



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.12.

3/22/2022

Subject:

Sheer Look Homes, Inc. Code Enforcement Liens.

Fiscal Impact:

Filing fees and other associated costs estimated at \$1,500.00

Dept/Office:

County Attorney at the Request of the District 2 Commission Office

Requested Action:

Authorize County Attorney's Office to file foreclosure action against Sheer Look Homes, Inc. based on Code Enforcement liens totaling \$10,054.26.

Summary Explanation and Background:

At the direction of District 2, the County Attorney's Office is requesting permission to file quiet title and/or foreclosure proceedings pertaining to any and all unsatisfied liens the Board of County Commissioners of Brevard County, Florida may have against Sheer Look Homes, Inc., and or/or any subsequent transferee(s), with respect to non-homesteaded real property.

The County Attorney's Office may, in lieu of or in addition to filing a foreclosure action, petition the circuit court in order to sue for money judgment(s) against Sheer Look Homes, Inc.

Any settlement must be approved by the Board of County Commissioners.

Clerk to the Board Instructions:

None



March 23, 2022

M E M O R A N D U M

TO: Abigail Jorandby, County Attorney

RE: Item F.12., Sheer Look Homes, Inc. Code Enforcement Liens

The Board of County Commissioners, in regular session on March 22, 2022, authorized the County Attorney's Office to file foreclosure action against Sheer Look Homes, Inc. based on Code Enforcement liens totaling \$10,054.26.

Your continued cooperation is greatly appreciated.

Sincerely,

**BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK**

A handwritten signature in cursive script, appearing to read "Kimberly Powell", is written over the typed name and title.

Kimberly Powell, Clerk to the Board

/ns

cc: Finance
Budget

**BEFORE THE SPECIAL MAGISTRATE FOR CODE ENFORCEMENT
IN AND FOR BREVARD COUNTY, FLORIDA**

**BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA,
a political subdivision of the State of Florida,
Petitioner,**

**Case Nos. 14CE-01164
16CE-00879**

v.

**SHEER LOOK HOMES, INC.,
any subsequent purchasers,
successors in interest, or assigns,
Respondents.**

CFN 2021303528, OR BK 9331 PAGE 488,
Recorded 11/18/2021 at 03:59 PM, Rachel M. Sadoff,
Clerk of Courts, Brevard County
Pgs:2

**AUTHORIZATION FOR THE COUNTY ATTORNEY'S OFFICE TO PROCEED WITH
FORECLOSURE ON LIENS OR RECOVER MONEY JUDGMENT**

WHEREFORE, pursuant to Section 162.09(3), Florida Statutes, the Code Enforcement Special Magistrate may authorize the local governing body attorney to foreclose on a code enforcement lien or sue to recover a money judgment in certain circumstances, I hereby find the following:

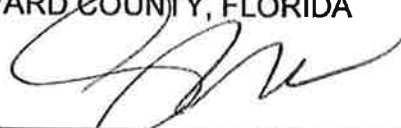
1. In accordance with Florida Statutes and the Brevard County Code of Ordinances, liens were recorded by Brevard County Code Enforcement against Richard F. Forvour. The property was sold on January 21, 2021 by Tax Deed to Sheer Look Homes, Inc.
2. In Case No. 14CE-01164 a lien was recorded on April 19, 2019. In Case No. 16CE-00879 a lien was recorded on August 16, 2019.
3. More than three (3) months have passed since the recording of the liens.
4. To date, the aforementioned liens remain unpaid.

THEREFORE, in accordance with Florida Statutes and the Brevard County Code of Ordinances, I hereby authorize the Brevard County Attorney's Office to foreclose on

the aforementioned liens or sue to recover money judgments, for the amount of the liens plus any accrued interest, against Sheer Look Homes, Inc, and/or any subsequent transferee(s), purchaser(s), successor(s) in interest or assigns.

DONE AND ORDERED this 18 day of November, 2021.

CODE ENFORCEMENT SPECIAL MAGISTRATE
BREVARD COUNTY, FLORIDA



Stewart B. Capps, Special Magistrate

18 NOV 21
B. Capps

**CODE ENFORCEMENT SPECIAL MAGISTRATE
BREVARD COUNTY, FLORIDA**

CASE 16CE-00879

**BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA,
a political subdivision of the State of Florida,
Petitioner,**

v.

