – November 12, 2002
Order Imposing Fine/Lien on Repeat Violation – January 23, 2003
Affidavit of Repeat Violation – July 3, 2003
Findings of Fact on Repeat Violation – September 25, 2003
Affidavit of Compliance on Repeat Violation – November 12, 2003
Order Imposing Fine/Lien on Repeat Violation – December 4, 2003
Letter from Patrick J. Halpin, Esquire
Property Appraiser Database Information
Estimated Costs for processing Case # 99-17A-CEB

ECHEVARRIA & ASSOCIATES, P.A.
ATTORNEYS AT LAW
9119 CORPORATE LAKE DRIVE, SUITE 300
TAMPA, FLORIDA 33634

NICHOLE ALVAREZ-SOWLES
PEGGY MC NEW BALLWEG
ROBERT KLIEN BOWEN, III
MARK A. BRODERICK
DEBORAH CAVENTER
ANNE M. CORDELL
ERIN COLLINS CULLARO
MICHAEL J. ECHEVARRIA
ANDREW L. FIVECOAT
PATRICK J. HALPIN
ANTHONY A. HAYDEN
SAMANTHA LEIGH HENDRICKS
CHRISTINE L. HERENDEEN
BRUCE R. INSANA
JENNIFER D. LOWREY
JUANITA SANTIAGO RODRIGUEZ
RONALD R. WOLFE

Telephone (813) 251-4766
Telefax (813) 251-1541
Please reply to:
Post Office Box 25018
Tampa, FL 33622-5018

ANNE COLBY, ESQ.
407-665-7259
10/5/04

Date: October 4, 2004

To: Teesha Scolaro, Esq.
Company: Seminole County Sheriff's office
Facsimile No.: 407-665-6654

Regarding: CEB 99-17A (property address: 841 W. Forest Brook Rd, Maitland)

Sender: Patrick J. Halpin, Esq.
Department: Real Estate / Closing

NUMBER OF PAGES, INCLUDING COVER SHEET:

17

Dear Ms. Scolaro,

This is to formally request the immediate release of three code liens (copies attached) that attach to the above foreclosure property.

The undersigned firm was retained to take over an old foreclosure action started by another firm. The action concluded on or about June 15, 2004. The firm's title company, New House Title, LLC, has now been separately retained to coordinate the resale of the property. Our closing is being delayed because of these liens.

The liens are unenforceable against the foreclosing lender for several reasons. First, the liens were recorded subsequent to the foreclosure Lis Pendens and are therefore legally barred by same. Notwithstanding the bar, the title underwriters still require such liens to be released or satisfied. Second, the underlying violations associated with the liens came into existence well prior to the lender becoming the owner of the property. Because it was the former owner, Shola Adebago, that allowed the violations to occur, any and all fines associated with such violations are unenforceable/uncollectable against the foreclosing lender and its buyer. Third, no administrative code lien procedure/process has been commenced against the foreclosing lender. I presume that is because the property is in compliance at this time, as per an inspection that was done by Donna Wisniewski on or about September 30, 2004.

Please immediately commence the process to have the liens released. One of the liens is against other property owned by Shola Adebago, thus we will only require a partial release of lien for it. (As I am sure you are aware, code liens attach to all properties held by the violator within the county). The other two liens will need full releases or satisfactions. I will be happy to prepare such documents, for your convenience.

Given our time constraints, please fax something in writing (today) confirming the code liens will be released. This will allow us to close immediately, without waiting for the county administrative process to run its course. You can fax to 813-342-2209.

Thanks for your assistance (and that of your paralegal Linda). Copies of all relevant information is enclosed for your ease of reference.

Patrick Halpin
813-342-2200, ext 3002

cc: Linda Linnenkugel

THIS MESSAGE IS INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED.

RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
BOOK 5347 PAGE 544-545
CLERK'S # 2004093065
RECORDED 06/15/04 11:27 AM
BOOK INC TAX \$ 70
RECORDED FEE \$ 00
RECORDED BY D O'Kelly

FOUNDED

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL
CIRCUIT IN AND FOR SEMINOLE COUNTY, FLORIDA
CIVIL ACTION

AURORA LOAN SERVICES, INC.,

Plaintiff,

vs.

CASE NO. 99-519 CA
DIVISION 14 G

RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
BOOK 5347 PAGE 544-545
CLERK'S # 2004093065
RECORDED 06/15/04 11:27 AM
BOOK INC TAX \$ 70
RECORDED FEE \$ 00
RECORDED BY D O'Kelly

SEOLA ABERCROMBIE, JOE ROY, HER HUSBAND;
BENEFICIAL SAVINGS BANK; JANK DOE; JOHN
DOE;

Defendants(s).

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he prepared and filed a Certificate of Sale in this action on June 3, 2004, 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 is SEMINOLE County, Florida:

LOT 21A, FOREST BROOK, FOURTH ELECTION, ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 24,
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

APXA 241 W FOREST BROOK ROAD, MAITLAND, FL 32751

was sold to: AURORA LOAN SERVICES, INC., whose address is: 601 Fifth Avenue, Scarsdale, NY 10583.

WITNESS my hand and seal of the Court on June 15, 2004, as Clerk of the Circuit Court.

(SEAL)

Marylene Mudge
Clerk of the Circuit Court

By: [Signature]
Deputy Clerk

Copies furnished to:
Echternaria & Associates, P.A.
P.O. Box 25018
Tampa, Florida 33622-5018
All parties on the attached service list
F01012209 LOAN 0007574336
AURORA - FBA - B - extract

LA
CM

Service List

SHOLA ADEBAGBO
841 West Forest Brook Road
Maitland, FL 32751

KOE DOE, HENR HUSBAND
841 West Forest Brook Road
Maitland, FL 32751

BENEFICIAL SAVINGS BANK
Attn: Branch Manager
430 Knight Run Avenue
Tampa, FL 33602

JANE DOE
841 West Forest Brook Road
Maitland, FL 32751

JOHN DOE
841 West Forest Brook Road
Maitland, FL 32751

SUCCESSFUL INVESTMENTS
c/o Walker & Dunlop, PA, Inc.
1053 Maitland Center Commerce Blvd
Maitland, FL 32751-7431

Book5347/Page545 CFN#2004093065

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
IN AND FOR SEMINOLE COUNTY, FLORIDA
CIVIL ACTION

AURORA LOAN SERVICES, INC.,

Plaintiff,

vs.

