CITY OF DOVER, DELAWARE
CONSTRUCTION AND PROPERTY MAINTENANCE CODE BOARD OF APPEALS

Wednesday, June 10, 2026 at 3:30 PM

City Hall Conference Room, 15 Loockerman Plaza, Dover, Delaware

AGENDA

VIRTUAL MEETING NOTICE

This meeting will be held in the City Hall Conference Room with electronic access via WebEx. Public participation information is as follows:

Dial: 1-650-479-3208
Link: https://tinyurl.com/5n6jrtah
Event number: 2539 053 9826
Event password: DOVER (if needed)

If you are new to WebEx, get the app now at https://www.webex.com/ to be ready when the meeting starts.

CALL TO ORDER

ADOPTION OF AGENDA

1. **Property Maintenance Code Violation (Chapter 22 - Buildings and Building Regulations, Article XII - Vacant Buildings, Section 22-403 - Registration and Registration Fee) - Appeal of Registration Fee - 420 Wyoming Avenue (Heather M. Mund, Trustee of Robert D. Engles Revocable Living Trust)**

2. **Property Maintenance Code Violation (Chapter 22 - Buildings and Building Regulations, Article XII - Vacant Buildings, Section 22-403 - Registration and Registration Fee) - Appeal of Registration Fee - 18 Saint Andrews Court (Ray C. Lee McPherson)**

ADJOURNMENT

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING

ARTICLE XII. - VACANT BUILDINGS

Sec. 22-400. - Purpose; applicability; definitions.

(a) *Purpose.* The purpose and intent of this article is to establish a registration and identification program of vacant buildings within the city. Vacant buildings are detrimental to the surrounding buildings and neighborhoods in which they exist. The article is also to ensure the public health, safety and welfare insofar as they are affected by vacant buildings within the city. The health, safety and welfare of the neighborhoods in which vacant buildings are located are of the utmost importance to the city, as is the general community character in which these vacant buildings are located.

(b) *Applicability.* The provisions of this article shall apply to all matters affecting or relating to vacant buildings. Where, in this article, different sections of this Code may specify different requirements, the most restrictive shall govern.

(c) *Definitions.* The following words, terms and phrases, when used in this article, shall have the meanings ascribe to them in this subsection, except where the context clearly indicates a different meaning.

(1) *Vacant building* means a building, structure, or dwelling that has been unoccupied for more than three consecutive months; or a commercial tenant space greater than 10,000 square feet in an otherwise occupied building, that has been left unoccupied for more than three consecutive months.

(2) *Actively for sale or lease* means the building is being actively marketed through a licensed real estate broker or the owner who is regularly advertising the property in newspapers circulated in and around Dover, it is being offered for sale or lease at a cost of no more than 25 percent over market rate as determined by the city assessor, and the building is in reasonable condition for sale or lease, including but not limited to: no trash has collected inside or outside of the building, the utilities are functional, and it is not being used as storage that is unrelated to the former use.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-401. - Monitoring, inspection and condition standards.

(a) The building inspector shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this article. Upon request of the building inspector, an owner shall provide access to all interior portions of a vacant building in order to permit a complete inspection.

Once a building/structure/unit or residence (hereon after referred to as building) is registered vacant building, the vacant building shall be inspected annually for as long as it is considered vacant.

(b) The vacant building shall be secured; the exterior building and premises shall be maintained in accordance with all City of Dover Code requirements.

(c) The vacant building shall be in reasonable condition (all utilities shall be functional, there shall be no trash or debris inside or outside the building and it shall not to be used as storage that is unrelated to the former use).

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-402. - Agent—Responsible person required.

(a) *Property manager.* Any owner of a vacant building, residing outside of the county, shall be required to have a licensed property manager residing or having an office located in the county, or a family member or other designated individual who does not manage any other real estate for a fee and who resides in the county acting as a property manager. The property manager, including family members and designated individuals, shall have charge, care and control of the vacant building, and shall provide access to the vacant building for inspection upon request by the building inspector, within 30 days.

(b) *Corporate or partnership owners.* Any corporation or partnership owning a vacant building shall have a designated member, partner, or employee having charge, care and control of the vacant building. The designated member, partner or employee shall reside in or have an office located in the county, or shall be required to have a licensed property manager residing or having an office located in the county, or other designated individual who does not manage any other real estate for a fee, and who resides in the county, acting as a property manager. The property manager, or other designated individuals shall have charge, care and control of the vacant building, and shall provide access to the vacant building for inspection, upon request by the building inspector, within 30 days.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-403. - Registration and registration fee.

(a) *Registration of building.* There are two ways to register the building as vacant.

(1) The owner shall register with the city not later than 30 days after any building in the city becomes vacant, as defined.

The registration of the vacant building shall include the site address, the name of the current owner or owners, current address of the owner and of all applicable owners, tax parcel number, proof of insurance on the building, description of the condition of the building, pla

for the building (to eliminate the vacancy), the responsible person or agent and their co information and any other applicable information. If any information changes the owner is responsible for informing the city of those changes in a timely manner.

(2) The building inspector or his designee, shall investigate any property that may be subject to registration. Based upon his findings, the building inspector may register the property as a vacant building subject to this chapter.

a. *Notice of registration*. Within five business days of such registration, the licensing and permitting office shall notify the owners of the registered property by certified mail at their last known address according to the records of the city and Kent County.

b. *Registration fee*.

(i) The annual registration fee shall be paid at the time of registration. If the building inspector registers the building as vacant the fee shall be due not later than 30 days after the building is registered as vacant. The annual registration fee will then be due on the registration anniversary date every year after that as long as it remains vacant. The starting point for counting a building as being vacant will begin on the date of the enactment of this article [June 26, 2006].

(ii) The annual fee is as provided for in Appendix F—Fees and Fines.

(Ord. of 6-26-2006; Ord. of 4-14-2008; Ord. No. 2009-09, 6-22-2009; Ord. No. 2013-03, 3-11-2013)

Sec. 22-404. - Violation and penalties.

(a) If the registration fee is not paid within 30 days of being due, the owner shall be in violation of this article.

(1) A lien can be assessed against the property. Such fees shall be entered in the municipal lien docket as a lien owing the city, and the same may be turned over to the city solicitor for collection.

(2) The fee will be assessed to the parcel's tax bill.

(3) The fee shall be paid in full prior to the transfer of title.

(4) The fee shall be paid in full prior to the issuance of any building permits for the subject building and for any other building that is owned by the owner within the city.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-405. - Exemptions—Types of buildings eligible for exemption status from the registration fee.

(a) The following are exempt from the registration: The building has fire damage. The owner has 90 days to file for a permit to start construction or demolition or it will be determined a vacant property.

(b) The following properties shall be registered as vacant, but they are exempt from the registra fee:

(1) The building is actively being offered for sale or lease for a maximum period of five years. After such time this article will be in effect. Proof of activity shall fall on the owner to provide. See definition.

(2) The owner has obtained a building permit and is progressing in an expedient manner to prepare the premises for occupancy.

(3) The property is in probate or where the owner has entered a long term care facility within six months of the building being vacant.

(4) The property is undergoing currently environmental cleanup or assessment.

(c) Failure to register. If the owner of the property fails to register the property with the City of Dover within 30 days of notification to do so by the City of Dover staff, then the property owner/agent may not be entitled to exemption from the fees.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-406. - Appeal of the 25 percent over market rate.

An appeal of the 25 percent over market rate (from the actively for sale or lease definition) can be considered through an appraisal using accepted appraisal standards to determine market rate. The owner has the option of asking the city tax assessor to perform the appraisal or having one performed (using accepted appraisal standards) at their own expense.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013; Ord. No. 2016-19 , 8-22-2016)

City of Dover

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

1.

Amount Due:	$5000.00	LID#:	178	Amount Paid:	
Date Due:	5-25-2026	Case #	22-00001296	Date Registered:	4-18-2022
Vacant Since:	9-21-2021	Tax Parcel #	ED-05-076.20-03-080.000-000		
Property Address:	420 Wyoming Ave. Dover DE 19904				
Current Property Owner:	Robert D Engles Revocable Living Trust				
Address:	Heather M Mund Trustee 65 Pearl Laguna Niguel Ca 92677				
Phone:		Cellular:	302 745 7714		
E-Mail:	heather4you@hotmail.com				

2. **** Local agent is required for any owner residing outside of Kent County Delaware**

Responsible Person/Agent:	Ralph Taylor		
Address:	1017 Westview Terrace Dover, DE 19904		
Phone:		Cellular:	302 943 1203
E-Mail:			

3. Insurance on Building: Y ☐ / N ☑
If Yes: Name of Insurance Company: Section 3 - owner in long term care facility

Exempt from Registration Fee: Y ☒ / N ☐

4. Explanation of Exemption if granted: _____

NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: Heather Mund POA for Robert Engles
Date: 13 May 2026

Fees as follows:

Buildings vacant one year or less;	$375.00
Buildings vacant for more than one year but less than two years;	$750.00
Buildings vacant for more than two years but less than three years;	$1,500.00
Buildings vacant for more than three years but less than five years;	$3,000.00
Buildings vacant for five years or longer;	$5,000.00

Interior Inspection Date _____

OFFICE USE ONLY		
ELECTRIC:	Y ■	N ☐
GAS SERVICE:	Y ■	N ☐
BASEMENT:	Y ■	N ☐
SECURED:	Y ■	N ☐
PHOTO:	Y ■	N ☐
STRUCTURE SOUND:	Y ☐	N ☐
WEAK FLOORS:	Y ☐	N ☐

REVISED 11/22/2023

Community Excellence Through Quality Service

May 13, 2026

CIty of Dover
Construction and Property Maintenance Code Board of Appeals
Dover, Delaware

Re: Appeal Regarding Vacant Property Registration and Request for Refund
Property Address: 420 Wyoming Ave., Dover, DE 19904

Dear Members of the Appeals Board,

I am submitting this appeal on behalf of my father, the owner of the property located at 420 Wyoming Ave., Dover, Delaware 19904.

First and foremost, I would like to express that I regret having to file this appeal at all. I only recently received the relevant packet and documentation from Mr. England of Code Enforcement last week. Prior to this, I was not given the written notice of the applicable exemptions under the City's ordinance. I would also like to note that my communications with Code Enforcement have otherwise been professional, smooth, and diligent.

However, after reviewing the written ordinance and exemption provisions provided to me, I am perplexed as to why my father's property was cited and charged registration fees when it clearly qualifies for an exemption under the City's own rules section 3 with no time limits. My fathers intentions are to return to this home.

Specifically, the ordinance states that vacant properties are exempt from registration fees when:

"The property is in probate or where the owner has entered a long-term care facility within six months of the building being vacant."

My father has been in a long-term care and rehabilitation facility, and therefore the property unquestionably falls within this exemption without time limits. Until receiving the written ordinance information (pamphlet insert) last week, I had no knowledge that this exemption applied to our circumstances from the beginning.. Had this information been properly furnished earlier, we would never have paid the registration fees that were assessed several years ago.

Accordingly, I respectfully request the following:

1. That this appeal be granted;
2. That the vacant property registration fees previously paid be fully refunded;
3. That the property file for 420 Wyoming Avenue be permanently updated to reflect the applicable exemption status under the ordinance; and

4. That no further citations or fees be assessed while the property remains eligible under the long-term care facility exemption.

I respectfully submit that this request is fully supported by the ordinance language itself and that the exemption clearly applies to my father's circumstances.

Thank you for your time and consideration in this matter. I appreciate your prompt attention and respectfully request a timely resolution.

I additionally ask that any correspondence regarding this matter be directed to me through my email address: heather4you@ hotmail.com as I will be out of town for work from June 5 till August 15 . I will be unable to get any mail during that time until I return home. Unfortunately my phone and internet service will be limited and unreliable but I will make every effort to stay on top of this matter.

Sincerely,

Heather Mund POA for Robert Engles

Heather Mund POA
for Robert D. Engles
attachments included in email

May 12, 2026

To whom it may concern:

Mr Robert Engles is and has been a patient in long term care at Crystal Cove Care Center facility in Newport Beach,CA. I am currently one of the nurses that helps to assist him as he strives to improve his mobility.

Katie Colette LVN 05/12/26

ABDUL VARSHA 05/12/26
Witness

Encore Presentation, Inc.
2180 Barranca Pkwy #1298 Irvine, CA 92606
info@encorepresentationinc.com

Date: May 14, 2026

To Whom It May Concern,

This letter is to confirm that Heather Mund has been working with Encore Presentation, Inc. in a temporary caregiving and support role during the Summer of 2026. Heather has been assisting in a live-in caregiver capacity connected to property support, caregiving responsibilities, and operational assistance in the Modjeska Canyon area of California.

Her temporary position is scheduled from June 5, 2026 through August 15, 2026. This role requires onsite presence and around-the-clock availability to assist with caregiving responsibilities, property oversight, and animal care as needed.

The position involves working on uneven ranch-style property terrain and requires flexibility, reliability, and the ability to respond to ongoing daily responsibilities in a remote environment with limited cellular and internet connectivity. Food accommodations and living arrangements are being provided during the duration of the assignment.

Heather has shown professionalism, dependability, and a willingness to assist wherever needed. We appreciate her support and contribution during this temporary assignment.

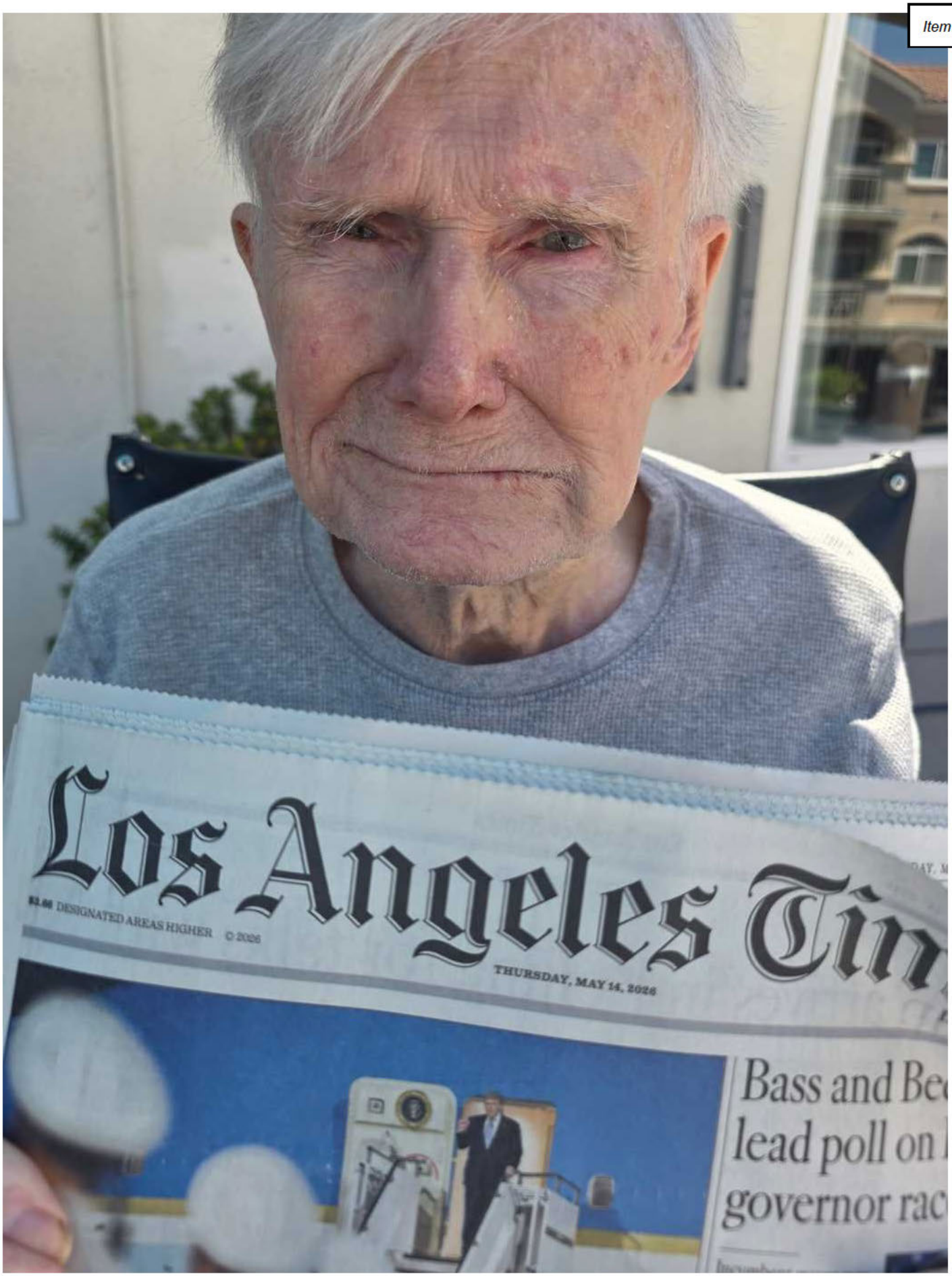
Should you require any additional information regarding Heather Mund's role or temporary employment verification, please feel free to contact Encore Presentation, Inc.

