

VAUGHN, DAWN L
Case No. CE2408-0678



CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records **Instrument Number 202541100835** for fees due on the property located at **530 28TH AVE W, BRADENTON, FL 34205** more particularly described as follows:

LOT 12 BLK E FLORIDA AVE PARK PI#48161.0000/4

pursuant to Chapter 82-321, Laws of Florida.

On the 24th day of April 2026 Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: 5/20/2026
By: Nicole M. Knapp
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☒ physical presence or
☐ online notarization

This 20 day of May, 2026, by Nicole M. Knapp, who

- ☒ is personally known to me or
☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Celeste McDuffie
Signature of Notary Public

My Commission Expires: _____

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



Celeste McDuffie
Notary Public
State of Florida
Comm# HH723514
Expires 9/22/2029

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: esanchez
Cashiered By: esanchez

Receipt#: 900849338 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 05/27/2026 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202641060308-SATISFACTION

Receipt Total:	\$10.00
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$0.00

Instrument: 202641060308 SATISFACTION		
001000000341100	RECORDING FEE \$5/\$4	\$5.00
199000000341150	PRMTF \$1/\$.50	\$1.00
001000000208911	PRMTF FACC \$.10	\$0.10
199000000341160	PRMTF CLERK \$1.90	\$1.90
001000000208912	PRMTF BCC \$2	\$2.00
Instrument Total:		\$10.00

VAUGHN, DAWN L
Case No. CE2408-0678

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records **Instrument Number 202541100835** for fees due on the property located at **530 28TH AVE W, BRADENTON, FL 34205** more particularly described as follows:

LOT 12 BLK E FLORIDA AVE PARK PI#48161.0000/4

pursuant to Chapter 82-321, Laws of Florida.

On the 24th day of April 2026 Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: 5/20/2026
By: Nicole M. Knapp
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☒ physical presence or
☐ online notarization

This 20 day of May, 2026, by Nicole M. Knapp, who

- ☒ is personally known to me or
☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]
Signature of Notary Public

My Commission Expires: _____

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



Celeste McDuffie
Notary Public
State of Florida
Comm# HH723514
Expires 9/22/2029

VAUGHN, DAWN L

Case No: CE2408-0678

Invoice No: 731383 / 744141



CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **two hundred eighty-three dollars and sixteen cents. (\$283.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows:
PID # 4816100004

The owner(s) of the above-described property is **VAUGHN, DAWN L**. Said property is located at
530 28TH AVE W, BRADENTON, FL 34205, County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **VAUGHN, DAWN L** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **(\$20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: \$309.22

Dated: 8-13-25

By: 

Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 13th day of August, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.



Notary Public Signature

8-13-2025

Date



Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Notary Public Stamp

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: TALLRED
Cashiered By: TALLRED

Receipt#: 900778216 Payee Name: MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 08/14/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541100835-LIEN

Receipt Total:	\$10.00
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$0.00

Instrument:	202541100835	LIEN	
001000000341100	RECORDING FEE \$5/\$4		\$5.00
199000000341150	PRMTF \$1/\$.50		\$1.00
001000000208911	PRMTF FACC \$.10		\$0.10
199000000341160	PRMTF CLERK \$1.90		\$1.90
001000000208912	PRMTF BCC \$2		\$2.00
Instrument Total:			\$10.00

3/27/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocation	ReceiptNumber	Posted Date	Fund1	Paid Amt	Fund1	CE Case #	Fees in	TCO 2%	One-time	penalty/	Clearing/	penalty/	Notes	
4816100004	2025	N	VAUGHN, DAWN L	530 28TH AVE W	H02172026P060121	2/17/2026 14:00	LOT1	1142.40	CE2408-0678		308.22	308.45	6.18	314.63	0.00	275.00	5.41	1104346
									CE2504-0777		844.72	833.95	16.89	850.84	0.00	800.00	6.12	850.84

C2606656 1142.40

GLUQ OBJECT CODE 349913

Fees in	% of total	Fees Paid	TCO 2%	fee
Accela				
308.22	0.27	308.45	6.18	
844.72	0.73	833.95	16.89	
1153.94	1.00	1142.4	23.07	
1153.94		1130.87		

Detailed Trial Balance

03/01/26 thru 03/31/26

Fiscal: 2026

Org Key	Description	Director	Status	FUND	ACT	FUNC	DEPT	DIV
1070000000	Unincorporated Services Fund		A	107	107	00	00	000
Posting								
Object	Description	Date	Reference	Transaction Description	Debits	Credits	Balance	
349913	Lot clearing revenue	03/23/2026	BP260323	Lot Clearing	0.00	5,717.25	5,717.25	
349913	Lot clearing revenue	03/27/2026	C2606656	AD VALOREM DIST 3/27	0.00	1,142.40	6,859.65	
Total for:				349913	\$0.00	\$6,859.65	\$6,859.65	
Total for:				1070000000	\$0.00	\$6,859.65	\$6,859.65	

