

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 604 N 25th ST
 Sec/Town/Range: 04/35S/40E
 Map ID: 24/04S
 Zoning: Medium Den

Parcel ID: 2404-710-0060-000-4
 Account #: 17399
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

Edmond Charles
 Marie J Charles
 Pierre M Charles
 1115 NE 177th TER
 North Miami Beach, FL 33162

Legal Description

ELDORADO S/D BLK 3 N 66 FT OF LOTS 5 AND 6-LESS W 5 FT OF LOT 6-(OR 3779-1278)

Current Values

Just/Market Value: \$34,900
 Assessed Value: \$29,282
 Exemptions: \$0
 Taxable Value: \$29,282



Total Areas

Finished/Under Air (SF): 1,580
 Gross Sketched Area (SF): 1,822
 Land Size (acres): 0.13
 Land Size (SF): 5,610

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|--------------|-------------|-----------|------|----------------------|----------|
| Aug 17, 2015 | 3779 / 1278 | 0111 | QC | Bottino Danny A | \$15,000 |
| Feb 13, 2015 | 3717 / 2236 | 0111 | QC | Omaha 2011 LLC | \$11,000 |
| Aug 12, 2014 | 3661 / 1353 | 0111 | TD | Torres Melissa A | \$3,700 |
| Nov 7, 2005 | 2414 / 1890 | XX01 | QC | Torres Ignacio | \$100 |
| Apr 19, 2005 | 2226 / 2307 | XX00 | WD | Jefferson Althenia C | \$29,000 |
| Apr 4, 1998 | 1140 / 0590 | XX04 | QC | Carr Fannie M | \$100 |
| Nov 18, 1991 | 0764 / 1815 | XX01 | WD | | \$100 |

Building Information (1 of 1)

Finished Area: 1,580 SF

Gross Sketched Area: 1,822 SF

Exterior Data

| | | |
|-----------------------|-----------------------|---------------------------|
| View: | Roof Cover: Roll Comp | Roof Structure: Flat/Shed |
| Building Type: HD- | Year Built: 1953 | Frame: |
| Grade: D- | Effective Year: 1965 | Primary Wall: Frm Stucco |
| Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

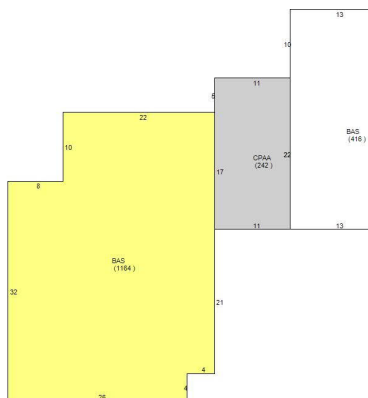
Interior Data

| | | |
|-------------|-------------------|-------------------|
| Bedrooms: 3 | Electric: AVERAGE | Primary Int Wall: |
|-------------|-------------------|-------------------|

Full Baths: 1
 Half Baths: 1
 A/C %: 0%

Heat Type:
 Heat Fuel:
 Heated %: 0%

Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: N/A%



Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|----------|--------------------------|------|-----------|-----------|
| BAS | BASE AREA | 1580 | 1580 | 234 |
| CPAA | Carport Attached Average | 242 | 0 | 66 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|--------------|-----|-------|----------|
| CHAINLINK 4' | 1 | 197 | 1999 |

Current Year Values

| Current Values Breakdown | | Current Year Exemption Value Breakdown | | | | |
|----------------------------|----------|----------------------------------------|------------|------|-------------|--------|
| | | Tax Year | Grant Year | Code | Description | Amount |
| Building: | \$31,900 | | | | | |
| Land: | \$3,000 | | | | | |
| Just/Market: | \$34,900 | | | | | |
| Ag Credit: | \$0 | | | | | |
| Save Our Homes or 10% Cap: | \$5,618 | | | | | |
| Assessed: | \$29,282 | | | | | |
| Exemption(s): | \$0 | | | | | |
| Taxable: | \$29,282 | | | | | |

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|------------|------------|-------|-------------------------------|---------|
| 1999 | 0041 | 1 | Fort Pierce Stormwater Charge | \$69.00 |

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|----------|
| 2019 | \$34,900 | \$29,282 | \$0 | \$29,282 |
| 2018 | \$35,000 | \$26,620 | \$0 | \$26,620 |
| 2017 | \$26,800 | \$24,200 | \$0 | \$24,200 |

Permits

| Number | Issue Date | Description | Amount | Fee |
|------------|--------------|-------------|--------|-------|
| F96-001007 | Aug 20, 1996 | Demolition | \$100 | \$100 |

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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2019 Roll Details — Real Estate Account At 604 N 25th ST, Fort Pierce

Real Estate Account #2404-710-0060-000/4

Parcel details

Latest bill

View/Print full bill history

Print this page

Pay All: \$1,028.43

| | | | | | |
|---------------|------|------|------|-----|------|
| 2019 | 2018 | 2017 | 2016 | ... | 2003 |
| \$1028.43 due | PAID | PAID | PAID | | PAID |

Get Bills by Email

Pay this bill: \$1,028.43

Owner: Edmond Charles
 1115 NE 177th TER
 North Miami Beach, FL 33162-1211
and 5 others
Situs: 604 N 25th ST
 Fort Pierce

Account number: 2404-710-0060-000/4
Alternate Key: 17399
Millage code: 9022 -
Millage rate: 26.0386

Assessed value: 29,282
School assessed value: 34,900

Property Appraiser

2019 Annual bill

View

Ad valorem: \$802.48
Non-ad valorem: \$69.00
Total Discountable: 871.48
No Discount NAVA: 0.00
Total tax: \$871.48

Legal description

ELDORADO S/D BLK 3 N 66 FT OF LOTS 5 AND 6-LESS W 5 FT OF LOT 6-(OR 3779-1278)

Location

Book, page, item: 3779-1278-
Property class: 01
Range: 40E
Township: 35S
Section: 04
Neighborhood: RF01
Block: 3
Lot: 5
Value code: 00
Use code: 0100
Total acres: 0.130

Addresses

Other owners: Marie J Charles

Pierre M Charles

Myrlande Charles

Wisner Jean

Justine D`haiti

 **Certificate #1364**

This parcel has an issued certificate for 2019.

Advertised number: 1796

Face amount: \$973.50

Issued date: 06/01/2020

Expiration date: 06/01/2027

Buyer: Bidder number 2903580

TLOA OF FLORIDA LLC, TLOA SERVICING, LLC AS CUSTODIAN FOR SECURED PARTY
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077
NEW ORLEANS, LA 70154-4077

Interest rate: 0.25%





Real Estate Account At 604 N 25th ST, Fort Pierce

Real Estate Account #2404-710-0060-000/4 [Parcel details](#) [Latest bill](#) [View/Print full bill history](#)

Pay All: \$1,028.43

| | | | | | |
|------------------|------|------|------|-----|------|
| 2019 | 2018 | 2017 | 2016 | ... | 2003 |
| \$1028.43 due | PAID | PAID | PAID | | PAID |

Chris Craft Real Estate 2019 Annual Bill

[Print this bill \(PDF\)](#)

St. Lucie County Tax Collector Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

| Account number | Alternate key | Escrow code | Millage code |
|---------------------|---------------|-------------|--------------|
| 2404-710-0060-000/4 | 17399 | — | 9022 |

Pay this bill: \$1,028.43

[Get Bills by Email](#)

