

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Partial Release of Code Enforcement Lien – Case No. 08-162-CEB , Previous owners, Mildred and Giselle Marrero and current owner, Bank of New York

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

AUTHORIZED BY: Alison Stettner **CONTACT:** Carolyn Jane Spencer **EXT:** 7403

MOTION/RECOMMENDATION:

Approve the Partial Release of Lien in the amount of \$500.00, Case No. 08-162-CEB, on 2244 Sunnyview Drive, Oviedo, Tax Parcel # 27-21-31-503-0000-0090, previously owned by Mildred and Giselle Marrero and currently owned by Bank of New York, and authorize the Chairman to execute a Partial Release of Lien.

District 1 Bob Dallari

Tina Williamson

BACKGROUND:

In response to a complaint, on July 30, 2008, the Code Enforcement Officer observed the following violation located at 2244 Sunnyview Drive, Oviedo: Uncultivated vegetation in excess of 24” in height and located within 75’ from any structure in violation of Seminole County Code Section 95.4, as defined in Section 95.3 (h).

The timeline on this violation is below:

DATE	ACTION	RESULT
February 16, 2008	Lis Pendens filed	Bank of New York's Notice of Lis Pendens recorded
October 23, 2008	Code Board Hearing – Findings of Fact, Conclusions of Law and Order	Order entered by Code Enforcement Board giving a compliance date of November 12, 2008 with a fine of \$100.00 per day if violation is not corrected by compliance date.
November 12, 2008	Affidavit of Non-Compliance filed by the Code Enforcement Officer after reinspection on November 12, 2008.	Uncultivated vegetation remains on the property.
January 14, 2009	Summary Judgment of Foreclosure	
January 22, 2009	Code Board Hearing – Order Finding Non-Compliance and Imposing Fine/Lien	Order entered by the Code Enforcement Board imposing a lien of \$7,100.00 with fine continuing to accrue at \$100.00 per day until compliance is obtained.
March 23, 2009	Certificate of Title	Ownership transferred to Bank of New York. Judgment of Foreclosure extinguished the accruing lien from inception to Certificate of Title as to this parcel. Since the property is not in compliance,

		lien begins to accrue as of this date against the new owner.
March 30, 2009	Affidavit of Compliance filed by Code Enforcement Officer after reinspection on March 30, 2009.	Violation corrected. Lien totals \$500.00 for five days of non-compliance, from date of the Certificate of Title until compliance which was March 27, 2009
September 14, 2009	Payment received - \$500.00	

STAFF RECOMMENDATION:

Staff recommends the Board approve the Partial Release of Lien in the amount of \$500.00, Code Enforcement Board Case #08-162-CEB, on 2244 Sunnyview Drive, Oviedo, Tax Parcel # 27-21-31-503-0000-0090, previously owned by Mildred and Giselle Marrero and currently owned by Bank of New York, and authorize the Chairman to execute a Partial Release of Lien.

ATTACHMENTS:

1. Case History documents
2. Foreclosure documents
3. Check and receipt for payment
4. Property Appraiser Data
5. Partial Release of Lien

<p><u>Additionally Reviewed By:</u></p> <p><input checked="" type="checkbox"/> County Attorney Review (Kathleen Furey-Tran)</p>
--

RYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07087 Pgs 1682 - 1683; (2pgs)
CLERK'S # 2008124008
RECORDED 11/04/2008 02:55:07 PM
RECORDING FEES 18.50
RECORDED BY G Harford

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

CASE NO. 08-162-CEB

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

Petitioner,
vs.

**MILDRED MARRERO & GISELLE MARRERO
& THE BANK OF NEW YORK
PARCEL I.D. NO. - 27-21-31-503-0000-0090**

Respondents.

CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL
BY: *Jane [Signature]*
DATE: *10/28/08*

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 08-162-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 27-21-31-503-0000-0090) located at 2244 Sunnyview Drive, Oviedo, located in Seminole County and legally described as follows:

**LEG LOT 9 SUNNY SLOPES
PB 11 PG 13**

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).