Detailed Trial Balance

03/01/26 thru 03/31/26

Fiscal: 2026

Org Key **Description**
1070000000 Unincorporated Services Fund

Director

Status
A

FUND
107

ACT
107

FUNC
00

DEPT
00

DIV
000

**Posting
Date**

Reference

Transaction Description

Debits

Credits

Balance

Grand Total:

\$0.00

\$6,859.65

\$6,859.65



Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1104346
Receipt Date: 4/8/26

RECEIPT

Record and Payer Information

Record ID	CE2408-0678	Record Type	Overgrown			
Parcel ID	4816100004000-3266481432					
Desc. of Work	Entire property overgrown. 8R					
Property Address	530 28TH AVE W	City	BRADENTON	State	FL Zip 34205	
Owner	VAUGHN DAWN L					
Address	530 28TH AVE W	City	BRADENTON	State	Zip	
Phone						
Contractor	License #					
Company						
Address		City		State	Zip	
Phone						
Payer						

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
04/08/2026	Cash Receipt	AA		\$314.63

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	731383	275	\$275.00	\$275.00	\$0.00
Postage Fee CE	731383	8	\$8.16	\$8.16	\$0.00
Case					
Recording Fee CE	744141	20	\$20.00	\$20.00	\$0.00
Case					
One Time Fee	753442	6	\$6.06	\$6.06	\$0.00
MCTCO Interest	807740	5	\$5.41	\$5.41	\$0.00
Penalty					

VAUGHN, DAWN L
Case No. CE2504-0777



CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records **Instrument Number 202541087877** for fees due on the property located at **530 28TH AVE W, BRADENTON, FL 34205** more particularly described as follows:

LOT 12 BLK E FLORIDA AVE PARK PI#48161.0000/4

pursuant to Chapter 82-321, Laws of Florida.

On the 24th day of April 2026 **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: 5/20/2026

By: Nicole M. Knapp
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☒ physical presence or
☐ online notarization

This 20 day of May, 2026, by Nicole M. Knapp, who

- ☒ is personally known to me or
☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Celeste McDuffie
Signature of Notary Public

My Commission Expires: _____

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



Celeste McDuffie
Notary Public
State of Florida
Comm# HH723514
Expires 9/22/2029

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: esanchez

Cashiered By: esanchez

Receipt#: 900849337 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 05/27/2026 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202641060307-SATISFACTION

Receipt Total:	\$10.00
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$0.00

Instrument:	202641060307	SATISFACTION	
001000000341100	RECORDING FEE \$5/\$4		\$5.00
199000000341150	PRMTF \$1/\$.50		\$1.00
001000000208911	PRMTF FACC \$.10		\$0.10
199000000341160	PRMTF CLERK \$1.90		\$1.90
001000000208912	PRMTF BCC \$2		\$2.00
Instrument Total:			\$10.00

VAUGHN, DAWN L
Case No. CE2504-0777

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records **Instrument Number 202541087877** for fees due on the property located at **530 28TH AVE W, BRADENTON, FL 34205** more particularly described as follows:

LOT 12 BLK E FLORIDA AVE PARK PI#48161.0000/4

pursuant to Chapter 82-321, Laws of Florida.

On the 24th day of April 2026 Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: 5/20/2026
By: Nicole M. Knapp
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☒ physical presence or
☐ online notarization

This 20 day of May, 2026, by Nicole M. Knapp, who

- ☒ is personally known to me or
☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Celeste McDuffie
Signature of Notary Public

My Commission Expires: _____

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



Celeste McDuffie
Notary Public
State of Florida
Comm# HH723514
Expires 9/22/2029

VAUGHN, DAWN L

Case No: CE2504-0777

Invoice No: 718117 / 731938



CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **eight hundred eight dollars and sixteen cents. (\$808.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows:
PID # 4816100004

The owner(s) of the above-described property is **VAUGHN, DAWN L**. Said property is located at **530 28TH AVE W, BRADENTON FL 34205**, County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **VAUGHN, DAWN L** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **(\$20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: \$844.72

Dated: 7-14-25

By:

Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 14th day of July, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

Notary Public Signature

7-14-2025

Date



Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Notary Public Stamp

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: kgowen
Cashiered By: kgowen