ONLY CASH, CASHIER'S CHECK OR MONEY ORDER ACCEPTED

Owner
 Edmond Charles
 Marie J Charles
 1115 NE 177th TER
 North Miami Beach, FL 33162-1211
 [Pierre M Charles
 Myrlande Charles
 Wisner Jean
 Justine D' haiti]

Situs address
 604 N 25th ST
 Fort Pierce

Legal description
 ELDORADO S/D BLK 3 N 66 FT OF LOTS 5 AND 6-LESS W 5 FT OF LOT 6-(OR 3779-1278)

Ad Valorem Taxes

| Taxing authority | Millage | Assessed | Exemption | Taxable | Tax |
|---------------------------|----------------|----------|-----------|---------|-----------------|
| County Parks MSTU | 0.2313 | 29,282 | 0 | 29,282 | \$6.77 |
| Co Public Transit MSTU | 0.1269 | 29,282 | 0 | 29,282 | \$3.72 |
| Erosion District E | 0.1497 | 29,282 | 0 | 29,282 | \$4.38 |
| Law Enf,Jail,Judicial Sys | 3.2324 | 29,282 | 0 | 29,282 | \$94.65 |
| Co General Revenue Fund | 4.3077 | 29,282 | 0 | 29,282 | \$126.14 |
| Childrens Service Council | 0.4765 | 29,282 | 0 | 29,282 | \$13.95 |
| St Lucie Co Fire District | 3.0000 | 29,282 | 0 | 29,282 | \$87.85 |
| Total | 26.0386 | | | | \$802.48 |

| Taxing authority | Millage | Assessed | Exemption | Taxable | Tax |
|---------------------------|----------------|----------|-----------|---------|-----------------|
| FL Inland Navigation Dist | 0.0320 | 29,282 | 0 | 29,282 | \$0.94 |
| City of Fort Pierce | 6.9000 | 29,282 | 0 | 29,282 | \$202.05 |
| School Discretionary | 0.7480 | 34,900 | 0 | 34,900 | \$26.11 |
| School Capital Improvemnt | 1.5000 | 34,900 | 0 | 34,900 | \$52.35 |
| School Req Local Effort | 3.8740 | 34,900 | 0 | 34,900 | \$135.20 |
| School Voter Referendum | 1.0000 | 34,900 | 0 | 34,900 | \$34.90 |
| Mosquito Control | 0.1806 | 29,282 | 0 | 29,282 | \$5.29 |
| S FL Wtr Mgmt District | 0.2795 | 29,282 | 0 | 29,282 | \$8.18 |
| Total | 26.0386 | | | | \$802.48 |

Non-Ad Valorem Assessments

| Levying authority | Rate | Amount |
|-----------------------------------|------|----------------|
| Fort Pierce Stormwater Mgmt Maint | | \$69.00 |
| Total | | \$69.00 |

Combined taxes and assessments: \$871.48

| | | | | | |
|-----------------|-------------------|------------------------|--------------|--------------|--------------|
| Face Amt 973.50 | Certificate #1364 | If received by: | Jun 30, 2020 | Jul 31, 2020 | Aug 31, 2020 |
| Bid % 0.25 | Year 2020 | Please pay: | \$1,028.43 | \$1,028.43 | \$1,028.43 |
| Bidder 2903580 | | | | | |

Pay this bill: \$1,028.43

Get Bills by Email





P.O. Box 308
Fort Pierce, FL 34954-0308
772-462-1650
www.tcslc.com

**2019 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

Skip the trip and pay at www.tcslc.com

- echeck (electronic payment from your checking account with no fee)
- Credit card (2.5% convenience fee applies)
- Print your receipt instantly online!

ACCOUNT

2404-710-0060-000/4

ESCROW

Edmond Charles
Marie J Charles
1115 NE 177th TER
North Miami Beach, FL 33162-1211
[Pierre M Charles
Myrlande Charles
Wisner Jean
Justine D'haiti]

604 N 25th ST, Fort Pierce
ELDORADO S/D BLK 3 N 66 FT OF LOTS 5 AND
6-LESS W 5 FT OF LOT 6-(OR 3779-1278)

AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION AMOUNT | TAXABLE VALUE | TAXES LEVIED | |
|---------------------------|--------------|----------------|------------------|---------------|--------------|--------|
| County Parks MSTU | 772-462-1670 | 0.2313 | 29,282 | 0 | 29,282 | 6.77 |
| Co Public Transit MSTU | 772-462-1670 | 0.1269 | 29,282 | 0 | 29,282 | 3.72 |
| Erosion District E | 772-462-1670 | 0.1497 | 29,282 | 0 | 29,282 | 4.38 |
| Law Enf,Jail,Judicial Sys | 772-462-1670 | 3.2324 | 29,282 | 0 | 29,282 | 94.65 |
| Co General Revenue Fund | 772-462-1670 | 4.3077 | 29,282 | 0 | 29,282 | 126.14 |
| Childrens Service Council | 772-408-1100 | 0.4765 | 29,282 | 0 | 29,282 | 13.95 |
| St Lucie Co Fire District | 772-621-3338 | 3.0000 | 29,282 | 0 | 29,282 | 87.85 |
| FL Inland Navigation Dist | 561-627-3386 | 0.0320 | 29,282 | 0 | 29,282 | 0.94 |
| City of Fort Pierce | 772-467-3777 | 6.9000 | 29,282 | 0 | 29,282 | 202.05 |
| School Discretionary | 772-429-3970 | 0.7480 | 34,900 | 0 | 34,900 | 26.11 |
| School Capital Improvemnt | 772-429-3970 | 1.5000 | 34,900 | 0 | 34,900 | 52.35 |
| School Req Local Effort | 772-429-3970 | 3.8740 | 34,900 | 0 | 34,900 | 135.20 |
| School Voter Referendum | 772-429-3970 | 1.0000 | 34,900 | 0 | 34,900 | 34.90 |
| Mosquito Control | 772-462-1670 | 0.1806 | 29,282 | 0 | 29,282 | 5.29 |
| S FL Wtr Mgmt District | 561-686-8800 | 0.2795 | 29,282 | 0 | 29,282 | 8.18 |

MILLAGE CODE 9022 TOTAL MILLAGE 26.0386 TOTAL AD VALOREM TAXES \$802.48

NON-AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | AMOUNT |
|-----------------------------------------------------|----------------|
| FP23 Fort Pierce Stormwater Mgmt Maint 772-467-3777 | 69.00 |
| TOTAL ASSESSMENTS | \$69.00 |

COMBINED TAXES AND ASSESSMENTS

\$871.48



Go paperless and receive your tax bill by email.

www.tcslc.com

Scan to view your bill online

| | | | | | |
|---------------------------------------------------|-----------------------------|-------------------------------|------------------------------|----------------------------|----------------------------|
| Pay One Amount (Discount Already Deducted) | Face: 973.50 Rate: 0.25% | Cert #1364 Bidder #2903580 | If Received By Please Pay | Jun 30, 2020 \$1,028.43 | Jul 31, 2020 \$1,028.43 |
|---------------------------------------------------|-----------------------------|-------------------------------|------------------------------|----------------------------|----------------------------|



P.O. Box 308
Fort Pierce, FL 34954-0308
772-462-1650
www.tcslc.com

2019 REAL ESTATE

**Pay online at www.tcslc.com
AMOUNT DUE**

I am paying the following amount (check only one box):

| | |
|----------------|-----------------|
| Cert #1364 | Bidder #2903580 |
| If Received By | Please Pay |
| Jun 30, 2020 | \$1,028.43 |
| Jul 31, 2020 | \$1,028.43 |
| Aug 31, 2020 | \$1,028.43 |

