

#TAX DEED 17719-2024
YOUR #

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
CITY OF RIVIERA BEACH)

ASSESSMENT CERTIFICATE

The undersigned City Clerk of the City of Riviera Beach, Palm Beach County, Florida, hereby certify the following charges are due to the City of Riviera Beach, Florida, against the following described property hereto

Listed Owner: LANG JESSIE B
Property Address. 1020 W 31ST ST
Folio Number 56-43-42-29-05-004-0040
Legal Description ADDIS ABABA LTS 4 & 5 (LESS E 40 FT DIXIE HWY & TRGLR COR R/W) BLK 4

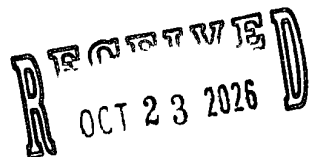
1. CODE ENFORCEMENT LIEN ASSESSMENT	(\$0)
2. CODE ENFORCEMENT FINES	(\$0)
(DAILY ACCRUING FINES – SEE ATTACHMENT[S])	(\$ 0)
3. WATER AND SEWER LIEN ASSESSMENT	(\$ 0)
4. WATER AND SEWER CHARGES	(\$ 0)
5. TRASH LIEN ASSESSMENT	(\$ 0)
6. TRASH CHARGES	(\$ 0)
7. STORM WATER LIEN ASSESSMENT	(\$ 0)
8. STORMWATER CHARGES	(\$ 0)
9. SPECIAL PICK-UP LIEN ASSESSMENTS	(\$ 0)
10. SPECIAL PICK-UP CHARGES	(\$ 0)
11. LOT CLEANING/LOT CLEARING LIEN ASSESSMENT	(\$ 0)
12. LOT CLEANING/LOT CLEARING CHARGES	(\$ 0)
13. DEMOLITION LIENS ASSESSMENTS	(\$ 0)
14. DEMOLITION CHARGES	(\$ 0)
15. PAVING AND DRAINAGE LIEN ASSESSMENT	(\$ 0)
16. CURRENT CHARGES DUE TO THE	<u>(\$0)</u>
CITY AS OF THE BELOW DATE	

Please be advised for immediate issuance of a satisfaction of lien, submit payment by cash. Payment by cashier's check or check will result in a ten-business day delay.

In witness whereof, I have set my hand and affixed the seal of the City of Riviera Beach, Florida, this 21st day of OCTOBER 2026

CITY OF RIVIERA BEACH

Debrah Hall
DEBRAH HALL
CITY CLERK





CODE COMPLIANCE DIVISION

OCTOBER 16, 2026

OFFICE OF THE CITY CLERK
CITY OF RIVIERA BEACH

**RE: 17719-2024
 1020 W 31ST ST
 SUB: ADDIS ABABA IN
 LTS: ADDIS ABABA LTS 4 & 5 (LESS E 40 FT DIXIE HWY & TRGLR COR R/W) BLK 4
 PCN: 56-43-42-29-05-004-0040**

A search of the above address shows that while there are no active code cases against this property, there are four active liens against this property

Below are previous cases, along with their compliance dates. There are no pending fines for these cases

Case #	Complied:
ECC-22-00692	12/01/2022
ECC-24-01080	11/02/2024

The following are the active liens against this property

Instrument #	19760000886
Book/Page	O 2494 / 1008
Record Date	01/06/1976 12 00 00 AM

Instrument #	20170324675
Book/Page	O 29340 / 133
Record Date	09/14/2017 12 33 23 PM

Instrument #	20180162607
Book/Page	O 29813 / 1343
Record Date	04/27/2018 01 12 33 PM

Instrument #	20220164202
Book/Page	O 33477 / 1576
Record Date	04/14/2022 03 53 15 PM

(Continued on the next page)

Should you have any questions, please contact our office at (561) 882-3505 for further assistance

Sincerely,

Reagan Wolf,

Senior Office Assistant

Certificate Number 17719-2024

1316 W 32nd St

886

BE IT AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

PASSED AND ADOPTED this 22 day of Aug, 1975.