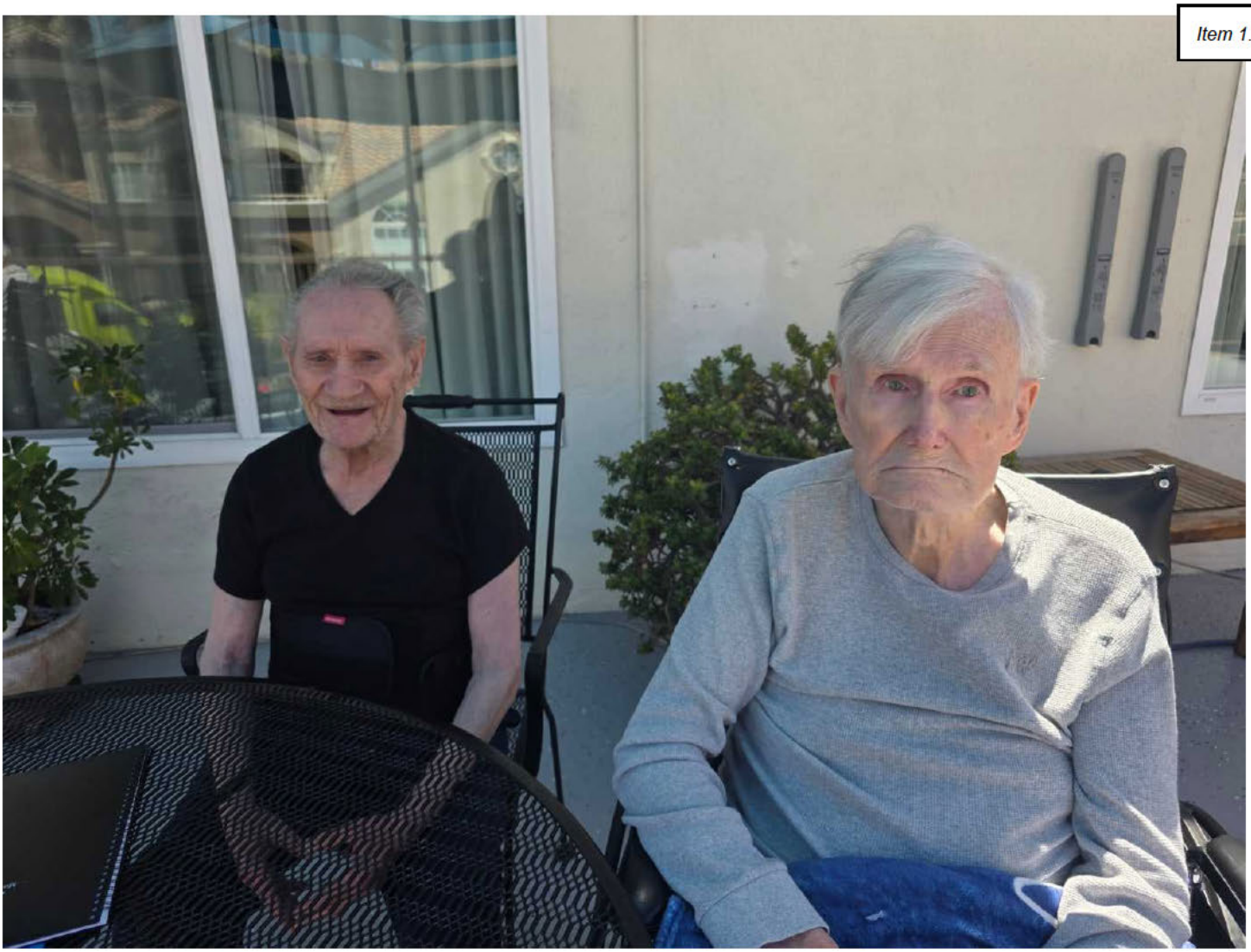
Sincerely,

Tahera Rene Christy
Founder & Executive Director
Encore Presentation, Inc.
562-335-5947
Try Different.


CRYSTAL COVE
CARE CENTER
1445


University of
St Andrews


Los Angeles Tim
$3.00 DESIGNATED AREAS HIGHER © 2026
THURSDAY, MAY 14, 2026
Bass and Be
lead poll on
governor rac




THE DAILY CHRONICLE
On This Date
Quote of the Day

June 3, 2026

Heather M. Mund, Trustee
65 Pearl
Laguna Niguel, CA 92677

Re: Appeal of Citation #22-00001296 – Vacant Building Registration – 420 Wyoming Avenue, Dover, DE 19904

Dear Ms. Mund:

We have received your request to appeal the decision of the Building Inspector to register your property as vacant in accordance with Chapter 22 - Buildings and Building Regulations, Article XII - Vacant Buildings, Section 22-403-Registration and Registration Fee.

A meeting of the Construction and Property Maintenance Code Board of Appeals has been scheduled for Wednesday, June 10, 2026, at 3:30 p.m. to hear your appeal. This meeting will be held in the City Hall Conference Room, 15 Loockerman Plaza, Dover, DE 19901, with electronic access via Webex, available on a computer, smartphone, or by telephone. Below, I have listed the information needed to access the meeting electronically. If you have any additional documentation that you would like the Board to review when considering your appeal, please provide this information to the City Clerk's Office prior to the appeal hearing.

Please feel free to contact me by email at cityclerk@dover.de.us or by phone at (302) 736-7008 if you have any questions or concerns.

Dial: 1-650-479-3208
Link: https://tinyurl.com/5n6jrtah
Event number: 2539 053 9826
Event password: DOVER (if needed)

Sincerely,

Andria L. Bennett

Andria L. Bennett, CMC
City Clerk

cc: Dan Griffith, City Solicitor
Sharon Duca, Assistant City Manager
Dawn Melson-Williams, Principal Planner
Eddie Kopp, Chief Code Enforcement Officer
John England, Code Enforcement Officer

England, John

From: Wheeler, Crystal
Sent: Tuesday, May 19, 2026 8:20 AM
To: Kopp, Edward; England, John; Duca, Sharon
Cc: City Clerks Office
Subject: FW: EXTERNAL: 420 Wyoming Ave. Appeal
Attachments: Heather file 2.pdf

Good morning

Attached, please find an appeal that the City Clerk's Office has received from Robert D. Engles Revocable Living Trust – Heather M. Mund, Trustee, regarding the property located at 420 Wyoming Avenue. Please provide the citation that was issued in this matter so that we may determine if this appeal should be heard by the Construction and Property Maintenance Code Board of Appeals.

Thank you,

Crystal Wheeler
Assistant to the Director of Council Affairs and Constituent Services/FOIA Coordinator
City Clerk's Office – City of Dover
15 Loockerman Plaza
P.O. Box 475
Dover, DE 19901
P: (302) 736-4462
cwheeler@dover.de.us

From: Heather Mund <heather4you@hotmail.com>
Sent: Monday, May 18, 2026 10:56 PM
To: City Clerks Office <cityclerk@dover.de.us>
Subject: EXTERNAL: 420 Wyoming Ave. Appeal

Some people who received this message don't often get email from heather4you@hotmail.com. Learn why this is important

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

I am sending a pdf file of the appeal I mailed this past weekend to the Planning and Community Development Department. In this attached pdf I am submiting the appeal along with pictures of my father who is in long term care and rehabilitation facility. I hope that you will forward this email to them.

Additionally, I will be working a temporary job this summer that will require me to be away from m home for the duration. I will not have access to my postal mailings. If you would please send correspondence on this matter to my email address or leave a voicemail on my mobile I will respond at my earliest opportunity. I will be working in an area with no wifi and limited cellular service from June 5 thru August 15.

Thank you for your time and assistance in getting this to the Planning and Community Development Department.

Sincerely,
Heather Mund POA for Robert Engles

Sent from Outlook

City of Dover

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

Amount Due:	$5000.00	LID#:	178	Amount Paid:	
Date Due:	5-25-2026	Case #	22-00001296	Date Registered:	4-18-2022
Vacant Since:	9-21-2021	Tax Parcel #	ED-05-076.20-03-080.000-000		
Property Address:	420 Wyoming Ave. Dover DE 19904				
Current Property Owner:	Robert D Engles Revocable Living Trust				
Address:	Heather M Mund Trustee 65 Pearl Laguna Niguel Ca 92677				
Phone:				Cellular:	302 745 7714
E-Mail:	heather4yoe@hotmail.com				

1

2 ** Local agent is required for any owner residing outside of Kent County Delaware

Responsible Person/Agent:	Ralph Taylor		
Address:	1017 West View Terrace Dover, DE 19904		
Phone:		Cellular:	302 943 1203
E-Mail:			

3 Insurance on Building: Y ☐ / N ☒
If Yes: Name of Insurance Company: Section 3 - owner in long term care facility

Exempt from Registration Fee: Y ☒ / N ☐

4. Explanation of Exemption if granted: _____

NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: Heather Mund POA for Robert Engles
Date: 13 May 2026

Fees as follows:

Buildings vacant one year or less.	$375.00
Buildings vacant for more than one year but less than two years.	$750.00
Buildings vacant for more than two years but less than three years.	$1,500.00
Buildings vacant for more than three years but less than five years.	$3,000.00
Buildings vacant for five years or longer.	$5,000.00

Interior Inspection Date _____

OFFICE USE ONLY		
ELECTRIC:	Y ■	N ☐
GAS SERVICE:	Y ■	N ☐
BASEMENT:	Y ■	N ☐
SECURED:	Y ■	N ☐
PHOTO:	Y ■	N ☐
STRUCTURE SOUND:	Y ☐	N ☐
WEAK FLOORS:	Y ☐	N ☐

REVISED 11/22/2023

Community Excellence Through Quality Service

May 13, 2026

City of Dover
Construction and Property Maintenance Code Board of Appeals
Dover, Delaware

Re: Appeal Regarding Vacant Property Registration and Request for Refund
Property Address: 420 Wyoming Ave., Dover, DE 19904

Dear Members of the Appeals Board,

I am submitting this appeal on behalf of my father, the owner of the property located at 420 Wyoming Ave., Dover, Delaware 19904.

First and foremost, I would like to express that I regret having to file this appeal at all. I only recently received the relevant packet and documentation from Mr. England of Code Enforcement last week. Prior to this, I was not given the written notice of the applicable exemptions under the City's ordinance. I would also like to note that my communications with Code Enforcement have otherwise been professional, smooth, and diligent.

However, after reviewing the written ordinance and exemption provisions provided to me, I am perplexed as to why my father's property was cited and charged registration fees when it clearly qualifies for an exemption under the City's own rules section 3 with no time limits. My fathers intentions are to return to this home.

Specifically, the ordinance states that vacant properties are exempt from registration fees when:

"The property is in probate or where the owner has entered a long-term care facility within six months of the building being vacant."

My father has been in a long-term care and rehabilitation facility, and therefore the property unquestionably falls within this exemption without time limits. Until receiving the written ordinance information (pamphlet insert) last week, I had no knowledge that this exemption applied to our circumstances from the beginning.. Had this information been properly furnished earlier, we would never have paid the registration fees that were assessed several years ago.

Accordingly, I respectfully request the following:

1. That this appeal be granted;
2. That the vacant property registration fees previously paid be fully refunded;
3. That the property file for 420 Wyoming Avenue be permanently updated to reflect the applicable exemption status under the ordinance; and

4. That no further citations or fees be assessed while the property remains eligible under the long-term care facility exemption.

I respectfully submit that this request is fully supported by the ordinance language itself and that the exemption clearly applies to my father's circumstances.

Thank you for your time and consideration in this matter. I appreciate your prompt attention and respectfully request a timely resolution.

I additionally ask that any correspondence regarding this matter be directed to me through my email address: heather4you@ hotmail.com as I will be out of town for work from June 5 till August 15 . I will be unable to get any mail during that time until I return home. Unfortunately my phone and internet service will be limited and unreliable but I will make every effort to stay on top of this matter.

Sincerely,

Heather Mund POA for Robert Engles

Heather Mund POA
for Robert D. Engles
attachments included in email

May 12, 2026

To whom it may concern:

Mr Robert Engles is and has been a patient in long term care at Crystal Cove Care Center facility in Newport Beach,CA. I am currently one of the nurses that helps to assist him as he strives to improve his mobility.

Katie ~~Tolett~~ LVN 05/12/26

ABDUL VARSHA 05/12/26
Witness

Encore Presentation, Inc.
2180 Barranca Pkwy #1298 Irvine, CA 92606
info@encorepresentationinc.com

Date: May 14, 2026

To Whom It May Concern,

This letter is to confirm that Heather Mund has been working with Encore Presentation, Inc. in a temporary caregiving and support role during the Summer of 2026. Heather has been assisting in a live-in caregiver capacity connected to property support, caregiving responsibilities, and operational assistance in the Modjeska Canyon area of California.

Her temporary position is scheduled from June 5, 2026 through August 15, 2026. This role requires onsite presence and around-the-clock availability to assist with caregiving responsibilities, property oversight, and animal care as needed.

The position involves working on uneven ranch-style property terrain and requires flexibility, reliability, and the ability to respond to ongoing daily responsibilities in a remote environment with limited cellular and internet connectivity. Food accommodations and living arrangements are being provided during the duration of the assignment.

Heather has shown professionalism, dependability, and a willingness to assist wherever needed. We appreciate her support and contribution during this temporary assignment.

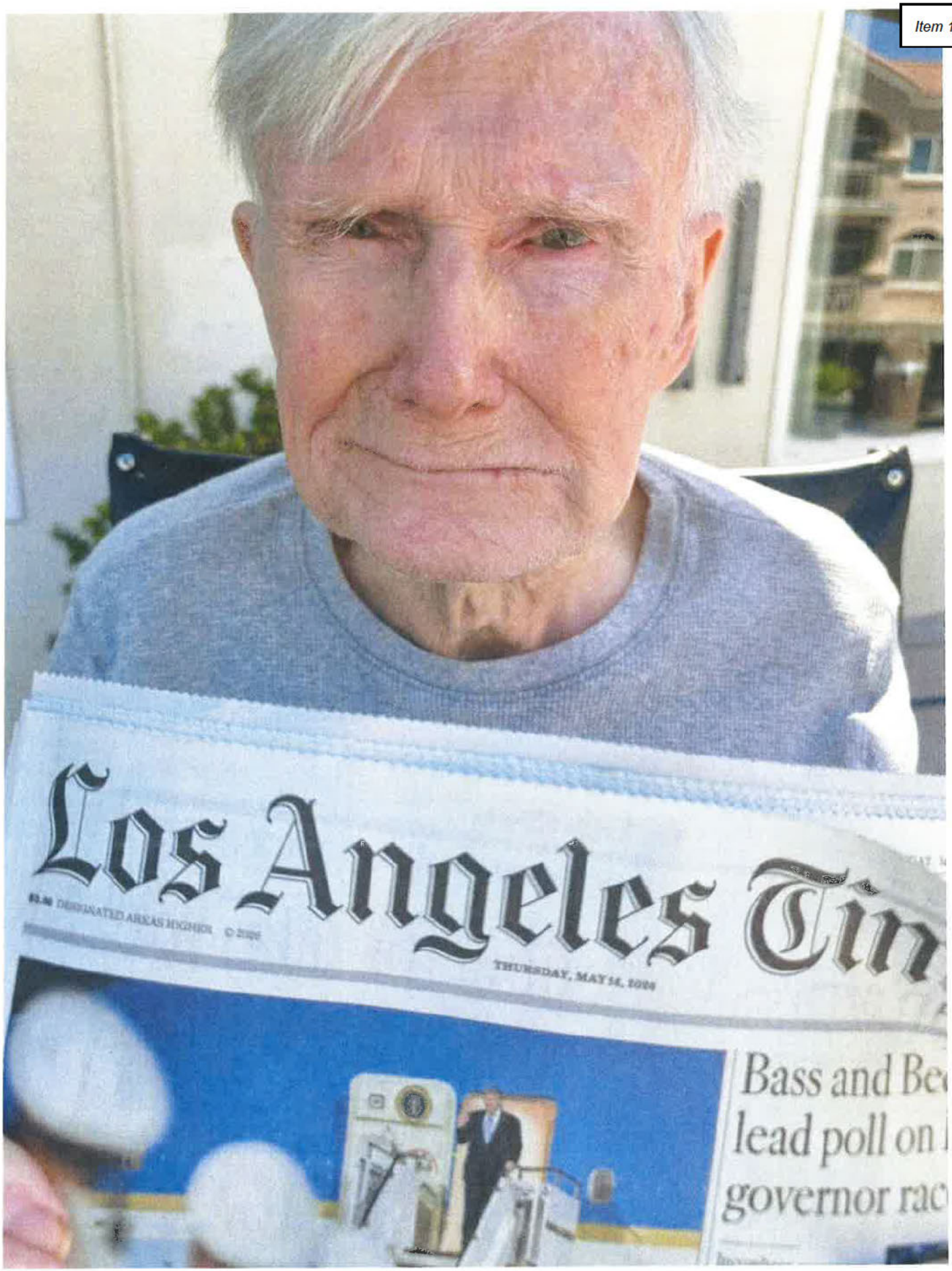
Should you require any additional information regarding Heather Mund's role or temporary employment verification, please feel free to contact Encore Presentation, Inc.

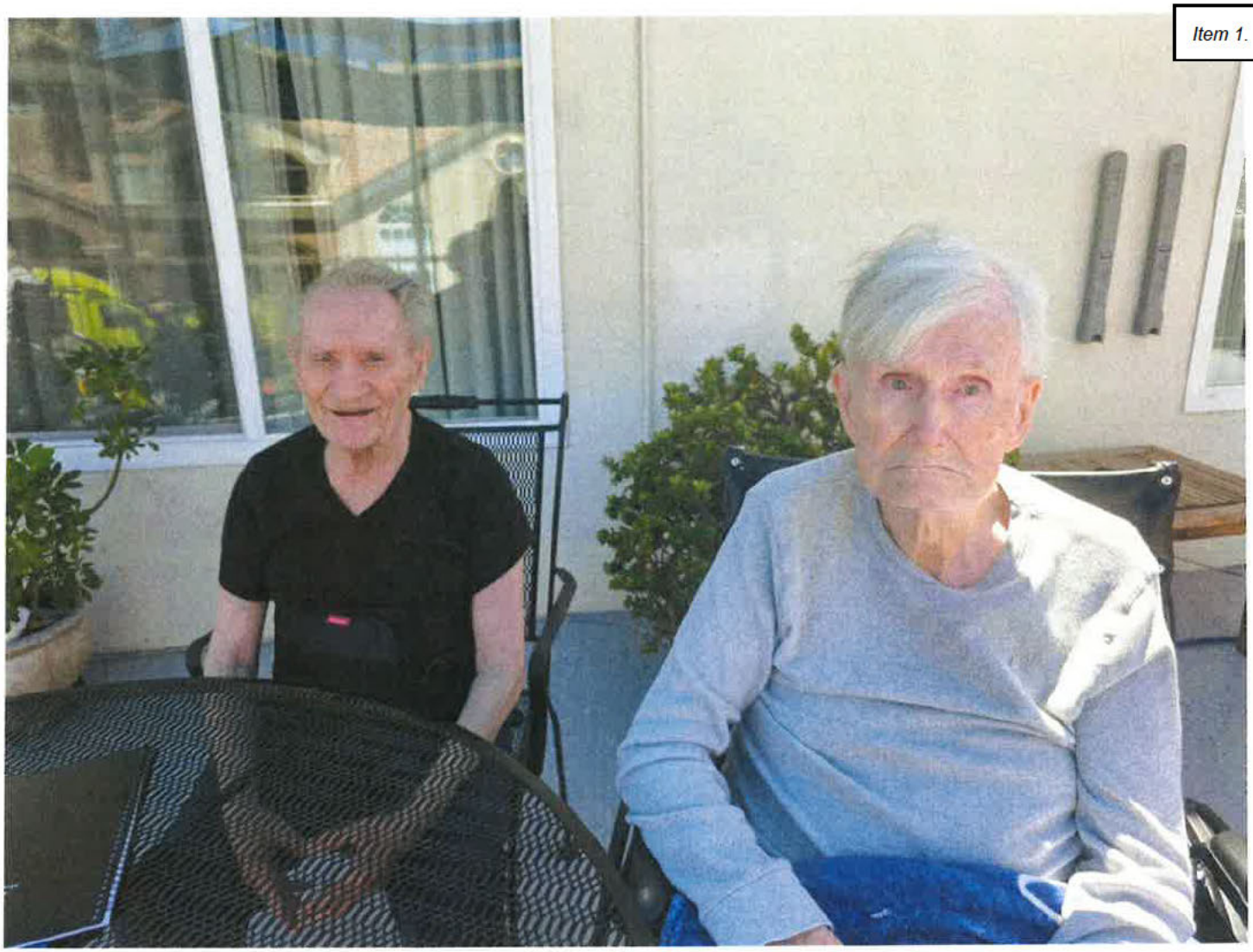
Sincerely,

Tahera Rene Christy
Founder & Executive Director
Encore Presentation, Inc.
562-335-5947
Try Different.