Certificate Issued: 2020

Checks payable to St. Lucie County Tax Collector
U.S. funds only through U.S. bank
No postdated checks · Print receipt online

Edmond Charles
Marie J Charles
1115 NE 177th TER
North Miami Beach, FL 33162-1211
[Pierre M Charles
Myrlande Charles

012019 000000000000 0240471000600004 0000 000000000000 00000000625 0000 8

RETAIN THIS PORTION FOR YOUR RECORDS

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

#23158

CERTIFICATE OF CLERK OF CIRCUIT COURT
 STATE OF FLORIDA)
) SS
 COUNTY OF ST. LUCIE)

I Clerk of the Circuit Court of St. Lucie County, Florida, do hereby certify that I have examined this Plat of Eldorado Sub-Division and that it complies in form with all the requirements of Chapter 10275 of the laws of Florida. This Plat filed for record on 2nd day of May, 1944, and recorded on page 2 of Plat Book 8, in the office of the Clerk of the Circuit Court St. Lucie County, Florida.

W.R. Lott
 Clerk of the Circuit Court of St. Lucie County, Florida.
 By [Signature]
 Deputy Clerk.

ENGINEER'S CERTIFICATE

STATE OF FLORIDA)
) SS
 COUNTY OF ST. LUCIE)

WE HEREBY CERTIFY that this Plat is made from an actual survey made under our supervision that it is a correct representation of the land platted, and that permanent reference monuments have been placed as called for under Section Seven Chapter 10275 of the Laws of the State of Florida.

Dated this 5th day of May, 1944.

F. C. Conlan
 Engineer

CERTIFICATE OF DEDICATION

STATE OF FLORIDA)
) SS
 COUNTY OF ST. LUCIE)

THIS IS TO CERTIFY that the lands as shown of this Plat are the property or

W.A. Palmer & Louise Palmer who hereby dedicate to the public forever all streets, alleys and parks as shown thereon.

GIVEN under our hands and seals, this 8th day of May, 1944.

W.A. Palmer
Louise Palmer (Seal)

STATE OF FLORIDA)
) SS
 COUNTY OF ST. LUCIE)

On this day personally appeared before me an officer authorized to take acknowledgments of deeds, etc., W.A. Palmer and Louise Palmer, his wife, to me well known and known to be the persons who executed the within Dedication, and acknowl-

edged that they executed the same for the purposes therein expressed.

Witness my hand and seal, this 8th day of May, 1944.

Wallace Zamble
 Notary Public State of Florida at Large. My Commission expires: May 8, 1945

CERTIFICATE OF APPROVAL

This Plat of Eldorado Sub-Division is

hereby approved by Elmer Robb the accredited representative of the Board of County Commissioners of St. Lucie County, of Florida.

Dated this 19 day of May, 1944.

Elmer Robb
 County Engineer.

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COMMISSION.

City of Fort Pierce Florida

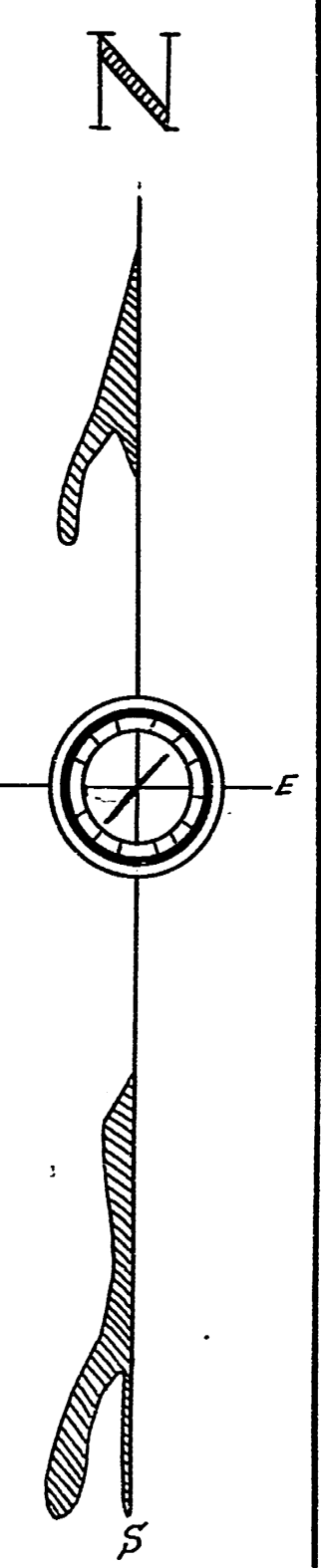
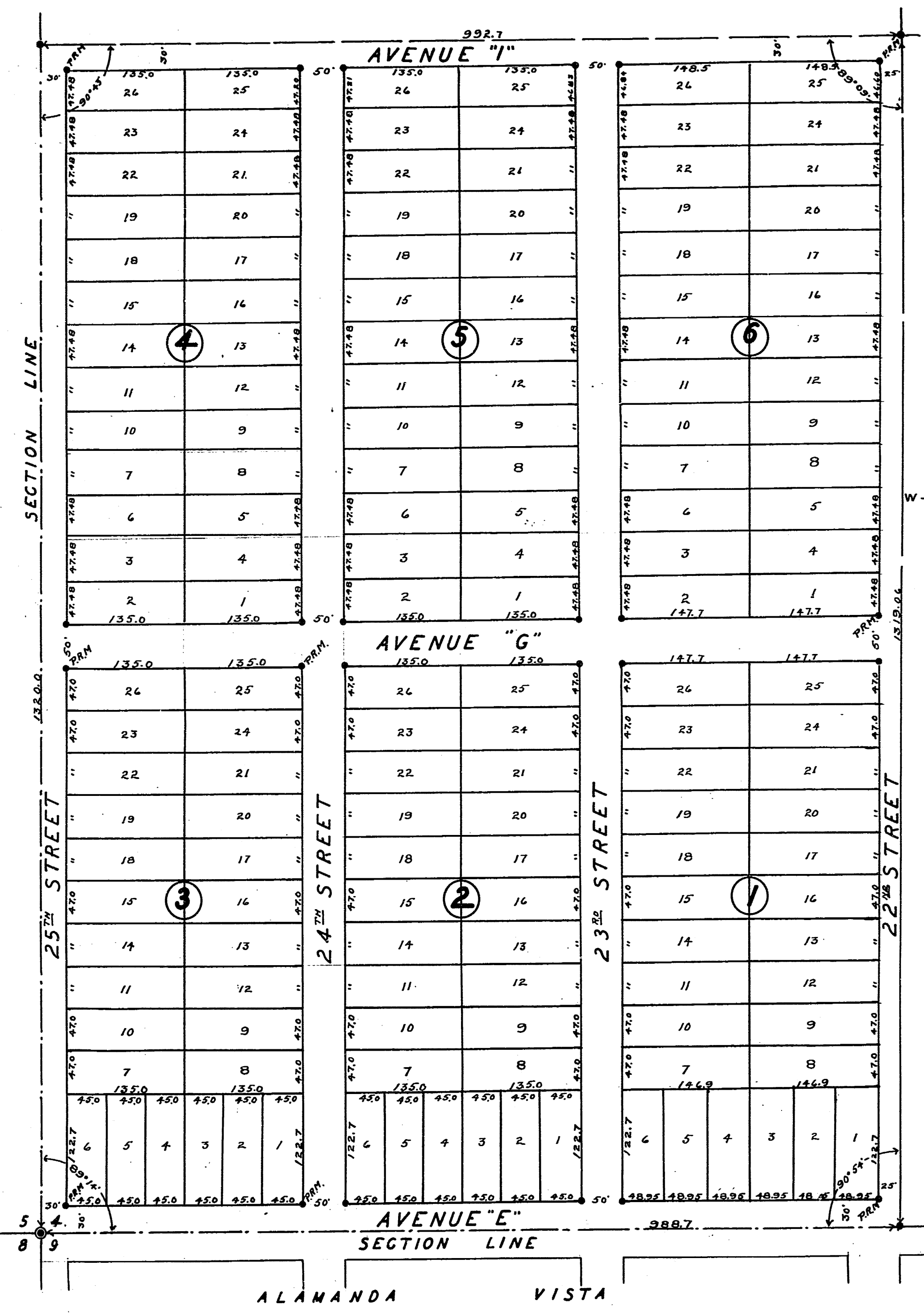
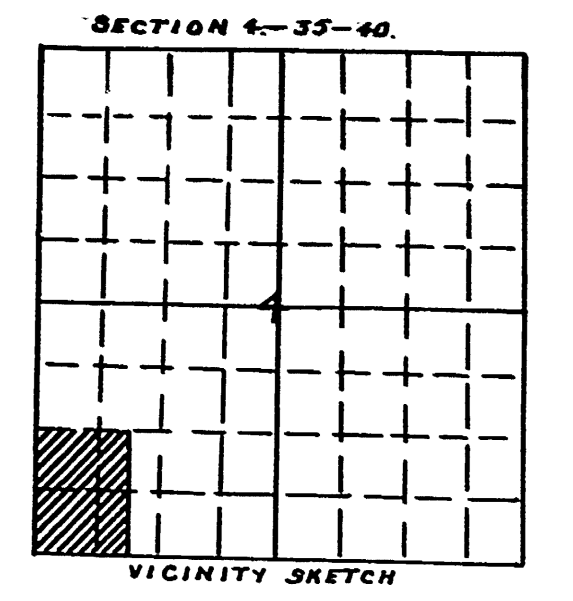
This 8th day of MAY A.D. 1944.

