



# CODE COMPLIANCE DIVISION

## CODE COMPLIANCE RELEASE OF LIEN LETTER

April 28, 2023

VIA CERTIFIED MAIL: 7022 0410 0002 8600 0712

Respondent: **Gloria B. Farajian Est.**  
Address: 9 W Riverside Dr. Jupiter, FL 33469

Case Number: 14-00000271  
Respondent: Gloria B. Farajian Est.  
Premises: 9 W Riverside Dr.  
PCN: 30-42-40-36-09-009-0120  
Mailing Address: 9 W. Riverside Dr. Jupiter, FL 33458  
Hearing Date: April 9, 2014  
ROL Book: 34080  
ROL Pages: 527 - 527

Dear **Gloria B. Farajian Est.**:

This is to advise that the Code Compliance lien that was filed against your property on September 15, 2014, in Official Records Book 27038, Pages 1396 - 1397, has been released by the Town of Jupiter.

Included is a copy of the Release of Lien recorded on January 20, 2023. This case file will now be closed, but please be advised that **if the same type of violation occurs again, a repeat violator fine of up to \$5,000.00 per day may be incurred.**

If you have any questions, please do not hesitate to contact me at 561-741-2477.

Sincerely,

Dean Fowler  
Code Compliance Administrative Assistant  
ENC: Recorded Release of Lien Document

**TOWN OF JUPITER  
CODE COMPLIANCE SPECIAL MAGISTRATE**

PREPARED BY AND RETURN TO:  
Dean Fowler, Code Compliance Administrative Asst.  
Town of Jupiter  
196 Military Trail, Jupiter, FL 33458

CFN 20230021600  
OR BK 34080 PG 527  
RECORDED 1/20/2023 11:49 AM  
Palm Beach County, Florida  
Joseph Abruzzo, Clerk  
Pgs: 527 - 527; (1pgs)

**Jupiter Code Compliance Case No: 14-00000271  
Palm Beach County CFN: 20140341796**

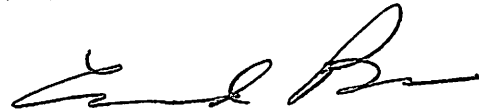
**RELEASE OF LIEN**

**KNOW ALL MEN BY THESE PRESENTS** that the Town of Jupiter, a Florida Corporation, the owner of a certain lien bearing the date the **15th day of September, A.D. 2014**, and recorded in the office of the Clerk of the Circuit Court in and for the County of Palm Beach, State of Florida, in **Official Records Book 27038, Pages 1396-1397**, upon the following described property situate, lying and being in Palm Beach County, State of Florida, to wit:

<b>PREMISES:</b>	<b>9 W. Riverside Dr. Jupiter, FL 33469</b>
<b>PCN:</b>	<b>30-42-40-36-09009-0120</b>
<b>SUBDIVISION:</b>	<b>JUPITER IN THE PINES IN PB 25 PGS 145 &amp; 146</b>
<b>LEGAL:</b>	<b>JUPITER IN THE PINES LT 12 BLK 9</b>
<b>BOOK</b>	<b>27038</b>
<b>PAGE:</b>	<b>1396-1397</b>

The Town of Jupiter does hereby release that certain lien, recorded at **Official Records Book 27038, Pages 1396-1397**, against **Glorida B. Farajian Est.** or the property herein above described, and hereby directs the Clerk of the Circuit Court to release said lien of record.

**IN WITNESS WHEREOF**, the said Town of Jupiter has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed by its proper officers who are thereunto duly authorized, this 11<sup>th</sup> day of January, A.D. 2023.



LEONARD G. RUBIN  
Code Compliance Magistrate  
Town of Jupiter

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL ORDER OF THE SPECIAL MAGISTRATE AS MAINTAINED IN THE OFFICIAL RECORDS OF THE TOWN OF JUPITER.  
WITNESS MY HAND, THIS 12 DAY OF January, 2023.

  
LAURA E. CAHILL  
Town Clerk

**AFFIDAVIT OF POSTING**

**Magistrate Order**

Case No.: 14-00000271  
Date Posted: May 23, 2023  
Property Owner: FARAJIAN GLORIA B EST  
Property Address: 9 W RIVERSIDE DR

Places of Posting: Town Hall  
9 W RIVERSIDE DR


(See Attached Copy of Posted Notice)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared, **HENRY CARDOSO**, a duly-designated Code Compliance Officer of the Town of Jupiter, who, after being duly sworn by me under oath, deposes and says:

1. Prior to posting this notice, the undersigned has reviewed the file of this matter and has determined that a bona fide attempt was made to hand-deliver or mail notice to the alleged violator.
2. This Affidavit of Posting shall serve to meet the notice requirements of Section 162.12, Florida Statutes.
3. This property was posted for at least ten (10) days in two (2) locations, the first being upon the property where the code violation is alleged to exist, the address of which is listed herein above, and the second being at the Jupiter Town Hall, 210 Military Trail, Jupiter, Florida 33458, in accordance with Section 162.12(2)(b), F.S. The undersigned affiant submits this affidavit as proof of compliance with the requirements of Section 162.12(2)(b), F.S.

FURTHER AFFIANT SAYETH NOT

  
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Personally appeared before me the undersigned authority, and acknowledged that (he)/(she) did execute the foregoing affidavit.

Sworn to and subscribed before me this 23<sup>rd</sup> day of May, 2023.

  
\_\_\_\_\_  
Notary Public