CASE NO. 99-519 CA
DIVISION 14 G

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 04959 PB 0600
CLERK'S # 2003139927
RECORDED 09/12/2003 08:43:13 AM
RECORDING FEE \$ 0.00
RECORDED BY B Jett

SPACE FOR RECORDING ONLY PLEASE

FILED IN OFFICE
MARYANNE MORSE
CLERK CIRCUIT COURT
09/12/2003 7:57:41 PM

SHOLA ADEBAGBO; JOE ROE, HER HUSBAND;
BENEFICIAL SAVINGS BANK; JANE DOE; JOHN
DOE;

Defendant(s),

SECOND AMENDED FINAL SUMMARY JUDGMENT OF MORTGAGE FORECLOSURE

THIS CAUSE having come to be heard on on the SECOND MOTION TO AMEND FINAL SUMMARY
JUDGMENT OF MORTGAGE FORECLOSURE INCLUDING A HEARING TO TAX ATTORNEYS' FEES AND
COSTS filed on behalf of AURORA LOAN SERVICES, INC., hereinafter referred to as Plaintiff, and the Court having
reviewed the pleadings and affidavits filed by Plaintiff, having heard argument of counsel, and being otherwise fully
advised in the premises:

ORDERS AND ADJUDGES as follows:

COUNT I - MORTGAGE FORECLOSURE

1. Service of process has been duly and regularly obtained over SHOLA ADEBAGBO; JOE ROE, HER HUSBAND; BENEFICIAL SAVINGS BANK; JANE DOE; JOHN DOE; hereinafter referred to as "Defendants."
2. The equities of this action are in favor of Plaintiff, and Plaintiff is entitled to the foreclosure of its mortgage.

Plaintiff is due the following amount

UNPAID PRINCIPAL BALANCE	578,250.00
INTEREST THROUGH	5,600.72
PRE-ACCELERATED LATE CHARGES	224.04
THROUGH November 30, 2001	
PROPERTY INSPECTIONS	122.45
TAXES	2,696.39
INSURANCE	1,423.00
PROPERTY PRESERVATION	1,674.10
BANKRUPTCY FEES AND COSTS	75.00

51 MS

FILE NUM 2003139927
OR BOOK 04959 PAGE 0601

PRIOR ATTY FEES AND COSTS	2,033.28
TITLE SEARCH EXPENSES	175.00
Bankruptcy Court Documents	21.50
Clerk Sale Fee	40.00
Publication Notice of Sale	71.75
ATTORNEY'S FEE	600.00

AMENDED JUDGMENT SUB-TOTAL (upon which statutory interest shall accrue)	\$93,008.66
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Additionally Plaintiff is awarded a judgment of interest, which constitutes statutory interest (at a statutory rate of 10%) on the Judgment entered on 10/22/1999 through 06/12/2002 upon which no future statutory interest shall accrue.	23,115.33
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Plaintiff is also awarded a judgment of interest, which constitutes statutory interest (at a statutory rate of 9%) on the Judgment entered on 06/12/2002 through 03/07/2003 upon which no future statutory interest shall accrue.	10,279.06
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TOTAL	\$126,403.05
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3. The Court finds that the fixed fee of Six hundred and 00/100 Dollars (\$600.00) is reasonable in this case.
4. The Court finds that the Plaintiff is the owner of the Note(s) and Mortgage(s) being foreclosed in this matter.
5. Plaintiff holds a lien for the total sums set forth in Paragraph 2 superior to any claims, interests or estates of Defendant(s) SHOLA ADEBAGBO; JOE ROE, HER HUSBAND; BENEFICIAL SAVINGS BANK; JANE DOE; JOHN DOE; and any person or entities claiming by, through, under or against these defendant(s), on the following-described property located and situated in SEMINOLE County, Florida:

LOT 218, FOREST BROOK, FOURTH SECTION, ACCORDING TO THE FLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 34, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

A/K/A 841 W FOREST BROOK ROAD, MAITLAND, FL 32751

6. If the amended judgment total as set forth in Paragraph 2, with interest at the rate prescribed by law at the rate established when the original judgment was entered, and all costs of this action accruing subsequent to this judgment, plus any previously accrued interest as set forth in Paragraph 2, is not paid immediately, the Clerk of this Court shall sell the property described in Paragraph 5 at a public sale on SEP 11 2003 2003, at 11:00AM, to the highest bidder for cash, except as hereinafter set forth, at WEST FRONT DOOR OF THE

FILE NUM 2003139927
OR BOOK 04959 PAGE 0602

SEMINOLE COUNTY COURTHOUSE, SANFORD, FLORIDA in SEMINOLE County, Florida in accordance with Florida Statutes Section 45.031 (1999), provided, however, that such sale shall not be held in the absence of Plaintiff's attorney or its representative. The clerk shall set a sale date between 20 to 35 days from the date of this judgment.

7. Plaintiff shall advance all subsequent costs of this action, and shall be reimbursed upon order of the court if Plaintiff is not the purchaser of the property described in Paragraph 5 at the sale. If Plaintiff is the purchaser, the bid may be assigned without further Order of this Court and the Clerk shall credit the Plaintiff's bid with the total sum set forth in Paragraph 2 above, together with interest as prescribed by law and costs, including advances made by Plaintiff to preserve its collateral which are secured by the lien of its mortgage, accruing subsequent to this judgment, or such part of it as is necessary to pay the bid in full.

8. On filing the Certificate of Title with respect to the property described in Paragraph 5, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the Certificate; third, Plaintiff's attorney's fees; fourth, the total sum due to Plaintiff, as set forth in Paragraph 2, less the items paid, plus interest at the rate prescribed by law from this date to the date of the sale to Plaintiff. The Clerk shall retain any amount remaining pending the further order of this Court. Any amounts so retained are to be distributed to each Defendant, as determined by order of this Court.