City Planning and Zoning Commission

File No. _____

[Signature]
 City Manager.

ELDORADO SUB-DIVISION
 COMPRISING THE WEST 1/4 OF THE SW 1/4 OF THE SW 1/4
 SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
 FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.
 MAY 1944. SCALE 1"=100 FEET.



Prepared by:
Danny A. Bottino
P.O. Box 12988
Fort Pierce, Florida 34979

Return to:
Edmond Charles
1115 NE 177 Terrace
North Miami Beach, Florida 33162

Parcel ID No: 2404-710-0060-000/4

PURCHASE PRICE: \$15,000.00

Quit Claim Deed

Made this August 17, 2015 A.D. by **Danny A. Bottino, an unmarried man, whose post office address is: P.O. Box 12988, Fort Pierce, Florida 34979** hereinafter called the grantor, to **Edmond Charles and Marie Jacqueline Charles, husband and wife and Pierre Marie Charles and Myrlande Charles, husband and wife, and Wisner Jean and Justine D'haiti, husband and wife, whose post office address is: 1115 NE 177 Terrace, Nort Miami Beach, Florida 33162** hereinafter called the grantees:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in St. Lucie County, Florida, viz:

The North 66 feet of Lots 5 and 6, Less the West 5 feet of Lot 6, Block 3, ELDORADO SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 2, of the Public Records of St. Lucie County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness
Name Richard Cranmer Printed

[Signature] (Seal)
Printed Danny A. Bottino
Address:

[Signature]
Witness
Name Roger Jacobson Printed

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 17 day, of August, 2015, by Danny A. Bottino, an unmarried man, who is personally known to me or who has produced FLDL as identification.



Prepared by:
Mitchell F. Rice, Manager
Omaha 2011, LLC
8902 North Dale Mabry Highway
Suite 200
Tampa, Florida 33614

Return to:
Danny A. Bottino
P.O. Box 12988
Fort Pierce, Florida 34979

Parcel ID No: 2404-710-0060-000/4

PURCHASE PRICE: \$11,000.00

Quit Claim Deed

Made this February 13, 2015 A.D. by **Omaha 2011, LLC, a Florida limited liability company, whose post office address is: 8902 North Dale Mabry Highway, Suite 200, Tampa, Florida 33614** hereinafter called the grantor, to **Danny A. Bottino, an unmarried man, whose post office address is: P.O. Box 12988, Fort Pierce, Florida 34979** hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in St. Lucie County, Florida, viz:

The North 66 feet of Lots 5 and 6, Less the West 5 feet of Lot 6, Block 3, ELDORADO SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 2, of the Public Records of St. Lucie County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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

Signed, sealed and delivered in our presence:

[Signature]

Witness Name Spencer Bass

[Signature]

Witness Name KRISTI KIM JOHNSON

Omaha 2011, LLC, a Florida limited liability company

[Signature]

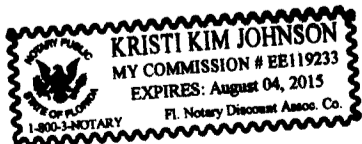
Printed Mitchell F. Rice, Authorized Manager

Address:

(Seal)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 13th day, of February, 2015, by Mitchell F. Rice, the Authorized Manager of Omaha 2011, LLC, a Florida limited liability company, who is personally known to me or who has produced N/A as identification.



[Signature]

Notary Public

Print Name: KRISTI KIM JOHNSON

My Commission Expires: 8/4/15

Tax Deed File No. 13-591
Property Identification No. 2404-710-0060-000/4
Original Owners of Record: MELISSA A TORRES

TAX DEED

State of Florida

ST. LUCIE COUNTY

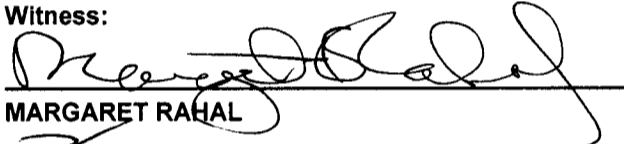
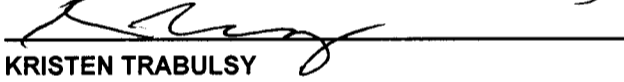
FOR OFFICIAL USE ONLY

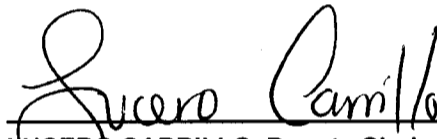
The following Tax Sale Certificate Numbered **2011-2027** issued on **6/1/11**, was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the **28th day of July, 2014**, offered for sale as required by law for cash to the highest bidder and was sold to **OMAHA 2011, LLC** whose address is **8902 N DALE MABRY HWY, STE 200 TAMPA, FL 33614** being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

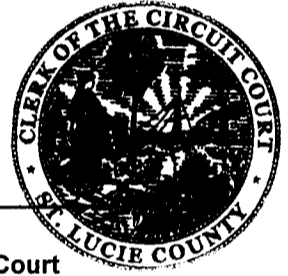
Now, on this **12th day of AUGUST, 2014**, in the County of St. Lucie, State of Florida, in consideration of the sum of **(\$3,678.32) THREE THOUSAND SIX HUNDRED SEVENTY-EIGHT DOLLARS AND THIRTY-TWO Cents only**, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