It is hereby ordered that the Respondents shall correct the violation on or before November 12, 2008. In order to correct the violation, the Respondents shall take the following remedial action:

- 1) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT AND LOCATED WITHIN 75' FROM ANY STRUCTURE**

If the Respondents do not comply with the Order, a fine of \$ 100.00 per day will be imposed for each day the violation continues or is repeated after compliance past November 12, 2008

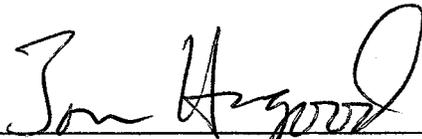
RETURN TO SANDY MCCANN

The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County.

DONE AND ORDERED this 23rd day of October 2008, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA



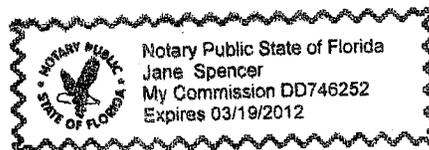
TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 23rd day of October 2008, by Tom Hagood, who is personally known to me.



Jane Spencer
Notary Public to 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: 08-162CEB

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50

Petitioner,

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07114 Pg 0654; (1pg)
CLERK'S # 2009001249
RECORDED 01/06/2009 02:27:53 PM
RECORDING FEES 10.00
RECORDED BY G Harford

Vs.

Marrero, Mildred & Giselle

Respondent.

AFFIDAVIT OF NON-COMPLIANCE

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

1. That on **Oct. 23, 2008**, 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 **Nov. 12, 2008**.
3. That a re-inspection was performed on **Nov. 12, 2008**.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that **the uncultivated vegetation over 24" in height within 75' of a structure was not removed**.

FURTHER AFFIANT SAYETH NOT.

DATED this **12th** day of **Nov. 2008**.

Jerry Robertson

Jerry Robertson, Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this **12th** day of **Nov. 2008**, by **Jerry Robertson**, who is personally known to me and who did take an oath.

[Signature]

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

CERTIFIED COPY

AFFNON COM

CLERK OF THE

CODE ENFORCEMENT BOARD

SEMINOLE COUNTY, FL

BY: *[Signature]*
DATE: 12/23/08



RETURN TO SANDY McCANN

YANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07126 Pgs 0885 - 886; (2pgs)
CLERK'S # 2009010365
RECORDED 01/30/2009 11:56:25 AM
RECORDING FEES 18.50
RECORDED BY G Harford

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

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

CASE NO. 08-162-CEB

Petitioner,

vs.

**MILDRED & GISELLE MARRERO &
BANK OF NEW YORK**
PARCEL I.D. NO - 27-21-31-503-0000-0090

Respondents.

CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL
BY: *Jam Spina*
DATE: 1/28/09

RETURN TO SANDY MCCANN

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

The Respondents is the owner of record of the property (Tax Parcel I.D. # 27-21-31-503-0000-0090) located at 2244 Sunny View Drive, Oviedo, located in Seminole County and legally described as follows:

LEG LOT 9 SUNNY SLOPES
PB 11 PG 13

This case came on for public hearing before the Code Enforcement Board of Seminole County on October 23, 2008, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).

Said Order stated that a fine in the amount of \$100.00 per day would be imposed if the Respondents did not take certain corrective action by November 12, 2008.

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on November 12, 2008.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated October 23, 2008, the Board orders that a lien in the amount of \$7,100.00 for 71 days of non-compliance at \$100.00 per day, from November 13, 2008 through and including January 22, 2009, be imposed; and the fine

shall continue to accrue at **\$100.00** per day for each day the violation continues or is repeated past January 22, 2009.

The 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 Respondents.

DONE AND ORDERED this 22nd day of January, 2009, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA



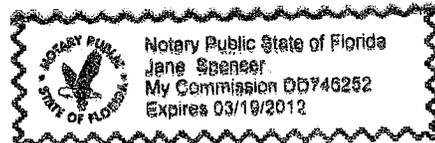
TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 22nd day of January, 2009, by Tom Hagood, who is personally known to me.



Jane Spencer
Notary Public to and for the
County and State aforementioned.
My Commission Expires



This is a
Notice of Lis Pendens

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

THE BANKS OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWL, INC. ASSET-BACKED
CERTIFICATES, SERIES 2006-09,
Plaintiff,

vs.