Receipt#: 900769779 Payee Name: MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 07/16/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541087877-LIEN

Receipt Total: \$10.00
Amount Tendered: \$0.00
Overage: \$0.00
Service Fee: \$0.00
Total PAID \$0.00

Instrument: 202541087877 LIEN		
001000000341100	RECORDING FEE \$5/\$4	\$5.00
199000000341150	PRMTF \$1/\$.50	\$1.00
001000000208911	PRMTF FACC \$.10	\$0.10
199000000341160	PRMTF CLERK \$1.90	\$1.90
001000000208912	PRMTF BCC \$2	\$2.00
Instrument Total:		\$10.00

3/27/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocation	ReceiptNumber	Posted Date	Fund1	Paid Amt	Fund1	CE Case #	Fees in	TCO 2%	One-time	penalty/	Clearing/	penalty/	Notes
4816100004	2025	N	VAUGHN, DAWN L	\$30 28TH AVE W	H02172026P060121	2/17/2026 14:00	LOT1	1142.40	CE2408-0678	308.45	308.45	6.18	314.63	6.08	0.00	275.00	314.63
					CE2504-0777			833.95		833.95	16.89	850.84	16.56		0.00	800.00	850.84
								844.72								28.16	1104355

C260656 1142.40

GLQ OBJECT CODE 349913

Fees in	% of total	Fees Paid	TCO 2% fee
Accela	308.22	0.27	308.45
	844.72	0.73	833.95
	1153.94	1.00	1142.4
			23.07
	1153.94		1130.87

Detailed Trial Balance

Fiscal: 2026 03/01/26 thru 03/31/26

Org Key	Description	Director	Status	FUND	ACT	FUNC	DEPT	DIV
1070000000	Unincorporated Services Fund		A	107	107	00	00	000
Posting								
Object	Description	Date	Reference	Transaction Description	Debits	Credits	Balance	
349913	Lot clearing revenue	03/23/2026	BP260323	Lot Clearing	0.00	5,717.25	5,717.25	
349913	Lot clearing revenue	03/27/2026	C2606656	AD VALOREM DIST 3/27	0.00	1,142.40	6,859.65	
Total for:				349913	\$0.00	\$6,859.65	\$6,859.65	
Total for:				1070000000	\$0.00	\$6,859.65	\$6,859.65	

Detailed Trial Balance

Fiscal: 2026

03/01/26 thru 03/31/26

Org Key **Description**
1070000000 Unincorporated Services Fund

Director

Status
A

FUND
107

ACT
107

FUNC
00

DEPT
00

DIV
000

**Posting
Date**

Reference

Transaction Description

Debits

Credits

Balance

\$6,859.65

\$6,859.65

\$0.00

Grand Total:



Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1104355
Receipt Date: 4/8/26

RECEIPT

Record and Payer Information

Record ID	CE2504-0777	Record Type	Overgrown
Parcel ID	4816100004000-3266481432		
Desc. of Work	There is trash and debris on the property.		
Property Address	530 28TH AVE W	City	BRADENTON
Owner	VAUGHN DAWN L	State	FL
Address	530 28TH AVE W	Zip	34205
Phone			
Contractor		License #	
Company			
Address		City	
Phone		State	
Payer		Zip	

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
04/08/2026	Cash Receipt	AA	Payment Made Via Manatee County Tax Collectors Office Cash Receipt# C2606656	\$850.84

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Lot Clearing	718117	800	\$800.00	\$800.00	\$0.00
Postage Fee CE	718117	8	\$8.16	\$8.16	\$0.00
Case					
Recording Fee CE	731938	20	\$20.00	\$20.00	\$0.00
Case					
One Time Fee	753436	17	\$16.56	\$16.56	\$0.00
MCTCO Interest	807794	6	\$6.12	\$6.12	\$0.00
Penalty					

JOHNSON, MARGARET
Case No. CE2506-1125

Recorded with
Manatee County Florida Clerk
Access Official Records at
www.ManateeClerk.com

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records **Instrument Number 202541118193** for fees due on the property located at **6329 11TH STREET CT E, BRADENTON, FL 34203** more particularly described as follows:

LOT 3; SUBJ TO DRAIN EASMT AS DESC IN OR 1137 P 3141 PRMCF CIMARRON ACRES
PI#65610.0000/8

pursuant to Chapter 82-321, Laws of Florida.