ELDORADO S/D BLK 3 N 66 FT OF LOTS 5 AND 6-LESS W 5 FT OF LOT 6-(OR 2226-2307; 2414-1890)

Witness:


MARGARET RAHAL

KRISTEN TRABULSY


LUCERO CARRILLO, Deputy Clerk
JOSEPH E SMITH, Clerk of the Circuit Court
ST. LUCIE COUNTY, Florida

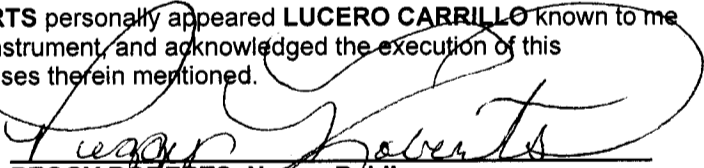


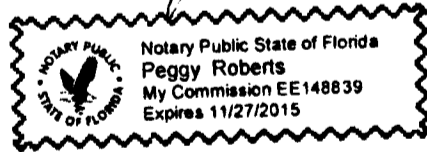
State of Florida

ST. LUCIE COUNTY

On the **12th day of AUGUST, 2014**, before **PEGGY ROBERTS** personally appeared **LUCERO CARRILLO** known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.


PEGGY ROBERTS, Notary Public



Prepared by and return to:

Ignacio Torres
3290 NW 45th Street
Miami, FL 33142

Folio: 2404-710-0060-000/4
Will Call No.:

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 7 day of November, 2005 between Ignacio Torres, a married man, whose address is 3290 NW 45th Street, Miami, FL 33142 grantor and Melissa A. Torres, a single woman whose post office address is: 3290 NW 45th Street, Miami, FL 33142, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in St. Lucie County, **Florida** to-wit:

THE NORTH 66 FEET OF LOTS 5 AND 6, LESS THE WEST 5 FEET OF LOT 6, BLOCK 3, ELDORADO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

This property is not the homestead of the grantor within the meaning of the Florida Constitution. Grantor lives at 3290 NW 45th Street, Miami, FL 33142.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

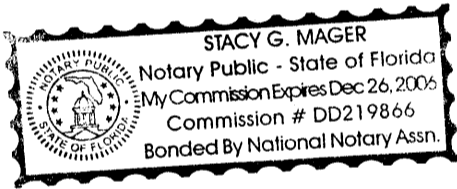
Witness Name: Stacy G. Mager
Witness Name: Chris Tapulis

Ignacio Torres
Ignacio Torres

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 9 day of November, 2005 by Ignacio Torres, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



Stacy G. Mager
Notary Public, State of Florida
Printed Name: Stacy G. Mager
My Commission Expires: _____

Will Call #57

This Instrument was Prepared by,
Record and Return to:

A. EZELL

Esquire Title, Inc.

7700 Davie Road Extension

Hollywood, FL 33024

Agent #1587

Property Appraiser's Parcel I.D. Number: 2404-710-0060-000/4

[Space above this line for recording data.]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this 19 day of April, 2005, between:

Althenia C. Jefferson, a single woman, whose address is: 8304 North 39th Street, Tampa, Florida 33604, ("GRANTOR"*), and

Ignacio Torres, whose address is: 3290 NW 45th Street, Miami, Florida 33142, ("GRANTEE"*):

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

WITNESSETH: That said Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County County, Florida, to-wit:

THE NORTH 66 FEET OF LOTS 5 AND 6, LESS THE WEST 5 FEET OF LOT 6, BLOCK 3, ELDORADO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

Subject to reservations, restrictions and easements of record; zoning and other applicable governmental regulations and taxes for the current year and subsequent years.

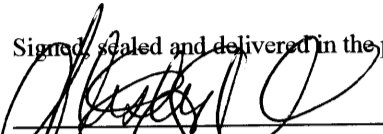
Together with all tenements, hereditaments and appurtenances thereto belonging in or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

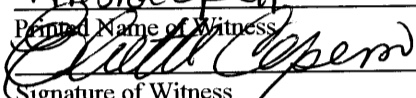
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said lands is free of all encumbrances, except taxes for the year 2005 and all subsequent years.

IN WITNESS WHEREOF, Grantor has hereunto set his/her hand and seal the day and year above first written.

Signed, sealed and delivered in the presence of:



 Signature of Witness
 Alisha Zell

 Printed Name of Witness


 Signature of Witness
 Eliette Cepero

 Printed Name of Witness



 ALTHENIA C. JEFFERSON

STATE OF FLORIDA

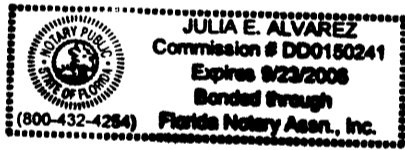
COUNTY OF Hillsborough

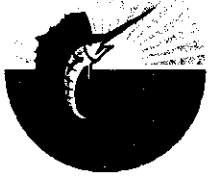
I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared Althenia C. Jefferson, a single woman (to me personally, known to be the person(s)) described in and who executed the foregoing deed (or who produced _____ as identification), and he/she/they acknowledged before me that he/she/they executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal this 19th day of April, 2005.



 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 9/23/06





THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

**NOTICE OF LIEN
NUISANCE ABATEMENT**

Case # 19-0307

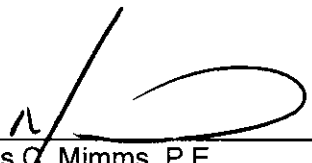
Violator: EDMOND CHARLES
MARIE J CHARLES
PIERRE M CHARLES
1115 NE 177TH TERR
N MIAMI, FL 33162

Property Address: 602 N 25TH ST
Tax ID #: 2404-710-0060-000/4
Legal Description: ELDORADO S/D BLK 3 N 66 FT OF LOTS 5 AND 6-LESS W 5 FT OF LOT 6-(OR 2226-2307; 2414-1890)

THE CITY OF FORT PIERCE, FLORIDA under the authority granted in the Fort Pierce City Charter, Article II, Section 14 – Powers of the City and in accordance with Chapter 16, Article III – Nuisances on Property, Section 16-55 of the Code of Ordinances of the City of Fort Pierce, having provided notice and granting the owner of said property the right to be heard, does hereby impose a lien on said property for the cost of nuisance abatement services conducted by the City of Fort Pierce in the amount of \$ 300.00.

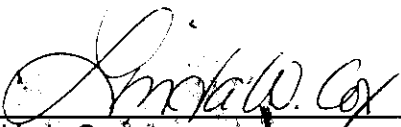
Such fee includes the administrative costs imposed by the City and shall be payable with interest at the rate of six (6%) per cent per annum until paid. Such lien shall be enforceable in the same manner as a tax lien in favor of the city against such lot or parcel of land or other property until such assessments and interest and penalties are paid in the manner hereinafter provided. All unpaid assessments, unpaid penalties and unpaid interest shall be and remain a lien on each lot or parcel of land or other property respectively in favor of the city, superior in rank and dignity and shall take priority over all other liens, encumbrances, titles and claims in, to or against the real property involved, whether recorded prior to the lien, penalty or assessment, except the liens for state and county taxes..

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 23rd day of Oct, 2019.



