

ORDER TO DEMOLISH

08/19/2020

A Certified Building Official has determined that one or more of the structures on the below referenced property meets the criteria for demolition pursuant to Chapter 18 of the Pasco County Code of Ordinances. This order may be appealed to the Pasco County Hearing Officer by completing an appeal application and submitting a \$400.00 appeal fee on or before **September 23rd, 2020**. Documents and fees required for appeals shall be fully and timely submitted to Demolition Contact, 8731 Citizens Drive, Suite 340, New Port Richey, FL 34654. The structure(s) must be demolished on or before **September 23rd, 2020**.

If demolition and clearance is not completed or an appeal by the owners(s) and/or any interested parties is not filed within the deadline, the County will demolish and clear the property including the removal and disposal of all tangible personal property on the site. This act by the County is deemed to constitute an activity performed for the protection, benefit and welfare of the general public and for the benefit of the property itself. As a result, the owner shall be responsible for payment of all cost incurred, including certain administrative costs.

If payment is not made, the County shall impose a lien upon the property for the costs of demolition, clearance, administrative costs, and recording fees. The lien shall be of the same priority as liens for ad valorem taxes, and as it represents costs expended for the benefit of the property itself, the lien shall be superior to all other encumbrances, whether secured and regardless of priority. Such lien shall be duly recorded in the official records of Pasco County and shall accrue interest at the rate of eight percent from the date of recording. Upon foreclosure of the lien, Pasco County shall be entitled to all costs and attorney's fees incurred as a result.

RECORD OWNER: AEF 360 PROPERTIES LLC

INTERESTED PARTIES: PASCO COUNTY UTILITIES; PASCO COUNTY CLERK & COMPTROLLER; THOMAS J. ALTMAN; ROLAND D. WALLER; NUVIEW IRA, INC.; SUNTRUST BANK, NATURE COAST

CASE No.: CD19-00192

PARCEL ID: 11-26-18-0000-00900-0000

ADDRESS: 5416 VILLAGE LANE, LAND O LAKES, FL 34638

LEGAL DESCRIPTION: WEST 1/2 OF THE SE 1/4 OF THE NE 1/4, LESS THE EAST 200.00 FEET, LESS THE WEST 200 FEET, ALSO THAT PART OF THE WEST 1/2 OF THE NE 1/4 OF THE SE 1/4 LYING NORTH OF LAKE

THOMAS ROAD, LESS THE EAST 200 FEET, LESS THE WEST 200 FEET, SECTION 11,

TOWNSHIP 26 SOUTH, RANGE 18 EAST.

DATE OF POSTING: 08/19/2020

This order to demolish, along with supporting documentation including, but not necessarily limited to, a copy of the determination and the procedures for appeal, was provided to the owner and all interested parties by certified and regular mail.

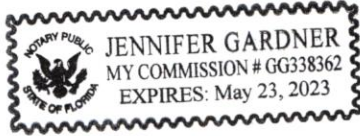
Questions about this order may be directed to democontact@pascocountyfl.net




Keith Meade, CBO
Demolition Manager
Certified Building Official

State of Florida,
County of Pasco

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 19th day of August, (2020) by Keith Meade.




Notary Signature

CC:

SENT CERTIFIED MAIL AND FIRST-CLASS MAIL

No: 7019 2280 0001 1562 5315

AEF 360 PROPERTIES LLC
5416 VILLAGE LANE
LAND O' LAKES, FL 34638

SENT CERTIFIED MAIL AND FIRST-CLASS MAIL

No: 7019 2280 0001 1562 5322

PASCO COUNTY UTILITIES
UTILITIES ADMINISTRATION BLDG.
19420 CENTRAL BLVD.
LAND O' LAKES, FL 34637-7006

SENT CERTIFIED MAIL AND FIRST-CLASS MAIL

No: 7019 2280 0001 1562 5339

PASCO COUNTY CLERK & COMPTROLLER
ATTN: ADMIN
38053 LIVE OAK AVE
DADE CITY, FL 33523

SENT CERTIFIED MAIL AND FIRST-CLASS MAIL

No: 7019 2280 0001 1562 5346

THOMAS J. ALTMAN
5614 GRAND BLVD.
NEW PORT RICHEY, FL 34652

SENT CERTIFIED MAIL AND FIRST-CLASS MAIL

No: 7019 2280 0001 1562 5353

ROLAND D. WALLER
5332 MAIN STREET
NEW PORT RICHEY, FL 34652

SENT CERTIFIED MAIL AND FIRST-CLASS MAIL

No: 7019 2280 0001 1562 5360

NUVIEW IRA, INC.
CUSTODIAN FBO CHRISTOPHER W. SHENEFELT #1512687
280 S. RONALD REAGAN BLVD. STE. 200
LONGWOOD, FL 32750

Demolition Contact

8731 Citizens Drive | Suite 140 | New Port Richey, FL 34654 | Democontact@pascocountyfl.net

SENT CERTIFIED MAIL AND FIRST-CLASS MAIL

SUNTRUST BANK, NATURE COAST
P.O. Box 305053
NASHVILLE, TN 37230-5053

No: 7019 2280 0001 1562 5377

SENT CERTIFIED MAIL AND FIRST-CLASS MAIL

FORD, SCOTT E AS
RA FOR AEF 360 PROPERTIES LLC
5235 Village Lane
Land O' Lakes, FL 34638

No: 7019 2280 0001 1562 5384

SENT CERTIFIED MAIL AND FIRST-CLASS MAIL

CORPORATION SERVICE COMPANY
AS RA for SunTrust Banks, INC.
1201 HAYS STREET
TALLAHASSEE, FL 32301

No: 7019 2280 0001 1562 5391