On the 7th day of April 2026 Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: 5/20/24

By: Nicole M. Knapp
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☒ physical presence or
☐ online notarization

This 20 day of May, 2026, by Nicole M. Knapp, who

- ☒ is personally known to me or
☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION
117.05, FLORIDA STATUTES]

Celeste McDuffie
Signature of Notary Public

My Commission Expires: _____

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



Celeste McDuffie
Notary Public
State of Florida
Comm# HH723514
Expires 9/22/2029

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: esanchez
Cashiered By: esanchez

Receipt#: 900849334 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 05/27/2026 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202641060291-SATISFACTION

Receipt Total:	\$10.00
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$0.00

Instrument:	202641060291	SATISFACTION	
001000000341100	RECORDING FEE \$5/\$4		\$5.00
199000000341150	PRMTF \$1/\$.50		\$1.00
001000000208911	PRMTF FACC \$.10		\$0.10
199000000341160	PRMTF CLERK \$1.90		\$1.90
001000000208912	PRMTF BCC \$2		\$2.00
Instrument Total:			\$10.00

JOHNSON, MARGARET
Case No. CE2506-1125

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records **Instrument Number 202541118193** for fees due on the property located at **6329 11TH STREET CT E, BRADENTON, FL 34203** more particularly described as follows:

LOT 3; SUBJ TO DRAIN EASMT AS DESC IN OR 1137 P 3141 PRMCF CIMARRON ACRES
PI#65610.0000/8

pursuant to Chapter 82-321, Laws of Florida.

On the 7th day of April 2026 Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: 5/20/24
By: Nicole M. Knapp
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☒ physical presence or
☐ online notarization

This 20 day of May, 2026, by Nicole M. Knapp, who

- ☒ is personally known to me or
☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Celeste McDuffie
Signature of Notary Public

My Commission Expires: _____

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



Celeste McDuffie
Notary Public
State of Florida
Comm# HH723514
Expires 9/22/2029

JOHNSON, MARGARET

Case No: CE2506-1125

Invoice No: 743524 / 761138



CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **five thousand seven hundred twenty-five dollars and forty-one cents. (\$5,725.41)** against certain lands lying in Manatee County, Florida, more particularly described as follows: **PID # 6561000008**

The owner(s) of the above-described property is **JOHNSON, MARGARET**. Said property is located at 6329 11TH STREET CT E, BRADENTON, FL 34203, County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **JOHNSON, MARGARET**, for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **(\$20.00)**.

If payment is not received by August 28th, 2026, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 28th, 2026: \$5,860.32

Dated: 9-23-25

By: 

Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 23rd day of September, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.



Notary Public Signature

9-23-2025

Date



Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Notary Public Stamp

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: AStevens
Cashiered By: AStevens

Receipt#: 900789311 Payee Name: MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 09/25/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541118193-LIEN

Receipt Total: \$10.00
Amount Tendered: \$0.00
Overage: \$0.00
Service Fee \$0.00
Total PAID

Instrument: 202541118193 LIEN		
001000000341100	RECORDING FEE \$5/\$4	\$5.00
199000000341150	PRMTF \$1/\$.50	\$1.00
001000000208911	PRMTF FACC \$.10	\$0.10
199000000341160	PRMTF CLERK \$1.90	\$1.90
001000000208912	PRMTF BCC \$2	\$2.00
001000000341400	INDEXING NAMES	\$0.00
001000000229552	E-CERTIFICATION FEE	\$0.00
001000000341400	E-COPIES	\$0.00
001000000341400	E-CERTIFICATION	\$0.00
Instrument Total:		\$10.00



Manatee County Building and Development Services
Code Enforcement
1112 Manatee Avenue West 4th Floor
Bradenton, FL 34205

Receipt No. 1101084
Receipt Date: 3/23/26

RECEIPT

Record and Payer Information

Record ID	CE2506-1125	Record Type	Overgrown
Parcel ID	6561000008000-1856555629		
Desc. of Work	Trash and debris. MC		
Property Address	6329 11TH STREET CT E	City	BRADENTON
Owner	JOHNSON MARGARET	State	FL
Address	6329 11TH STREET CT E	Zip	34203
Phone			
Contractor		License #	
Company			
Address		City	
Phone		State	
Payer	SELECT PORTFOLIO SERVICING INC	Zip	

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
03/23/2026	Manual Check	AA	CHECK 206682	\$5,745.41

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Lot Clearing	743524	5,717	\$5,717.25	\$5,717.25	\$0.00
Postage Fee CE	743524	8	\$8.16	\$8.16	\$0.00
Case					
Recording Fee CE	761138	20	\$20.00	\$20.00	\$0.00
Case					



May 19, 2026 - Regular Meeting

Subject

Authorization for staff to record Satisfactions of Multiple Code Enforcement Liens, Chris Klepek, Interim Division Manager, Tom Wooten, Code Enforcement Chief - Countywide

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Chris Klepek, Interim Division Manager Ext 3806

Tom Wooten, Code Enforcement Chief Ext 6908

Action Requested

Authorization for staff to record Satisfactions of Multiple Code Enforcement Liens, and Authorizing the County Administrator or Nicole Knapp, Development Services Director, to execute the Satisfactions.