CRYSTAL COVE
CARE CENTER
1445


University of
St Andrews


Los Angeles Tim
THURSDAY, MAY 16, 2024
Bass and Be
lead poll on
governor rac




THE DAILY CHRONICLE
On This Date
Quote of the Day

England IV, John G

From: England IV, John G
Sent: Thursday, April 23, 2026 2:57 PM
To: Heather Mund
Cc: Kopp, Eddie L
Subject: 420 Wyoming Ave.

Good afternoon, Heather

I am in receipt of your VBO registration as of today, however I sent you out the 5th year vacant building registration letter today via certified mail. Please complete this form and either mail it back or scan the completed form and email it back to me.
You will not be exempt from the 5th year $5000.00 fee. You have the right to appeal to the Construction and Property Maintenance Code Board of Appeals. Such appeal must be filed in writing to the city clerk's office within 30 days from today.

Regards,

John England, CCEO
Code Enforcement Officer / Inspector II
ICC-PMHI
City of Dover, Delaware
15 Loockerman Plaza
Dover, DE. 19901
(302) 736-7015
jengland@dover.de.us

9589 0710 5270 1766 2408 74

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

APR 27 2026
Postmark Here

ROBERT D ENGLES & HEATHER M
MUND TRUSTEE
65 PEARL
LAGUNA NIGUEL CA 92677

JE
22-1296
5/25
for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROBERT D ENGLES & HEATHER M
MUND TRUSTEE
65 PEARL
LAGUNA NIGUEL CA 92677

9590 9402 7904 2234 6607 88

2. Article Number *(Transfer from service label)*
9589 0710 5270 1766 2408 74

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Heather Mund ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* MUND

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JE
22-1296

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery ($500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

5/25

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

April 23, 2026

ROBERT D & ENGLES
HEATHER M MUND, TRUSTEE
65 PEARL
LAGUNA NIGUEL CA 92677

RE: Property address: 420 WYOMING AVE
Annual Vacant Building Registration
5th Year Fee Due $5000.00
Case Number: 22-00001296

Dear Sir or Madam:

This property was registered as a vacant building within the City of Dover. Annual registrations and fees are required each year the dwelling remains vacant. Please complete the enclosed registration form and return with the payment amount as indicated above by **May 25, 2026.** Failure to pay registration fees will result in the fee being placed on the next tax billing. Mail registration form and required payment to:

City of Dover
Planning and Community Development Department
15 Loockerman Plaza
Dover, DE 19901

If the property is no longer vacant or meets the requirements for exemption of payment as identified in the enclosed brochure, please complete the registration form with the updated information and return to this office. You have the right to appeal to the construction and property maintenance code board of appeals. Such an appeal must be filed, in writing, on or before 5pm **May 25, 2026.**

I can be reached by phone at 302-736-7011 or email at jengland@dover.de.us, should you have any questions or concerns.

Sincerely,

John England
Code Enforcement Officer

Attachments
file

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

INVOICE

Date: April 23, 2026
Invoice #: 22-00001296-05

ROBERT D & ENGLES
HEATHER M MUND, TRUSTEE
65 PEARL
LAGUNA NIGUEL CA 92677

RE: Property address: 420 WYOMING AVE
Tax Parcel #: ED-05-076.20-03-080.000-000

DESCRIPTION	AMOUNT
Vacant Building Registration Fee. (5th Year)	$5000.00
TOTAL	**$5000.00**

Please make all checks payable to City of Dover
Payment must be received before May 25, 2026.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

1.

Amount Due:	$5000.00	LID#:	178	Amount Paid:	
Date Due:	5-25-2026	Case #	22-00001296	Date Registered:	4-18-2022
Vacant Since:	9-21-2021	Tax Parcel #	ED-05-076.20-03-080.000-000		
Property Address:	420 Wyoming Ave. Dover DE 19904				
Current Property Owner:	Robert D Engles Revocable Living Trust				
Address:	Heather M Mund Trustee 65 Pearl Laguna Niguel Ca 92677				
Phone:		Cellular:			
E-Mail:					

2.

**** Local agent is required for any owner residing outside of Kent County Delaware**			
Responsible Person/Agent:			
Address:			
Phone:		Cellular:	
E-Mail:			

3. Insurance on Building: Y ☐ / N ☐
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y ☐ / N ☐

4. Explanation of Exemption if granted: _____
NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: _____
Date: _____

Fees as follows:

Buildings vacant one year or less:	$375.00
Buildings vacant for more than one year but less than two years:	$750.00
Buildings vacant for more than two years but less than three years:	$1,500.00
Buildings vacant for more than three years but less than five years:	$3,000.00
Buildings vacant for five years or longer:	$5,000.00

Interior Inspection Date _____

OFFICE USE ONLY

ELECTRIC:	Y ■	N ☐
GAS SERVICE:	Y ■	N ☐
BASEMENT:	Y ■	N ☐
SECURED:	Y ■	N ☐
PHOTO:	Y ■	N ☐
STRUCTURE SOUND:	Y ☐	N ☐
WEAK FLOORS	Y ☐	N ☐

REVISED 11/22/2023

Community Excellence Through Quality Service

Prepared 4/23/26,14:41:17 Location Master Inquiry -(LMNAB010) Page 1
Program HTDFTAL Screen detail for Program: LX LMNAB010
User ID JGE Location 000000178

Address Information

Address:	420 WYOMING AVE
City, state, zip:	DOVER DE 199046936
Carrier route:	C036
Delivery point:	201
Inside/outside code:	IN INSIDE CITY LIMITS
Jurisdiction:	DOVER DOVER
General location:	DIST2 DISTRICT 2
DRS from Location Master	20847200
Address type:	Main Parcel
Effective date:	
Location status:	Active
Last change user:	AXH
Last change date:	2/18/2025

Parcel Information

Tax Map Number	ED-05-076.20-03-080.000-000
Parcel status:	Active

Zoning Information

Zoning:	ONE FAMILY RESIDENCE R-10
Commissioner district:	COUNCIL DISTRICT 2
Undivided interest %:	.00%
Longitude/latitude:	.000000 .000000
Map X/Y coordinates:	
Property code:	RES

Current Owner

Name:	MUND,HEATHER M TRUSTEE
Address:	65 PEARL
	LAGUNA NIGUEL CA 92677

Property Information - 420 WYOMING AVE, DOVER - (2 05 07620 03 0800 000)

Summary | Buildings (../../Buildings/2 05 07620 03 0800 000) | Transfers (../../Transfers/2 05 07620 03 0800 000) | Billing (../../Billing/2 05 07620 03 0800 000) | Permits (../../Permits/2 05 07620 03 0800 000) | Map (../../Map/2 05 07620 03 0800 000) | Taxable Assessment (../../TaxableAssessment/2 05 07620 03 0800 000)

PRINT

Parcel Information

Map Number: 2 05 07620 03 0800 000
Location ID/User Account#: 5258
Property Type: R
Account Type:
Lot#: 1
Subdivision: WOODBROOK
Legal Description:
WOODBROOK DEV., SEC. 1, BLOCK A, LOT #1 420 WYOMING AVENUE

Tax Account ID: 5258
GIS Coord: E-468041 N-416533
Deed BVP: D13419/30
Plat Book: 005 00053
Acres: 0.2850
Total Living Area: 2364 SQFT
Total Bedrooms: 4 **Full BA:** 2 **Half BA:** 1

District Information

Levy Court District: 2ND
(https://www.kentcountyde.gov/Elected-Officials/Second-District-Commissioner)
Fire: 46_F Robbins Hose (Dover)
School District: SC18 CAPITAL
Ambulance: 63_A Dover Ambulance
Storm Water Management:
Tax Ditch:

Sewer:
Trash:
Light:

Owner

Name:
ENGLES ROBERT D REVOCABLE LIVING TRU
MUND HEATHER M TRUSTEE
Owners Mailing Address:
65 PEARL
LAGUNA NIGUEL, CA 92677

Location Information

Location Addresses:
420 WYOMING AVE, DOVER, DE 19904

Zoning Information

Zone:
R10 - One Family Residence

Assessed Values

Land : $97,100
Buildings: $242,100
Total: $339,200

« Back | New Search »

© 2026 Property Records System - Kent County Levy Court - 555 Bay Rd Dover, DE 19901

Property Information - 420 WYOMING AVE, DOVER - (2 05 07620 03 0800 000)

Summary (../../General/2 05 07620 03 0800 000) | Buildings (../../Buildings/2 05 07620 03 0800 000) | Transfers | Billing (../../Billing/2 05 07620 03 0800 000) | Permits (../../Permits/2 05 07620 03 0800 000) | Map (../../Map/2 05 07620 03 0800 000) | Taxable Assessment (../../TaxableAssessment/2 05 07620 03 0800 000)

PRINT

Transfer Information

Recorded Date: 2/11/2025	**Sale Price:** $10	**Sold as Vacant:** Yes
Sale Date: 1/31/2025	**Land Value:**	**Legal Ref:** D13419-30
LUC at Sale:	**Building Value:**	**Doc/Cert#:** 2025-508375
Instrument Type: QC	**Grantor:** ENGLES ROBERT D	
	Grantee: ENGLES ROBERT D REVOCABLE LIVING TRU	

Recorded Date: 2/6/2025	**Sale Price:**	**Sold as Vacant:** Yes
Sale Date: 9/2/2024	**Land Value:**	**Legal Ref:** EST#30355
LUC at Sale:	**Building Value:**	**Doc/Cert#:** EST#30355
Instrument Type: WS	**Grantor:** ENGLES CHERYL A	
	Grantee: ENGLES ROBERT D	

Recorded Date: 1/1/1900	**Sale Price:** $0	**Sold as Vacant:** Yes
Sale Date: 1/1/1900	**Land Value:**	**Legal Ref:** D 237-261
LUC at Sale:	**Building Value:**	**Doc/Cert#:**
Instrument Type: ID	**Grantor:**	
	Grantee: ENGLES ROBERT D	

« Back | New Search »

© 2026 Property Records System - Kent County Levy Court - 555 Bay Rd Dover, DE 19901

```
UT220G01                              CITY OF DOVER                          4/23/26
                                 A Customer at a Glance      Cust exempt    14:42
Acct #: [redacted]  178  Status: A  NSF #:     Tax: N   Penalty: N
Service Address      Cyc/Rte: 20 08   Mailing Address      Phone: 949 - 7714247
ENGLES, ROBERT D                      65 PEARL                          Cash?: N
                                                                        Enote: N
420 WYOMING AVE
DOVER                    DE  199046936 LAGUNA NIGUEL          CA  92677
SS#: [redacted]  DL#: [redacted] DE          Reinst.: N  A-pay: N  Dep.: N
EL MT  A Start:  10/27/97   Term:          D /R /I                28302638E
                                                                        More...
Amt due:  [redacted]    Pending:  [redacted]   Delq amt:  [redacted]
Last notice:            Cut date:             Payment plan:     Budget:
Bill Date      Amount  Pymt Date      Amount   Current A/R Code/Desc/Amount
 4/15/26  [redacted]    4/01/26  [redacted]     C  CURRENT  [redacted]
 3/13/26                2/20/26              30  OVER 30
                                                                        More...
WF0662942  6/13/24    OP     IS     WS     MISC   WA     MISCELLANEOUS

                                                                        Bottom
 Comment      NOTE   6/09/25   ****************************************
              NOTE   6/09/25   DO NOT BILL WA; HOUSE IS VACANT PER JOHN
                                                                        More...
F3=Exit   F10=Zoom   F12=Cancel   F20=Cst/loc functions
```

UT300I01 **CITY OF DOVER** 4/23/[illegible]
Customer/Location Consumption History Inquiry 14:42

Customer ID: [redacted] Name: ENGLES, ROBERT D
Location ID: 178 Addr: 420 WYOMING AVE
Cycle/Route: 20 08 Amount due: [redacted]
Initiation date : 10/27/97 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	EL	REG	4/10/26	[redacted]	[redacted]	31	28302638E		N
_	EL	REG	3/10/26			29	28302638E		N
_	EL	REG	2/09/26			28	28302638E		N
_	EL	REG	1/12/26			34	28302638E		N
_	EL	REG	12/09/25			29	28302638E		N
_	EL	REG	11/10/25			32	28302638E		N
_	EL	REG	10/09/25			30	28302638E		N
_	EL	REG	9/09/25			29	28302638E		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 4/23
Customer/Location Consumption History Inquiry 14:42

Customer ID: [redacted] Name: ENGLES, ROBERT D
Location ID: 178 Addr: 420 WYOMING AVE
Cycle/Route: 20 08 Amount due: [redacted]
Initiation date : 10/27/97 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	4/10/26	[redacted]	[redacted]	31	48640481W	C	*
_	WA	REG	3/10/26			29	48640481W	C	*
_	WA	REG	2/09/26			28	48640481W	C	*
_	WA	REG	1/12/26			34	48640481W	C	*
_	WA	REG	12/09/25			29	48640481W	C	*
_	WA	REG	11/10/25			32	48640481W	C	*
_	WA	REG	10/09/25			30	48640481W	C	*
_	WA	REG	9/09/25			29	48640481W	C	+

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

RECEIVED
APR 23 2026
BY: .....

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover

City of Dover Vacant Building Registration

1.

Amount Due:		LID#:		Amount Paid:	
Date Due:		Case #		Date Registered:	
Vacant Since:		Tax Parcel #			
Property Address:	420 Wyoming Ave, Dover DE				
Current Property Owner:	Robert D. Engles				
Address:	c/o Heather Mand 65 Pearl, Laguna Niguel, CA 92677				
Phone:		Cellular:	92677		
E-Mail:					

2.

** Local agent is required for any owner residing outside of Kent County Delaware	
Responsible Person/Agent:	Ralph Taylor
Address:	1017 Westview Terrace Dover, DE
Phone:	302 943-1203 Cellular:
E-Mail:	heather4you@hotmail.com

3. Insurance on Building: Y ☐ / N ☒
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y ☒ / N ☐

4. Explanation of Exemption if granted: Currently in long term care facility getting physical rehab to return
NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: R D Engles
Date: 19 April 2026

Fees as follows:

Buildings vacant one year or less;	$375.00
Buildings vacant for more than one year but less than two years;	$750.00
Buildings vacant for more than two years but less than three years;	$1,500.00
Buildings vacant for more than three years but less than five years;	$3,000.00
Buildings vacant for five years or longer;	$5,000.00

Interior Inspection Date _____

OFFICE USE ONLY

ELECTRIC:	Y ☐	N ☐
GAS SERVICE:	Y ☐	N ☐
BASEMENT:	Y ☐	N ☐
SECURED:	Y ☐	N ☐
PHOTO:	Y ☐	N ☐
STRUCTURE SOUND:	Y ☐	N ☐
WEAK FLOORS:	Y ☐	N ☐

REVISED 11/22/2023

Community Excellence Through Quality Service

25 Pearl
Laguna Niguel, CA 92677

Retail

19901

RDC 99

U.S. POSTAGE PAID
FCM LETTER
LAGUNA BEACH, CA 92652
APR 20, 2026

[redacted]

S2324M502607-25

City of Dover
Division of Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

RECEIVED
APR 23 2026

19901-732715

KENT COUNTY LEVY COURT

555 Bay Road, Dover, Delaware 19901-3615
(302) 744-2300 -- FAX (302) 736-2279

"Serving Kent County With Pride"

PROPERTY RECORD REPORT

Parcel Information:

Parcel ID: 2 05 07620 03 0800 000
User Account #: 5258
Tax Account ID: 5258
Property Code: R -
Property Type: Single Family Dwelling
Improvement Status: N/A
Deed BVP: /
Plat Book: 005 00053

GIS Cord: E-468041 N-416533
Flood Plain: N/A
Zoning: R10 - One Family Residence
Lot #: 1 **Acres:** 0.285
Total Living Area: 2364 SQFT
Total Beds/Baths/Half Baths: 4 / 2 / 1
Legal Description: WOODBROOK DEV., SEC. 1, BLOCK A, LOT #1 420 WYOMING AVENUE

Owner Information:

Name(s): MUND HEATHER M TRUSTEE
Address: 65 PEARL, LAGUNA NIGUEL, CA 92677

Location Information:

Location Address: 420 WYOMING AVE, DOVER, DE 19904
Subdivision: WOODBROOK

District Information:

Levy Court District: 2ND
Fire: 46_F Robbins Hose (Dover)
Ambulance: 63_A Dover Ambulance
School: SC18 CAPITAL
Sewer:
Sewer ID:
Trash:
Light:
Stormwater:
Tax Ditch:

Assessed Values:

Land: $97,100
Buildings: $242,100
Yard: $0
Total: $339,200

Transfers:

Recorded Date: 2/6/2025
Sale Date: 2/4/2025
Price:
Legal Ref: EST#30355

Recorded Date: 2/11/2025
Sale Date: 1/31/2025
Price: $10
Legal Ref: D13419-30

Recorded Date: 1/1/1900
Sale Date: 1/1/1900
Price: $0
Legal Ref: D 237-261

County Billing:

Pending: $0.00
Base Tax: $0.00
Penalty / Interest: $0.00
Other: $0.00
Total Due: $0.00

Sewer Billing:

Account #:
Customer #:
Units: 0.0
Balance: $0.00

Permits:

No Permits

Kent County Levy Court has made all attempts to ensure the correctness and suitability of information under our control and to correct any problems or errors which have been brought to our attention, no representation or guarantee can be made as to the correctness or suitability of that information or any other information presented, referenced, or implied. The information provided in this document is for reference only so anyone using this information should first consult original records and personally verify the accuracy of any information/data provided in the document. The use of this information is at your own risk.