Mayor

City Clerk

City Council

33.

DECLASSIFIED BY SP-6 JAC/STP
DATE 08-19-2011

AUTHORITY - E.O. 13526, 13527, 13528
EXEMPTION CODE - 25X(1)

REASON FOR EXEMPTION - 25X(1)
APPROVED BY [Signature] DATE 08-19-2011

PAID AND ATTEND FOR THE CITY OF RIVIERA BEACH, FLORIDA.
THIS THE 22 DAY Dec 1975

OFFICIAL RECORDS 2494 PAGE 1008



WATER, SEWER AND TRASH LIENS

Account Number	Name & Address	Description	Amount	Billing Period
45-072-80 (85-171-00) 45-078-00	Blackwell, Willie & Mary Frances 1018 W 31st Street Riviera Beach, Fla	Lots 4 & 5 Block 4 Addis Ababa	\$275 04 117.37 Sewer 55.23 Trash 102.44 Interest	May 1966 May 1969
45-025-00	Johnson, Tamie Sue M111 2921 Ave "R" Riviera Beach, Fla	Lot 6-7 Block 4 Dunbar	\$108 64 Water \$66 56 Sewer \$33 74 Trash \$ 8 34	June 1975 October 1975

NOT A CERTIFIED COPY

CPN 20170324675
OR BK 29340 PG 0135
RECORDED 09/14/2017 12:33:23
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
P 95 0133 - 1381 (6895)

RESOLUTION NO 101-95

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH, FLORIDA, CREATING A LIEN AGAINST CERTAIN PARCELS OF LAND LOCATED IN THE CITY OF PALM BEACH FOR OUTSTANDING WATER, SEWER, LOT CLEANING AND DEMOLITION ASSESSMENTS IN THE AMOUNT AS PROVIDED IN SAID RESOLUTION, AND DIRECTING THE CITY CLERK TO FILE AND RECORD SAID LIENS

WHEREAS, the said parcels, tracts or lots are properties located within the corporate limits of the City of Riviera Beach, Palm Beach County, Florida,
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM BEACH, PALM BEACH COUNTY, FLORIDA as follows:

SECTION ONE. That the outstanding Water, Sewer, Lot Cleaning and Demolition assessments against certain parcels, tracts or lots of land shall be as per schedule attached hereto and made a part hereof and shall become a lien against said properties in the amount as provided therein.

SECTION TWO. That said liens shall accrue interest at a rate of 8%, compounded monthly and that interest will be made part of said lien

SECTION THREE. That certain charges may continue, including water and sewer "readiness-to-serve" or "stand-by" charges currently \$3.32 per month, which will become part of said lien. The monthly charges may change periodically upon adoption of an ordinance by the City modifying said rates. The total amount of water and sewer charges owed by the City of Riviera Beach may only be determined through the office of the City Clerk of the City of Riviera Beach.

SECTION FOUR. The aforesaid liens shall remain liens coequal with the lien of other taxes, superior in dignity to all other liens, titles and claims, until paid. Such liens may be foreclosed by the City as any other lien, by processing in the Circuit Court, Palm Beach County, Florida, and shall include court costs and other charges and reasonable attorney's fees

SECTION FIVE. That the City Clerk be and is hereby directed to record a certified copy of this resolution in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida.

PASSED AND ADOPTED this 3rd day of May, 1995.

