

**TOWN OF JUPITER
CODE COMPLIANCE SPECIAL MAGISTRATE**

PREPARED BY AND RETURN TO:
Dean Fowler, Code Compliance Secretary
Town of Jupiter, Code Compliance Division
196 Military Trail, Jupiter, FL 33458

Jupiter Code Compliance Case No: 23-001374
Palm Beach County CFN: 20240401378

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 22nd day of November, A.D. 2024, 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 35404, Pages 0810 - 0812, upon the following described property situate, lying and being in Palm Beach County, State of Florida, to wit:

| | |
|--------------|------------------------------------------|
| PREMISES: | 301 S. Delaware Blvd., Jupiter, FL 33458 |
| PCN: | 30-42-41-02-03-001-0020 |
| SUBDIVISION: | JUPITER RIVER ESTS REPLAT IN |
| LEGAL: | JUPITER RIVER ESTATES REPLAT LT 2 BLK 1 |
| BOOK | 35404 |
| PAGES: | 0810 - 0812 |

The Town of Jupiter does hereby release that certain lien, recorded at Official Records Book 35404, Pages 0810 - 0812, against Deborah and Teresa Lee Mays 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 22nd day of May, A.D. 2025.



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 22 DAY OF May, 2025.



Stephanie L. Proffer
Town Clerk (Acting)



AFFIDAVIT OF POSTING

Magistrate Order

Case No.: 23-001374
Date Posted: July 15, 2025
Property Owner: TERESA LEE AND DEBORAH MAYS
Property Address: 301 S DELAWARE BLVD

Places of Posting: Town Hall
301 S DELAWARE BLVD

(See Attached Copy of Posted Notice)

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared, PAUL RUDDOCK, 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.

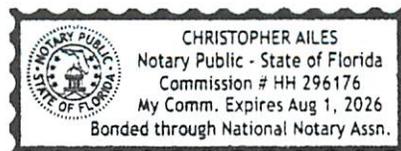
FURTHER AFFIANT SAYETH NOT

[Handwritten signature of Paul Ruddock] #1194

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

Sworn to and subscribed before me this 15 day of July, 2025.

[Handwritten signature of Christopher Ailes]
Notary Public



Bonded through NATIONAL Notary Assn.
My Comm. Expires Aug. 1, 2026
Commission # NH 296175
Notary Public - State of Florida
CHRISTOPHER ALLEN