KENT COUNTY, DELAWARE

555 Bay Road, Dover, Delaware 19901-3615
(302) 744-2300 -- FAX (302) 736-2279

"Serving Kent County With Pride"

PROPERTY RECORD REPORT (cont)

Building Information 1:

Building ID: 1
Building Sequence #: 1
Building Type: COLONIAL
Walls: ALUM/VINYL
Floor:
Frame:
Height: 2 Story

Heat: CENTRAL AIR CONDITIONING
Roof:
Plumbing:
Insulation:
Year Built: 1961
Rooms / Bedrooms: 8 / 4

Kent County Levy Court has made all attempts to ensure the correctness and suitability of information under our control and to correct any problems or errors which have been brought to our attention, no representation or guarantee can be made as to the correctness or suitability of that information or any other information presented, referenced, or implied. The information provided in this document is for reference only so anyone using this information should first consult original records and personally verify the accuracy of any information/data provided in the document. The use of this information is at your own risk.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

1.

Amount Due:	$3000.00	LID#:	178	Amount Paid:	TRANS MK 6-20-25
Date Due:	6-19-2025	Case #	22-00001296	Date Registered:	4-18-2022
Vacant Since:	9-21-2021	Tax Parcel #	ED-05-076.20-03-080.000-000		
Property Address:	420 Wyoming Ave. Dover DE 19904				
Current Property Owner:	Robert D Engles & Cheryl A Engles				
Address:	65 Pearl Laguna Niguel Ca 92677				
Phone:		Cellular:			
E-Mail:					

2. **** Local agent is required for any owner residing outside of Kent County Delaware**

Responsible Person/Agent:			
Address:			
Phone:		Cellular:	
E-Mail:			

3. Insurance on Building: Y ☐ / N ☐
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y ☐ / N ☒

4. Explanation of Exemption if granted: STAFF REGISTERED
NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: _____
Date: _____

Fees as follows:

Buildings vacant one year or less:	$375.00
Buildings vacant for more than one year but less than two years:	$750.00
Buildings vacant for more than two years but less than three years:	$1,500.00
Buildings vacant for more than three years but less than five years:	$3,000.00
Buildings vacant for five years or longer:	$5,000.00

Interior Inspection Date _____

OFFICE USE ONLY

ELECTRIC:	Y ■	N ☐
GAS SERVICE:	Y ■	N ☐
BASEMENT:	Y ■	N ☐
SECURED:	Y ■	N ☐
PHOTO:	Y ■	N ☐
SMOKE/CO SOUND:	Y ☐	N ☐
WORK DOORS	Y ☐	N ☐

REVISED 11/22/2023

Community Excellence Through Quality Service

CITY OF DOVER
PO BOX 475
DOVER, DE 19903

Invoice Date: 07/14/2025 **Customer Number:** [redacted]

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
VACANT BUILDING 4TH YEAR 420 WYOMING AVE CHARGE DATE 5/19/25 CASE 22-1296 ALT PARCEL 178	1	$3,000.00	EACH	$3,000.00	$0.00	$0.00	$3,000.00

PLEASE NOTE THAT IF NOT PAID, THE CHARGES ON THIS INVOICE MAY BE TRANSFERRED TO THE PROPERTY TAX ACCOUNT PER THE CITY OF DOVER'S MUNICIPAL LIEN PROCESS.

Invoice Total: **$3,000.00**

PLEASE RETURN BOTTOM PORTION WITH PAYMENT

CITY OF DOVER
PLANNING AND INSPECTIONS
PO BOX 475
DOVER, DE 19903
302-736-7010

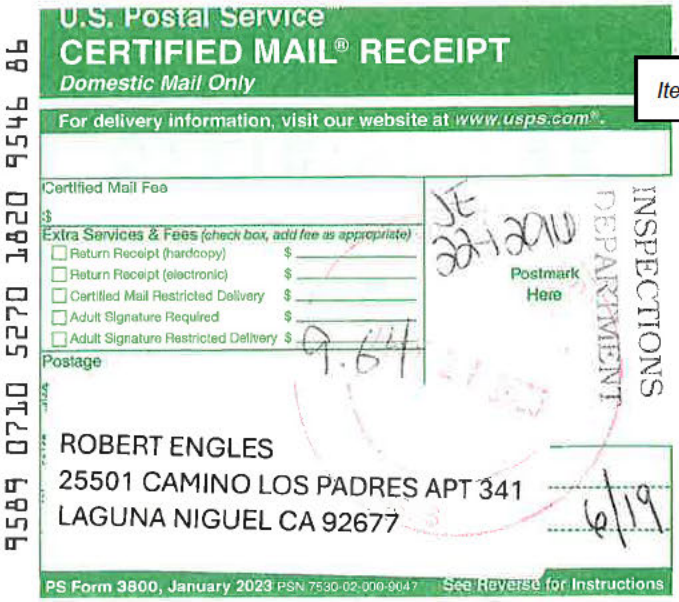
Invoice Date	Invoice No.
07/14/2025	17449
Customer Number	
[redacted]	
Invoice Total Due	
$3,000.00	
Amount Paid	
$0.00	

Mail your remittance to:
CITY OF DOVER
PO BOX 15558
WILMINGTON, DE 19886

NET DUE 30 DAYS

[redacted]
MUND HEATHER M TRUSTEE
65 PEARL
LAGUNA NIGUEL, CA 92677

0000018202630001744900000300[redacted]



U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
9.64

JE 2-1-2010

Postmark Here

INSPECTIONS DEPARTMENT

9589 0710 5270 1820 9546 86

ROBERT ENGLES
25501 CAMINO LOS PADRES APT 341
LAGUNA NIGUEL CA 92677

6/19

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROBERT ENGLES
25501 CAMINO LOS PADRES APT 341
LAGUNA NIGUEL CA 92677

9590 9402 7904 2234 6490 97

2. Article Number (Transfer from service label)
9589 0710 5270 1820 9546 86

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

May 19, 2025

ROBERT D ENGLES
25501 CAMINO LOS PADRES APT341
LAGUNA NIGUEL CA 92677

RE: Property address: 420 WYOMING AVE
Annual Vacant Building Registration
4th Year Fee Due $3000.00
Case Number: 22-00001296

Dear Sir or Madam:

This property was registered as a vacant building within the City of Dover. Annual registrations and fees are required each year the dwelling remains vacant. Please complete the enclosed registration form and return with the payment amount as indicated above by **June 19, 2025.** Failure to pay registration fees will result in the fee being placed on the next tax billing. Mail registration form and required payment to:

City of Dover
Planning and Community Development Department
15 Loockerman Plaza
Dover, DE 19901

If the property is no longer vacant or meets the requirements for exemption of payment as identified in the enclosed brochure, please complete the registration form with the updated information and return to this office. You have the right to appeal to the construction and property maintenance code board of appeals. Such an appeal must be filed, in writing, on or before 5pm **June 19, 2025.**

I can be reached by phone at 302-736-7011 or email at jengland@dover.de.us, should you have any questions or concerns.

Sincerely,

John England
Code Enforcement Officer

Attachments
file

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

INVOICE

Date: May 19, 2025
Invoice #: 22-00001296-04

ROBERT D ENGLES
25501 CAMINO LOS PADRES APT341
LAGUNA NIGUEL CA 92677

RE: Property address: 420 WYOMING AVE
Tax Parcel #: ED-05-076.20-03-080.000-000

DESCRIPTION	AMOUNT
Vacant Building Registration Fee. (4th Year)	$3000.00
TOTAL	**$3000.00**

Please make all checks payable to City of Dover
Payment must be received before June 19, 2025.

Prepared 5/19/25,12:55:25 Location Master Inquiry -(LMNAB010) Page 1
Program HTDFTAL Screen detail for Program: LX LMNAB010
User ID JGE Location 000000178

Address Information

Address:	420 WYOMING AVE
City, state, zip:	DOVER DE 199046936
Carrier route:	C036
Delivery point:	201
Inside/outside code:	IN INSIDE CITY LIMITS
Jurisdiction:	DOVER DOVER
General location:	DIST2 DISTRICT 2
DRS from Location Master	20847200
Address type:	Main Parcel
Effective date:	
Location status:	Active
Last change user:	AXH
Last change date:	2/18/2025

Parcel Information

Tax Map Number	ED-05-076.20-03-080.000-000
Parcel status:	Active

Zoning Information

Zoning:	ONE FAMILY RESIDENCE R-10
Commissioner district:	COUNCIL DISTRICT 2
Undivided interest %:	.00%
Longitude/latitude:	.000000 .000000
Map X/Y coordinates:	
Property code:	RES

Current Owner

Name:	MUND,HEATHER M TRUSTEE
Address:	420 WYOMING AVE
	DOVER DE 19904

KENT COUNTY
LEVY COURT

KentCountyDE.gov (http://KentCountyDE.gov) 302-744-2401 Help Login

Property Information - 420 WYOMING AVE, DOVER - (2 05 07620 03 0800 000)

Summary | Buildings | Transfers | Billing | Permits | Map | Taxable Assessment

PRINT BACK NEW SEARCH

Transfer Information

Recorded Date: 2/6/2025	**Sale Price:**	**Sold as Vacant:** Yes
Sale Date: 2/4/2025	**Land Value:**	**Legal Ref:** EST#30355
LUC at Sale:	**Building Value:**	**Doc/Cert#:** EST#30355
Instrument Type: WS	**Grantor:** ENGLES ROBERT D	**Transfer#:**
	Grantee: ENGLES ROBERT D	
Recorded Date: 2/11/2025	**Sale Price:** $10	**Sold as Vacant:** Yes
Sale Date: 1/31/2025	**Land Value:**	**Legal Ref:** D13419-30
LUC at Sale:	**Building Value:**	**Doc/Cert#:** 2025-508375
Instrument Type: QC	**Grantor:** ENGLES ROBERT D	**Transfer#:**
	Grantee: MUND HEATHER M TRUSTEE	
Recorded Date: 1/1/1900	**Sale Price:** $0	**Sold as Vacant:** Yes
Sale Date: 1/1/1900	**Land Value:**	**Legal Ref:** D 237-261
LUC at Sale:	**Building Value:**	**Doc/Cert#:**
Instrument Type: ID	**Grantor:**	**Transfer#:**
	Grantee: ENGLES ROBERT D	

« Back | New Search »

© 2025 Property Records System - Kent County Levy Court - 555 Bay Rd Dover, DE 19901

KENT COUNTY
LEVY COURT

KentCountyDE.gov (http://KentCountyDE.gov) 302-744-2401 Help Login

Property Information - 420 WYOMING AVE, DOVER - (2 05 07620 03 0800 000)

Summary | Buildings | Transfers | Billing | Permits | Map | Taxable Assessment

PRINT BACK NEW SEARCH

Parcel Information

Map Number: 2 05 07620 03 0800 000
Location ID/User Account#: 5258
Property Type: R - Single Family Dwelling
Account Type:
Lot#: 1
Subdivision: WOODBROOK
Legal Description:
WOODBROOK DEV., SEC. 1, BLOCK A, LOT #1 420 WYOMING AVENUE

Tax Account ID: 5258
GIS Coord: E-468041 N-416533
Deed BVP: /
Plat Book: 005 00053
Acres: 0.29
Total Living Area: 2364 SQFT
Total Bedrooms: 4 **Full BA:** 2 **Half BA:** 1

District Information

Levy Court District: 2ND
(https://www.kentcountyde.gov/Elected-Officials/Second-District-Commissioner)
Fire: 46_F Robbins Hose (Dover)
School District: SC18 CAPITAL
Ambulance: 63_A Dover Ambulance
Storm Water Management:
Tax Ditch:

Sewer:
Trash:
Light:

Owner

Name:
MUND HEATHER M TRUSTEE
Owners Mailing Address:
420 WYOMING AVE
DOVER, DE 19904

Location Information

Location Addresses:
420 WYOMING AVE, DOVER, DE 19904

Zoning Information

Zone:
R10 - One Family Residence

Assessed Values

Land : $97,100
Buildings: $242,100
Total: $339,200

« Back | New Search »

© 2025 Property Records System - Kent County Levy Court - 555 Bay Rd Dover, DE 19901

UT220G01 **CITY OF DOVER** 5/19/25

A Customer at a Glance **Cust exempt** 12

Acct #: [redacted] 178 **Status:** A **NSF #:** **Tax:** N **Penalty:** N

Service Address **Cyc/Rte:** 20 08 **Mailing Address** **Phone:** 949 - 7714247

ENGLES, ROBERT D 65 PEARL **Cash?:** N

420 WYOMING AVE **Enote:** N

DOVER DE 199046936 LAGUNA NIGUEL CA 92677

SS#: *****2174 **DL#:** ******5 DE **Reinst.:** N **A-pay:** N **Dep.:** N

EL MT A Start: 10/27/97 Term: D /R /I 28302638E

More...

Amt due: [redacted] **Pending:** [redacted] **Delq amt:** [redacted]

Last notice: **Cut date:** **Payment plan:** **Budget:**

Bill Date	**Amount**	**Pymt Date**	**Amount**	**Current A/R Code/Desc/Amount**
5/13/25	[redacted]	**5/02/25**	[redacted]	C . CURRENT [redacted]
4/11/25		**3/18/25**		30 . OVER 30

More...

WF0662942 6/13/24 OP IS WS MISC WA MISCELLANEOUS

Bottom

Comment NOTE 10/28/24 USING A DEHUMIDIFIER 24/7 SINCE 8/8. SYS

NOTE 10/28/24 ITS NOT RUNNING CONSTANTLY BUT A NEW ITE

More...

F3=Exit **F10=Zoom** **F12=Cancel** **F20=Cst/loc functions**

Item 1.

Customer ID: [redacted] Name: ENGLES, ROBERT D
Location ID: 178 Addr: 420 WYOMING AVE
Cycle/Route: 20 08 Amount due: [redacted]
Initiation date : 10/27/97 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	5/09/25	[redacted]	[redacted]	30	48640481W	C	*
_	WA	REG	4/09/25			29	48640481W	C	*
_	WA	REG	3/11/25			29	48640481W	C	*
_	WA	REG	2/10/25			31	48640481W	C	*
_	WA	REG	1/10/25			31	48640481W		N *
_	WA	REG	12/10/24			32	48640481W		N *
_	WA	REG	11/08/24			31	48640481W		N *
_	WA	REG	10/08/24			29	48640481W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

Item 1.

Customer ID: [redacted] Name: ENGLES, ROBERT D
Location ID: 178 Addr: 420 WYOMING AVE
Cycle/Route: 20 08 Amount due: [redacted]
Initiation date : 10/27/97 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	EL	REG	5/09/25	[redacted]	[redacted]	30	28302638E		N
_	EL	REG	4/09/25			29	28302638E		N
_	EL	REG	3/11/25			29	28302638E		N
_	EL	REG	2/10/25			31	28302638E		N
_	EL	REG	1/10/25			31	28302638E		N
_	EL	REG	12/10/24			32	28302638E		N
_	EL	REG	11/08/24			31	28302638E		N
_	EL	REG	10/08/24			29	28302638E		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

RECEIVED
MAY 0 3 2024
BY: .....

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901
Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover

City of Dover Vacant Building Registration

1.

Amount Due:	$1500.00	LID#:	178	Amount Paid:	
Date Due:	5-20-2024	Case #	22-00001296	Date Registered:	4-18-2022
Vacant Since:	9-21-2021	Tax Parcel #	ED-05-076.20-03-080.000-000		
Property Address:	420 Wyoming Ave. Dover DE 19904				
Current Property Owner:	Robert D Engles & Cheryl A Engles				
Address:	65 Pearl Laguna Niguel CA 92677				
Phone:	N/A	Cellular:	302 745 7714		
E-Mail:	heather4you@hotmail.com				

2. ** Local agent is required for any owner residing outside of Kent County Delaware

Responsible Person/Agent:	Ralph Taylor		
Address:	1017 Westview Ter Dover, DE 19904		
Phone:	302 242 4811	Cellular:	302 943-1203
E-Mail:			

3. Insurance on Building: Y ☐ / N ☒
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y ☒ / N ☐

4. Explanation of Exemption if granted: Robert Engles is in Long Term Care
NOTE: No Exemption if Registered by City of Dover Staff within 6 months of the home being occupied

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: Heather M. Mund PoA
Date: 3 May 2024

Fees as follows:

Buildings vacant one year or less;	$375.00
Buildings vacant for more than one year but less than two years;	$750.00
Buildings vacant for more than two years but less than three years;	$1,500.00
Buildings vacant for more than three years but less than five years.	$3,000.00
Buildings vacant for five years or longer;	$5,000.00

Interior Inspection Date _____

OFFICE USE ONLY

ELECTRIC:	Y ■	N ☐
GAS SERVICE:	Y ■	N ☐
BASEMENT:	Y ■	N ☐
SECURED:	Y ■	N ☐
PHOTO:	Y ■	N ☐
STRUCTURE SOUND:	Y ☐	N ☐
WEAK FLOORS	Y ☐	N ☐

REVISED 11/22/2023

Community Excellence Through Quality Service

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

1.