CHAIRMAN
CITY CLERK
CITY ATTORNEY
CITY ENGINEER
CITY COMPTROLLER
CITY MANAGER
CITY COUNCIL MEMBERS

NOTED BY: M. MOFFITT
RECORDED BY: E. MADE
J. Jordan-Newton
R. Wade
C. Beaton
M. Confrey
M. Moffitt

Resolution Number 101-95

RECEIVED
CITY OF PALM BEACH, FLORIDA
DATE: 4-25-95

PROOF OF LOT CLEANING/LOT CLEARING BILLS - UPAD
THIS PROOF OF BILLS IS REQUIRED PURSUANT TO CITY OF RIVERA BEACH RESOLUTION NO. 161.139

NAME & ADDRESS	DATE BILLED	LEGAL DESCRIPTION	INVOICE NO	AMOUNT DUE
ERIC & MERLEEN DAMES 1601 SPARKMAN DRIVE, NW 208 HUNTSVILLE, AL 35816	020117	LOT 125-128 BLK MOLPHUS HEIGHTS #1	554571197	\$130.00 TOTAL \$55.00 EQUIP/LABOR \$75.00 ADMIN COST
EZRA Q SOUTOLD 456 GRAND AVENUE APT 68 LEONIA, NJ 07066	020117	LOT 28-30 BLK MONROE HEIGHTS	554571198	\$222.40 TOTAL \$122.40 EQUIP/LABOR \$75.00 ADMIN COST
JOANATHAN CHANIN & CARRACA MARIA 456 GRAND AVENUE APT 68 LEONIA, NJ 07066	020117	LOT 13 BLK RIVERA	554571199	\$208.80 TOTAL \$131.80 EQUIP/LABOR \$75.00 ADMIN COST
FEDERAL NATIONAL MORTG ASSN P O BOX 55904 DALLAS, TX 75285	020117	LOT 34-40 BLK NORTHVIEW #1	554571200	\$268.00 TOTAL \$163.00 EQUIP/LABOR \$75.00 ADMIN COST
JESSIE B LUNG 1020 WEST 11th STREET RIVERA BEACH, FL 33404	020117	LOT 4-3 BLK ADDS ABAHA	554571201	\$140.00 TOTAL \$65.00 EQUIP/LABOR \$75.00 ADMIN COST
TARPON P/L/C 18205 BISCAYNE BLVD STE 400 AVENTURA, FL 33180	020117	LOT 7 BLK MONROE HEIGHTS	554571202	\$208.00 TOTAL \$131.80 EQUIP/LABOR \$75.00 ADMIN COST
NW RIVERA BEACH REDEVEL 2001 BROADWAY STE 510 RIVERA BEACH, FL 33404	020117	LOT 52 BLK ACREHOME PARK	554571203	\$418.80 TOTAL \$243.80 EQUIP/LABOR \$75.00 ADMIN COST
NW RIVERA BEACH REDEVEL 2001 BROADWAY STE 510 RIVERA BEACH, FL 33404	020117	LOT 51 BLK ACREHOME PARK	554571204	\$457.20 TOTAL \$282.20 EQUIP/LABOR \$75.00 ADMIN COST
SHELLEANE E LUMAGE 1000 WEST 11th STREET RIVERA BEACH, FL 33404	020117	LOT 38-40 BLK MONROE HEIGHTS	554571205	\$370.40 TOTAL \$225.40 EQUIP/LABOR \$75.00 ADMIN COST
RPL CONSTRUCTION USA INC 3382 NW 82nd WAY HOLYWOOD, FL 33024	020117	LOT 55-56 BLK ACREHOME PARK	554571206	\$380.40 TOTAL \$205.40 EQUIP/LABOR \$75.00 ADMIN COST
FIRST FLA AFFORDABLE HOUSING 13780 PARC DRIVE PALM BEACH GARDENS, FL 33410	020117	LOT 21-24 BLK SHADY GROVE	554571207	\$328.80 TOTAL \$226.80 EQUIP/LABOR \$75.00 ADMIN COST
XALUCIV RE INVESTMENTS P O BOX 210281 WEST PALM BEACH, FL 33421	020117	LOT 43 BLK ACREHOME PARK	554571208	\$130.00 TOTAL \$55.00 EQUIP/LABOR \$75.00 ADMIN COST

H:\JMB\BENJ LOT CLEANING 081172



CITY OF RIVIERA BEACH

600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404 • (561) 845-4090 • Fax (561) 840-3438

OFFICE OF THE CITY CLERK
Claudene L. Anthony, CMC
City Clerk

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

CITY OF RIVIERA BEACH)

SS.