CASE NO. 08-CA-876-14-6
DIVISION

MILDRED MARRERO; THE UNKNOWN SPOUSE OF MILDRED MARRERO; GISELLE RODRIGUEZ
A/K/A GISELLE MARRERO; THE UNKNOWN SPOUSE OF GISELLE RODRIGUEZ A/K/A GISELLE
MARRERO; JOSE L. RODRIGUEZ, JR.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY,
THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE
NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; TENANT #1,
TENANT #2, TENANT #3, and TENANT #4 the names being fictitious to account for parties in possession
Defendant(s).

SPACE FOR RECORDING ONLY F.S. § 695.26

FILED IN OFFICE
MARYANNE MORSE
CLERK CIRCUIT COURT
08 FEB 15 PM 1:06
By SEMINOLE CO. F.A.C.

NOTICE OF LIS PENDENS

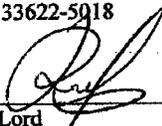
To the above-named Defendant(s) and all others whom it may concern:

You are notified of the institution of this action by the above-named Plaintiff, against you seeking to foreclose a mortgage recorded in Official Records Book 6204, Page 896, on the following property in SEMINOLE County, Florida:

LOT 9, SUNNY SLOPES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 13 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

Dated this 13 day of February, 2008.

Florida Default Law Group, P.L.
P.O. Box 25018
Tampa, Florida 33622-5018
(813) 251-4766

By: 
Stephanie Lord
FLORIDA BAR NO. 44522
Andrea D. Pidala
FLORIDA BAR NO. 0022848

LITTON-CONV-R-csilversto

GALINA J. BOYTCHEV
FLORIDA BAR
NO. 47008

FILE_NUMBER: F08009407

DOC_ID: M000105



Tampa, Florida 33622-5018

All parties on the attached service list

Service List

MILDRED MARRERO
2106 Opal Drive
Orlando, FL 32822

GISELLE RODRIGUEZ A/K/A GISELLE MARRERO
2106 Opal Drive
Orlando, FL 32822

JOSE L. RODRIGUEZ, JR.
2106 Opal Drive
Orlando, FL 32822

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This is a Certified Copy

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

THE BANK OF NEW YORK AS TRUSTEE FOR
THE CERTIFICATEHOLDERS CWL, INC. ASSET-
BACKED CERTIFICATES, SERIES 2006-09,
Plaintiff,

vs. CASE NO. 59-2008-CA-876
DIVISION 14-G

MILDRED MARRERO; GISELLE RODRIGUEZ A/K/A
GISELLE MARRERO; JOSE L. RODRIGUEZ, JR.;
Defendant(s).

FILED IN OFFICE
MARYANNE MORSE
CLERK CIRCUIT COURT
09 JAN 13 AM 11:35
SEMIMOLE CO., FL.
BY _____ DC.

SPACE FOR RECORDING ONLY F.S. §695.26

FINAL SUMMARY JUDGMENT OF MORTGAGE FORECLOSURE

THIS CAUSE having come to be heard on January 8, 2009 on the MOTION FOR FINAL SUMMARY JUDGMENT OF MORTGAGE FORECLOSURE INCLUDING A HEARING TO TAX ATTORNEYS' FEES AND COSTS filed on behalf of THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWL, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-09, 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:

1. Service of process has been duly and regularly obtained over MILDRED MARRERO; GISELLE RODRIGUEZ A/K/A GISELLE MARRERO; JOSE L. RODRIGUEZ, JR.; hereinafter referred to as "Defendants."
2. The equities of this action are in favor of Plaintiff, Plaintiff is entitled to foreclose and enforce the

FILE_NUMBER: F08009407

DOC_ID: M002400



Mortgage Note and Mortgage. Plaintiff is due:

UNPAID PRINCIPAL BALANCE	\$150,798.56
INTEREST THROUGH January 08, 2009	18,762.28
PRE-ACCELERATED LATE CHARGES THROUGH February 05, 2008	109.88
PROPERTY INSPECTIONS	120.00
TAXES	2,039.10
INSURANCE	1,786.71
BPO FEE	200.00
TITLE SEARCH EXPENSES	175.00
TITLE EXAMINATION FEE	150.00
FILING FEE	263.00
INVESTIGATION/SERVICE OF PROCESS	360.00
RECORDING FEE	6.00
ATTORNEY'S FEE	1,200.00
TOTAL	\$175,970.53