**RICHARD F FORVOUR,
Respondent(s).**

ORDER IMPOSING FINE AS LIEN

The Brevard County Code Enforcement Special Magistrate hereby finds and orders:

- 1) On 05/16/2019, the Special Magistrate issued a Findings of Fact, Conclusions of Law and Order & Lien for Costs in Official Records Book 8441, Page 1405 in the Office of the Clerk of the Circuit Court of Brevard County, Florida.
- 2) The Order notifies respondent(s) that fines may be imposed as a lien pursuant to Florida Statute 162.09.

THEREFORE, the fines are hereby imposed as a lien. Pursuant to Florida Statute 162.09, a certified copy of this Order will be recorded in the public records in the Office of the Clerk of the Circuit Court of Brevard County, Florida and shall constitute a lien against all real and personal property of the Respondent(s) as long as the property is not exempt as homestead property under Section 4 of Article X of the Florida Constitution.

DONE AND ORDERED on 08/15/2019.

STATE OF FLORIDA (COUNTY OF BREVARD)

CERTIFICATION I hereby certify this is a true
and correct copy of the Finding of Fact/
Order of Imposition. Witness my hand on this

15 aug, 2019

Clerk to the Special Magistrate

CODE ENFORCEMENT SPECIAL MAGISTRATE
OF BREVARD COUNTY, FLORIDA


Stewart B. Capps

You have the right to appeal this Order to the Circuit Court within thirty (30) days from the date of this Order, in accordance with Brevard County Code Section 2-178, after which time you will have no right to contest it.

CC: RICHARD F FORVOUR, 353 PINE AVENUE, COCOA, FL 32922

To check the status of a property, visit Code Enforcement at <https://acaweb.brevardcounty.us/citizenaccess/>.

Payment payable to Board of County Commissioners and mail to Brevard County Code Enforcement, 2725 Judge Fran Jamieson Way, Bldg A 114, Viera, FL 32940

CODE ENFORCEMENT SPECIAL MAGISTRATE
BREVARD COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS OF BREVARD
COUNTY, FLORIDA, a political subdivision of the
State of Florida,
Petitioner,

CASE # 14CE-01164

v.

RICHARD F FORVOUR,
Respondent(s).

ORDER IMPOSING FINE AS LIEN

The Brevard County Code Enforcement Special Magistrate hereby finds and orders:

1) On 9/18/2014, the Special Magistrate issued a Findings of Fact, Conclusions of Law and Order & Lien for Costs in Official Records Book 7210, Page 2659 in the Office of the Clerk of the Circuit Court of Brevard County, Florida.

2) The Order notifies respondent(s) that fines may be imposed as a lien pursuant to Florida Statute 162.09.

THEREFORE, the fines are hereby imposed as a lien. Pursuant to Florida Statute 162.09, a certified copy of this Order will be recorded in the public records in the Office of the Clerk of the Circuit Court of Brevard County, Florida and shall constitute a lien against all real and personal property of the Respondent(s) as long as the property is not exempt as homestead property under Section 4 of Article X of the Florida Constitution.

DONE AND ORDERED April 18, 2019.
STATE OF FLORIDA (COUNTY OF BREVARD)

CERTIFICATION I hereby certify this is a true
and correct copy of the Finding of Fact/
Order of Imposition. Witness my hand on this

19 April 2019
Clerk to the Special Magistrate

CODE ENFORCEMENT SPECIAL MAGISTRATE
BREVARD COUNTY, FLORIDA

Stewart B. Capps
Stewart B. Capps

You have the right to appeal this Order to the Circuit Court within thirty (30) days from the date of this Order, in accordance with Brevard County Code Section 2-178, after which time you will have no right to contest it

CC: RICHARD F FORVOUR 353 PINE AVENUE COCOA FL 32922

To check the status of a property, visit Code Enforcement at <https://acaweb.brevardcounty.us/CitizenAccess/>
Payment payable to Board of County Commissioners and mail to Brevard County Code Enforcement, 2725 Judge Fran Jamieson Way, Bldg A 114, Viera, FL 32940

DR-506 R 04/16
Rule 12D-16.002
Florida Administrative Code
Eff 04/16

Tax deed file number: 200881

Parcel ID number: 2422184

Formerly Assessed: FORVOUR, RICHARD F

TAX DEED

BREVARD County, Florida

For official use only

Tax Certificate numbered 3959 issued on 06/01/2018, was filed in the office of the tax collector of Brevard County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 21st day of January, 2021 the land was offered for sale. It was sold to **SHEER LOOK HOMES INC** address **P.O. BOX 2577 RED OAK, TX 75154** who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands:

PINE BREEZE ACRES SUBD LOT 14 BLK C GEO NUMBER 24 3629-53-C-14

On 21st day of January, 2021, in Brevard County, Florida, for the sum of (\$10,600 00) Ten Thousand Six Hundred Dollars Dollars, the amount paid as required by law.