I, CLAUDENE L. ANTHONY, CERTIFIED MUNICIPAL CLERK, CITY CLERK OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS IS A TRUE ORIGINAL OF THE FINAL ORDERS IMPOSED BY THE CODE DIVISION TO BE RECORDED IN THE CIRCUIT COURT OF RECORDS AS SHOWN IN THE RECORDS OF THE CITY ON FILE IN THE OFFICE OF THE CITY CLERK.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE CITY OF RIVIERA BEACH, FLORIDA, DONE THIS 17 DAY OF April, 2018.



CLAUDENE L. ANTHONY, CMC
CITY CLERK



City of Riviera Beach, Florida
600 W Blue Heron Blvd Ste 140
Riviera Beach, FL 33404
Web: www.rivierabeach.org
Office: (561) 845-4090
Email: cityclerk@rivierabeach.org

CFN 20220164202
OR BK 33477 PG 1576
RECORDED 04/14/2022 15:53:15
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs 1576 - 1578; (3pgs)

NOTA CERTIFIED COPY

STATE OF FLORIDA

COUNTY OF PALM BEACH

CITY OF RIVIERA BEACH

I, CLAUDENE L. ANTHONY, CERTIFIED MUNICIPAL CLERK, CITY CLERK OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
RESOLUTION 101-95

AS SHOWN IN THE RECORDS OF THE CITY ON FILE IN THE OFFICE OF THE CITY CLERK.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE CITY OF RIVIERA BEACH, FLORIDA, DONE THIS 11th DAY OF, APRIL, 2022.

(SEAL)
CLAUDENE L. ANTHONY, CMC

"The Best Waterfront City in Which to Live, Work And Play."



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, CREATING A LIEB AGAINST CERTAIN PARCELS OF SAID, LOCATED IN THE CITY OF RIVIERA BEACH FOR OUTSTANDING WATER, SEWER, LOT CLEANSING AND RESOLUTION AGREEMENTS IN THE AMOUNT AS PROVIDED IN SAID RESOLUTION; AND DIRECTING THE CITY CLERK TO FILE AND RECORD SAID LIEB.

AND, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA as follows:

SECTION TWO: That said liens shall accrue interest at a rate of 8%, compounded monthly and that interest will be made part of said lien.

SECTION FOUR: The aforesaid liens shall remain liens integral with the lien of other taxes, superior in dignity to all other liens, titles and claims, until paid. Such liens may be foreclosed by The City as any other lien, by processing in the Circuit Court, Duval County, Florida, and shall include court costs and other charges and reasonable attorney's fees.

PASSED AND ADOPTED this 3rd day of May, 1995.

RECEIVED BY: _____
M. MOFFITT

RECORDED BY: _____
R. WADE

COUNCIL MEMBERS

[Handwritten signatures and names follow]