3. The Court finds, based upon Florida Statutes §702.065(2) (2006), the affidavits filed herein, inquiry of counsel for Plaintiff, and upon consideration of the legal services rendered, the complexity of the foreclosure action, the amount of time and labor reasonably expended by lawyers in the community in prosecuting routine mortgage foreclosure actions, Florida Default Law Group, P.L.'s, flat fee agreement with its client and Florida law, that the flat fee sought by Florida Default Law Group, P.L., is reasonable and awards a flat fee of One thousand, Two hundred and 00/100 Dollars (\$1,200.00).

4. Plaintiff holds a lien for the total sums set forth in Paragraph 2 superior to any claims, interests or estates of Defendant(s) MILDRED MARRERO; GISELLE RODRIGUEZ A/K/A GISELLE MARRERO; JOSE L. RODRIGUEZ, JR.; and any person or entities claiming by, through, under or against these defendant(s), with the exception of any special assessments that are superior pursuant to Florida Statutes §159 (2006) and/or Florida Statutes §170.09 (2006), on the following-described property located and situated in SEMINOLE County, Florida:

This is not a certified copy

LOT 9, SUNNY SLOPES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 13 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

A/K/A 2244 Sunnyview Dr, Oviedo, FL 32765

If the total sum set forth in Paragraph 2, with interest at the rate prescribed by law (which is 11 percent per annum) and all costs of this action accruing subsequent to this Judgment, is not paid prior to the scheduled public sale, the Clerk of this Court shall sell the property described in Paragraph 4 at a public sale on March 15, 2009, at 11:00AM, to the highest bidder for cash, except as hereinafter set forth, at ROOM S201, 301 N. PARK AVENUE, SANFORD, FL 32771 OF THE SEMINOLE COUNTY COURTHOUSE, SANFORD, FLORIDA in SEMINOLE County, Florida in accordance with Florida Statutes §45.031 (2006), 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.

6. Plaintiff shall advance all subsequent costs of this action in addition to any advances made to preserve its collateral and shall be reimbursed, without further Order of the Court, by the Clerk if Plaintiff is not the purchaser of the property. 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 accruing subsequent to this judgment as is necessary to pay the bid in full.

7. On filing the Certificate of Title with respect to the property described in Paragraph 4, 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 if Plaintiff is the successful bidder; 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.

8. 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.

If this property is sold at public auction, there may be additional money from the sale after payment of persons who are entitled to be paid from the sale proceeds pursuant to this Final Judgment. If you are a subordinate lienholder claiming a right to funds remaining after the sale, you must file a claim with the Clerk no later than sixty (60) days after the sale. If you fail to file a claim, you will not be entitled to any remaining funds.

10. **If you are the property owner, you may claim these funds yourself. You are not required to have a lawyer or any other representation and you do not have to assign your rights to anyone else in order for you to claim any money to which you are entitled. Please check with the Clerk of the Court, SEMINOLE County, 301 N. Park Avenue, Sanford, FL 32771, Phone: 407-665-4330, within ten (10) days after the sale to see if there is additional money from the foreclosure sale that the Clerk has in the registry of the Court. If you decide to sell your home or hire someone to help you claim the additional money, you should read very carefully all papers you are required to sign, ask someone else, preferably an attorney who is not related to the person offering to help you, to make sure that you understand what you are signing and that you are not transferring your property or the equity in your property without the proper information. If you cannot afford to pay an attorney, you may contact Community Legal Services of Mid-Florida, Inc. - Sanford Office (407)322-8983, Seminole County Bar Association Legal Aid Society, Inc. - (407)834-1660, to see if you qualify financially for their services. If they cannot assist you, they may be able to refer you to a local bar referral agency or suggest other options. If you choose to contact Community Legal Services of Mid-Florida, Inc. - Sanford Office (407)322-8983, Seminole County Bar Association Legal Aid Society,**

In re - (407)834-1660, for assistance, you should do so as soon as possible after receipt of this notice.