Witness:

Brandi Barton **Brandi Barton**
A. GUITAR **A. GUITAR**

RACHEL M. SADOFF,
Clerk of Courts,
BREVARD COUNTY, FLORIDA

By: Chris Sharpe
Deputy Clerk

CHRIS SHARPE

BREVARD, County, Florida

On this 21st day of January, 2021, before me personally appeared _____, Clerk of the Circuit Court or County Comptroller in and for the State and this County 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 official seal on the date aforesaid

Keta Asbury
KETA ASBURY

Clerk's Certificate

STATE OF FLORIDA
COUNTY OF BREVARD

TAX DEED FILE NO: 200881

BE IT KNOWN THAT I, SCOTT ELLIS, Clerk of the Circuit Court in and for the COUNTY OF BREVARD, STATE OF FLORIDA, DO HEREBY CERTIFY that I did on November 23, 2020 mail a copy of the statutory warning and the attached notice, addressed to the following as required by law. [FLA Statutes, CH. 197.522(1)]

70201810000038695666	ALTISOURCE ASSET MANAGEMENT CORPORATION 402 STRAND ST FRÉDERIKSTED, VI 00820
70201810000038695673	BANK OF AMERICA, NATIONAL ASSOCIATION C/O OCWEN LOAN SERVICING, LLC 1661 WORTHINGTON ROAD, SUITE 100 WEST PALM BEACH, FL 33409
70201810000038695680	BANK OF AMERICA, NATIONAL ASSOCIATION, BY INDECOMM GLOBAL SERVICES 7105 CORPORATE DRIVE PLANO, TX 75024
70201810000038695697	BREVARD COUNTY CODE ENFORCEMENT BCGC BLDG A STOP 81 VIERA, FL 32940
70201810000038695703	BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS CODE ENFORCEMENT 2725 JUDGE FRAN JAMIESON WAY BLDG A 114 VIERA, FL 32940
70201810000038695710	BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS CODE ENFORCEMENT 2725 JUDGE FRAN JAMIESON WAY BLDG A RM 114 VIERA, FL 32940
70201810000038695727	BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS CODE ENFORCEMENT 2725 JUDGE FRAN JAMIESON WAY BLDG A ROOM 103 VIERA, FL 32940
70201810000038695734	BREVARD COUNTY PROPERTY APPRAISER PO BOX 429 TITUSVILLE, FL 37281-0429
70201810000038695741	BREVARD COUNTY TAX COLLECTOR 400 SOUTH STREET, 6TH FLOOR TITUSVILLE, FL 32780
70201810000038695758	CITY OF COCOA OFFICE OF THE CITY CLERK 65 STONE STREET COCOA, FL 32922
70201810000038695765	CONTRYWIDE BANK, FBS. 1199 NORTH FAIRFAX ST. STE. 500 ALEXANDRIA, VA 22314
70201810000038695772	FORVOUR RICHARD F 2355 RAMSEY RD SE PALM BAY, FL 32909-6226
70201810000038695789	GRANITE INVESTMENT GROUP 2 PARK PLAZA, SUITE 800 IRVINE, CA 92614
70201810000038695796	MERS P.O. BOX 2026 FLINT, MI 48501-2026
70201810000038695802	RICHARD F FORVOUR 353 PINE AVENUE COCOA, FL 32922
70201810000038695819	STANWICH MORTGAGE LOAN TRUST A 1600 SOUTH DOUGLAS ROAD, SUITE 200-A ANAHEIM, CA 92806
70201810000038695659	FORVOUR, RICHARD F 353 PINE AVENUE COCOA, FL 32922-0000

I HEREBY CERTIFY that in addition to the mailing the statutory notices and warnings I did provide the following as required for service by law [FLA Statutes, CH. 197.522(2)].

1 Sheriff of BREVARD COUNTY SHERIFF, copies of the notice of statutory warning for personal service and mailing, or posting.

WITNESS MY HAND AND SEAL AT TITUSVILLE, IN THE COUNTY AND STATE AFORESAID, ON 23rd day of November, 2020.

SCOTT ELLIS
CLERK OF CIRCUIT COURT

Chris Sharpe

Christine Sharpe, Deputy Clerk

