



# City of Haines City

Code Enforcement Department  
35400 U.S. Highway 27 • Haines City, FL 33844  
Phone (863) 421-9937 • Fax (863) 419-3168

## Application for Reduction of Code Enforcement Fine(s) and Release of Lien(s)

All information fields must be completed before this application can be processed. Requests are not reviewed by The City or presented before The Special Magistrate until this application has been completed.

CONTACT INFORMATION		
APPLICANT'S NAME: <b>Modern Homes LLC</b>		
PHONE: 407 697 2496	FAX: +14076986571	E-MAIL: Modernhomesllc1@gmail.com
MAILING ADDRESS: 8400 Saint Marino Blvd		
CITY: Orlando	STATE: FL	ZIP CODE: 32836
ADDRESS TO MAIL RELEASE OF LIEN TO: 309 Villa Sorrento cir		
CITY: Haines city	STATE: FL	ZIP CODE: 33844
AUTHORIZED REPRESENTATIVE'S NAME: A Mounir		
<b>WRITTEN AND NOTARIZED AUTHORIZATION OWNER:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
CASE INFORMATION		
CASE NUMBER(S): <i>34618</i>		
LIEN ADDRESS (PROPERTY SUBJECT TO THE LIEN(S)): 309 Villa Sorrento circle		
NAME OF CURRENT OWNER OF LIEN ADDRESS:		
CURRENT OWNER'S RELATIONSHIP OR AFFILIATION WITH ENTITY/PERSON NAMED IN LIEN(S): Owner		
OTHER PROPERTY LOCATED IN HAINES CITY WHICH BELONGS TO CURRENT OWNER: N/A		
VIOLATION(S) AT LIEN ADDRESS WHEN LIEN(S) WERE PLACED: Dirty pool and broken screen enclosure		
WHO LIVED AT LIEN ADDRESS WHEN LIEN(S) WERE ASSESSED? Previous owners <i>Maria Serova</i>		
REASONS VIOLATION(S) NOT CORRECTED BEFORE LIEN(S) PLACED: Previous owner abandoned the property		
IS MONEY HELD IN ESCROW PENDING THE LIEN RELEASE HEARING AND IF YES, WHO WILL RECEIVE ESCROW MONEY IF THE LIEN(S) IS/ARE REDUCED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
WHAT IS THE REASON YOU ARE REQUESTING A REDUCTION OR RELEASE OF THE LIEN? We were not aware of the liens. But the proper was cleaned up two weeks after we took over.		

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Has the applicant previously applied for lien release/reduction for this property?  Yes  No  
 If yes, when? N/a (month & year)

Applicants are required to complete the Fine list below and to provide copies of any lien they want considered in this Lien Release/Fine Reduction Application. To obtain information on fines/liens contact Haines City Code Compliance at (863) 421-9937 or visit the Code Compliance at 34500 US Highway 27, Haines City.

**Note:** The Code Compliance Unit does not conduct Title or Lien searches, but will try to identify any additional liens that may pertain to this request based on the information provided by the applicant on Page 1 of this application. The Unit is not responsible for any outstanding liens that may be omitted from this request.

Applicant is requesting the below lien(s) be:  
 (Check all that apply)

- Release Completely
- Reduced
- Released from the Property located at \_\_\_\_\_ only.  
 Lien(s) to remain in the name of the owner at time of lien.
- Other \_\_\_\_\_

Applicant's Request	
Amount of Fine	Date/Month Certified
\$ 1,264.07 \$100.00 pd fine	October 25, 2023
\$	
\$	
\$	
\$	

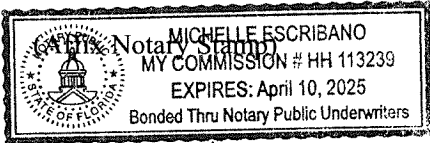
**Application for Reduction of Code Enforcement Fine(s) and Release of Lien(s)**

Under penalty of perjury Florida Statue 837.02 (1), the undersigned swears or affirms that the information provided on this three (3) page Application for Reduction of Code Enforcement Lien(s) is true and correct.

02/13/2025  
 Applicant's Signature Date

State of Florida  
City of Haines City

The foregoing was sworn to and subscribed before me this 13<sup>th</sup> day of Feb, 2025, by Aziz Mourir. He or she is personally known to me, or provided \_\_\_\_\_ as identification and did appear before me at the time of notarization.



Notary Public:  
 Signature:   
 Printed Name: Michelle Escribano  
 My Commission Expires April 10, 2025

*For City of Haines City Use Only*

Application Accepted on: February 13, 2025  
 Total Amount of Lien(s): \$ 49,364.07  
 Total Reduction Approved by The City: \$ \_\_\_\_\_  
 Other: \_\_\_\_\_  
 Hearing Date: Requested Hearing February 26<sup>th</sup>, 2025

INSTR # 2023281742  
BK 12926 Pg 1522 PG(s)1  
12/01/2023 04:04:00 PM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 10.00



**CODE COMPLIANCE  
SPECIAL MAGISTRATE  
CITY OF HAINES CITY**

CITY OF HAINES CITY,  
Petitioner

v.

MARIA SEROVA  
56 MATISSE COURT  
PLEASANT HILL, CA. 94523

Violation No.: 34618  
Parcel Number: 27-27-17-741007-000050  
Property Address: 309 VILLA SORRENTO CIR  
Legal Description: VILLA SORRENTO PB 133  
PGS 40 & 41 LOT 5

Respondent

**ORDER IMPOSING FINE/ADMINISTRATION LIEN**

THIS CAUSE came on to be heard before the Haines City Special Magistrate at hearing commencing at 9:00 AM on 10/25/2023 after due notice to the parties at which time the Special Magistrate heard testimony under oath, received evidence, and being otherwise fully advised in the premises ORDERED as follows:

1. Respondent was required to take certain corrective action by a time certain, as more specifically set forth in the Findings of Fact, Conclusions of Law and Order.
2. An Affidavit of Non-Compliance has been filed at the Hearing by the Code Officer, which Affidavit certifies under oath that as of October 24, 2023 the required corrective action has not been taken as ordered.
3. Respondent has not complied with the Findings of Fact, Conclusions of Law and Order.
4. It is hereby Ordered that Respondent pay to the Petitioner CITY OF HAINES CITY, FLORIDA, a fine in the amount of \$ 1,264.07 which includes administrative costs of \$ 64.07 and for the fine proven hereinabove and which shall continue in the amount of \$ 100.00 per day for each and every day until the city issues an Affidavit of Compliance and Notice of Termination of Daily Fine. A certified copy of this Order may be recorded and once recorded shall constitute a lien against the above-described property and all other real and personal property owned by the Respondent, pursuant to Florida Statutes, Chapter 162.

DONE AND ORDERED this 25th day of October, 2023, at Haines City, Polk County, Florida.


  
CITY OF HAINES CITY, Special Magistrate

STATE OF FLORIDA  
COUNTY OF POLK

I, the undersigned duly appointed City Clerk of the City of Haines City, Florida, HEREBY CERTIFY that the foregoing is a true and correct copy of Order Imposing Fine and Administrative Lien on City of Haines City, Petitioner, v MARIA SEROVA, 34618, as shown in the records of the City on file in the office of the City Clerk.

WITNESS my hand and the seal of the City of Haines City, Florida, this 10/25/2023



  
Sharon Lauther, City Clerk, CMC  
City Clerk