Amount Due:	$1500.00	LID#:	178	Amount Paid:	
Date Due:	5-20-2024	Case #	22-00001296	Date Registered:	4-18-2022
Vacant Since:	9-21-2021	Tax Parcel #	ED-05-076.20-03-080.000-000		
Property Address:	420 Wyoming Ave. Dover DE 19904				
Current Property Owner:	Robert D Engles & Cheryl A Engles				
Address:					
Phone:		Cellular:			
E-Mail:					

2. **** Local agent is required for any owner residing outside of Kent County Delaware**

Responsible Person/Agent:			
Address:			
Phone:		Cellular:	
E-Mail:			

3. Insurance on Building: Y ☐ / N ☐
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y ☐ / N ☐

4. Explanation of Exemption if granted: _____
NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: _____
Date: _____

Fees as follows:

Buildings vacant one year or less;	$375.00
Buildings vacant for more than one year but less than two years;	$750.00
Buildings vacant for more than two years but less than three years;	$1,500.00
Buildings vacant for more than three years but less than five years;	$3,000.00
Buildings vacant for five years or longer;	$5,000.00

Interior Inspection Date _____

OFFICE USE ONLY

ELECTRIC:	Y ☐	N ☐
GAS SERVICE:	Y ☐	N ☐
BASEMENT:	Y ☐	N ☐
SECURED:	Y ☐	N ☐
PHOTO:	Y ☐	N ☐
STRUCTURE SOUND:	Y ☐	N ☐
WEAK FLOORS:	Y ☐	N ☐

REVISED 11/22/2023

UT300I01 CITY OF DOVER 7/18/24
Customer/Location Consumption History Inquiry 12:2

Customer ID: [redacted] Name: ENGLES, ROBERT D
Location ID: 178 Addr: 420 WYOMING AVE
Cycle/Route: 20 08 Amount due: [redacted]
Initiation date : 10/27/97 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	7/09/24	[redacted]	[redacted]	29	48640481W		N *
_	WA	REG	6/10/24			33	48640481W	C	*
_	WA	REG	5/08/24			29	48640481W	C	*
_	WA	REG	4/09/24			32	48640481W		N
_	WA	REG	3/08/24			29	48640481W		N
_	WA	REG	2/08/24			30	48640481W		N
_	WA	REG	1/09/24			29	48640481W		N
_	WA	REG	12/11/23			33	48640481W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 CITY OF DOVER 7/18/24
Customer/Location Consumption History Inquiry 12:2

Customer ID: [redacted] Name: ENGLES, ROBERT D
Location ID: 178 Addr: 420 WYOMING AVE
Cycle/Route: 20 08 Amount due: [redacted]
Initiation date : 10/27/97 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	EL	REG	7/09/24	[redacted]	[redacted]	29	28302638E		N *
_	EL	REG	6/10/24			33	28302638E		N
_	EL	REG	5/08/24			29	28302638E		N
_	EL	REG	4/09/24			32	28302638E		N
_	EL	REG	3/08/24			29	28302638E		N
_	EL	REG	2/08/24			30	28302638E		N
_	EL	REG	1/09/24			29	28302638E		N
_	EL	REG	12/11/23			33	28302638E		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

```
UT220G01                          CITY OF DOVER                          7/18/24
                          A Customer at a Glance      Cust exempt   12:2
Acct #: .....[redacted]..... 178  Status:  A  NSF #: ....  Tax: N   Penalty: N
Service Address     Cyc/Rte: 20 08     Mailing Address      Phone: 949 - 7714247
ENGLES, ROBERT D ..............        65 PEARL                          Cash?: N
420 WYOMING AVE                                                        Enote: N
DOVER                    DE  199046936 LAGUNA NIGUEL          CA   92677
SS#: [redacted]  DL#: [redacted] DE                  Reinst.: N  A-pay: N  Dep.: N
EL MT  A Start:  10/27/97   Term:              D /R /I                 28302638E
                                                                          More
Amt due:  [redacted]      Pending:  [redacted]  Delq amt:  [redacted]
Last notice:              Cut date:             Payment plan:      Budget: ..
Bill Date      Amount  Pymt Date      Amount    Current A/R Code/Desc/Amount
. 7/12/24  [redacted]  . 7/01/24  [redacted]    C . . CURRENT      [redacted]
. 6/14/24              . 5/28/24              30 . OVER 30
                                                                       More...
WF0662942  6/13/24    OP     IS     WS     MISC  WA     MISCELLANEOUS

                                                                       Bottom
. Comment      NOTE   4/01/24   HEATHER MUND POA PHN 302 745 7714
. .........    NOTE   4/01/24   LAST 4 SS 8331-AH
                                                                       More...
F3=Exit    F10=Zoom    F12=Cancel    F20=Cst/loc functions
```

Item 1.

Customer ID: [redacted] Name: ENGLES, ROBERT D
Location ID: 178 Addr: 420 WYOMING AVE
Cycle/Route: 20 08 Amount due: [redacted]
Initiation date : 10/27/97 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	6/10/24	[redacted]	[redacted]	33	48640481W	C	*
_	WA	REG	5/08/24			29	48640481W	C	*
_	WA	REG	4/09/24			32	48640481W		N
_	WA	REG	3/08/24			29	48640481W		N
_	WA	REG	2/08/24			30	48640481W		N
_	WA	REG	1/09/24			29	48640481W		N
_	WA	REG	12/11/23			33	48640481W		N
_	WA	REG	11/08/23			29	48640481W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 CITY OF DOVER 6/18/24
Customer/Location Consumption History Inquiry 15:

Customer ID: [redacted] Name: ENGLES, ROBERT D
Location ID: 178 Addr: 420 WYOMING AVE
Cycle/Route: 20 08 Amount due: [redacted]
Initiation date : 10/27/97 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	EL	REG	6/10/24	[redacted]	[redacted]	33	28302638E		N
_	EL	REG	5/08/24			29	28302638E		N
_	EL	REG	4/09/24			32	28302638E		N
_	EL	REG	3/08/24			29	28302638E		N
_	EL	REG	2/08/24			30	28302638E		N
_	EL	REG	1/09/24			29	28302638E		N
_	EL	REG	12/11/23			33	28302638E		N *
_	EL	REG	11/08/23			29	28302638E		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

EXEMPT
REGISTRATION NOTIFICATION

May 3, 2024

HEATHER M MUND
C/O ROBERT D ENGLES
65 PEARL
LAGUNA NIGUEL CA 92677

RE: Property Address: 420 WYOMING AVE
Tax Parcel #: ED-05-076.20-03-080.000-000
Case Number: 22-00001296

Dear Sir/Madam:

This letter is to inform you that your Vacant Building Registration is Exempt from the registration fee for the reason listed below:

The property is in probate or where the owner has entered a long term care facility within six months of the building being vacant.

Should you have any questions, please contact the Department of Inspections (302)736-7011. Thank you.

Sincerely,

John England
Code Enforcement Officer

cc: file

England IV, John G

From: Heather Mund <heather4you@hotmail.com>
Sent: Friday, May 3, 2024 9:58 AM
To: England IV, John G
Subject: EXTERNAL: Robert Engles case #22-00001296
Attachments: 20240503_063426.jpg; General Durable Power of Attorney of Robert D. Engles-1.pdf

You don't often get email from heather4you@hotmail.com. Learn why this is important

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. England,

My name is Heather Mund I have durable power of attorney for my father. I am attaching the POA along with the City of Dover Vacant Building Registration. All mailings should come to my address at 65 Pearl, Laguna Niguel, CA 92677

My father Robert Engles went into long term care within 6 month of the property being occupied. We were there handling the property mainteance last summer. Mr. Ralph Taylor our neighbor is the Responsible Person who maintains the home and yard when we are not there.

Please let me know if you have any questions. I am best reached by phone. My mobile is 302 745 7714.

Thank you kindly,
Heather Mund

Sent from Outlook

General Durable Power of Attorney of Robert D. Engles

I, Robert D. Engles of Laguna Niguel, California, Social Security number 215-40-2174, am creating a Durable Power of Attorney under the laws of the State of California.

Article One
Appointment of Agent

Section 1.01 Initial Agent

I appoint Heather Michelle Mund to serve as my Agent.

Section 1.02 No Person under 21 Years of Age May Serve as Agent

No person named as my Agent or successor Agent may serve until that person has reached 21 years of age.

Section 1.03 Prior or Joint Agent Unable to Act

A successor Agent or an Agent serving jointly with another Agent may establish that the acting Agent or joint Agent is no longer able to serve as Agent by signing an affidavit that states that the Agent is not available or is incapable of acting. The affidavit must be supported by a death certificate of the Agent, a certificate showing that a guardian or conservator has been appointed for the Agent, a letter from the Agent stating his or her unwillingness to act or delegating his or her power to the successor Agent, or a physician's letter stating that the Agent is incapable of managing his or her own affairs. If the Agent designated in the affidavit objects in writing to the affidavit within 10 days of receiving the affidavit, the objecting Agent must sign the necessary medical releases needed to obtain a physician's letter, and a physician's letter stating that the objecting Agent is incapable of managing his or her own affairs must be obtained before the Agent's authority under this power of attorney will be terminated. If the Agent designated in the affidavit refuses to sign the necessary medical releases needed to obtain a physician's letter within 10 days, the Agent's authority under this power of attorney will be terminated. An affidavit supported by one of the foregoing certificates or letters will terminate the Agent's authority under this power of attorney.

Article Two
Effectiveness of Appointment - Durability Provision

Section 2.01 Effectiveness

The authority granted to my Agent under this power of attorney will be effective immediately upon signing.

Section 2.02 Durability

The authority granted to my Agent under this power of attorney will not be affected by my subsequent disability, incompetency, incapacity, or lapse of time.

Section 2.03 Term of Durable Power of Attorney

This Durable Power of Attorney expires at the earliest of:

December 31, 2055;

my death (except for post-death matters allowed under California law); or

my revocation of this power of attorney.

Article Three
Powers Granted to My Agent

I grant my Agent the powers described in this Article so that my Agent may act on my behalf. In addition, my Agent may do everything necessary to exercise the powers listed below.

Section 3.01 Power to Fund

My Agent may transfer any of my assets or any interest I have in any property, tangible or intangible, real or personal, to the trustee of any revocable trust created by me or by my Agent acting within the authority granted in Section 3.22 before or after the execution of this power of attorney, and including any trust that may extend beyond my incapacity or beyond my lifetime.

I grant my Agent the following general powers for the specific purpose of transferring property to my trusts under this Section:

My Agent may transfer any interest I have in real or personal property, tangible or intangible, to my trusts.

My Agent may assign any rights I have to receive income from any source to my trusts.

My Agent may execute all legal instruments and other documents necessary or convenient to transfer property to my trusts.

My Agent may terminate savings, checking, safekeeping, brokerage, investment advisory, and custodial accounts in my name (alone or jointly with others) at any bank, broker, or financial institution and transfer all or any part of my interest in the cash, stocks, bonds, and securities of the accounts to my trusts.

My Agent may enter and remove my property from any safe-deposit box registered in my name (alone or jointly with others) and transfer the removed property to my trusts.

My Agent may designate the trust as beneficiary to receive any property, benefit, or contract right on my death, or to change any existing designation to the trust as beneficiary.

I also grant my Agent general powers for the specific purpose of transferring any interest I may have in property owned by me to any general partnership, limited partnership, or limited liability company in which I have an interest. This power is subject to the same limitations set forth in the preceding paragraphs of this Section.

Section 3.02 Power to Amend Revocable Trust Agreement

My Agent may amend any revocable trust created by me before or after the execution of this power of attorney, and including any trust that may extend beyond my incapacity or beyond my lifetime to:

alter the administrative and investment powers of my Trustee;

reflect tax or other legal changes that affect trust administration; or

correct ambiguities, including scrivener errors, that might otherwise require court construction or reformation.

Section 3.03 Power to Sell

Unless specifically limited by the other provisions of this power of attorney, my Agent may sell any interest I own in any kind of property, real or personal, tangible or intangible, including any contingent or expectant interest, any marital right, and any right of

survivorship incident to joint tenancy or tenancy by the entirety. My Agent may determine the terms of sale and may grant sales options.

My Agent may dispose of sales proceeds on my behalf as my Agent determines is appropriate.

Section 3.04 Power to Buy

Unless specifically limited by the other provisions of this power of attorney, my Agent may buy any kind of property. My Agent may determine the terms for buying property and may obtain options to buy property. In addition, my Agent may insure the purchased property, and otherwise arrange for its safekeeping.

I authorize my Agent to borrow money for the purposes described in this Section and to secure the loan in any manner my Agent determines is appropriate.

I authorize my Agent to use my funds to repay any money borrowed by me or on my behalf and to pay for any purchases made or cash advanced using my credit cards.

Section 3.05 Power to Invest

My Agent may invest and reinvest all or any part of my property in any other property of whatever type: real or personal, tangible or intangible, and whether located inside or outside the geographic borders of the United States and its possession or territories. Unless specifically limited by the other provisions of this power of attorney, my Agent may:

> invest in securities of all kinds, limited partnership interests, real estate or interest in real estate whether or not productive at the time of investment, commodities contracts of all kinds, or interests in trusts including investment trusts;
>
> participate in common, collective, or pooled trust funds or annuity contracts;
>
> sell or otherwise terminate any investment made by me or on my behalf, and establish and terminate savings and money market accounts at banks and other financial institutions;
>
> establish and terminate accounts with securities brokers and use brokerage accounts to make short sales and to buy on margin, and pledge any securities held or purchased in brokerage accounts as security for loans and advances made to the account;
>
> establish and terminate agency accounts with corporate fiduciaries; and
>
> hire and fire financial and investment advisors.

Section 3.06 Power to Contract

My Agent may enter into contracts of any type and for any purpose. Unless specifically limited by the other provisions of this power of attorney and the law, my Agent may modify and cancel any existing or any new contracts to which I am a party.

Section 3.07 Power to Manage Real Property

My Agent may manage any real property I now own or may acquire in the future including my personal residence. Unless specifically limited by the other provisions of this power of attorney, my Agent may:

lease and sublease property for any period, and grant options to lease or subdivide property, even if the term of the lease, sublease, or option extends beyond the term of this power of attorney;

eject and remove tenants or other persons from property, and recover the property by all lawful means;

collect and sue for rents;

pay, compromise, or contest tax assessments and apply for tax assessment refunds;

subdivide, partition, develop, dedicate property to public use without consideration, or grant or release easements over my real property;

maintain, protect, repair, preserve, insure, build upon, improve, demolish, abandon, and alter all or any part of my real property;

employ laborers;

obtain or vacate plats and adjust boundaries;

adjust differences in the property's value on exchange or partition by giving or receiving consideration;

release or partially release real property from a lien;

enter into any contracts, covenants, and warranty agreements regarding my real property that my Agent considers appropriate; and

encumber property by mortgage or deed of trust.

I authorize my Agent to accept real property as a gift or as security for a loan.

Section 3.08 Power to Manage Tangible Personal Property

My Agent may manage any tangible personal property I now own or may acquire in the future. Unless specifically limited by the other provisions of this power of attorney, my Agent may:

lease and sublease property for any period, and grant options to lease or subdivide property, even if the term of the lease, sublease, or option extends beyond the term of this power of attorney;

recover my property by all lawful means;

collect and sue for rents;

pay, compromise, or contest tax assessments and apply for tax assessment refunds;

maintain, protect, repair, preserve, insure, improve, destroy, and abandon all or any part of my property; and

grant security interests in my property.

I authorize my Agent to accept tangible personal property as a gift or as security for a loan.

Section 3.09 Power to Manage Digital Assets

My Agent may access, modify, control, archive, transfer, and delete my digital assets. Digital assets include my sent and received emails, email accounts, digital music, digital photographs, digital videos, gaming accounts, software licenses, social-network accounts, file-sharing accounts, financial accounts, domain registrations, Domain Name System (DNS) service accounts, blogs, listservs, web-hosting accounts, tax-preparation service accounts, online stores and auction sites, online accounts, and any similar digital asset that currently exists or may be developed as technology advances.

My digital assets may be stored in the cloud or on my own digital devices. My Agent may access, use, and control my digital devices in order to access, modify, control, archive, transfer, and delete my digital assets—this power is essential for access to my digital assets that are only accessible through my digital devices. Digital devices include desktops, laptops, tablets, peripherals, storage devices, mobile telephones, smartphones, and any similar hardware that currently exists or may be developed as technology advances.

Section 3.10 Oil, Gas and Mineral Interests

My Agent may acquire, maintain, develop, and exploit, either alone or jointly with others, any oil, gas, coal, mineral, or other natural resource rights or interests.

My Agent may drill, test, explore, mine, develop, extract, remove, convert, manage, retain, store, sell, and exchange any of those rights and interests on terms and for a price that my Agent deems advisable.

My Agent may execute leases, pooling, unitization, and other types of agreements in connection with oil, gas, coal, mineral, and other natural resource rights and interests, even though the terms of those arrangements may extend beyond the trust's termination.

My Agent may execute division orders, transfer orders, releases, assignments, farm outs, and any other instruments that it considers proper.

My Agent may employ the services of consultants and outside specialists in connection with the evaluation, management, acquisition, disposition, and development of any mineral interest, and may pay the cost of the services from the trust's principal and income.

Section 3.11 Power to Operate Businesses

My Agent may continue operating and managing any business in which I now or later own an interest for the period of time and in any manner my Agent considers appropriate.

Unless specifically limited by the other provisions of this power of attorney, my Agent may:

act as a director, general or limited partner, or associate or officer of the business;

select and vote for directors, partners, associates, and officers of the business and enter into owners' agreements with other owners of any business in which I have an interest;

execute agreements and amendments to agreements necessary to the operation of the business including stockholder agreements, partnership agreements, buy-sell agreements, and operating agreements for limited liability companies;

hire and fire employees;

pay employees' salaries and provide for employee benefits;

employ legal, accounting, financial, and other consultants;

continue, modify, terminate, renegotiate, and extend any contracts with any person, firm, association, or corporation;

execute business tax returns and other government forms required for my business;

pay all business-related expenses;

transact business for me in my name and on my behalf;

contribute additional capital to the business from my funds;

change the name or the form of the business;

incorporate the business;

enter into a partnership agreement with other persons;

join in a plan to reorganize or consolidate my business, or merge my business with any other business;

establish the value of the business under buy-out or buy-sell agreements to which I am a party;

create, continue, or terminate retirement plans for my business's employees and make contributions required by those plans;

advance money or other property to the business and make loans of cash or securities to the business as my Agent considers appropriate; and

borrow for the business and secure any loans with business assets or my personal assets.

My Agent may sell, liquidate, or close a business upon terms my Agent considers appropriate, including a sale in exchange for cash, a private annuity, and an installment note or any combination of those arrangements.

Section 3.12 Power to Manage Partnership and Limited Liability Company Interests

My Agent may manage any general, limited, or special partnership interest or any limited liability company interest I own now or in the future. Unless specifically limited by the other provisions of this power of attorney, my Agent may:

exercise any right, power, privilege, or option I may have or may claim under any contract with the partnership or limited liability company;

modify or terminate my interest on terms and conditions my Agent considers appropriate;

enforce the terms of the partnership agreement or limited liability company operating agreement for my protection by instituting or maintaining any action, proceeding, or otherwise as my Agent considers appropriate; and

defend, arbitrate, settle, or compromise any action or other legal proceeding to which I am a party because of my membership in the partnership or limited liability company.