Enabling/Regulating Authority

F.S.S. 162

C.C.O. 2-7-27

Applicable Advisory Board

N/A

Background Discussion

CE2408-0678- Dawn L. Vaughn: Satisfaction of Claim Lien in the amount of \$314.63

CE2504-0777- Dawn L. Vaughn: Satisfaction of Claim Lien in the amount of \$850.84

CE2506-1125- Margaret Johnson: Satisfaction of Claim Lien in the amount of \$5,745.41

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

Please ensure that the first page of the Satisfactions of Liens are signed by the County Administrator or Nicole Knapp.

Please email approval to:
Tom.wooten@mymanatee.org
Karen.mata@mymanatee.org

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

**Three executed/Notarized Liens forwarded to K. Mata, to record in
Official Records & to return recorded copies for this item, 5/21/26, RT**



Development Services
Code Enforcement
Mailing Address: P.O. Box 1000,
Bradenton, FL 34205
Office Location: 9000 Town
Center Pkwy, Lakewood Ranch,
FL 34202
Phone: (941) 748-4501
www.mymanatee.org

Order of Operations for Code Violations:

1. Violation and Initial Notice

- When a County Code Enforcement Officer identifies a code violation, the County typically issues a Notice of Violation and provides the property owner with a set period (often up to 30 days) to correct the violation voluntarily.

2. Special Magistrate Hearing

- If the violation is not corrected within the allotted time, the case proceeds to a Special Magistrate Hearing.
- The Special Magistrate determines whether a violation exists and what penalties should apply.

3a. Fines Imposed

- At the hearing, the Special Magistrate may impose administrative fines based on the severity, duration, and history of violations, in accordance with Florida Statutes (e.g., §162).
- Fines continue to accrue daily until compliance is achieved.
 - o Up to \$250 per day for a first violation.
 - o Up to \$500 per day for repeat violations.
 - o Higher fines if the violation is deemed irreparable or irreversible (subject to the Magistrate's discretion).

3b. Fines Imposed for Lot Clearing/Mowing/Demolition

- If the property owner fails to comply by the ordered deadline, Code Enforcement authorizes mowing/clearing/demolition by a contractor or vendor.
- The contractor/vendor performs the work and invoices the County; the County then bills the property owner.
- The owner has 30 days to pay.
 - o If paid, the case is financially resolved.
 - o If unpaid, a lien is recorded against the property.
 - o If still unpaid by August, the lien is certified to the Tax Collector and placed on the property's tax bill for collection.
 - o Once payment has been received, proceed to the Satisfaction of Lien process (step 6).

4. Liens and Continued Accrual

- An Order Imposing Fine issued by the Special Magistrate may be recorded in the public records, thereby creating a lien against the property.
- The lien remains until all fines and associated costs are satisfied.

5. Payment

- Once fines are approved, payment may be made in person at the Manatee County Administration Building or by mail, referencing the case number.

VACANT
District 1

AMANDA
BALLARD
District 2

TAL
SIDDIQUE
District 3

MIKE
RAHN
District 4

DR. BOB
MCCANN
District 5

JASON
BEARDEN
At Large

GEORGE W.
KRUSE
At Large

6. Satisfaction of Lien

- Once payment has been received, the Satisfaction of Lien must be presented to and approved by the Board of County Commissioners pursuant to Manatee County Code of Ordinances § 2-7-27(a).
- Upon execution by the Board, the Satisfaction is forwarded for official recording. Recording the executed Satisfaction formally releases the lien from the property's title in accordance with Florida law.

VAUGHN, DAWN L
Case No. CE2408-0678

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records **Instrument Number 202541100835** for fees due on the property located at **530 28TH AVE W, BRADENTON, FL 34205** more particularly described as follows:

LOT 12 BLK E FLORIDA AVE PARK PI#48161.0000/4

pursuant to Chapter 82-321, Laws of Florida.

