



CFN: 20240750303 BOOK 34433 PAGE 3259  
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JUAN FERNANDEZ-BARQUIN  
CLERK OF THE COURT & COMPTROLLER  
MIAMI-DADE COUNTY, FL

10/1/2024

Case Number: BB24105271

WILLIE F DAVIS & W LAURA M EST OF  
1743 NW 45 ST  
MIAMI FL 33142-7959

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NOTICE OF MUNICIPAL SPECIAL ASSESSMENT LIEN PURSUANT TO SECTION 170.021, F.S.

UNSAFE STRUCTURE VIOLATION

STATE OF FLORIDA

MIAMI-DADE COUNTY

Case Number: BB24105271  
County of Miami-Dade Folio: 0131220470520  
Property Address: 1743 NW 45 ST

NOTICE IS HEREBY GIVEN THAT violation(s) of Chapter 8-5 of the Code of Miami-Dade County, Chapter 10, Article VI, Section 10-101 of the Code of the City of Miami and/or the Florida Building Code presently exist upon the following property, to wit:  
Legal Description: 17TH AVE MANOR 2ND ADD PB 21-23 LOT 25 & W19FT LOT 26 BLK 3 LOT SIZE 63.000 X 112

Reference is made to the Notice of Violation in the Office of the Unsafe Structure Section of the City of Miami Building Department, Miami, Florida, specifying the violations which have resulted in the subject building or structure being declared unsafe and the remedial actions required to correct such violations.

This instrument is filed pursuant to Chapter 8-5 of the Code of Miami-Dade County and Chapter 10, Article VI, Section 10-101 of the Code of the City of Miami, and all persons having or acquiring any interest in the above-described property are hereby notified of the existence of said violations and the penalties prescribed by law.

The lien results from the violation and the action required by the City to correct the violation is a special assessment lien pursuant to Florida Statute § 170.201, and is coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims until paid. All costs incurred pursuant to Chapter 8-5 of the Code of Miami-Dade County, and Chapter 10, Article VI, Section 10-101 of the Code of the City of Miami, will be recovered through the lien process. For full cost of this special assessment lien, and compliance information, please contact the undersigned.

A handwritten signature in black ink, appearing to read "Rene Diaz".

Rene Diaz  
Senior Chief of Unsafe Structures  
City of Miami Building Department  
(305) 416-1177  
unsafestructures@miamigov.com  
lcollections@miamigov.com



This is to certify that the foregoing is a true and correct copy of the document on file in the records of the City of Miami, Florida.

This 1 of October, 2024

A handwritten signature in black ink, appearing to read "Paola Rodriguez".

By  
Paola Rodriguez  
Secretary of the Unsafe Structures Panel