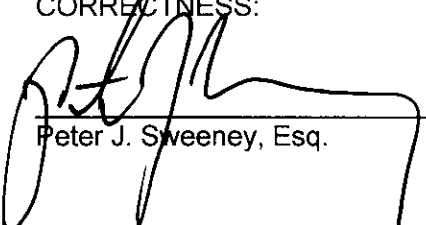
Nicholas G. Mimms, P.E.
City Manager

ATTEST:



Linda Cox
City Clerk

APPROVED AS TO FORM AND
CORRECTNESS:



Peter J. Sweeney, Esq.

(SEAL)



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 16-0342

Property Address: 604 N 25TH ST

Tax ID #: 2404-710-0060-000/4

Legal Description: ELDORADO S/D BLK 3 N 66 FT OF LOTS 5 AND 6-LESS W 5 FT OF LOT 6-(OR 2226-2307; 2414-1890)

Violator: EDMOND & MARIE J CHARLES
PIERRE M CHARLES
1115 NE 177TH TER
N MIAMI, FL 33162

RE: Violation of Section(s): 5-369 Vacant Buildings, 16-46, 16-47, 16-48 (1) (5) (7) (15) Nuisance as a Condition.

ORDER ON RULE 16 HEARING

THIS CAUSE came before the Special Magistrate on October 19, 2016 upon the request of the Violator, EDMOND & MARIE J CHARLES, pursuant to §162.09, Florida Statutes and Rule 16 of the Rules of Procedure of the Code Enforcement Board and the Special Magistrate, to determine whether the charges listed in the invoice for services dated August 22, 2016 regarding the above-described real property (the "real property") are valid and whether such fees should be adjusted. The Special Magistrate, having heard and considered the evidence presented and arguments made, having considered the criteria specified in said Rule 16, and being otherwise advised in the premises, finds that:

1. The real property was not in compliance with the Notice of Violation dated July 19, 2016 and that the property was declared a nuisance in accordance with the provisions outlined in Chapter 16-49 of the Code of Ordinances of the City of Fort Pierce; and
2. Due to non-compliance and the continued existence of conditions declared a nuisance, the City contracted a vendor to enter the property and that the necessary actions to mitigate the nuisance conditions; and
3. The amount of the fees should be established in the sum of \$1,900.00 and the Violator should be required to pay said fees within 30 days of the date of this Order.

Accordingly it is ORDERED as follows:

1. The fees established for services rendered to mitigate the nuisance conditions are hereby established at the sum of \$1,800.00, and the Violator shall pay to the City of Fort Pierce, Florida, at 100 N US Hwy 1, Fort Pierce, FL 34950, said fee within Six (6) months of the date of this Order and that no interest or penalties shall accrue during this time.
2. If the Violator fails to pay to the City of Fort Pierce, Florida said fees of \$1,800.00 within said time period, all applicable interest, fees and penalties shall begin to accrue and an appropriate Order Assessing Fine and Imposing Lien may thereupon and thereafter be entered and recorded in the public records of St. Lucie County, Florida which shall thereupon and thereafter have the effect provided by §162.09(3), Florida Statutes, including that it shall thereupon and thereafter constitute a lien against the real property described above.
3. The Violator is responsible for notifying the Division of Code Enforcement of the City of Fort Pierce, Florida at 772-467-3000, when the above stated fees are paid.

DONE AND ORDERED this 21st day of October, 2016.

Fran Ross

Fran Ross, Special Magistrate

I CERTIFY that a copy of the above Order was mailed to the Violator, EDMOND & MARIE J CHARLES, PIERRE M CHARLES 1115 NE 177TH TER, N MIAMI, FL 33162, and to Iola Mosley, Esquire, Assistant City Attorney, PO Box 1480, Ft. Pierce, FL 34954-1480, on this 21st day of October, 2016

Colleen Greer

Colleen Greer, Code Enforcement Clerk



City of Fort Pierce Notice of Unsafe Building Affidavit

Date: 11/25/13

Property Address: 604 North 25 Street Tax ID#: 240471000600004

Legal Description: ELDORADO S/D BLK 3 N 66 FT OF LOTS 5 AND 6 LESS W 5 FT OF LOT 6 (OR 2226-2307; 2414-1890)
Owner(s): Melissa A Torres
Mailing Address: 3290 NW 45th Street
Miami FL 33142

This NOTICE certifies that the above property, building, structure or premise is unsafe and the owner (s) of record has been properly served.

Mara Morgan

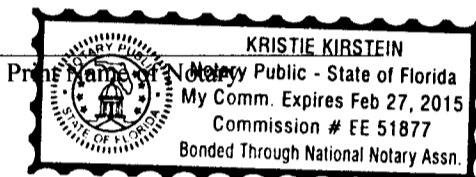
Building Official, City of Fort Pierce, Florida

State of Florida, County of St Lucie

The foregoing instrument was acknowledged before me this 25 day of NOV, 2013,

by Marc Meyers who is personally known to me.

Kristie Kirstein
Signature of Notary



Attachment: Notice of Unsafe Building Letter

This certificate shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

COMPLIANCE CERTIFICATION

Corrective action has been taken and the building, structure or premise is no longer unsafe in regards to the attached Notice of Unsafe Building Letter. Said certificate being recorded in OR Book _____ Page _____, Dated _____ in Record of certificate # _____, in the office of the Clerk of the Circuit Court of St. Lucie County, Florida.

The structure has been repaired or demolished.

Date

Building Official, City of Fort Pierce, Florida

State of Florida, County of _____

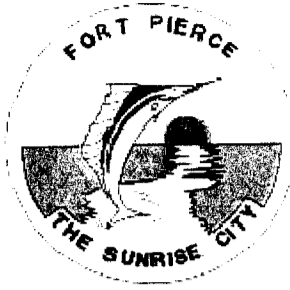
The foregoing instrument was acknowledged before me this _____ day of _____, 20____,

by _____ who is personally known to me.

Signature of Notary

Print Name of Notary

Prepared by and Return to: City of Fort Pierce
Building Department
Attn: Kristie Kirstein
P O Box 1480
Fort Pierce FL 34954



CITY OF FORT PIERCE

Florida

BUILDING & CODE ENFORCEMENT DEPARTMENT
 P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
 772-467-3198; FAX: 772-467-3849

11/25/13

Tax ID#: 240471000600004

Case # 13-2288

Melissa A Torres
 3290 NW 45th Street
 Miami FL 33142

ADDRESS: 604 North 25 St, Fort Pierce FL (3 structures)

The above building or structure has been found unsafe per City Ordinances and the International Property Maintenance Code (IPMC) s.108. The following violations exist:

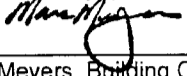
1. Wall sheathing is rotten on the rear buildings. (IPMC 304.6)
2. Roof is damaged/unsafe – a stop work order was placed on the property in 2010. Work never permitted and roof is still leaking (IPMC 304.7)
3. Windows installed without proper permits (IPMC 304.13)
4. Common halls/stairway missing required light source (IPMC 402.2)
5. Bathrooms do not have sufficient ventilation (IPMC 403.2)
6. Minimum housing requirement violations exist (IPMC 404.2-404.7)
7. Plumbing work done in rear units without proper permits – work not to code (IPMC 504.1)
8. Plumbing system not properly connected to sewage system (IPMC 506.1)
9. Plumbing stack, vent, waste and sewer line damaged/unsafe (IPMC 506.2)
10. No heating facilities provided/ heating facilities not working (IPMC 602.2-602.4)
11. Water heater installed outside without proper permit – Electric disconnected due to fire at water heater (IPMC 603.1)
12. No covers on panels/work done without proper permits (IPMC 605.1)
13. Receptacles or GFI missing/damaged (IPMC 605.2)
14. Lighting fixtures missing/damaged (IPMC 605.3)
15. Fire protection systems missing/damaged (IPMC 704.1)
16. Rear units constructed without proper permits (City Ordinance 105.1)
17. Unsafe structure (IPMC 108.1.1)
 - a. Dangerous to life, health, property or safety of the public
 - b. Missing minimum safeguards in case of fire
 - c. Structure contains unsafe equipment
 - d. Structure is damaged/decayed/dilapidated
 - e. Structure has faulty construction/unstable foundation
18. Unsafe equipment (IPMC 108.1.2)
 - a. Unsafe electrical wiring or device
19. Structure unfit for human occupancy (IPMC 108.1.3)
 - a. Structure is unsafe/unlawful/degree of disrepair
 - b. Structure is unsanitary/vermin or rat infested/contains filth
20. Unlawful structure (IPMC 108.1.3)
 - a. Structure is occupied by more persons than permitted
 - b. Structure was illegally converted to house more persons than allowed

[X] Building(s), structure(s), or premise(s) is condemned and shall be demolished within 30 calendar days.