H. Moffitt: AYE

REVIEWER: [Signature]
CITY ATTORNEY
CITY OF DENVER, CO.
DATE: 4.25.95

LOT CLEARING/CLEANING BILLS - UNPAID				(8% INTEREST NOT INCLUDED)		
NAME & ADDRESS	DATE BILLED	LEGAL DESCRIPTION	INVOICE NO	AMOUNT DUE		
AFFORDABLE HOUSING COLL C	2/28/22	LOT 9642	1210	\$150.00	TOTAL	
AUSTRALIAN AVE		BLK		\$45.00	EQUIP/LABOR	
RIVIERA BEACH, FL 33404	PCN 56 43 42 32 07 000 6420	S/D	RIVIERA BEACH HEIGHT NO 8	\$75.00	ADMIN COSTS	
LANG JESSIE B	2/28/20	LOT 4 & 5	1189	\$1000.00	TOTAL	
1020 W 31 ST ST		BLK 4		\$925.00	EQUIP/LABOR	
RIVIERA BEACH FL 33404	PCN 56 43 42 29 05 004 0040	S/D	ADDIS ABABA	\$75.00	ADMIN COSTS	
SILVA PROPERTIES INC	2/28/22	LOT 1 & 2	1184	\$425.00	TOTAL	
OLD DIXIE HWY	PCN 56 43 42 29 05 004 0010	BLK 4		\$350.00	EQUIP/LABOR	
RIVIERA BEACH FL 33404		S/D	ADDIS ABABA	\$75.00	ADMIN COSTS	
BEVERLY TANIA S	7/28/21	LOT 18	1189	\$500.00	TOTAL	
61 E 25 TH ST	PCN 56 43 42 28 29 000 0180	BLK		\$425.00	EQUIP/LABOR	
RIVIERA BEACH, FL 33404		S/D	SANTRUS SUB	\$75.00	ADMIN COSTS	
BENZY WFB LLC & LAND TRUST	5/25/21	LOT 182	1180	\$225.00	TOTAL	
W 2 ND ST	PCN 56 43 42 33 10 000 1820	BLK		\$150.00	EQUIP/LABOR	
RIVIERA BEACH FL 33404		S/D	RIVIERA BEACH HEIGHTS ADD 3	\$75.00	ADMIN COSTS	
BOUJAZIZ DANIEL	5/12/21	LOT 1 & 2	1187	\$375.00	TOTAL	
W 10 TH ST	PCN 56 43 42 32 01 004 0010	BLK 4		\$300.00	EQUIP/LABOR	
RIVIERA BEACH, FL 33404		S/D	INLET CITY	\$75.00	ADMIN COSTS	
WESTER ROBERT	9/2/21	LOT 1 TO 3	1183	\$225.00	TOTAL	
1409 W 31 ST ST 2	PCN 56 43 42 29 03 015 0010	BLK 15		\$150.00	EQUIP/LABOR	
RIVIERA BEACH, FL 33404		S/D	ACHEROME PARK 2 ND ADD	\$75.00	ADMIN COSTS	
TAYLOR CAYENNA	2/28/22	LOT 3	1185	\$900.00	TOTAL	
OLD DIXIE HWY	PCN 56 43 42 32 01 024 0180	BLK 4		\$232.00	EQUIP/LABOR	
RIVIERA BEACH FL 33404		S/D	ADDIS ABABA	\$75.00	ADMIN COSTS	
JACKSON ROBYN	2/28/22	LOT 44	1187	\$225.00	TOTAL	
201 E 25 TH ST	PCN 56 43 42 28 29 000 0440	BLK		\$150.00	EQUIP/LABOR	
RIVIERA BEACH, FL 33404		S/D	SANTRYS SUB	\$75.00	ADMIN COSTS	

H:\JMB\JENSHWATER 042017

OR BK 29813 PG 1343
RECORDED 04/27/2018 13:12:33
Palm Beach County, Florida
Sharon R. Back, CLERK & COMPTROLLER
Pg 1343 - 1347 (5pgs)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, CARRYING A LIEB AGAINST CERTAIN PARCELS OF LAND LOCATED IN THE CITY OF RIVIERA BEACH FOR OUTSTANDING WATER, SEWER, LOT CHARGING AND DEMOLITION ASSESSMENTS IN THE AMOUNT AS PROVIDED IN SAID RESOLUTION; AND DIRECTING THE CITY CLERK TO FILE AND RECORD SAID LIEB.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA as follows:

SECTION TWO: That said liens shall accrue interest at a rate of 8%, compounded monthly and that interest will be made part of said lien.