9. The successful bidder and purchaser at the foreclosure sale of the real property being foreclosed shall pay, in addition to the amount bid, any documentary stamps and Clerk's fee relating to the issuance of the Certificate of Title to be issued by the Clerk to the successful bidder and purchaser. At the time of the sale the successful high bidder shall post with the Clerk a deposit equal to five percent (5%) of the final bid. The deposit shall be applied to the sale price at the time of payment. If final payment is not made within the prescribed period, the Clerk shall re-advertise the sale as provided in this section, and pay all costs of the sale from the deposit. Any remaining funds shall be applied toward the judgment.

10. On filing the Certificate of Sale Defendants' Right of Redemption as prescribed by Florida Statute Section 45.0315 shall be terminated. On filing the Certificate of Title with respect to the property described in Paragraph 5 above, the Defendants named herein, and all persons claiming by, through, under or against them since the filing of Notice of Lis Pendens in this action, are foreclosed of all estate, interest or claim in the property described in Paragraph 5, and the purchaser or purchasers at the sale shall be let into possession of the property. The Clerk of the Circuit Court is ordered to issue a Writ of Possession upon demand by the purchaser or purchasers.

FILE NUM 2003139927
OR BOOK 24959 PAGE 0603

11. Jurisdiction over this action is retained to enter such further orders to give Plaintiff adequate and complete relief as may be necessary and proper, including the entry of a deficiency decree if borrower(s) has not been discharged in bankruptcy or constructively served, together with additional attorney's fees, if appropriate.

COUNT II - RE-ESTABLISHMENT OF NOTE

12. The Mortgage Note is hereby re-established pursuant to Section 71.011, DONE AND ORDERED in Chambers, in SEMINOLE County, Florida, this 24 day of August, 2003.

[Handwritten Signature]
Circuit Judge

Copies furnished to:
Echevarria & Associates, P.A.
P.O. Box 25018
Tampa, Florida 33622-5018

SHOLA ADEBAGBO
841 West Forest Brook Road
Maitland, FL 32751

JOE ROE, HER HUSBAND
841 West Forest Brook Road
Maitland, FL 32751

BENEFICIAL SAVINGS BANK
Attn: Branch Manager
430 Knights Run Avenue
Tampa, FL 33602

JANE DOE
841 West Forest Brook Road
Maitland, FL 32751

JOHN DOE
841 West Forest Brook Road
Maitland, FL 32751

SUCCESSFUL INVESTMENTS
c/o Walker &, Tudhope, PA, Esq.
235 South Maitland Avenue
Suite 215
Maitland, FL 32751

F01012209 LOAN NO. 0007674336
CASE NO.99-519 CA

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
IN AND FOR SEMINOLE COUNTY, STATE OF FLORIDA

AURORA LOAN SERVICES, INC.,

Plaintiff,
vs.

Case No. **99-59-CAN-6**
GENERAL JURISDICTION

SHOLA ADEBAGBO, if living, and if married, JOE ROE, her husband, whose real name is uncertain, if living, including any unknown spouse of said Defendants, if either has remarried and if either or both of said Defendants are deceased, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors and trustees, and all other persons claiming by, through, under or against the named Defendants et al.,

Defendants

OFFICIAL RECORDS
BOOK PAGE
3606 1598
JERRY ANNE MORSE
SEMINOLE COUNTY CIRCUIT COURT
99 MAR -9 AM 8:36
SEMINOLE CO., FL

LIS PENDENS

NOTICE IS HEREBY GIVEN that AURORA LOAN SERVICES, INC. did, on the ___ day of _____ 1999, institute suit in the above indicated Court against SHOLA ADEBAGBO, if living, and if married, JOE ROE, her husband, whose real name is uncertain, if living, including any unknown spouse of said Defendants, if either has remarried and if either or both of said Defendants are deceased, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors and trustees, and all other persons claiming by, through, under or against the named Defendants, et al., to foreclose that certain Mortgage executed by SHOLA ADEBAGBO AND

HARRIETTE MORSE
CLERK OF CIRCUIT COURT
343030


SEMINOLE COUNTY, FL
RECORDED & VERIFIED
99 MAR -9 AM 10:18

LAW OFFICES OF
JOSEPH M. PANIELLO, P.A.
One Tampa City Center, Suite 2720
201 North Franklin Street
P. O. Box 2347
Tampa, Florida 33601
(813) 228-7004

BRYAN C. MAYFIELD, HUSBAND AND WIFE, dated MAY 3, 1990 and recorded in Official Records Book 2180 at Page 1267, Public Records of SEMINOLE County, Florida, the lien of which Mortgage extends, attaches and/or appertains to the following described property located in SEMINOLE County, Florida, to-wit:

LOT 118, FOREST BROOK, FOURTH SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 34, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LAW OFFICES OF JOSEPH M. PANIELLO, P.A.

By 
[] Joseph M. Paniello (FBN 060980, SPN 00042246)
[] Joseph Mackie Paniello (FBN 656178, SPN 01473058)
[] Gregory T. Hall (FBN 360211, SPN 00283379)
[] Clay A. Holtsinger (FBN 0294330, SPN 00329282)
P.O. Box 2347
Tampa, FL 33601
One Tampa City Center, Suite 2720
Tampa, Florida 33602
(813) 228-7004
(813) 221-2428 FAX
ATTORNEY FOR PLAINTIFF

JMP #99-2012

Certified copy

OFFICIAL RECORDS
BOOK PAGE
3606 1599
SEMINOLE CO. FL

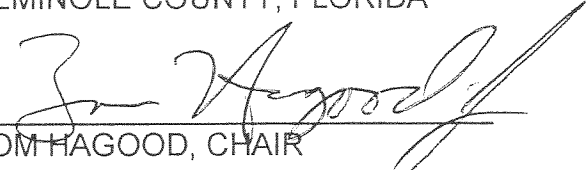
CASE NO 99-17A-CEB
SHOLA A. ADEBAGBO

Accordingly, it having been brought to the Board's attention that Respondent had complied with the Order dated September 25, 2003, but complied 141 days after the required date for compliance, the Board orders a fine in the amount of \$21,150.00, 141 days of non-compliance @ \$150.00 per day.