The building or structure has been ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The demolition of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with all applicable codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.

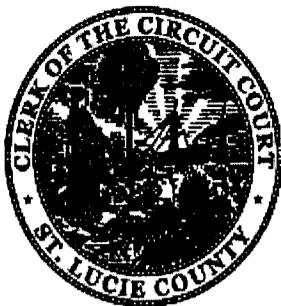
Any person having any legal interest in the property may appeal this notice by the Building Official to the Construction Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 20 calendar days from the date of the notice with a \$200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact Kristie Kirstein, at 772-467-3198.



Marc Meyers, Building Official





Joseph E. Smith
Clerk of the Circuit Court
St. Lucie County, Florida
Tax Deed/Official Records
2300 Virginia Avenue, 2nd Floor
Fort Pierce, Florida 34982
(772) 462-6907
Mailing Address: 2300 Virginia Avenue, 2nd Floor, Fort Pierce, FL 34982

CERTIFICATE OF MAILING

FILE NUMBER: 13-591
TAX CERTIFICATE NO.....: 2011-2027
ISSUED ON: 06/01/2011
CERTIFICATE HOLDER: RMC USAB LIFT, LLC
SALE DATE:

I HEREBY CERTIFY THAT I HAVE MAILED BY CERTIFIED AND/OR REGISTERED MAIL, A COPY OF THE FOREGONG NOTICE TO EACH OF THE FOLLOWING AT THE ADDRESS STATED ON THIS THE 20th DAY OF JUNE 2014.

THE NEWS TRIBUNE
600 EDWARDS ROAD
FT. PIERCE, FLORIDA 34950

MIAMI-DADE COUNTY SHERIFF
DEPARTMENT
MIAMI-DADE POLICE DEPARTMENT
140 West Flagler Street, STE 801
MIAMI, FL 33130

RMC USAB LIFT, LLC
PO BOX 17454
CLEARWATER, FL 33762

MELISSA A TORRES
3290 NW 45TH ST
MIAMI, FL 33142

CITY OF FORT PIERCE
K D'ARTON
FINANCE DEPARTMENT
PO BOX 1480
FORT PIERCE, FL 34954-1480

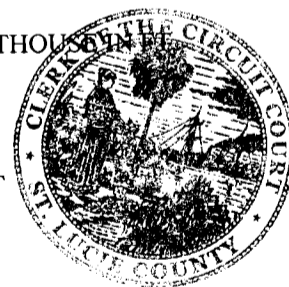
ST LUCIE COUNTY BOCC
2300 VIRGINIA AVENUE
FORT PIERCE, FL

A COPY OF SAID NOTICE WAS MAILED TO NEWS TRIBUNE FOR ADVERTISING ON: Jun 23, 2014, Jun 30, 2014, Jul 07, 2014, Jul 14, 2014.

A COPY OF SAID NOTICE WAS POSTED ON THE BULLETIN BOARD OF THE ST. LUCIE COUNTY COURTHOUSE.

WITNESS MY HAND OFFICIALLY AND THE SEAL OF MY OFFICE AT THE COURTHOUSE OF THE COUNTY OF SAINT LUCIE, FLORIDA THIS THE 20th DAY OF JUNE 2014.

JOSEPH E SMITH
CLERK OF THE CIRCUIT COURT





SCRIPPS

**SCRIPPS TREASURE COAST
NEWSPAPERS**

St. Lucie News-Tribune

1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Before the undersigned authority personally appeared, Sherri Cipriani, who on oath says that she is Classified Inside Sales Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St. Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

| <u>Customer</u> | <u>Ad Number</u> | <u>Pub Date</u> | <u>Copyline</u> | <u>PO #</u> |
|---------------------|------------------|-----------------|-----------------|-------------|
| TAX DEED DEPARTMENT | 2626193 | 5/27/2014 | TAX DEED | 13-591 |
| TAX DEED DEPARTMENT | | 6/3/2014 | | |
| TAX DEED DEPARTMENT | | 6/10/2014 | | |
| TAX DEED DEPARTMENT | | 6/17/2014 | | |

NOTICE OF APPLICATION FOR TAX DEED

Tax Deed File No.: 13-591

NOTICE IS HEREBY GIVEN that RMC USAB LIFT, LLC the holder of the following certificate has filed said certificates for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 2011-2027

Year of Issuance: 2011

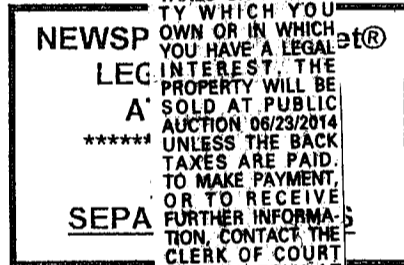
Property Description: ELDORADO S/D BLK 3 N 86 FT OF LOTS 5 AND 6 LESS W 5 FT OF LOT 6 (OR 2226-2307;2414-1890)

Name(s) in Which Assessed:

MELISSA A TORRES
Said property being in the County of St. Lucie, State of Florida.

Unless said certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder by electronic sale 23rd of June, 2014 at <https://stlucie.clerkaction.com> at 11:00 A.M.

WARNING
THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION 06/23/2014 UNLESS THE BACK TAXES ARE PAID TO MAKE PAYMENT OR TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF COURT IMMEDIATELY AT 201 S. INDIAN RIVER DRIVE, 2ND FLOOR, FORT PIERCE, FL 34950, 772-462-6926.



Property may be redeemed through the St. Lucie County Tax Collector. For redemption amounts and instructions please contact the Tax Collector, 772-462-1650.

Dated this 16th day of May, 2014.

Joseph E. Smith
Clerk of the Circuit Court of St. Lucie, FL
By: LUCERO CARRILLO
Deputy Clerk

Publish: May 27, June 3, 10, 17, 2014
TCN2626193

ORIGIN

Sworn to and subscribed before me this day of, June 17, 2014, by

Sherri Cipriani

Sherri Cipriani

personally known to me or

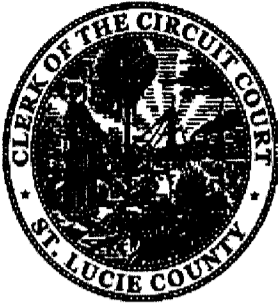
who has produced _____ as identification.