SECTION FOUR: The aforesaid Lien shall remain Lien equal with the Lien of other taxes, superior in dignity to all other liens, titles and claims, until paid. Such liens may be foreclosed by the City in any other lien, by processing in the Circuit Court, Palm Beach County, Florida, and shall include court costs and other charges and reasonable attorney's fees.

EXHIBIT SUBMITTED this 3rd day of May, 1975.

M. MOFFITT

SECONDED BY: E. WADE

B. Jordan-Weston: AYB

E. Wade: AYE

C. Eacton: AYE

M. Contray: AYE

H. Hoffitt: AYE

Resolution Number 101-95

PROOF OF LOT CLEANING/LOT CLEARING BILLS - UPAD
(THIS PROOF OF DEBTS IS RECORDED PURSUANT TO CITY OF RIVERA BEACH RESOLUTION NO. 10149)
(8% INTEREST NOT INCLUDED)

NAME & ADDRESS	DATE BILLED	LEGAL DESCRIPTION	INVOICE NO.	AMOUNT DUE
ROBERT WESTER 700 WEST 10TH STREET RIVERA BEACH FL 33404	03/08/18	LOT 1 & 2 BLK 2 INLET CITY	554571541	\$432.87 TOTAL \$357.87 EQUIP/LABOR \$75.00 ADMIN COST
TARCON IV LLC 1805 BISCAYNE BLVD STE #400 AVENTURA FL 33180	04/08/18	LOT 3 BLK 6 BLUE HERON PARK PL 4	554571542	\$591.88 TOTAL \$478.88 EQUIP/LABOR \$75.00 ADMIN COST
LANG JESSIE B 1078 BIA TORCH STREET RIVERA BEACH FL 33404	04/08/18	LOT 7 & 8 BLK 4 ADDA ABABA	554571543	\$551.89 TOTAL \$478.89 EQUIP/LABOR \$75.00 ADMIN COST
JORDAN FINANCIAL LLP 478 BEACH RD HOBE SOUND FL 33455	04/08/18	LOT 1 & 2 BLK 2 DUNBAR TERRACE	554571544	\$300.00 TOTAL \$225.00 EQUIP/LABOR \$75.00 ADMIN COST
LITTLE B MAPPER 1256 W 30TH ST RIVERA BEACH FL 33404	04/08/18	LOT 24-25 BLK 27 INLET CITY	554571574	\$325.00 TOTAL \$250.00 EQUIP/LABOR \$75.00 ADMIN COST
AFFORDABLE HOUSING CO LLC 4833 DINECHOBEE BLVD #107 WEST PALM BEACH FL 33411	04/08/18	LOT 642 (LESS WLY 1ST RD RM) BLK 554571575	554571575	\$210.00 TOTAL \$135.00 EQUIP/LABOR \$75.00 ADMIN COST
KRISTA WOODS 1809 SW 64TH AVE #1 RIVERA BEACH FL 33404	04/08/18	LOT 4-5 BLK 18 INLET CITY	554571578	\$442.87 TOTAL \$367.87 EQUIP/LABOR \$75.00 ADMIN COST
J CALVARY CORP 2701 S BAYSHORE DRIVE MIAMI FL 33133	04/08/18	LOT 1 BLK 1 ACREHOME PARK 2ND	554571577	\$325.00 TOTAL \$250.00 EQUIP/LABOR \$75.00 ADMIN COST
DONNS ESTHER W ESTATE P O BOX 7728 ALBANY NY 12224-0228	04/08/18	LOT 39-40 BLK 21 ACREHOME PARK 1 ADO	554571578	\$300.00 TOTAL \$225.00 EQUIP/LABOR \$75.00 ADMIN COST
TARCON IV LLC P O BOX 100738 ATLANTA, GA 30384	04/08/18	LOT 19-20 BLK 21 RIVERA IN PG 2	554571579	\$275.00 TOTAL \$200.00 EQUIP/LABOR \$75.00 ADMIN COST

NOT A CERTIFIED COPY