11. On filing the Certificate of Sale Defendants' Right of Redemption as prescribed by Florida Statutes §45.0315 (2006), shall be terminated. On filing the Certificate of Title with respect to the property described in Paragraph 2 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 4, 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.

12. 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 Plaintiff is not limited to in rem stay relief in an active bankruptcy case and/or if borrower(s) has not been discharged in bankruptcy or constructively served, together with additional attorney's fees, if appropriate.

13. Any Homeowner Association assessments which are owed are subject to the Association's rights pursuant to Florida Statute 720.3085 (2008).

DONE AND ORDERED in Chambers, in SEMINOLE County, Florida, this 8 day of

January, 2009 *[Signature]*

[Signature]
Circuit Judge

Copies furnished to:
Stephanie Lord, Esquire
Florida Default Law Group, P.L.
P.O. Box 25018
Tampa, Florida 33622-5018

MILDRED MARRERO
2106 Opal Drive
Orlando, FL 32822

GISELLE RODRIGUEZ A/K/A GISELLE MARRERO
2106 Opal Drive
Orlando, FL 32822

JOSE L. RODRIGUEZ, JR.
2106 Opal Drive
Orlando, FL 32822

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07156 Pgs 0469 - 470; (2pgs)
CLERK'S # 2009031571

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

RECORDED 03/24/2009 12:39:52 PM
DEED DOC TAX 0.70
RECORDING FEES 0.50
RECORDED BY B Harford

FILED IN OFFICE
MARYANNE MORSE
CLERK OF CIRCUIT COURT
09 MAR 23 PM 2:42
SEMINOLE CO. FLA
D.C.

THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWL, INC. ASSET-BACKED
CERTIFICATES, SERIES 2006-09,
Plaintiff,

vs. CASE NO. 59-2008-CA-876
DIVISION 14-G

SPACE FOR RECORDING ONLY F 03/25/2009

MILDRED MARRERO; GISELLE RODRIGUEZ A/K/A GISELLE MARRERO; JOSE L. RODRIGUEZ,
JR.;
Defendant(s).

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on March 10, 2009, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in SEMINOLE County, Florida:

LOT 9, SUNNY SLOPES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 13 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

A/K/A 2244 Sunnyview Dr, Oviedo, FL 32765

was sold to: THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWL, INC.

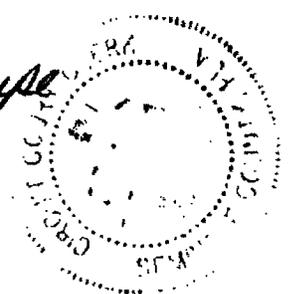
ASSET-BACKED CERTIFICATES, SERIES 2006-09, whose address is: 4828 Loop Central Drive, Houston, TX 77081-2226.

WITNESS my hand and seal of the Court on March 23, 2009, as Clerk of the Circuit Court.

(SEAL)

Maryanne Morse
Clerk of the Circuit Court

By: Dany Strauss
Deputy Clerk



Copies furnished to:
Florida Default Law Group, P.L.
P.O. Box 25018

FILE_NUMBER: F08009407

DOC_ID: M900012



RECEIPT

No 75006

SEMINOLE COUNTY, FLORIDA

Date 10/5 20 09

Received from Code Enforcement

Address

Description

Account Number	Amount	Description
-----	500 00	-----
-----	-----	Case #
-----	-----	08-162-CEB
-----	-----	-----
-----	-----	-----

Total Amount 500.00

Board of County Commissioners

Check No. 5890 Cash By M Holden



George Monroe Philbeck, P.A.
12301 Lake Underhill Road
Suite 111
Orlando, FL 32828
407-393-5901

WACHOVIA BA JA
63-751/631

5890

9/30/2009

Pay to the Order of

BCC Finance Department

\$ **500.00

Five Hundred and 00/100*****

Dollars

BCC Finance Department
1101 E. First Street
Sanford, FL 32771

Void After 90 Days

Case No. 08-162-CEB



Handwritten signature

MP

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>	<table border="1" style="margin: auto;"> <tr><td>15</td><td>37</td><td>11</td><td>14</td></tr> <tr><td>16</td><td>38</td><td>10</td><td>15</td></tr> <tr><td>17</td><td>35</td><td>9</td><td>16</td></tr> <tr><td>18</td><td>34</td><td>8</td><td>17</td></tr> <tr><td>19</td><td>33</td><td>7</td><td>18</td></tr> </table>	15	37	11	14	16	38	10	15	17	35	9	16	18	34	8	17	19	33	7	18	
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16	38	10	15																			
17	35	9	16																			
18	34	8	17																			
19	33	7	18																			