On the 24th day of April 2026 **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☐ physical presence or
☐ online notarization

This _____ day of _____, 20____, by _____, who

- ☐ is personally known to me or
☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Signature of Notary Public

My Commission Expires: _____

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

VAUGHN, DAWN L

Case No: CE2408-0678

Invoice No: 731383 / 744141



CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **two hundred eighty-three dollars and sixteen cents. (\$283.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows:
PID # 4816100004

The owner(s) of the above-described property is **VAUGHN, DAWN L**. Said property is located at
530 28TH AVE W, BRADENTON, FL 34205, County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **VAUGHN, DAWN L** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **(\$20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: \$309.22

Dated: 8-13-25

By: [Signature]

Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 13th day of August, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

[Signature]

Notary Public Signature

8-13-2025

Date



Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Notary Public Stamp

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: TALLRED
Cashiered By: TALLRED

Receipt#: 900778216 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 08/14/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541100835-LIEN

Receipt Total:	\$10.00
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$0.00

Instrument: 202541100835 LIEN		
001000000341100	RECORDING FEE \$5/\$4	\$5.00
199000000341150	PRMTF \$1/\$.50	\$1.00
001000000208911	PRMTF FACC \$.10	\$0.10
199000000341160	PRMTF CLERK \$1.90	\$1.90
001000000208912	PRMTF BCC \$2	\$2.00
Instrument Total:		\$10.00

3/27/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocation	ReceiptNumber	Posted Date	Fund1	Paid Amt Fund1	CE Case #	Fees in		TCO 2%		Total	One-time fee	penalty/ (discount)	Lot		penalty/ (discount)	Total	Notes
										Accela	Fees Paid	fee					Clearing/ Mowing	other fees			
4816100004	2025	N	VAUGHN, DAWN L	530 28TH AVE W	H02172026P060121	2/17/2026 14:00	LOT1	1142.40	CE2408-0678	309.22	308.45	6.18		314.63	6.06	0.00	275.00	28.16	5.41	314.63	1104346
									CE2504-0777	844.72	833.95	16.89		850.84	16.56	0.00	800.00	28.16	6.12	850.84	

GLIQ OBJECT CODE 349913 C2606656 1142.40

Fees in			
Accela	% of total	Fees Paid	TCO 2% fee
309.22	0.27	308.45	6.18
844.72	0.73	833.95	16.89
1153.94	1.00	1142.4	23.07
1153.94	1130.87		

Detailed Trial Balance

Fiscal: 2026

03/01/26 thru 03/31/26

<u>Org Key</u>	<u>Description</u>	<u>Director</u>	<u>Status</u>	<u>FUND</u>	<u>ACT</u>	<u>FUNC</u>	<u>DEPT</u>	<u>DIV</u>
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

<u>Object</u>	<u>Description</u>	<u>Posting Date</u>	<u>Reference</u>	<u>Transaction Description</u>	<u>Debits</u>	<u>Credits</u>	<u>Balance</u>
349913	Lot clearing revenue	03/23/2026	BP260323	Lot Clearing	0.00	5,717.25	5,717.25
349913	Lot clearing revenue	03/27/2026	C2606656	AD VALOREM DIST 3/27	0.00	1,142.40	6,859.65
Total for:				349913	\$0.00	\$6,859.65	\$6,859.65
Total for:				1070000000	\$0.00	\$6,859.65	\$6,859.65

Detailed Trial Balance

Fiscal: 2026

03/01/26 thru 03/31/26

<u>Org Key</u>	<u>Description</u>	<u>Director</u>	<u>Status</u>	<u>FUND</u>	<u>ACT</u>	<u>FUNC</u>	<u>DEPT</u>	<u>DIV</u>
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

<u>Object</u>	<u>Description</u>	<u>Posting Date</u>	<u>Reference</u>	<u>Transaction Description</u>	<u>Debits</u>	<u>Credits</u>	<u>Balance</u>
Grand Total:					\$0.00	\$6,859.65	\$6,859.65

**Manatee County Building and Development Services**

Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1104346**Receipt Date:** 4/8/26

RECEIPT

Record and Payer Information

Record ID	CE2408-0678	Record Type	Overgrown				
Parcel ID	4816100004000-3266481432						
Desc. of Work	Entire property overgrown. BR						
Property Address	530 28TH AVE W	City	BRADENTON	State	FL	Zip	34205
Owner	VAUGHN DAWN L						
Address	530 28TH AVE W	City	BRADENTON	State		Zip	
Phone							
Contractor						License #	
Company							
Address		City		State		Zip	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
04/08/2026	Cash Receipt	AA		\$314.63

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	731383	275	\$275.00	\$275.00	\$0.00
Postage Fee CE	731383	8	\$8.16	\$8.16	\$0.00
Case					
Recording Fee CE	744141	20	\$20.00	\$20.00	\$0.00
Case					
One Time Fee	753442	6	\$6.06	\$6.06	\$0.00
MCTCO Interest	807740	5	\$5.41	\$5.41	\$0.00
Penalty					

VAUGHN, DAWN L
Case No. CE2504-0777

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records **Instrument Number 202541087877** for fees due on the property located at **530 28TH AVE W, BRADENTON, FL 34205** more particularly described as follows:

LOT 12 BLK E FLORIDA AVE PARK PI#48161.0000/4

pursuant to Chapter 82-321, Laws of Florida.