This Order shall be recorded in the public records of Seminole County, Florida, and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent.

DONE AND ORDERED this 4th day of December, 2003, in Seminole County, Florida.

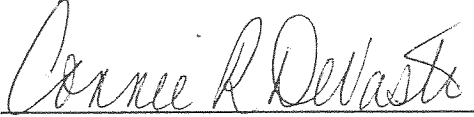
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA



TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 4th day of December, 2003, by Tom Hagood, who is personally known to me.




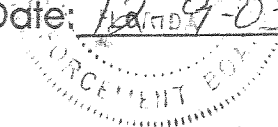
Connie R. DeVasto, Notary Public to
and for the County and State
aforementioned.
My Commission Expires:



Connie R. DeVasto
MY COMMISSION # CC961768 EXPIRES
August 17, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

CERTIFIED COPY
Lien.incompt ADEBAGBO
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

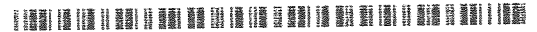
By: 
Date: 12-9-03



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida

Case No. 99-17A-CEB



Petitioner,
vs.

SHOLA A ADEBAGBO,

Respondent.

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 05104 PG 1500
CLERK'S # 2003206840
RECORDED 11/19/2003 02:03:15 PM
RECORDING FEES 6.00
RECORDED BY J Eckenroth

AFFIDAVIT OF COMPLIANCE
(After Repeat Violation)

BEFORE ME, the undersigned authority, personally appeared **Dorothy Hird**, Code Inspector for **Seminole County Sheriff's Office**, who, after being duly sworn, deposes and says:

1. That on **May 27, 1999**, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **June 27, 1999**.
3. That a re-inspection was performed and the Respondent was in compliance on **January 16, 2002**.
4. That subsequent to the foregoing finding of compliance, a further **REINSPECTION** of the subject property was made on **June 23, 2003**. The Respondent was at that time no longer in compliance with the Order of **May 27, 1999**, by having repeated the original violation.
5. That the most recent reinspection on **November 12, 2003** revealed that additional corrective action had eliminated the repeat violation and that the subject property was in compliance.

FURTHER AFFIANT SAYETH NOT DATED this 12th day of **NOVEMBER 2003**.




Dorothy Hird, Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 12th day of November 2003, by Dorothy Hird, who is personally known to me and who did take an oath

CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA
By: Connie R. DeVasto
Date: 11.19.03


Notary Public in and for the County
and State Aforementioned
My commission expires:



Connie R. DeVasto
MY COMMISSION # CC961768 EXPIRES
August 17, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

CASE NO. 99-17A-CEB

Petitioner,

vs.

SHOLA A. ADEBAGBO

Respondent(s).

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER
ON REPEAT VIOLATION

Based on the testimony and evidence presented in case number 99-17A-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID #28-21-30-506-0000-2180), located at 841 W. Forest Brook Road, Maitland, located in Seminole County and legally described as follows:
LOT 218 FOREST BROOK 4TH SEC PB 15 PG 34
- (b) in possession or control of the property; and
- (c) in repeat violation of Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(h).

IN ORDER TO CORRECT THE VIOLATIONS, THE RESPONDENT(S) SHALL:

**REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN
HEIGHT AND LOCATED WITHIN 75' OF A STRUCTURE.**

If the Respondents do not comply with the Order, a fine of \$150.00 per day per violation will be imposed for each day the violation continues to be repeated past **June 23, 2003**. The Respondents are further ordered to contact the Seminole County Code Inspector to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Inspector inspects the property and verifies compliance with this Order.

This order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 05051 PG 0929
FILE NUM 2003180690
RECORDED 10/07/2003 02:44:05 PM
RECORDING FEES 10.50
RECORDED BY J Eckenroth



DONE AND ORDERED this 25th day of September, 2003, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Tom Hagood
TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 25th day of September, 2003, by Tom Hagood, who is personally known to me.

Connie R DeVasto

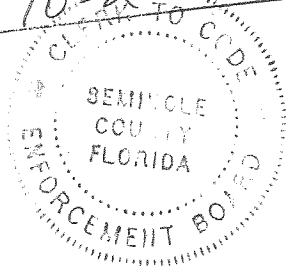
Connie R. DeVasto
Notary Public to and for the
County and State aforementioned.
My Commission Expires:



Connie R. DeVasto
MY COMMISSION # CC961768 EXPIRES
August 17, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Order.FOF.repeat.ADEBAGBO.CRD.doc

CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA
By: Connie R DeVasto
Date: 10-2-03



SEMINOLE COUNTY, a political
subdivision of the State of Florida,

COPY

Petitioner,

vs.

CASE NO. 99-17A-CEB

SHOLA ADEBAGBO

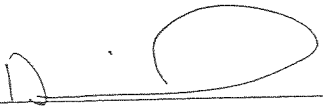
Respondent.
_____ /

AFFIDAVIT OF REPEAT VIOLATION

BEFORE ME, the undersigned authority, personally appeared **Dorothy Hird**, Code Inspector for **Planning Division** who, after being duly sworn, deposes and says:

1. That on **May 27, 1999** the Board held a public hearing found a violation of a County Code and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **June 27, 1999**.
3. That a re-inspection was performed on **January 16, 2002**.
4. That the re-inspection revealed that the corrective action ordered by the Board had been taken.
5. That an Affidavit of Compliance was filed on **January 23, 2002**.
6. That an additional re-inspection was performed on **June 23, 2003**.
7. That the violation found by the Board on **May 27, 1999**, has been repeated in that **the uncultivated vegetation in excess of 24" in height and located within 75' of a structure is present on the property.**

FURTHER AFFIANT SAYETH NOT.
DATED this 3rd day of **July, 2003**.



Dorothy Hird, Inspector

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 3rd day of July 2003 by **Dorothy Hird**, who is personally known to me and did take an oath.

Notary Public in and for the County
and State Aforementioned

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

CASE NO 99-17A-CEB

Petitioner,

vs.

SHOLA A ADEBAGBO
641 W FOREST BROOK RD
MAITLAND FO 32751

Respondent.

ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN
ON A REPEAT VIOLATION PRESENTLY IN COMPLIANCE

The Respondent is the owner of record of the property (Tax Parcel ID #28-21-30-506-0000-2180), located at 641 W Forest Brook Rd, Maitland, located in Seminole County and legally described as follows:

LOT 218 FOREST BROOK 4TH SEC PB 15 PG 34

This case came on for public hearing before the Code Enforcement Board of Seminole County on the 24th day of October, 2002, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law, and Order.

Said Order found Respondent in violation of Section 95.4 as defined in Section 95.3(1), Seminole County Code.

Said Order required Respondent to take certain corrective action by August 5, 2002,

Said Order stated that a fine of \$100.00 per day would be imposed for each day after August 5, 2002 until compliance is met.

An Affidavit of Compliance bearing the date of November 12, 2002, has been filed with the Board by the Code Inspector, which Affidavit certifies under oath that the required action, removing the junked or abandoned vehicle not located within an enclosed garage or attached carport has been obtained.

Accordingly, it having been brought to the Board's attention that Respondent has complied with the Order dated October 24, 2002, the Board orders that a fine of \$9,700.00, 97 days @ \$00.00 per day, is imposed against the property for each day the violation continued past the date set for compliance.

1-24-02

This Order shall be recorded in the public records of Seminole County, Florida, and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent.

DONE AND ORDERED this 23rd day of January, 2003, in Seminole County, Florida.

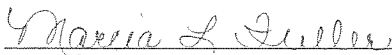
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA



TOM HAGOOD, CHAIR

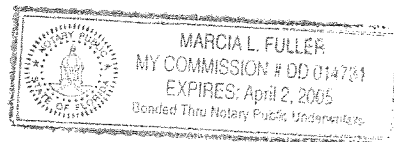
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 23rd day of January, 2003, by Tom Hagood, who is personally known to me.



Marcia L Fuller, Notary Public to and for the
County and State aforementioned.
My Commission Expires:

Lien.adebagbo



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of
Florida,

Case No. 99-17A-CEB

Petitioner,

vs.

SHOLA A ADEBAGBO

Respondent /

AFFIDAVIT OF COMPLIANCE
(After Repeat Violation)

BEFORE ME, the undersigned authority, personally appeared **Deborah Leigh**, Code Inspector for **Current Planning**, who, after being duly sworn, deposes and says:

1. That on **May 27, 1999** the Board held a public hearing and issued its Order in the above styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **June 27, 1999**.
3. That a re-inspection was performed and the Respondent was in compliance on **January 16, 2002**.
4. That subsequent to the foregoing finding of compliance, a further REINSPECTION of the subject property was made on **August 5, 2002**. The Respondent was at that time no longer in compliance with the Order of **May 27, 1999**, by having repeated the original violation.
5. That the most recent reinspection on **November 12, 2002** revealed that additional corrective action had eliminated the repeat violation and that the subject property was in compliance.

FURTHER AFFIANT SAYETH NOT.

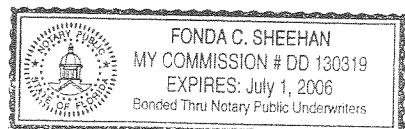
DATED this **12th** day of **November 12, 2002**.

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

Deborah Leigh
CODE INSPECTOR

The foregoing instrument was acknowledged before me this **12th** day of **November** by **Deborah Leigh**, who is personally known to me and who did take an oath.

Fonda C. Sheehan
Notary Public in and for the County
and State Aforementioned
My commission expires:



**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

CASE NO. 99-17A-CEB

Petitioner,

vs.

SHOLA A ADEBAGBO
841 W FOREST BROOK RD
MAITLAND FL 32751

Respondent.

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER
ON A REPEAT VIOLATION PRESENTLY IN VIOLATION**

The Respondent is in repeat violation of Section 95.4 as defined in Section 95.3(l), Seminole County Code, based on the following findings:

- (a) The Respondent is the owner of record of the property (Tax Parcel #28-21-30-506-0000-2180), LOT 218 FOREST BROOK 4TH SEC PB 15 PG 34, located at 841 W Forest Book Rd, Seminole County.
- (b) The Respondent is in possession/control of the property.
- (c) On August 5, 2002, the property was inspected and found to be in repeat violation of the Board's order of May 27, 1999 in that junked or abandoned vehicles are located on the property.

It is further ordered that the Respondents pay a fine of \$100.00 for each day after August 5, 2002 until compliance is met. Such order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. A hearing is not required for the Code Enforcement Board to issue the order imposing the fine/lien.

The Respondent must contact the Code Inspector to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Inspector inspects the property and verifies compliance with this Order.

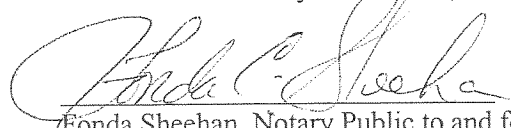
DONE AND ORDERED this 24th day of October, 2002, in Seminole County, Florida.

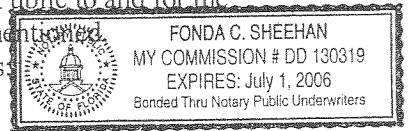
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

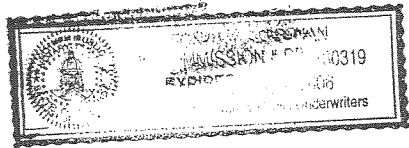

TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 24th day of October, 2002, by Tom Hagood, who is personally known to me.


Fonda Sheehan, Notary Public to and for the
County and State aforementioned
My Commission Expires


FONDA C. SHEEHAN
MY COMMISSION # DD 130319
EXPIRES: July 1, 2006
Bonded Thru Notary Public Underwriters


FONDA C. SHEEHAN
MY COMMISSION # DD 130319
EXPIRES: July 1, 2006
Bonded Thru Notary Public Underwriters

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

Petitioner,

vs.