GENERAL

Parcel Id: 27-21-31-503-0000-0090
 Owner: BANK OF NEW YORK TR
 Own/Addr: FBO
 Mailing Address: 4828 LOOP CENTRAL DR
 City,State,ZipCode: HOUSTON TX 77081
 Property Address: 2244 SUNNY VIEW DR OVIEDO 32765
 Subdivision Name: SUNNY SLOPES
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 01-SINGLE FAMILY

VALUE SUMMARY		
VALUES	2010 Working	2009 Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$78,363	\$85,905
Depreciated EXFT Value	\$0	\$0
Land Value (Market)	\$32,175	\$32,175
Land Value Ag	\$0	\$0
Just/Market Value	\$110,538	\$118,080
Portability Adj	\$0	\$0
Save Our Homes Adj	\$0	\$0
Assessed Value (SOH)	\$110,538	\$118,080
Tax Estimator		

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
CERTIFICATE OF TITLE	03/2009	07156	0469	\$100	Improved	No
FEE SIMPLE DEED	04/2003	04892	0424	\$100	Improved	No
WARRANTY DEED	12/1999	03784	0676	\$90,900	Improved	Yes
WARRANTY DEED	02/1997	03195	0364	\$29,000	Improved	No
WARRANTY DEED	12/1994	02866	0068	\$62,000	Improved	Yes
WARRANTY DEED	07/1987	01884	1756	\$52,500	Improved	No
CERTIFICATE OF TITLE	01/1987	01811	0198	\$50,000	Improved	No
WARRANTY DEED	03/1985	01620	1516	\$9,000	Vacant	Yes
WARRANTY DEED	11/1984	01599	0673	\$100	Vacant	No
WARRANTY DEED	03/1984	01530	0598	\$100	Vacant	No
WARRANTY DEED	04/1981	01331	1539	\$100	Vacant	No
WARRANTY DEED	01/1976	01079	1904	\$26,900	Vacant	No

Find Comparable Sales within this Subdivision

2009 VALUE SUMMARY

2009 Tax Bill Amount: \$1,845

2009 Certified Taxable Value and Taxes

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
FRONT FOOT & DEPTH	100	140	.000	325.00	\$32,175

LEGAL DESCRIPTION

PLATS:

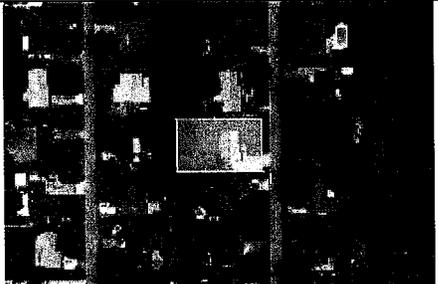
LEG LOT 9 SUNNY SLOPES PB 11 PG 13

BUILDING INFORMATION

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1985	6	1,138	1,618	1,138	SIDING BELOW AVG	\$78,363	\$95,565
Appendage / Sqft		UTILITY FINISHED / 117							
Appendage / Sqft		GARAGE FINISHED / 312							
Appendage / Sqft		OPEN PORCH FINISHED / 51							

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td style="width:10%;">15</td><td style="width:10%;">37</td><td style="width:10%;">11</td><td style="width:10%;">14</td></tr> <tr><td>16</td><td>36</td><td>10</td><td>15</td></tr> <tr><td>17</td><td>35</td><td>9</td><td>16</td></tr> <tr><td>18</td><td>34</td><td>8</td><td>17</td></tr> <tr><td>19</td><td>33</td><td>7</td><td>18</td></tr> </table>	15	37	11	14	16	36	10	15	17	35	9	16	18	34	8	17	19	33	7	18	
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19	33	7	18																			