On the 24th day of April 2026 **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____

County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☐ physical presence or
☐ online notarization

This _____ day of _____, 20____, by _____, who

- ☐ is personally known to me or
☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Signature of Notary Public

My Commission Expires: _____

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

VAUGHN, DAWN L

Case No: CE2504-0777

Invoice No: 718117 / 731938



CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **eight hundred eight dollars and sixteen cents. (\$808.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows:
PID # 4816100004

The owner(s) of the above-described property is **VAUGHN, DAWN L**. Said property is located at **530 28TH AVE W, BRADENTON FL 34205**, County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **VAUGHN, DAWN L** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **(\$20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: \$844.72

Dated: 7-14-25

By: [Signature]

Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 14th day of July, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

[Signature]
Notary Public Signature

7-14-2025
Date



Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Notary Public Stamp

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: kgowen
Cashiered By: kgowen

Receipt#: 900769779 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 07/16/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541087877-LIEN

Receipt Total:	\$10.00
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$0.00

Instrument:	202541087877	LIEN	
001000000341100	RECORDING FEE \$5/\$4		\$5.00
199000000341150	PRMTF \$1/\$.50		\$1.00
001000000208911	PRMTF FACC \$.10		\$0.10
199000000341160	PRMTF CLERK \$1.90		\$1.90
001000000208912	PRMTF BCC \$2		\$2.00
Instrument Total:			\$10.00

3/27/2026

											Fees in		TCO 2%		One-time		Lot		penalty/			
Account No.	Tax Year	Instmnt	OwnerName	PhysLocation	ReceiptNumber	Posted Date	Fund1	Paid Amt	Fund1	CE Case #	Accela	Fees Paid	fee	Total	fee	penalty/	Clearing/	other fees	penalty/	Total	Notes	
4816100004	2025	N	VAUGHN, DAWN L	530 28TH AVE W	H02172026P060121	2/17/2026 14:00	LOT1	1142.40		CE2408-0678	309.22	308.45	6.18	314.63	6.06	0.00	275.00	28.16	5.41	314.63	1104346	
											CE2504-0777	844.72	833.95	16.89	850.84	16.56	0.00	800.00	28.16	6.12	850.84	1104355

GLIQ OBJECT CODE 349913

C2606656

1142.40

Fees in			
Accela	% of total	Fees Paid	TCO 2% fee
309.22	0.27	308.45	6.18
844.72	0.73	833.95	16.89
1153.94	1.00	1142.4	23.07
1153.94	1130.87		

Detailed Trial Balance

Fiscal: 2026

03/01/26 thru 03/31/26

<u>Org Key</u>	<u>Description</u>	<u>Director</u>	<u>Status</u>	<u>FUND</u>	<u>ACT</u>	<u>FUNC</u>	<u>DEPT</u>	<u>DIV</u>
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

<u>Object</u>	<u>Description</u>	<u>Posting Date</u>	<u>Reference</u>	<u>Transaction Description</u>	<u>Debits</u>	<u>Credits</u>	<u>Balance</u>
349913	Lot clearing revenue	03/23/2026	BP260323	Lot Clearing	0.00	5,717.25	5,717.25
349913	Lot clearing revenue	03/27/2026	C2606656	AD VALOREM DIST 3/27	0.00	1,142.40	6,859.65
Total for:				349913	\$0.00	\$6,859.65	\$6,859.65
Total for:				1070000000	\$0.00	\$6,859.65	\$6,859.65

Detailed Trial Balance

Fiscal: 2026

03/01/26 thru 03/31/26

<u>Org Key</u>	<u>Description</u>	<u>Director</u>	<u>Status</u>	<u>FUND</u>	<u>ACT</u>	<u>FUNC</u>	<u>DEPT</u>	<u>DIV</u>
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

<u>Object</u>	<u>Description</u>	<u>Posting Date</u>	<u>Reference</u>	<u>Transaction Description</u>	<u>Debits</u>	<u>Credits</u>	<u>Balance</u>
Grand Total:					\$0.00	\$6,859.65	\$6,859.65

**Manatee County Building and Development Services**

Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1104355**Receipt Date:** 4/8/26