CASE NO. 99-017A-CEB

SHOLA A ADEBAGBO,

Respondent.
_____ /

AFFIDAVIT OF REPEAT VIOLATION

BEFORE ME, the undersigned authority, personally appeared **Donna Wisniewski**, Code Inspector for **Planning Division** who, after being duly sworn, deposes and says:

1. That on **May 27, 1999** the Board held a public hearing found a violation of a County Code and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **June 27, 1999**.
3. That a re-inspection was performed on **January 16, 2002**.
4. That the re-inspection revealed that the corrective action ordered by the Board had been taken.
5. That an Affidavit of Compliance was filed on **January 23, 2002**.
6. That an additional re-inspection was performed on **August 5, 2002**.
7. That the violation found by the Board on **May 27, 1999**, has been repeated in that **uncultivated vegetation in excess of 24" in height within 75' of a structure, and junk vehicles not within an enclosed garage or attached carport are again present on the property.**

**FURTHER AFFIANT SAYETH NOT.
DATED** this 16th day of **August, 2002**.

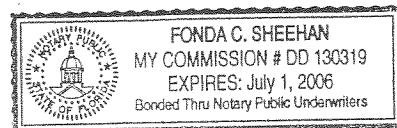
Donna Wisniewski
Donna Wisniewski, Inspector

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this **16th** day of **August 2002** by **Donna Wisniewski**, who is personally known to me and did take an oath.

Fonda C. Sheehan

Notary Public in and for the County
and State Aforementioned



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

Petitioner,

vs.

SHOLA A ADEBAGBO,

Respondent.

CASE NO. 99-177-CEB

SEMINOLE CO. FL

3720 1916

OFFICIAL RECORDS
BOOK PAGE

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

The Respondent is the owner of record of the property (Tax Parcel ID # 28-21-30-506-0000-2180) located at 841 W Forest Brook, Maitland, located in Seminole County and legally described as follows:

**Lot 21B, Forest Brook 4th Sec, Plat Book 15, Page 34,
Public Records of Seminole County, FL.**

This case came on for public hearing before the Code Enforcement Board of Seminole County on the 27th day of May, 1999, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law, and Order.

Said Order found Respondent in violation of Section 95.3(h)(I), Seminole County Code.

Said Order required Respondent to take certain corrective action by June 28, 1999.

Said Order stated that a fine of \$35.00 per day would be imposed if Respondent did not take certain corrective action by the date set for compliance.

An Affidavit of Non-Compliance bearing the date of June 29, 1999, has been filed with the Board by the Code Inspector, which Affidavit certifies under oath that the required action has not been taken as ordered.

432557

MARYANNE HORSE
CLERK OF CIRCUIT COURT

99 SEP -9 AM 8: 01

SEMINOLE COUNTY FL
RECORDED & VERIFIED

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated May 27, 1999, the Board orders that a fine of \$2,100.00 (total accrued fine up until hearing) is imposed against the property for each day the violation has continued past the date set for compliance and a fine of \$35.00 per day is ordered against the property for each day the violation continues past (insert hearing date).

The Respondent must contact the Code Inspector to arrange for an inspection of the property to verify compliance. The fine imposed shall continue until such time as the Code Inspector inspects the property and establishes the date of compliance.

This Order shall be recorded in the public records of Seminole County, Florida, and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent.

DONE AND ORDERED this 26th day of August, 1999, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Jean Metts
CHAIR

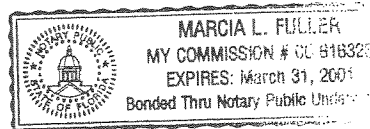
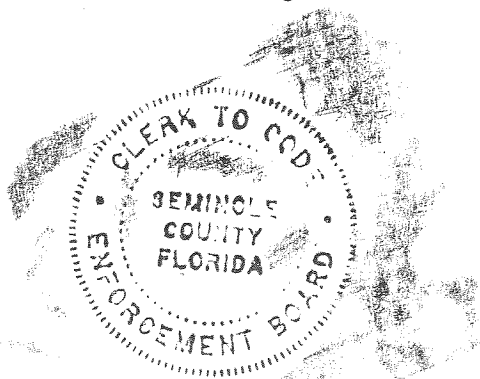
3720 1917
SEMINOLE CO. FL
OFFICIAL RECORDS
BOOK PAGE

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 26th day of August, 1999, by Jean Metts, who is personally known to me.

Marcia L. Fuller
Marcia L. Fuller
Notary Public to and for the
County and State aforementioned.
My Commission Expires:

Lien.adebagbo



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
Subdivision of the State of Florida,

CASE NO 99-17A-CEB

Petitioner,

Vs.

SHOLA A ADEBAGBO,

Respondent.

_____ /

AFFIDAVIT OF NON-COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared Pamela Taylor, Code Inspector for Current Planning, who, after being duly sworn, deposes and says:

1. That on May 27, 1999, the Board held a public hearing and issued its order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before June 27, 1999.
3. That a re-inspection was performed on June 29, 1999.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that the junk vehicles not within an enclosed garage or attached carport had not been removed.

FURTHER AFFIANT SAYETH NOT.

DATED this 13th day of July, 1999.

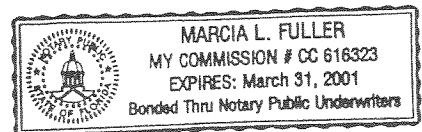
Pamela Taylor
Signature of Code Inspector

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 13th day of July, 1999, by Pamela Taylor, who is personally known to me.

Marcia L Fuller

Notary Public in and for the County
And State Aforementioned.
My commission expires:



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political sub-
division of the State of Florida,

CASE NO. 99-17A-CEB

Petitioner,

vs.

SHOLA A. ADEBAGBO
841 W. Forest Brook Road
Maitland, FL 32751

Respondent.

OFFICIAL RECORDS
BOOK PAGE
3673 1091
SEMINOLE CO. FL

REVISED

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

The Respondent is in violation of Section 95.4 as defined in Section 95.3(h) & (1), Seminole County Code, based on the following findings:

(a) The Respondent is the owner of record of the property:

Tax Parcel #28-21-30-506-0000-2180, LOT 218 FOREST BROOK 4TH SEC PB 15 PG 34
PUBLIC RECORDS OF SEMINOLE COUNTY, located in Seminole County

(b) The Respondent is in possession/control of the property.