<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 27-21-31-503-0000-0090</p> <p>Owner: MARRERO MILDRED &</p> <p>Own/Addr: MARRERO GISELLE</p> <p>Mailing Address: 2244 SUNNYVIEW DR</p> <p>City,State,ZipCode: OVIEDO FL 32765</p> <p>Property Address: 2244 SUNNY VIEW DR OVIEDO 32765</p> <p>Subdivision Name: SUNNY SLOPES</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (2000)</p> <p>Dor: 01-SINGLE FAMILY</p>	<p>VALUE SUMMARY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>VALUES</th> <th>2008 Working</th> <th>2007 Certified</th> </tr> </thead> <tbody> <tr><td>Value Method</td><td>Cost/Market</td><td>Cost/Market</td></tr> <tr><td>Number of Buildings</td><td>1</td><td>1</td></tr> <tr><td>Depreciated Bldg Value</td><td>\$76,484</td><td>\$97,406</td></tr> <tr><td>Depreciated EXFT Value</td><td>\$0</td><td>\$0</td></tr> <tr><td>Land Value (Market)</td><td>\$74,250</td><td>\$79,200</td></tr> <tr><td>Land Value Ag</td><td>\$0</td><td>\$0</td></tr> <tr><td>Just/Market Value</td><td>\$150,734</td><td>\$176,606</td></tr> <tr><td>Portability Adj</td><td>\$0</td><td>\$0</td></tr> <tr><td>Save Our Homes Adj</td><td>\$0</td><td>\$26,467</td></tr> <tr><td>Assessed Value (SOH)</td><td>\$150,734</td><td>\$150,139</td></tr> </tbody> </table> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">Portability Calculator</p> <p style="text-align: center;">2008 Notice of Proposed Property Tax</p>	VALUES	2008 Working	2007 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$76,484	\$97,406	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$74,250	\$79,200	Land Value Ag	\$0	\$0	Just/Market Value	\$150,734	\$176,606	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$26,467	Assessed Value (SOH)	\$150,734	\$150,139
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2008 Taxes and Taxable Value Estimate					
Taxing Authority	Assessment Value	Exempt Values	Taxable Value	Millage	Taxes
Cnty County	\$150,734	\$50,000	\$100,734	4.5153	\$454.84
Schools	\$150,734	\$25,000	\$125,734	7.5430	\$948.41
Fire	\$150,734	\$50,000	\$100,734	2.3299	\$234.70
Road District	\$150,734	\$50,000	\$100,734	.1107	\$11.15
SJWM(Saint Johns Water Management)	\$150,734	\$50,000	\$100,734	.4158	\$41.89
Natural Lands/Trails I/S Debt	\$150,734	\$50,000	\$100,734	.1451	\$14.62
Total				15.0598	\$1,705.61

The taxable values and taxes are calculated using the current years working values and the proposed millage rates.

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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
FRONT FOOT & DEPTH	100	140	.000	750.00	\$74,250								

<p>BUILDING INFORMATION</p>	<p>Est. Cost</p>
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**PARTIAL RELEASE OF LIEN
AS TO PARTICULAR PARCEL**

THIS instrument disclaims and releases the lien imposed by the Order Finding Non-Compliance and Imposing Fine/Lien, issued by the Seminole County Code Enforcement Board in Case No. 08-162-CEB, filed against MILDRED MARRERO & GISELLE MARRERO and filed by and on behalf of Seminole County, on January 22, 2009, and recorded in Official Records Book 07126, Pages 0885 - 0886, of the Public Records of Seminole County, Florida, only against the following described real property.

LEG LOT 9 SUNNY SLOPES PB 11 PG 13

THIS RELEASE OF LIEN DOES NOT DISCHARGE SEMINOLE COUNTY'S CLAIM OF LIEN UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY MILDRED MARRERO & GISELLE MARRERO.

The undersigned is authorized to and does hereby disclaim and release the lien as to the whole of the above-described real property, and consents that the same be discharged of record.

DATED this ____ day of _____, _____.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida

By: _____
BOB DALLARI, Chairman

Date: _____

For the use and reliance
of Seminole County only.
Approved as to form and
legal sufficiency.

As authorized for execution by the
Board of County Commissioners at their
December 8, 2009 regular meeting.

County Attorney