RECEIPT

Record and Payer Information

Record ID	CE2504-0777	Record Type	Overgrown				
Parcel ID	4816100004000-3266481432						
Desc. of Work	There is trash and debris on the property.						
Property Address	530 28TH AVE W	City	BRADENTON	State	FL	Zip	34205
Owner	VAUGHN DAWN L						
Address	530 28TH AVE W	City	BRADENTON	State		Zip	
Phone							
Contractor							
Company							
Address		City		State		Zip	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
04/08/2026	Cash Receipt	AA	Payment Made Via Manatee County Tax Collectors Office	\$850.84

Cash Receipt# C2606656

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Lot Clearing	718117	800	\$800.00	\$800.00	\$0.00
Postage Fee CE	718117	8	\$8.16	\$8.16	\$0.00
Case					
Recording Fee CE	731938	20	\$20.00	\$20.00	\$0.00
Case					
One Time Fee	753436	17	\$16.56	\$16.56	\$0.00
MCTCO Interest	807794	6	\$6.12	\$6.12	\$0.00
Penalty					

JOHNSON, MARGARET

Case No. **CE2506-1125**

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records **Instrument Number 202541118193** for fees due on the property located at **6329 11TH STREET CT E, BRADENTON, FL 34203** more particularly described as follows:

LOT 3; SUBJ TO DRAIN EASMT AS DESC IN OR 1137 P 3141 PRMCF CIMARRON ACRES
PI#65610.0000/8

pursuant to Chapter 82-321, Laws of Florida.

On the 7th day of April 2026 **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____

County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

☐ physical presence or

☐ online notarization

This _____ day of _____, 20____, by _____, who

☐ is personally known to me or

☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION
117.05, FLORIDA STATUTES]

Signature of Notary Public

My Commission Expires: _____

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

JOHNSON, MARGARET

Case No: CE2506-1125

Invoice No: 743524 / 761138



CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **five thousand seven hundred twenty-five dollars and forty-one cents. (\$5,725.41)** against certain lands lying in Manatee County, Florida, more particularly described as follows: **PID # 6561000008**

The owner(s) of the above-described property is **JOHNSON, MARGARET**. Said property is located at 6329 11TH STREET CT E, BRADENTON, FL 34203, County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **JOHNSON, MARGARET**, for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **(\$20.00)**.

If payment is not received by August 28th, 2026, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 28th, 2026: \$5,860.32

Dated: 9-23-25

By: [Signature]

Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 23rd day of September, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

[Signature]
Notary Public Signature

9-23-2025
Date



Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Notary Public Stamp

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: AStevens
Cashiered By: AStevens

Receipt#: 900789311 Payee Name: MANATEE COUNTY CODE ENFORCEMENT AR700009
Receipt Date: 09/25/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541118193-LIEN

Receipt Total:	\$10.00
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	

Instrument: 202541118193 LIEN

001000000341100	RECORDING FEE \$5/\$4	\$5.00
199000000341150	PRMTF \$1/\$.50	\$1.00
001000000208911	PRMTF FACC \$.10	\$0.10
199000000341160	PRMTF CLERK \$1.90	\$1.90
001000000208912	PRMTF BCC \$2	\$2.00
001000000341400	INDEXING NAMES	\$0.00
001000000229552	E-CERTIFICATION FEE	\$0.00
001000000341400	E-COPIES	\$0.00
001000000341400	E-CERTIFICATION	\$0.00
Instrument Total:		\$10.00

**Manatee County Building and Development Services**

Code Enforcement

1112 Manatee Avenue West 4th Floor

Bradenton, FL 34205

Receipt No. 1101084**Receipt Date:** 3/23/26

RECEIPT

Record and Payer Information

Record ID	CE2506-1125	Record Type		Overgrown			
Parcel ID	6561000008000-1856555629						
Desc. of Work	Trash and debris. MC						
Property Address	6329 11TH STREET CT E	City	BRADENTON	State	FL	Zip	34203
Owner	JOHNSON MARGARET						
Address	6329 11TH STREET CT E	City	BRADENTON	State		Zip	
Phone							
Contractor					License #		
Company							
Address		City		State		Zip	
Phone							
Payer	SELECT PORTFOLIO SERVICING INC						

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
03/23/2026	Manual Check	AA	CHECK 206682	\$5,745.41

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Lot Clearing	743524	5,717	\$5,717.25	\$5,717.25	\$0.00
Postage Fee CE Case	743524	8	\$8.16	\$8.16	\$0.00
Recording Fee CE Case	761138	20	\$20.00	\$20.00	\$0.00