Section 3.13 Power Regarding Securities

My Agent may exercise all rights regarding securities that I own now or in the future. Specifically, my Agent may buy, sell, and exchange all types of securities and financial instruments including stocks, bonds, mutual funds, and commodity futures contracts and call and put options on stocks and stock indexes.

My Agent may also:

receive certificates and other evidences of ownership with regard to securities;

hold securities in bearer or uncertified form and use a central depository, clearing agency, or book-entry system such as The Depository Trust Company, Euroclear, or the Federal Reserve Bank of New York;

place all or any part of my securities in the custody of a bank or trust company or in the name of its nominee;

employ a broker-dealer as custodian for my securities and register the securities in the name of the broker-dealer or its nominee;

exercise voting rights with respect to securities in person or by proxy, enter into voting trusts, and consent to limitations on the right to vote;

participate in any reorganization, recapitalization, merger, or similar transaction; and

exercise any subscription rights, option rights (whether or not qualified under the Internal Revenue Code), or other rights to which I am entitled now or in the future, or to sell and dispose of these rights, and, if required, to sign my name to rights, warrants, or other similar instruments.

Section 3.14 Power to Collect and Settle My Obligations

My Agent may collect all rights and benefits to which I am entitled now or in the future, including rights to cash payments, property, debts, accounts, legacies, bequests, devises, dividends, and annuities. In collecting my obligations, my Agent may demand, sue for, arbitrate, settle, compromise, receive, deposit, expend for my benefit, reinvest, or otherwise dispose of these matters as my Agent determines appropriate.

My Agent may use all lawful means and methods to recover these assets and rights, to qualify me for benefits and claim benefits on my behalf, and to compromise claims and

grant discharges regarding the matters described in this Section. My Agent may convert my assets into assets that do not disqualify me from receiving benefits, or my Agent may divest my assets altogether. In any divestment action or asset conversion, I direct my Agent to avoid disrupting the dispositive provisions of my estate plan as established by me prior to my incapacity.

Section 3.15 Power Regarding Governmental Benefits

All powers described in this Section are exercisable with respect to all federal and state (or any subdivision thereof) programs existing when this power of attorney was executed or for which I become eligible after this power of attorney is executed. The power of attorney shall extend to any state in which I live when my Agent's powers become effective.

I appoint my Agent as my *Representative Payee* for the purposes of receiving Social Security benefits. My Agent may collect all benefits payable to or for my benefit by any governmental agency or body, such as Supplemental Security Income (SSI), Medicaid, Medicare, and Social Security Disability Insurance (SSDI). My Agent shall have the full power to represent me and deal in all ways necessary concerning rights or benefits payable to me by any governmental agency including Supplemental Security Income (SSI), Medi-Cal, and Social Security Disability Insurance (SSDI).

My Agent may:

gift or otherwise spend down my estate for Medicaid eligibility and planning;

execute vouchers in my name for allowances and reimbursements payable to me by the United States, a foreign government, a state, or a subdivision of a state to me, including allowances and reimbursements for my transportation and the transportation of my wife, my children, and other individuals customarily or legally entitled to be supported by me, and for shipping their household effects;

take possession, remove, and ship any of my property from a post, warehouse, depot, dock, or other place of storage, whether governmental or private, and execute and deliver a release, voucher, receipt, bill of lading, shipping ticket, certificate, or other instrument for that purpose;

prepare, file, and prosecute my claims for benefits or assistances, financial or otherwise, for any claim to which I am entitled under a statute or government regulation;

prosecute, defend, arbitrate, settle, and propose or accept a compromise with respect to any benefits I may be entitled to receive;

receive the financial proceeds of any type of claim described in this Section and invest, disburse, or use the proceeds on my behalf for any lawful purpose;

sign on my behalf any document necessary to permit my return to my residence following my incapacity or other condition that prevents me from currently living there;

execute any trust agreement described in 42 U.S.C. § 1396p (d)(4) with any trustee or trustees that my Agent selects. In addition, my Agent may deliver and convey any or all of my assets to the trustee or trustees of the trust as well as designate the trust as payee of any income to which I may be entitled.

Section 3.16 Power Regarding My Retirement Plans and Other Employee Benefits

My Agent may exercise all rights and collect all qualified retirement benefits to which I am entitled now or in the future. Specifically, my Agent may:

establish, using any of my assets, one or more qualified retirement plans in my name;

make or cause contributions to be made, including rollover contributions and conversion contributions, to any qualified retirement plan my Agent considers appropriate using my assets;

receive and endorse checks and other distributions to me from any qualified retirement plans, or arrange for the direct deposit of those checks or distributions in any of my accounts;

elect any form of payment from my qualified retirement plans and to withdraw benefits on my behalf from the IRAs and retirement plans;

make, exercise, waive, or consent to any and all elections and options that I may have regarding contributions to qualified retirement plans, investments, and administration of the retirement plans, and distribution or other forms of qualified retirement benefits available to me;

convert all or a portion of a qualified retirement plan to a Roth IRA under Internal Revenue Code Section 408A (or other similar qualified retirement plan);

with respect to any contribution to an IRA or Roth IRA, recharacterize all or any part of the contribution so that the contribution or any part of the contribution is treated as made to the other type of IRA;

with respect to any Thrift Savings Plan (TSP) account, conduct any business with the TSP, including the authority to sign any TSP-related document; and

borrow money, purchase assets from any of my qualified retirement plans, and sell assets to any of my qualified retirement plans if the plan authorizes these actions.

My Agent may make primary and contingent beneficiary designations, whether revocable or irrevocable, change primary and contingent revocable beneficiary designations, and consent or waive consent in connection with the designation of primary and contingent beneficiaries and the selection of joint and survivor annuities under any employee benefit plan. But my Agent may not directly or indirectly designate a greater share or portion of any benefit to my Agent than my Agent would have otherwise received unless all other beneficiaries under the qualified retirement plan consent to the change in beneficiary designation.

For all purposes of this Section, *qualified retirement plan* means a plan qualified under Internal Revenue Code Section 401 (including any plan administered by the TSP), an individual retirement arrangement under Section 408 or Section 408A, or a tax-sheltered annuity under Section 403. The term *qualified retirement benefits* means the amounts held in or distributed pursuant to a plan qualified under Section 401, an individual retirement arrangement under Section 408 or Section 408A, a tax-sheltered annuity under Section 403, or any other benefit subject to the distribution rules of Section 401(a)(9).

Section 3.17 Power Regarding Bank, Financial, and Credit Union Accounts

My Agent may establish bank, financial, or credit union accounts of any type in one or more banks, financial institutions, or credit unions that my Agent may choose. My Agent may modify, terminate, make deposits to, write checks on, make withdrawals from, and grant security interests in any account in my name or for which I am an authorized signatory, except accounts held by me in a fiduciary capacity. This authority may be exercised whether the account was established by me or for me by my Agent. My Agent is authorized to negotiate, endorse, or transfer any check or other instrument with respect to any account; to contract for any services rendered by any bank, financial institution, or credit union; and to execute, on my behalf as principal, any agency or power of attorney forms furnished by a bank, financial institution, or credit union with respect to accounts with the bank, financial institution, or credit union that appoint the bank, financial institution, credit union, or any person as my agent.

If more than one Agent is serving concurrently under this power of attorney, the signature of any one of them is sufficient to endorse checks or drafts and to draw checks or drafts on my financial accounts.

Section 3.18 Power Regarding Credit Cards

My Agent may establish credit card accounts of any type that my Agent may choose. My Agent may make purchases with; take cash advances, balance transfers, and otherwise borrow money on; make payments toward the outstanding balance of; modify; and terminate any credit card account in my name or for which I am an authorized user, except accounts held by me in a fiduciary capacity. This authority may be exercised whether the account was established by me or for me by my Agent. My Agent is authorized to contract for any services rendered by any credit card company and to execute, on my behalf as principal, any agency or power of attorney forms furnished by a credit card company with respect to accounts with the credit card company that appoint the credit card company or any person as my agent.

If more than one Agent is serving concurrently under this power of attorney, the signature of any one of them is sufficient to make purchases with and payments toward the outstanding balance of any of my credit card accounts.

Section 3.19 Power Regarding Safe-Deposit Boxes

My Agent may contract with any institution to rent a safe-deposit box in my name. My Agent may have access to any safe-deposit box in my name or for which I am an authorized signer. This Section will apply whether the contract for the safe-deposit box was executed by me alone, jointly with others, or by my Agent in my name. My Agent may also add contents to or remove contents from a safe-deposit box, or terminate any rental contract for a safe-deposit box.

Section 3.20 Power to Prosecute and Defend Legal Actions

My Agent may institute, supervise, prosecute, defend, intervene in, abandon, compromise, adjust, arbitrate, settle, dismiss, and appeal from any legal, equitable, judicial, or administrative hearings, actions, suits, or proceedings involving me in any way. This authority includes claims by or against me arising out of property damage or personal injury suffered by me, or caused by me or under circumstances such that the resulting loss may be imposed on me. My Agent may otherwise engage in litigation involving me, my property, or my legal interests, including any property, interest, or person I am or may be responsible for.

Section 3.21 Power to Loan and Borrow

My Agent may make secured or unsecured loans to any person, entity, trust, or estate on my behalf, for any term or payable on demand, with or without interest. My Agent may enter into or modify the terms of any mortgage, deed of trust, or security agreement made in connection with any loan and may release or foreclose on the mortgage, deed of trust, or security.

My Agent may borrow money on my behalf at interest rates and on other terms that my Agent considers advisable from any person, institution, or other source. If my then-acting Agent is a corporate fiduciary, this includes loans from its own banking or commercial lending department.

My Agent may encumber my property by mortgages, pledges, and other hypothecation and has the power to enter into any mortgage or deed of trust even though the term of the mortgage or deed of trust may extend beyond the effective term of this power of attorney.

My Agent may borrow money for any purpose on any life insurance policy owned by me on my life even though the term of the loan may extend beyond the effective term of this power of attorney. My Agent may grant a security interest in the policy to secure the loan. In this regard, my Agent may assign and deliver the policy as security. No insurance company will be under any obligation to determine the loan's necessity or how my Agent applies the loan proceeds.

Section 3.22 Power to Create Revocable Trusts for My Benefit

My Agent may execute a Revocable Trust with any trustee or trustees that my Agent selects. All income and principal must be paid under the trust, to me or another person for my benefit or applied for my benefit. The trust income and principal must be paid under the trust in the amounts that I or my Agent requests or that the Trustee or Trustees determine. The trust must provide that it may be revoked or amended by me or my Agent at any time; however, the trust must provide that any amendment by my Agent must be of a type that could have been included in the original trust document by law or under the provisions of this power of attorney. In addition, my Agent may deliver and convey any of my assets to the Trustee or Trustees of the Revocable Trust, or convey any or all of my assets to a Revocable Trust that exists now or is created by me after the creation of this power of attorney.

Section 3.23 Power to Withdraw Funds from Trusts

My Agent may withdraw and receive the income or principal of any trust over which I have a right of receipt or withdrawal. My Agent may request and receive the income or principal of any trust with respect to which the trustee has the discretionary power to make distributions to me or on my behalf. In connection with this, my Agent may execute and deliver to the Trustee a receipt and release or similar document for the income or principal received. My Agent may exercise in whole or in part, release, or let lapse any power of appointment held by me, whether general or special, or any amendment or revocation power under any trust even if the power may be exercised only with the consent of another person and even if my Agent is the other person, subject to any restrictions on exercise imposed on my Agent under this power of attorney.

Section 3.24 Power to Renounce or Resign from Fiduciary Positions

My Agent may resign or renounce any fiduciary position I hold now or in the future including personal representative, trustee, guardian, attorney in fact, and officer or director of a corporation, as well as any governmental or political office or position. In so doing, my Agent may file an accounting with the appropriate court of competent jurisdiction or settle based on a receipt, release, or other appropriate method.

Section 3.25 Power to Disclaim or Release Property Interests

My Agent may renounce and disclaim any property or property interest or power to which I may become entitled by gift, testate succession, or intestate succession. My Agent may release or abandon any property interest or power that I may own or hold, now or in the future. This includes any interest in, or right over, a trust, including the right to alter, amend, revoke, or terminate the trust. My Agent may disclaim an elective share in any estate or under any Will. But my Agent may not make any disclaimer that is expressly prohibited by the law or other provisions of this power of attorney.

Section 3.26 Power Regarding Insurance

My Agent may purchase, maintain, surrender, or collect:

all kinds of life insurance or annuities on my life or the life of any one in whom I have an insurable interest;

liability insurance protecting my estate and me against third party claims;

hospital insurance, medical insurance, Medicare supplement insurance, custodial care insurance, and disability income insurance for me or my dependents; and

casualty insurance insuring my assets against loss or damage due to fire, theft, or other commonly insured risk.

My Agent may pay all insurance premiums, select any options under the policies, increase coverage under any policy, borrow against any policy, pursue all insurance claims on my behalf, and adjust insurance losses. This authority applies to both private and public plans, including Medicare, Medicaid, Supplemental Security Income and Workers' Compensation.

My Agent may select and amend the primary and contingent beneficiary designations under insurance policies insuring my life. My Agent may also select and amend primary and contingent beneficiary designations under any annuity contract in which I have an interest; but my Agent may not directly or indirectly designate to himself or herself a greater share or portion of any benefit my Agent would have otherwise received unless all other beneficiaries under the policy consent to the change.

My Agent may decrease or terminate coverage under any insurance policy insuring my life. My Agent may receive the cash value received if the policy is decreased or terminated and dispose of the cash value.

Section 3.27 Power Regarding Taxes

My Agent may represent me in all tax matters and proceedings before any agent or officer of the Internal Revenue Service, state and local authorities and in any court, for all periods including the date this power of attorney is executed until December 31, 2055.

My Agent may:

prepare, sign, and file all federal, state, and local tax returns including income, gift, FICA, and payroll tax returns on my behalf;

prepare, sign, and file claims for refunds, requests for extensions of time to file returns or pay taxes, extensions and waivers of applicable periods of limitation, and protests and petitions to administrative agencies or courts (including the United States Tax Court);

sign consents and agreements under Internal Revenue Code Section 2032A or any successor section and consents to split gifts, closing agreements, and any power of attorney form required by the Internal Revenue Service or any state or local taxing authority with respect to any tax year;

pay taxes due, collect and dispose of refunds as my Agent determines appropriate, post bonds, receive confidential information, and contest deficiencies determined by the Internal Revenue Service or any state or local taxing authority;

exercise any election I have under federal, state, or local tax law and allocate any generation-skipping tax exemption to which I am entitled; and

engage representation for me in any tax proceeding by attorneys-at-law, Certified Public Accountants, enrolled agents, and other licensed tax professionals.

Section 3.28 Power to Deal with My Spouse

My Agent may deal with my spouse on my behalf. In dealing with my spouse, my Agent may partition, transfer, and exchange any of my marital property estate, whether separate or community property between my spouse and me. My Agent may enter into and execute on my behalf marital property agreements, partition and exchange agreements, or community property agreements. My Agent may enforce, amend, or revoke any marital property agreement between my spouse and me but only with respect to rights in and obligations with respect to property owned by my spouse, by me, or by both of us and with respect to reclassification of management and control over our property.

Section 3.29 Power to Make Gifts

My Agent may make gifts on my behalf. To make gifts, my Agent may withdraw assets from any trust created by me or by my Agent acting within the authority granted in Section 3.22 and from which I may withdraw assets.

For purposes of this power of attorney, my Agent may forgive any debts owed to me, and any debt forgiven will be considered a gift to the debtor.

As mentioned in Section 3.15, my Agent may gift or otherwise spend down my estate for Medicaid eligibility and planning.

My Agent may make gifts on the following terms and conditions:

(a) Continuation of My Gifting

My Agent may honor pledges and continue to make gifts to charitable organizations that I have regularly supported in the amounts I have customarily given. My Agent may continue any gifting program initiated by me prior to the time I became incapacitated.

My Agent may make special occasion gifts to my estate plan beneficiaries, family members, or friends, in equal or unequal amounts, that reflect my past giving and my relationship with these individuals.

(b) Gifts to My Agent

I specifically authorize gifts to my Agent, but only a Special Agent appointed under Section 7.03 may make gifts to my Agent. My Agent may not make gifts to himself or herself, his or her estate, his or her creditors, or the creditors of his or her estate.

(c) Gifts in Excess of the Annual Federal Gift Tax Exclusion

Only a Special Agent appointed under Section 7.03 may make gifts in excess of the annual federal gift tax exclusion to my beneficiaries.

If my Agent determines that gifts that exceed the annual federal gift tax exclusion are in my best interest and the best interests of my beneficiaries, my Agent, by unanimous vote if more than one Agent is then serving, shall appoint a Special Agent unrelated by blood or marriage to any Agent to review the facts and circumstances and to decide whether these gifts should be made. I recommend that my Agent select an independent certified public accountant, attorney at law, or corporate fiduciary to serve as the Special Agent under such circumstances.

Neither my Agent nor the Special Agent appointed by my Agent will be liable to any beneficiary for exercising or failing to exercise the discretion to make gifts.

(d) Gifts for Tuition

My Agent may prepay tuition for any of my beneficiaries. My Agent shall make the payments directly to the educational institution or by establishing and contributing to a Qualified State Tuition Program established under Internal Revenue Code Section 529.

(e) Gifts for Medical Expenses

My Agent may pay medical expenses for any of my beneficiaries as permitted under Internal Revenue Code Section 2503(e). My Agent shall make the payments directly to the medical provider.

(f) Gift Splitting Authorized

I authorize my Agent to consent to gift splitting under Internal Revenue Code Section 2513 or under similar provisions of any state or local gift tax laws.

(g) Methods of Making Gifts

My Agent may make gifts of my property under this Section outright, in trust, or in any other manner that my Agent considers appropriate.

By way of example and without limiting my Agent's powers under this Section, my Agent is specifically authorized to make gifts by creating tenancy in common and joint tenancy interests or establishing irrevocable trusts including charitable or non-charitable split-interest trusts. My Agent may make gifts by establishing and contributing my property to corporations, family limited partnerships, limited liability partnerships, limited liability companies, or other similar entities and by making gifts of interests in any of those entities.

To accomplish the objectives described in this subsection, my Agent may establish and maintain financial accounts of all types and may execute, acknowledge, seal, and deliver deeds, assignments, agreements, authorizations, checks, and other instruments. With respect to a claim existing in favor of or against me based on or involving a gift transaction on my behalf, my Agent may prosecute, defend, or submit to arbitration, as well as settle, propose, or accept a compromise. My Agent may intervene in any related action or proceeding.

