

# NEWSLETTER#30

The following card was sent to most Port LaBelle lot owners.

## “WHERE BUYERS MEET SELLERS”

The mailing says our company specializes in uniting buyers and sellers of vacant land. The most recent lots that have sold in Port LaBelle are in Unit 9 for \$19,900, Port LaBelle Unit 3 \$19,200, Port LaBelle Unit 2 \$18,200 and many more in Henry County.

At this time there may be several buyers anxious to purchase land in Henry County. We are contacting you in the hope that you would consider an offer on your land. We believe an offer in excess of fair market value is a strong possibility. Your lot could be next.

If you have any interest in selling your land or would simply like to know what has sold close to you, please contact us at 1-800-246-3336.

*LFS of Florida*  
570 Carrington Drive  
LaBelle, Florida 33326  
Toll Free: 1-800-246-3336  
Local: 239-334-1599

The first I heard of this was when a lot owner and newsletter subscriber called to say he had gotten this card in the mail. After he read it to me I asked him to call the 800 # to see what happened. When he called he was told, by a recording, that nobody was there to answer the phone but to leave his lot information along with his name and phone # and someone would get back to him. When they called back he was told they couldn't answer his questions because his lot wasn't listed. When he asked how to get his lot listed he was told that a listing agreement would be sent to him if he wanted to give his address. After giving his address he was told to fill out the listing when he got it and mail it back with a check for \$240 and they would go to work to sell his lot. When asked at what price he was told they couldn't say any more until his lot was listed. I can't tell you what to do but if this was told to me I'd think I smell a rat.

He mailed me the card, as several of you have done, so I went to the courthouse with the card and talked with the Property Appraiser, Tax Collector, Clerk of Courts, Asst County Administrator and the Asst County Attorney. First, going back 20 years in the records no lot in Port LaBelle has sold for that kind of money. Next we called several State Offices and LFS of Florida was not known to them but they were glad to be made aware of their activity. Next the address and phones were probed. There is no such street address in LaBelle, the 33326 zip code is Fort Lauderdale and the local phone # is the next county over as our area code is 863. The phone company told the Asst County Administrator that phone # 239-334-1599 was billed to 570 Carrington Drive, Fort Lauderdale, Fl.

In the future as soon as you get a phone call or something in the mail let me know. You may or may not be the first to call or write me but if we all work together we can hopefully help keep each other from losing any more.

I got a letter this morning from Eileen in Chicago asking if she had gotten the correct papers sent to her to have her deceased husbands name removed from the deed. She was sent these two forms that must be

filled out and returned. One form to the Florida Dept of Revenue and another was a Quit Claim Deed and no mention of a check for recording fee. I called the Clerk of Courts office and was told that all you need to do if your spouse dies is send a Certified Copy of Death Certificate (one that been recorded) and a \$6 check payable to Clerk of Courts plus a self-addressed stamped envelope so they can send you a recorded copy. Mail the Certified copy, \$6 check payable to Clerk of Courts and SASE to:

Clerk of Courts of Hendry County  
P.O. Box 1760  
LaBelle, Fl 33975

You will get your recorded copy in the mail and it will go to several Departments in the courthouse to remove the second name from the deed but your next tax bill should be in one name only.

I'm sure there are some of you that haven't had a deceased name removed from your lot or other property. Please look into it now because it will be much easier and cheaper to do now while you can still sign. Don't leave this to someone else to do because they will probably need to get an attorney.

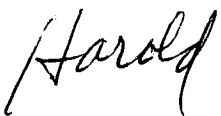
Just last newsletter I was telling you that things were going better and now I must give you the bad news that the Golf Course, Hotel and Restaurant are closed and for sale. There have been several interested groups that have made offers and it seems that when another offer is made the price goes up. I don't see how the owner can hold out much longer. He owes back taxes for the year 1999, 2000, 2001 and 2002 is about due. Just in Hendry County for 99, 00, 01 he owes \$386,000 and about \$100,000 in Glades County.

CFS Properties is still buying some lots and CHL HOLDINGS INC. is building houses mostly in Unit 2. The owner of these companies has donated two lots to Habitat for Humanity in Unit 3.

In fact one of his donated lots has an almost completed house built on it and was one of the houses thieves used a crowbar to break through the back door. The volunteers working on the house cleaned up the paint brushes and other tools and locked up and left about 3 p.m. on Labor Day. Some time from then until the next morning when the volunteers came to work, thieves helped themselves to a new refrigerator, washer and dryer. They also took tools, an air compressor, five drill drivers and 2 nail guns. This is the third time Habitat houses have been the target of thieves.

This set us back a few days but it's important to remember Habitat's goal of helping people to be a part of "the American Dream" to own your own home. As the Habitat representative whose job it is to get building lots donated I want to take this opportunity to thank each of you that have donated a lot to Habitat. All of you should have received your thank you letter which is also your letter for your tax write-off and for those of you who just don't know what to do with your Port LaBelle lot, Habitat would be very glad to receive the donation.

I was talking about this at church yesterday when someone said they would like to catch the thieves in action. He went on to say what he and friends would do to the thieves when someone else said that God was looking after the man and his friends to keep them from the trouble they would get into if they did harm to the thieves. With that to think about I'm going to close so this can get in the mail before we leave on vacation the morning of September 19 til October 8.



Harold