

**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: 17-00006196  
Palm Beach County CFN: 20170417346**

**RELEASE OF LIEN**

**KNOW ALL MEN BY THESE PRESENTS** that the Town of Jupiter, a Florida Municipal Corporation, the owner of a certain lien bearing the date the **29<sup>th</sup> day of November, A.D. 2017**, 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 29492, Pages 0357 - 0358**, upon the following described property situate, lying and being in Palm Beach County, State of Florida, to wit:

**PREMISES:** 313 4<sup>th</sup> St., Jupiter, FL 33458  
**PCN:** 30-42-41-01-07-025-0171  
**SUBDIVISION:** PINE GARDENS IN PB 2 P 77, PB 11 P 28 & PB 12 P 21  
**LEGAL:** PINE GARDENS SUB E 1/2 OF LT 17 & LT 18 BLK 25  
**BOOK:** 02869  
**PAGE:** 0212

The Town of Jupiter does hereby release that certain lien, recorded at **Official Records Book 29492, Pages 0357 - 0358**, against **Christopher & Laurene Lincoln** 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 **13<sup>th</sup> day of October, 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 14 DAY OF October, 2025.

  
MERRIANE G. LAHMEUR  
Town Clerk



**AFFIDAVIT OF POSTING**

**Magistrate Order - POL**

Case No.: 17-006196  
Date Posted: October 29, 2025  
Property Owner: CHRISTOPHER AND LAURENE LINCOLN  
Property Address: 313 4TH ST

Places of Posting: Town Hall  
313 4TH ST

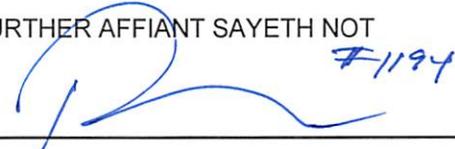
**(See Attached Copy of Posted Notice)**

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:

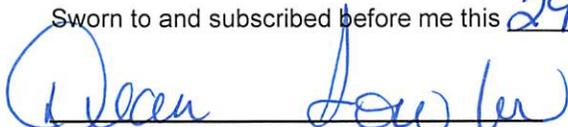
1. Prior to posting this notice, the undersigned has reviewed the file of this matter and has determined that a bona fide attempt was made to hand-deliver or mail notice to the alleged violator.
2. This Affidavit of Posting shall serve to meet the notice requirements of Section 162.12, Florida Statutes.
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

  
#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 29<sup>th</sup> day of October, 2025.

  
Notary Public