My Agent may perform any other act my Agent considers necessary or desirable to complete a gift on my behalf under this Section.

(h) Standard for Making Gifts

In making gifts on my behalf, I want my Agent to consider the history of my gift making and my estate plan. To the extent reasonably possible, I direct my Agent to avoid disrupting the dispositive provisions of my estate plan as established by me prior to my incapacity.

(i) Ratification of Gifts

I specifically ratify any gifts made by my Agent under the terms of this power of attorney.

Article Four
Care and Control of Principal

My Agent may exercise the following powers and pay the associated costs from my assets with respect to the control and management of my person.

Section 4.01 Power to Provide for My Support

My Agent may do anything reasonably necessary to maintain my customary standard of living, including:

maintain my residence by paying all operating costs, including interest on mortgages or deeds of trust, amortization payments, repairs, and taxes, as well as purchasing, leasing, or making other arrangements for a different residence;

provide normal domestic help;

provide clothing, transportation, medicine, food, and incidentals; and

make all necessary arrangements, contractual or otherwise, for my care at any hospital, hospice, nursing home, convalescent home or similar establishment, or in my own residence should I desire it, and assure that all of my essential needs are met wherever I may be.

Section 4.02 Power to Provide for Support of Dependents

My Agent may make payments for the health, education, maintenance, or support of my wife and those my Agent determines to be dependent on me for support.

Section 4.03 Power to Protect or Dispose of Property

If my Agent determines that I will never be able to return to my residence from a hospital, hospice, nursing home, convalescent home, or similar facility, my Agent may dispose of my residence. In so doing, my Agent may sell, lease, sublease, or assign my interest.

My Agent may store any items of tangible personal property remaining in my residence and pay all storage costs. Alternatively, my Agent may sell any items that my Agent believes I will never need again on terms and conditions that my Agent considers appropriate.

As an alternative to storage, my Agent may transfer custody and possession but not title of any property item to the person designated to receive that property item on my death in my Will or my Revocable Trust.

Section 4.04 Power to Provide for My Recreation and Travel

My Agent may allow me to engage in recreation, sport, and travel activities as my health permits and at my expense.

Section 4.05 Power to Provide for Religious and Spiritual Needs

My Agent may provide for my religious and spiritual needs, including involvement of religious clergy and spiritual leaders in my care as well as my membership in religious and spiritual organizations consistent with my religious beliefs. My Agent may purchase religious books, tapes, and other materials for my use and benefit.

Section 4.06 Power to Provide for Companionship

My Agent may arrange any form of companionship for me necessary to meet my needs if I am unable to make my own arrangements.

Section 4.07 Power to Make Advance Funeral Arrangements

My Agent may make advance arrangements for my funeral and burial, including a burial plot, marker, and any other related arrangements.

Article Five
Incidental Powers

My Agent may perform these acts and execute and deliver the legal documents necessary or appropriate to exercise the powers set forth in this power of attorney, including the following incidental powers.

Section 5.01 Power to Commence Court Proceedings

My Agent may commence any court proceedings necessary to protect my legal rights and interests under this power of attorney including:

actions for declaratory judgments from any court of competent jurisdiction interpreting the validity of this power of attorney and any of the acts sanctioned by this power of attorney but my Agent need not seek a declaratory judgment to perform any act sanctioned by this power of attorney;

actions for mandatory injunctions requiring any person or entity to comply with my Agent's directions authorized by this power of attorney; and

actions for actual and punitive damages and the recoverable costs and expenses of the litigation against any person or entity who negligently or willfully fails or refuses to follow my Agent's directions authorized by this power of attorney.

Section 5.02 Power to Employ and Discharge Personnel

My Agent may employ and remove investment advisors, accountants, auditors, depositories, custodians, brokers, consultants, attorneys, expert advisors, agents, and employees to advise or assist my Agent.

Section 5.03 Power to Sign Documents

My Agent may sign, execute, endorse, seal, acknowledge, deliver, and file or record all appropriate legal documents necessary to exercise the powers granted under this power of attorney.

Section 5.04 Power to Execute Power of Attorney of Financial Institutions

My Agent may execute a financial institution's durable power of attorney, or other instrument, deemed necessary by the financial institution to grant my Agent authority over assets I hold at the financial institution when a company specific power of attorney is required by the financial institution.

Section 5.05 Power to Submit Costs for Payment

If my Agent incurs costs in performing any powers granted under this power of attorney or in enforcing compliance with the powers given to my Agent under this power of attorney, my Agent may submit those costs to any person who has the authority to pay those costs such as the trustee of my Revocable Trust, my guardian, or my conservator. My trustee, conservator, or guardian shall promptly pay those costs.

Section 5.06 Power Regarding My Mail

My Agent may open, read, respond to, and redirect my mail. My Agent may represent me before the US Postal Service and all other mail or package carriers in any matter relating to mail or delivery services including the receipt of certified mail.

Section 5.07 Power Regarding Memberships

My Agent may establish, cancel, continue, or initiate my membership in organizations and associations of all kinds.

Section 5.08 Power Regarding Custody of Documents

My Agent may take, give, or deny custody of my important documents, including my Will and any codicils, trust agreements, deeds, leases, life insurance policies, contracts, or securities. My Agent may disclose or not disclose the whereabouts or contents of those documents.

Section 5.09 Power to Care for My Pets

My Agent may provide for the housing, support, and maintenance of my pet animals. My Agent may contract for and pay the expenses of their proper veterinary care and treatment. But if my Agent decides that the care and maintenance of my pet animals is unreasonably expensive or burdensome, my Agent may give the pet animals to persons willing to care for them.

Article Six
Limitation on Powers

All powers granted to my Agent under this power of attorney are subject to the limitations set forth in this Article.

Section 6.01 Tax Sensitive Powers

No individual serving as my Agent may exercise any fiduciary power or discretion if the exercise of that power or discretion would:

cause any income generated by my property to be attributed to my Agent for federal income tax purposes;

cause the value of any property subject to this power of attorney to be included in my Agent's gross estate for federal estate tax purposes;

cause any distribution made or allowed to be made by my Agent to be treated as a gift from my Agent; or

discharge a legal obligation of my Agent.

If the exercise of a power by my Agent under this power of attorney would cause any of the foregoing results, a Special Agent appointed under the provisions of Section 7.03 may exercise the power or discretion.

Section 6.02 Life Insurance on the Life of My Agent

No individual Agent may exercise any powers or rights in a policy owned by me that insures the life of that Agent. Any powers and rights regarding the policy will be exercised solely by another Agent serving under this power of attorney.

Section 6.03 Prohibition on Power over Prior Transfers

No Agent may exercise any power or authority over any irrevocable trust created by my Agent to which I am a trustee or a beneficiary or over any asset given to me by my Agent.

Section 6.04 My Agent to Avoid Disrupting My Estate Plan

If it becomes necessary for my Agent to liquidate or reinvest any of my assets to provide support for me, I direct that my Agent, to the extent that it is reasonably possible, avoid disrupting the dispositive provisions of my estate plan as established by me prior to my incapacity.

If it is necessary to disrupt the dispositive provisions of my estate plan, my Agent will use his or her best efforts to restore my plan as soon as possible. My Agent will make reasonable efforts to obtain and review my estate plan. I authorize any person with knowledge of my estate plan or possession of my estate planning documents to disclose information to my Agent and to provide copies of documents to my Agent.

Article Seven
Administrative Powers and Provisions

This Article contains certain administrative powers and provisions that facilitate the use of the power of attorney and that protect my Agent and those who rely upon my Agent.

Section 7.01 Release of Information

My Agent may release and obtain any information regarding my financial investments and taxes, including any information regarding stocks, bonds, certificates of deposit, bank

accounts, tax returns, retirement accounts, pension plans, and any other documents or information regarding my financial affairs and taxes. This information may be obtained from my attorneys at law, financial advisors, insurance professionals, accountants, stockbrokers, stock transfer agents, and any other persons having such information.

I release these persons or entities from any liability for releasing the above-referenced information to my Agent in reliance on this Section.

If my Agent is an attorney at law or other accounting or financial professional, the professional regulations of my Agent's profession and federal law may prohibit my Agent from releasing information about my financial affairs to others if I am a client of my Agent. This instrument, therefore, is a limited waiver of any privilege (such as the attorney-client privilege) that I have established with any Agent as a client for the sole purpose of permitting my Agent to perform his or her duties under this power of attorney.

Section 7.02 Nomination of Conservator of My Person and My Estate

If appointment proceedings are ever initiated for Conservator of my person and my estate, I concurrently nominate the person then serving or named to serve as my Agent under this power of attorney.

Section 7.03 Appointment of a Special or Ancillary Agent

If any Agent is unwilling or unable to act with respect to any property or any provision of this power of attorney, my Agent shall appoint, in writing, a corporate fiduciary or an individual to serve as Special Agent as to the property or with respect to the provision. The Special Agent appointed must be an individual that is not related or subordinate to me or any beneficiary within the meaning of Internal Revenue Code Section 672(c). My Agent may revoke this appointment at will.

If my Agent determines that it is necessary or desirable to appoint an Ancillary Agent to act under this power of attorney in a jurisdiction other than this one, my Agent may do so. In making an appointment, my Agent may sign, execute, deliver, acknowledge, and make declarations in any documents that may be necessary, desirable, convenient, or proper in order to carry out the appointment.

A Special or Ancillary Agent may exercise all powers granted by this power of attorney unless expressly limited elsewhere in this power of attorney or by the instrument appointing the Special or Ancillary Agent. A Special or Ancillary Agent may resign at any time by delivering written notice of resignation to my Agent. Notice of resignation will be effective under the terms of the notice.

Section 7.04 Agent Authorized to Employ My Attorney

My Agent may employ the attorney who prepared this power of attorney or any other attorney employed by me in connection with my estate plan or business matters and I specifically:

waive any conflicts of interest that might arise through this employment;

authorize the attorney to make full disclosure of my estate plan and business to the Agent; and

authorize the attorney to accept the engagement.

Section 7.05 Fiduciary Eligibility of Agent

My Agent is eligible to serve in any other fiduciary capacity for me or for my benefit, including trustee, guardian, conservator, committee, executor, administrator, or personal representative.

Section 7.06 Reimbursement for Expenses and Compensation

My Agent may pay himself or herself, from my assets, fair and reasonable compensation authorized by law for services performed under this power of attorney and, in addition, my Agent may reimburse himself or herself for all reasonable expenses incurred for carrying out any provision of this power of attorney.

Section 7.07 Liability of Agent

I release and discharge any Agent acting in good faith from any civil liability and from all claims or demands of all kinds whatsoever by me, my estate, and my heirs, successors, and assigns arising out of the acts, forbearances, or omissions of my Agent, except for willful misconduct or gross negligence. This protection extends to my Agent's estate, heirs, successors, and assigns.

Section 7.08 Amendment and Revocation

I may amend or revoke this power of attorney at any time. Amendments to this document must be made in writing by me personally (not by my Agent) and must be attached to the original of this document and recorded in the same county or counties as the original if the original is recorded.

Section 7.09 Resignation

My Agent may resign by executing a written resignation delivered to me or, if I am mentally disabled, by delivery to any person with whom I am residing or who has my care and custody.

Section 7.10 Signature of Agent

I suggest my Agent use the following form when signing documents on my behalf pursuant to this power:

Robert D. Engles by Heather Michelle Mund, his Agent.

Section 7.11 Interpretation

This power of attorney is a general power of attorney and should be interpreted as granting my Agent all general powers permitted under the laws of State of California. The description of specific powers is not intended to limit or restrict any of the general powers granted to my Agent.

Section 7.12 Use of *Agent* Nomenclature

The word *Agent* and any modifying or equivalent word or substituted pronoun includes the singular and the plural cases, as well as the masculine, feminine, and neuter genders.

Section 7.13 Third Party Reliance

No person who relies in good faith on the authority of my Agent under this power of attorney will incur any liability to my estate; my heirs, successors, and assigns; or to me.

Any party dealing with my Agent may conclusively rely upon an affidavit or certificate of my Agent that:

the authority granted to my Agent under this power of attorney is in effect;

my Agent's actions are within the scope of my Agent's authority under this power of attorney;

I was competent when I executed this power of attorney;

I have not revoked this power of attorney; and

my Agent is currently serving as my Agent.

Section 7.14 Effect of Duplicate Originals or Copies

If this power of attorney has been executed in multiple counterparts, each counterpart original will have equal force and effect. My Agent may make photocopies (photocopies includes facsimiles and digital or other reproductions, referred to collectively as *photocopy*) of this power of attorney and each photocopy will have the same force and effect as the original.

Section 7.15 Governing Law

This power of attorney's validity and interpretation will be governed by the laws of the State of California. To the extent permitted by law, this power of attorney is applicable to all my property, whether real, personal, intangible, or mixed; wherever located; and whether or not I now or in the future own the property.

Section 7.16 Severability

If any provision of this power of attorney is declared invalid for any reason, the remaining provisions will remain in full force and effect.

Section 7.17 Shall and May

Unless otherwise specifically provided in this document or by the context in which used, I use the word *shall* in this document to impose a duty, command, direct, or require, and the word *may* to allow or permit, but not require. In the context of my Agent, when I use the word *shall*, I intend to impose a fiduciary duty on my Agent; when I use the word *may*, I intend that my Agent is empowered to act with sole and absolute discretion unless otherwise stated in this document.

Article Eight
Declarations of the Principal

I understand that this power of attorney is an important legal document. Before executing this power of attorney, my attorney explained the following information to me.

The power of attorney provides my Agent with broad powers to dispose of, sell, convey, and encumber my real and personal property.

The powers will exist for an indefinite period unless I revoke the power of attorney or I have limited their duration by specific provisions in the power of attorney.

This Durable Power of Attorney will continue to exist during my subsequent disability or incapacity.

I have the power to revoke or terminate this Durable Power of Attorney at any time.

Dated: October 25, 2023

Robert D. Engles, Principal

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On 10-25-23 before me, Megan Conte, Notary Public (here insert name and title of the officer), personally appeared Robert D. Engles, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MEGAN CONTE
Notary Public - California
Orange County
Commission # 2343916
My Comm. Expires Jan 27, 2025

Signature _____ (Seal)

ACCEPTANCE BY AGENT:

The undersigned Agent hereby accepts the delegation of authority set out in this power of attorney.

Heather M. Mund
Agent's Signature

25 October 2023
Date

E10473707
Agent's Driver's License Number

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On 10-25-23 before me, Megan Conte, Notary Public (here insert name and title of the officer), personally appeared Heather Michelle Mund, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MEGAN CONTE
Notary Public - California
Orange County
Commission # 2343916
My Comm. Expires Jan 27, 2026

Signature _____ (Seal)



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.93

DOVER DE 19901
APR 19 2024
USPS
Postmark Here

ROBERT D ENGLES
25501 CAMINO LOS PADRES APT341
LAGUNA NIGUEL CA 92677

5/20

INSPECTIONS DEPARTMENT
JE
22-1296

9589 0710 5270 0863 6135 98

for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.93

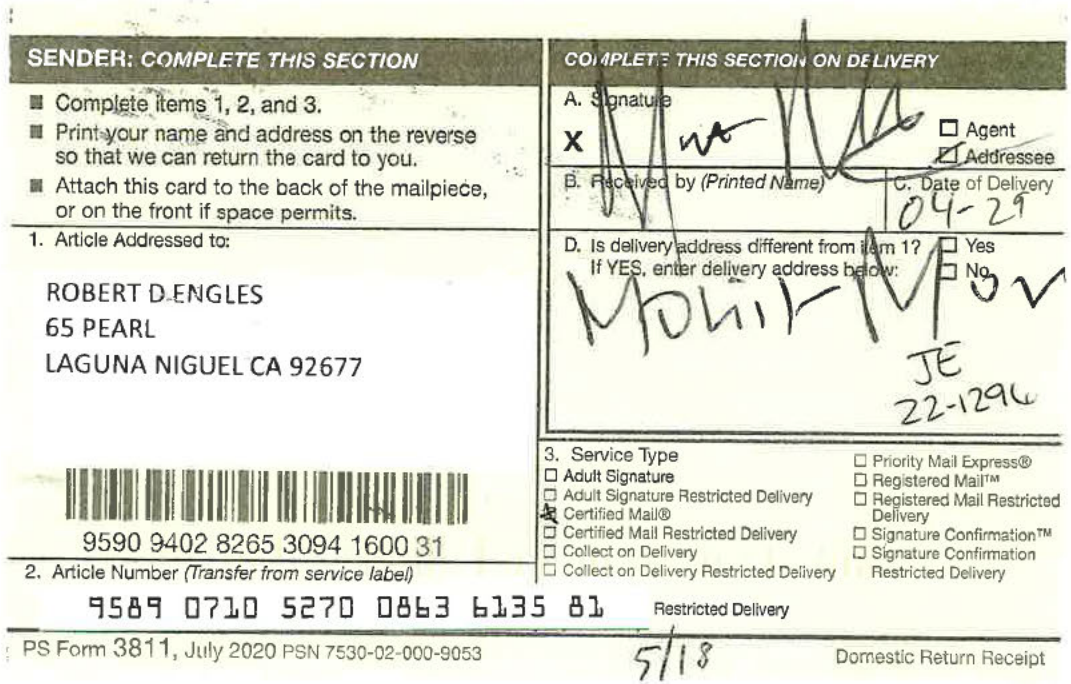
DOVER DE 19901
APR 19 2024
USPS
Postmark Here

ROBERT D ENGLES
65 PEARL
LAGUNA NIGUEL CA 92677

INSPECTIONS DEPARTMENT
JE
22-1296

9589 0710 5270 0863 6135 81

for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROBERT D ENGLES
65 PEARL
LAGUNA NIGUEL CA 92677

9590 9402 8265 3094 1600 31

2. Article Number (Transfer from service label)
9589 0710 5270 0863 6135 81

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☑ Addressee

B. Received by (Printed Name)

C. Date of Delivery
04-29

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JE
22-1296

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

5/18

Domestic Return Receipt

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

April 18, 2024

ROBERT D ENGLES
65 PEARL
LAGUNA NIGUEL CA 92677

RE: Property address: 420 WYOMING AVE
Annual Vacant Building Registration
3rd Year Fee Due $1500.00
Case Number: 22-00001296

Dear Sir or Madam:

This property was registered as a vacant building within the City of Dover. Annual registrations and fees are required each year the dwelling remains vacant. Please complete the enclosed registration form and return with payment amount as indicated above by **May 20, 2024.** Failure to pay registration fees will result in the fee being placed on the next tax billing. Mail registration form and required payment to:

City of Dover
Planning and Community Development Department
15 Loockerman Plaza
Dover, DE 19901

If the property is no longer vacant or meets the requirements for exemption of payment as identified in the enclosed brochure, please complete the registration form with the updated information and return to this office. You have the right to appeal to the construction and property maintenance code board of appeals. Such appeal must be filed, in writing, on or before 5pm **May 20, 2024.**

I can be reached by phone at 302-736-7011 or email at jengland@dover.de.us, should you have any questions or concerns.