(c) On August 24, 1998, the property was inspected and found to contain uncultivated vegetation in excess of 24 inches in height and within 75 feet of a structure and junk vehicles not within an enclosed garage or carport. Notices of Violation were issued on September 11, 1998, October 13, 1998 and November 6, 1998 and the Respondent was given until November 20, 1998 to bring the property into compliance.

(d) On November 23, 1998 the property was reinspected and found to be still in violation in that the uncultivated vegetation in excess of 24 inches in height and located within 75 feet of a structure and junk vehicles not within an enclosed garage or carport still remained on the property.

The Respondent shall correct the violations by June 27, 1999. In order to correct the violations, the Respondent shall take the following remedial action:

Remove all junk, trash and debris and uncultivated vegetation over 24" in height within 75' of a structure and render any junk or inoperable vehicles operable or remove.

If the Respondent does not comply with this order by June 27, 1999, a fine of \$35.00 will be imposed for each day the violations continue past that date and an Order Imposing Penalty/Lien entered by this Board to establish such fine. **The Respondent must contact the Code Inspector to arrange for an inspection of the property to verify compliance.** Any fine imposed shall continue until such time as the Code Inspector inspects the property and establishes the date of compliance.

This Order may be recorded in the public records of Seminole County, Florida.

DONE AND ORDERED this 27th day of May, 1999, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Jean Metts
CHAIRMAN

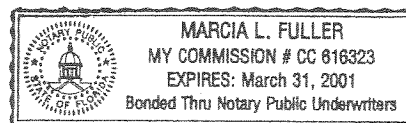
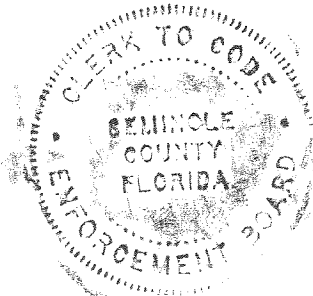
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 16TH day of June, 1999, by Jean Metts, who is personally known to me.

Marcia L. Fuller

Marcia L. Fuller
Notary Public to and for the
County and State aforementioned.
My Commission Expires:

caac01/ceb/adebagbo



MARYANNE MORSE
CLERK OF CIRCUIT COURT

SEMINOLE COUNTY, FL.
RECORDED & VERIFIED
99 JUN 23 AM 8:03

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political sub-
division of the State of Florida,

CASE NO. 99-17A-CEB

Petitioner,
vs.

SHOLA A. ADEBAGBO
841 W. Forest Brook Road
Maitland, FL 32751

Respondent.

OFFICIAL RECORDS
BOOK PAGE
3673 1995
SEMINOLE CO. FL

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

The Respondent is in violation of Section 95.4 as defined in Section 95.3(h) & (1), Seminole County Code, based on the following findings:

(a) The Respondent is the owner of record of the property:

Tax Parcel #28-21-30-506-0000-2180, LOT 218 FOREST BROOK 4TH SEC PB 15 PG 34
PUBLIC RECORDS OF SEMINOLE COUNTY, located in Seminole County

(b) The Respondent is in possession/control of the property.

(c) On August 24, 1998, the property was inspected and found to contain uncultivated vegetation in excess of 24 inches in height and within 75 feet of a structure and junk vehicles not within an enclosed garage or carport. Notices of Violation were issued on September 11, 1998, October 13, 1998 and November 6, 1998 and the Respondent was given until November 20, 1998 to bring the property into compliance.

(d) On November 23, 1998 the property was reinspected and found to be still in violation in that the uncultivated vegetation in excess of 24 inches in height and located within 75 feet of a structure and junk vehicles not within an enclosed garage or carport still remained on the property.

The Respondent shall correct the violations by June 27, 1999. In order to correct the violations, the Respondent shall take the following remedial action:

Remove all junk, trash and debris and uncultivated vegetation over 24" in height within 75' of a structure and render any junk or inoperable vehicles operable or remove.

If the Respondent does not comply with this order by June 27, 1999, a fine of \$10.00 will be imposed for each day the violations continue past that date and an Order Imposing Penalty/Lien entered by this Board to establish such fine. **The Respondent must contact the Code Inspector to arrange for an inspection of the property to verify compliance.** Any fine imposed shall continue until such time as the Code Inspector inspects the property and establishes the date of compliance.

This Order may be recorded in the public records of Seminole County, Florida.

DONE AND ORDERED this 27th day of May, 1999, in Seminole County, Florida.

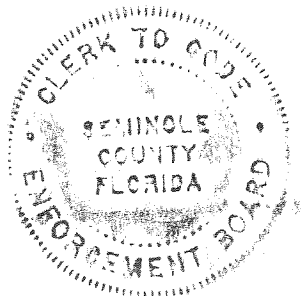
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Jean Metts
CHAIRMAN

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 27th day of May, 1999, by Jean Metts, who is personally known to me.

Marcia L. Fuller
Marcia L. Fuller
Notary Public to and for the
County and State aforementioned.
My Commission Expires:



caac01/ceb/adebagbo



MARYANNE MORSE
CLERK OF CIRCUIT COURT
99-56602
JUN 23 AM 8:03
SEMINOLE COUNTY, FL.
RECORDED & VERIFIED

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA
CEB NO 99-17A CEB

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Florida State Chapter 162, and Chapter 53 of the Seminole County Code, the undersigned Code Inspector hereby gives notice of an uncorrected violation of the Codes or Ordinances of Seminole County, as more particularly described herein, and hereby requests a public hearing before the Board.

VIOLATION OF CODE OR ORDINANCE, SECTION OR NUMBER: Ordinance 93-25, Chapter 95, Section 95.4 as defined in Section 95.3(h) & (l).

LOCATION/ADDRESS WHERE VIOLATION EXISTS: 841 W Forest Brook Rd
Parcel ID #28-21-30-506-0000-2180

DISTRICT #: 4

NAME AND ADDRESS OF OWNER:

Shola A Adebagbo
841 W Forest Brook Rd
Maitland FL 32751

DESCRIPTION OF VIOLATION: 1) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure, and 2) Junk vehicles not within an enclosed garage or carport.