Monica Hautau Mallow

Monica Hautau Mallow

Notary Public





Joseph E. Smith
Clerk of the Circuit Court
St. Lucie County, Florida
Tax Deed/Official Records
2300 Virginia Avenue, 2nd Floor
Fort Pierce, Florida 34982
(772) 462-6907
Mailing Address: 2300 Virginia Avenue, 2nd Floor, Fort Pierce, FL 34982

CERTIFICATE OF MAILING

FILE NUMBER: 13-591
TAX CERTIFICATE NO.....: 2011-2027
ISSUED ON: 06/01/2011
CERTIFICATE HOLDER: RMC USAB LIFT, LLC
SALE DATE:

I HEREBY CERTIFY THAT I HAVE MAILED BY CERTIFIED AND/OR REGISTERED MAIL, A COPY OF THE FOREGOING NOTICE TO EACH OF THE FOLLOWING AT THE ADDRESS STATED ON THIS THE 17th DAY OF JULY 2014.

THE NEWS TRIBUNE
600 EDWARDS ROAD
FT. PIERCE, FLORIDA 34950

MIAMI-DADE COUNTY SHERIFF
DEPARTMENT
MIAMI-DADE POLICE DEPARTMENT
140 West Flagler Street, STE 801
MIAMI, FL 33130

RMC USAB LIFT, LLC
PO BOX 17454
CLEARWATER, FL 33762

MELISSA A TORRES
3290 NW 45TH ST
MIAMI, FL 33142

CITY OF FORT PIERCE
K D'ARTON
FINANCE DEPARTMENT
PO BOX 1480
FORT PIERCE, FL 34954-1480

ST LUCIE COUNTY BOCC
2300 VIRGINIA AVENUE
FORT PIERCE, FL

A COPY OF SAID NOTICE WAS MAILED TO NEWS TRIBUNE FOR ADVERTISING ON: Jun 23, 2014, Jun 30, 2014, Jul 07, 2014, Jul 14, 2014.

A COPY OF SAID NOTICE WAS POSTED ON THE BULLETIN BOARD OF THE ST. LUCIE COUNTY COURTHOUSE.

WITNESS MY HAND OFFICIALLY AND THE SEAL OF MY OFFICE AT THE COURTHOUSE IN FT. PIERCE, FLORIDA THIS THE 17th DAY OF JULY 2014.

JOSEPH E SMITH
CLERK OF THE CIRCUIT COURT





SCRIPPS

**SCRIPPS TREASURE COAST
NEWSPAPERS**

St. Lucie News-Tribune

1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

**NOTICE OF
APPLICATION
FOR TAX DEED**

Tax Deed File No.: 13-591
NOTICE IS HEREBY GIVEN, that RMC USAB LIFT, LLC the holder of the following certificate has filed said certificates for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 2011-2027
Year of Issuance: 2011
Property Description: ELDORADO S/D BLK 3 N 66 FT OF LOTS 5 AND 6- LESS W 6 FT OF LOT 6- (OR 2226-2307;2414-1890)
Name(s) in Which Assessed: MELISSA A TORRES
Said property being in the County of St. Lucie, State of Florida.
Unless said certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder by electronic sale 28th of July, 2014 at <https://stlucie.clerkaction.com> at 11:00 A.M.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Before the undersigned authority personally appeared, Sherri Cipriani, who on oath says that she is Classified Inside Sales Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida; that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

| <u>Customer</u> | <u>Ad Number</u> | <u>Pub Date</u> | <u>Copyline</u> | <u>PO #</u> |
|---------------------|------------------|-----------------|-----------------|-------------|
| TAX DEED DEPARTMENT | 2634022 | 7/14/2014 | TAX DEED | 13-591 |

WARNING
THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION 07/28/2014 UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF COURT IMMEDIATELY AT 201 S. INDIAN RIVER DRIVE, 2ND FLOOR, FORT PIERCE, FL 34950, 772-462-6926.

NEWSP. LEG. A *** SEPA**

Sworn to and subscribed before me this day of, July 14, 2014, by

Sherri Cipriani

_____, who is

personally known to me or

who has produced _____ as identification.

Monica Hautau Mallow

Monica Hautau Mallow
Public

Notary

Property may be redeemed through the St. Lucie County Tax Collector. For redemption amounts and instructions please contact the Tax Collector, 772-462-1650.
Dated this 10th day of June, 2014:
Joseph E. Smith
Clerk of the Circuit Court of St. Lucie, FL
By: MARGARET RAHAL
Deputy Clerk

Publish: July 14, 2014
TCN2634022





THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

**Notice of Unsafe Building
Affidavit**

Case#: 18-2039
Property Address: 604 N 25TH ST
Tax ID#: 2404-710-0060-000/4
Legal Description: ELDORADO S/D BLK 3 N 66 FT OF LOTS 5 AND 6-LESS W 5 FT OF LOT 6-
(OR 2226-2307; 2414-1890)

Owner(s): EDMOND & MARIE J CHARLES
PIERRE M CHARLES
1115 NE 177TH TERR
N MIAMI, FL 33162

This AFFIDAVIT certifies that the above property, building, structure or premise is unsafe and the owner(s) of record has been properly served.

8/1/18
Date

Margaret M. Arraiz
Margaret M. Arraiz, City of Fort Pierce, Florida

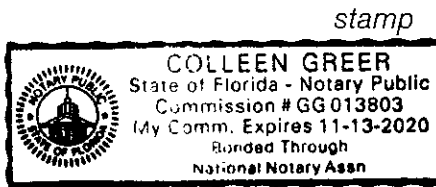
Attachment: Notice of Unsafe Building Letter

This Affidavit shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 1st day of August, 2018, by Margaret M. Arraiz who is personally known to me.

Colleen Greer
Signature of Notary





THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

August 1, 2018

Case #: 18-2039

EDMOND & MARIE J CHARLES
 PIERRE M CHARLES
 1115 NE 177TH TERR
 N MIAMI, FL 33162

RE: Address: 604 N 25TH ST
 Tax ID #: 2404-710-0060-000/4

Pursuant to the City of Fort Pierce Code of Ordinances and the International Property Maintenance Code (IPMC) s. 108, the property located at the above referenced location has been found to be unsafe and is in violation of the following:

108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.2 Unsafe equipment.

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

108.1.4 Unlawful structure.

An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

108.1.5 Dangerous structure or premises.

For the purpose of this code, any structure or premises that have any or all of the conditions or defects described below shall be considered dangerous:

C0079827

*Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediatamente.
 Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.*

3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

304.6 Exterior walls.

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.13 Window, skylight and door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing.

All glazing materials shall be maintained free from cracks and holes.

404.7 Food preparation.

All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

506.1 General.

All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

506.2 Maintenance.

Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

602.2 Residential occupancies.

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design

temperature for the locality indicated in Appendix D of the International I Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

602.4 Occupiable work spaces.

Indoor occupiable work spaces shall be supplied with heat to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

603.1 Mechanical appliances.

All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

605.1 Installation.

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

605.2 Receptacles.

Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least grounding receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

605.3 Luminaires.

Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

704.1 General.

All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

Sec. 5-1.105.1 Required.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The building, structure, or premise is condemned. If permits for repair or demolition are not submitted within 30 days from the date of this letter, the City shall proceed with having the building demolished.

The building or structure has been posted with a Condemned placard and ordered vacated to prevent further occupancy until work is completed and the final inspection has been approved. The repair or demolition of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with the City of Fort Pierce

Charter and all applicable codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.

Should you have questions regarding this matter, you may contact my office at (772) 467-3720.

Sincerely,



Margaret M. Arraiz
Code Compliance Manager
City of Fort Pierce