DATE VIOLATION FIRST OBSERVED: 8/24/98

DATE OF NOTICE OF VIOLATION: 9/11/98, 10/13/98 and 11/6/98

DATE VIOLATION TO BE CORRECTED: 11/20/98

DATE OF REINSPECTION: 11/23/98

RESULTS OF REINSPECTION: Weeds and grass in excess of 24" in height and within 75' of a structure have not been cut and junk vehicles are not within an enclosed garage or carport.

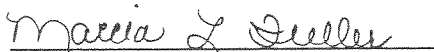
Based on the foregoing, the undersigned Code Inspector hereby certifies that the above described violation continues to exist, that attempts to secure compliance with the code(s) or Ordinance(s) of Seminole County have failed as aforesaid, and that the violation should be referred to the Board for a public hearing.

DATED THIS 9th DAY OF DECEMBER, 1998.

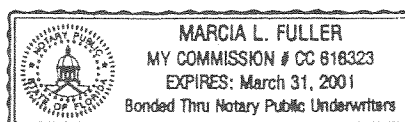

PAMELA TAYLOR
INSPECTOR


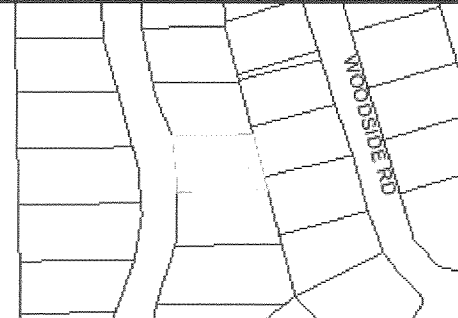

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 9th day of December, 1998, by Pamela Taylor, who is personally known to me.


Notary Public in and for the County
and State Aforementioned

Complaint No CE09808130Z



PARCEL DETAIL	REAL ESTATE	PERSONAL PROP	TAX ROLL	SALES SEARCH	◀ ◁ Back ▷ ▶																																																												
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407.665.7506</p>																																																																	
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 28-21-30-506-0000-2180 Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: HUD Exemptions:</p> <p>Own/Addr: C/O SE ALLIANCE OF FORECLOSURE</p> <p>Address: 3280 POINT PKWY STE 1000</p> <p>City,State,ZipCode: NORCROSS GA 30092</p> <p>Property Address: 841 FOREST BROOK RD W MAITLAND 32751</p> <p>Subdivision Name: FOREST BROOK 4TH SEC</p> <p>Dor: 01-SINGLE FAMILY</p>			<p style="text-align: center;">2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$88,324</p> <p>Depreciated EXFT Value: \$5,062</p> <p>Land Value (Market): \$26,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$119,386</p> <p>Assessed Value (SOH): \$119,386</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$119,386</p>																																																														
<p style="text-align: center;">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>SPECIAL WARRANTY DEED</td> <td>12/2004</td> <td>05549</td> <td>1727</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>06/2004</td> <td>05347</td> <td>0544</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>09/2003</td> <td>05030</td> <td>0068</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/1990</td> <td>02180</td> <td>1265</td> <td>\$83,000</td> <td>Improved</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>11/1989</td> <td>02156</td> <td>1976</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>11/1989</td> <td>02129</td> <td>0364</td> <td>\$92,800</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/1987</td> <td>01897</td> <td>1387</td> <td>\$86,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1980</td> <td>01294</td> <td>0306</td> <td>\$62,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1977</td> <td>01132</td> <td>1883</td> <td>\$35,000</td> <td>Improved</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>			Deed	Date	Book	Page	Amount	Vac/Imp	SPECIAL WARRANTY DEED	12/2004	05549	1727	\$100	Improved	CERTIFICATE OF TITLE	06/2004	05347	0544	\$100	Improved	CERTIFICATE OF TITLE	09/2003	05030	0068	\$100	Improved	WARRANTY DEED	05/1990	02180	1265	\$83,000	Improved	SPECIAL WARRANTY DEED	11/1989	02156	1976	\$100	Improved	CERTIFICATE OF TITLE	11/1989	02129	0364	\$92,800	Improved	WARRANTY DEED	10/1987	01897	1387	\$86,000	Improved	WARRANTY DEED	08/1980	01294	0306	\$62,000	Improved	WARRANTY DEED	01/1977	01132	1883	\$35,000	Improved	<p style="text-align: center;">2004 VALUE SUMMARY</p> <p>2004 Tax Bill Amount: \$2,036</p> <p>2004 Taxable Value: \$120,451</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>		
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Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New																																																								
1	SINGLE FAMILY	1971	6	1,348	2,004	1,348	CONC BLOCK	\$88,324	\$104,525																																																								
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		POOL GUNITE	1983	512	\$4,608	\$10,240																																																											
		COOL DECK PATIO	1983	288	\$454	\$1,008																																																											
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																																																	

Estimate of Costs
CEB Case # 99-17A-CEB
SHOLA A. ADEBAGBO

<u>Postage</u>				
Regular	10	\$.37	\$ 3.70	
Certified	48	\$ 4.42	\$ 212.16	
				\$ 215.86
<u>Site Inspections - Per Attached Affidavit for Reimbursement of Costs</u>				
# Site Visits – 24	1 hr ea	\$ 39.19		
				\$940.56
<u>Processing Time for Code Enforcement and BCC Action</u>				
Inspector	4 hours	\$ 39.19	\$156.76	
Code Board Secretary	2.5 hours	\$ 12.50	\$ 31.25	
County Attorney's Review	1 hour	\$100.00	\$100.00	
Planning Manager's Review	1 hour	\$ 40.00	\$ 40.00	
Planning and Development Director's Review	1 hour	\$ 50.00	\$ 50.00	
Deputy County Manager's Review	1 hour	\$ 60.00	\$ 60.00	
				\$438.01
Other associated costs not captured:				
Fleet expense, Phone expense, Utilities, Computer Support				
<u>ESTIMATED COST FOR PROCESSING CASE # 99-17A -CEB</u>				\$1594.43