Sincerely,

John England
Code Enforcement Officer

Attachments
file

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

INVOICE

Date: April 18, 2024
Invoice #: 22-00001296-3

ROBERT D ENGLES
65 PEARL
LAGUNA NIGUEL CA 92677

RE: Property address: 420 WYOMING AVE
Tax Parcel #: ED-05-076.20-03-080.000-000

DESCRIPTION	AMOUNT
Vacant Building Registration Fee.	$1500.00
TOTAL	**$1500.00**

Please make all checks payable to City of Dover
Payment must be received before May 20, 2024.

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

April 18, 2024

ROBERT D ENGLES
25501 CAMINO LOS PADRES APT341
LAGUNA NIGUEL CA 92677

RE: Property address: 420 WYOMING AVE
Annual Vacant Building Registration
3rd Year Fee Due $1500.00
Case Number: 22-00001296

Dear Sir or Madam:

This property was registered as a vacant building within the City of Dover. Annual registrations and fees are required each year the dwelling remains vacant. Please complete the enclosed registration form and return with payment amount as indicated above by **May 20, 2024.** Failure to pay registration fees will result in the fee being placed on the next tax billing. Mail registration form and required payment to:

City of Dover
Planning and Community Development Department
15 Loockerman Plaza
Dover, DE 19901

If the property is no longer vacant or meets the requirements for exemption of payment as identified in the enclosed brochure, please complete the registration form with the updated information and return to this office. You have the right to appeal to the construction and property maintenance code board of appeals. Such appeal must be filed, in writing, on or before 5pm **May 20, 2024.**

I can be reached by phone at 302-736-7011 or email at jengland@dover.de.us, should you have any questions or concerns.

Sincerely,

John England
Code Enforcement Officer

Attachments
file

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

1.

Amount Due:	$1500.00	LID#:	178	Amount Paid:	
Date Due:	5-20-2024	Case #	22-00001296	Date Registered:	4-18-2022
Vacant Since:	9-21-2021	Tax Parcel #	ED-05-076.20-03-080.000-000		
Property Address:	420 Wyoming Ave. Dover DE 19904				
Current Property Owner:	Robert D Engles & Cheryl A Engles				
Address:					
Phone:		Cellular:			
E-Mail:					

2.

**** Local agent is required for any owner residing outside of Kent County Delaware**			
Responsible Person/Agent:			
Address:			
Phone:		Cellular:	
E-Mail:			

3. Insurance on Building: Y ☐ / N ☐
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y ☐ / N ☐

4. Explanation of Exemption if granted: _____
NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: _____
Date: _____

Fees as follows:

Buildings vacant one year or less;	$375.00
Buildings vacant for more than one year but less than two years;	$750.00
Buildings vacant for more than two years but less than three years;	$1,500.00
Buildings vacant for more than three years but less than five years;	$3,000.00
Buildings vacant for five years or longer;	$5,000.00

Interior Inspection Date _____

OFFICE USE ONLY

ELECTRIC:	Y ☐	N ☐
GAS SERVICE:	Y ☐	N ☐
BASEMENT:	Y ☐	N ☐
SECURED:	Y ☐	N ☐
PHOTO:	Y ☐	N ☐
STRUCTURE SOUND:	Y ☐	N ☐
WEAK FLOORS:	Y ☐	N ☐

REVISED 11/22/2023

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

INVOICE

Date: April 18, 2024
Invoice #: 22-00001296-3

ROBERT D ENGLES
25501 CAMINO LOS PADRES APT341
LAGUNA NIGUEL CA 92677

RE: Property address: 420 WYOMING AVE
Tax Parcel #: ED-05-076.20-03-080.000-000

DESCRIPTION	AMOUNT
Vacant Building Registration Fee.	$1500.00
TOTAL	**$1500.00**

Please make all checks payable to City of Dover
Payment must be received before May 20, 2024.

Address Information

Address:	420 WYOMING AVE
City, state, zip:	DOVER DE 199046936
Carrier route:	C036
Delivery point:	201
Inside/outside code:	IN INSIDE CITY LIMITS
Jurisdiction:	DOVER DOVER
General location:	DIST2 DISTRICT 2
DRS from Location Master	20847200
Address type:	Main Parcel
Effective date:	
Location status:	Active
Last change user:	CASS2001-1
Last change date:	11/06/2001

Parcel Information

Tax Map Number	ED-05-076.20-03-080.000-000
Parcel status:	Active

Zoning Information

Zoning:	ONE FAMILY RESIDENCE R-10
Commissioner district:	COUNCIL DISTRICT 2
Undivided interest %:	.00%
Longitude/latitude:	.000000 .000000
Map X/Y coordinates:	
Property code:	RES

Current Owner

Name:	ENGLES,ROBERT D &
Address:	ENGLES,CHERYL A
	65 PEARL
	LAGUNA NIGUEL CA 92677

Property Information - 420 WYOMING AVE, DOVER - (2 05 07620 03 0800 000)

Summary | Buildings | Transfers | Billing | Permits | Reassessment Info

NEW SEARCH PRINT BACK

Parcel Information

Map Number: 2 05 07620 03 0800 000
Location ID/User Account#: 5258
Property Code: P-Property
Property Type: SFR - Single-Fam Residential
Deed BVP: D 237/261
Lot#: 1
Subdivision: WOODBROOK
Legal Description:
WOODBROOK DEV., SEC. 1, BLOCK A, LOT #1 420 WYOMING AVENUE

Tax Account ID: 5258
GIS Coord: E-468041 N-0416533
Improvement Status: Improved
Floodplain:
Plat Book: 005 00053
Acres: 0.28
Total Living Area: 2364 SQFT
Total Bedrooms: 4 **Full BA:** 2 **Half BA:** 1

District Information

Levy Court District: 2ND
(http://kentcountyde.gov/levy-court/2ND-district-representative.aspx)
Fire: 46_F-Robbins Hose (Dover)
School District: 18_SCH-Capital
Ambulance: 63_A-Dover Ambulance
Storm Water Management:
Tax Ditch:

Sewer:
Trash:
Light:

Owner

Name:
ENGLES, ROBERT D.
ENGLES, CHERYL A.
Owners Mailing Address:
25501 CAMINO LOS PADRES # 341
LAGUNA NIGUEL, CA 92677

Location Information

Location Addresses:
420 WYOMING AVE, DOVER, DE 19904 ** **Primary** **

Zoning Information

Zone:
R10 - One Family Residence

Assessed Values

Land : $12,300
Buildings: $42,200
Other Improvements: $0
Total: $54,500

« Back | New Search »

© 2024 Property Records System - Kent County Levy Court - 555 Bay Rd Dover, DE 19901

UT220G01 CITY OF DOVER 4/18/24

A Customer at a Glance Cust exempt 09:

Acct #: [redacted] 178 Status: A NSF #: Tax: N Penalty: N

Service Address Cyc/Rte: 20 08 Mailing Address Phone: 949 - 7714247

ENGLES, ROBERT D 65 PEARL Cash?: N

420 WYOMING AVE Enote: N

DOVER DE 199046936 LAGUNA NIGUEL CA 92677

SS#: [redacted] DL#: [redacted] DE Reinst.: N A-pay: N Dep.: N

EL MT A Start: 10/27/97 Term: D /R /I 28302638E

More...

Amt due: [redacted] Pending: [redacted] Delq amt: [redacted]

Last notice: Cut date: Payment plan: Budget:

Bill Date	Amount	Pymt Date	Amount	Current A/R Code/Desc/Amount
4/11/24	[redacted]	4/01/24	[redacted]	C CURRENT [redacted]
3/13/24		3/05/24		30 OVER 30

More...

Comment	NOTE	4/01/24	HEATHER MUND POA PHN 302 745 7714
	NOTE	4/01/24	LAST 4 SS 8331-AH

More...

F3=Exit F10=Zoom F12=Cancel F20=Cst/loc functions

UT300I01 **CITY OF DOVER** 4/18/24
Customer/Location Consumption History Inquiry 09:

Customer ID: [redacted] Name: ENGLES, ROBERT D
Location ID: 178 Addr: 420 WYOMING AVE
Cycle/Route: 20 08 Amount due: [redacted]
Initiation date : 10/27/97 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	EL	REG	4/09/24	[redacted]	[redacted]	32	28302638E		N
_	EL	REG	3/08/24			29	28302638E		N
_	EL	REG	2/08/24			30	28302638E		N
_	EL	REG	1/09/24			29	28302638E		N
_	EL	REG	12/11/23			33	28302638E		N *
_	EL	REG	11/08/23			29	28302638E		N *
_	EL	REG	10/10/23			29	28302638E		N
_	EL	REG	9/11/23			33	28302638E		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 4/18/24
Customer/Location Consumption History Inquiry 09:

Customer ID: [redacted] Name: ENGLES, ROBERT D
Location ID: 178 Addr: 420 WYOMING AVE
Cycle/Route: 20 08 Amount due: [redacted]
Initiation date : 10/27/97 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	4/09/24	[redacted]	[redacted]	32	48640481W		N
_	WA	REG	3/08/24			29	48640481W		N
_	WA	REG	2/08/24			30	48640481W		N
_	WA	REG	1/09/24			29	48640481W		N
_	WA	REG	12/11/23			33	48640481W		N
_	WA	REG	11/08/23			29	48640481W		N
_	WA	REG	10/10/23			29	48640481W		N
_	WA	REG	9/11/23			33	48640481W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

Division of
Code Enforcement
15 E. Loockerman St.
Dover, DE 19901

City of Dover

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

1.

Amount Due:	[redacted]			Amount Paid:	~~EXEMPT~~
Date Due:	05/19/2023	Case #	22-00001296	Date Registered:	04/18/2022
Vacant Since:	09/21/2021		Tax Parcel #	ED-05-076.20-03-080.000-000	
Property Address:	420 Wyoming Ave Dover DE 19904				
Current Property Owner:	Robert D Engles & Cheryl A Engles				
Address:	25501 Camino Los Padres Apt 341 Laguna Niguel CA 92677				
Phone:			Cellular:	949-771-4247	
E-Mail:					

2. **** Local agent is required for any owner residing outside of Kent County Delaware**

Responsible Person/Agent:	Ralph & Jean Taylor		
Address:	1017 Westview Terr Dover, DE 19904		
Phone:		Cellular:	302-242-4811
E-Mail:	unknown		

3. Insurance on Building: Y ☐ / N ☑
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y ☐ / N ☐

4. Explanation of Exemption if granted: Recovery from Auto Accident
NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: Robert D. Engles Date: 5/11/23

Fees as follows:

Buildings vacant one year or less;	$375.00
Buildings vacant for more than one year but less than two years;	$750.00
Buildings vacant for more than two years but less than three years;	$1,500.00
Buildings vacant for more than three years but less than five years;	$3,000.00
Buildings vacant for five years or longer;	$5,000.00

Interior Inspection Date _____

OFFICE USE ONLY

ELECTRIC: Y ☒ N ☐
GAS SERVICE: Yes
BASEMENT: Yes
SECURED: Appears

REVISED 01/24/2023

Community Excellence Through Quality Service

PHOTO ✓

R

**

* CUSTOMER RECEIPT ***

Oper: TMB

Type: PC Drawer: 1

Date: 5/1

1/23 01 Receipt no: 249531

Year

Number Amount

2022

[redacted]

CE

CODE ENFORCEMENT

[redacted]

Tender detail

[redacted] [redacted] Ck CHECK

Total tend

ered [redacted]

Total paym

ent [redacted]

Trans date

: 5/17/23 Time: 12:51:31

THANK YOU FOR YOUR PAYMENT

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

April 19, 2023

ROBERT D ENGLES
25501 CAMINO LOS PADRES APT341
LAGUNA NIGUEL CA 92677

RE: Property address: 420 WYOMING AVE
Annual Vacant Building Registration
2nd Year Fee Due [redacted]
Case Number: 22-00001296

Dear Robert Engles:

This property was registered as a vacant building within the City of Dover. Annual registrations and fees are required each year the dwelling remains vacant. Please complete the enclosed registration form and return with payment amount as indicated above by **May 19, 2023.** Failure to pay registration fees will result in the fee being placed on the next tax billing. Mail registration form and required payment to:

City of Dover
Planning and Community Development Department
15 Loockerman Plaza
Dover, DE 19901

If the property is no longer vacant or meets the requirements for exemption of payment as identified in the enclosed brochure, please complete the registration form with the updated information and return to this office. You have the right to appeal to the construction and property maintenance code board of appeals. Such appeal must be filed, in writing, on or before 5pm **May 19, 2023.**

I can be reached by phone at 302-736-7011 or email at rcoburn@dover.de.us, should you have any questions or concerns.

Sincerely,

Ron Coburn
Code Enforcement Officer

Attachments
file



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.10

APR 21 2023

Postmark Here

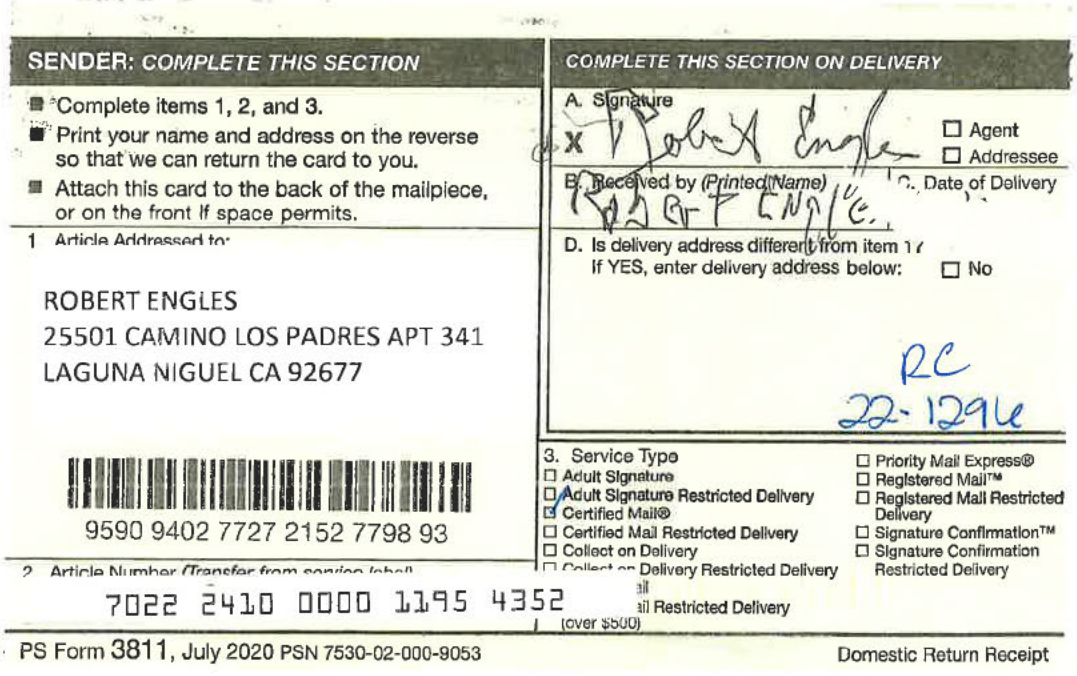
INSPECTIONS
EPARTMENT

7022 2410 0000 1195 4352

ROBERT ENGLES
25501 CAMINO LOS PADRES APT 341
LAGUNA NIGUEL CA 92677

RC
22-1296

for instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Addressed to:

ROBERT ENGLES
25501 CAMINO LOS PADRES APT 341
LAGUNA NIGUEL CA 92677

9590 9402 7727 2152 7798 93

2 Article Number (Transfer from service label)
7022 2410 0000 1195 4352

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Robert Engles ☐ Agent ☐ Addressee

B. Received by (Printed Name) ROBERT ENGLES C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below: ☐ No

RC
22-1296

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

ail Restricted Delivery (over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

INVOICE

Date: April 19, 2023
Invoice #: 22-00001296-2

ROBERT D ENGLES
25501 CAMINO LOS PADRES APT341
LAGUNA NIGUEL CA 92677

RE: Property address: 420 WYOMING AVE
Tax Parcel #: ED-05-076.20-03-080.000-000

DESCRIPTION	AMOUNT
Vacant Building Registration Fee	[redacted]
	-
TOTAL	[redacted]

Please make all checks payable to City of Dover
Payment must be received before May 19, 2023

Division of
Code Enforcement
15 E. Loockerman St.
Dover, DE 19901

City of Dover

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

1.

Amount Due:	[redacted]			Amount Paid:	
Date Due:	05/19/2023	Case #	22-00001296	Date Registered:	04/18/2022
Vacant Since:	09/21/2021		Tax Parcel #	ED-05-076.20-03-080.000-000	
Property Address:	420 Wyoming Ave Dover DE 19904				
Current Property Owner:	Robert D Engles & Cheryl A Engles				
Address:	25501 Camino Los Padres Apt 341 Laguna Niguel CA 92677				
Phone:			Cellular:		
E-Mail:					

2. **** Local agent is required for any owner residing outside of Kent County Delaware**

Responsible Person/Agent:			
Address:			
Phone:		Cellular:	
E-Mail:			

3. Insurance on Building: Y ☐ / N ☐
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y ☐ / N ☐

4. Explanation of Exemption if granted: _____
NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: _____ Date: _____

Fees as follows:

Buildings vacant one year or less;	$375.00
Buildings vacant for more than one year but less than two years;	$750.00
Buildings vacant for more than two years but less than three years;	$1,500.00
Buildings vacant for more than three years but less than five years;	$3,000.00
Buildings vacant for five years or longer;	$5,000.00

Interior Inspection Date _____

OFFICE USE ONLY

ELECTRIC: Y ■ N ☐

GAS SERVICE: _____

BASEMENT: Yes

SECURED: Appears

REVISED 01/24/2023

Community Excellence Through Quality Service

Item 1.

Address Information

Address:	420 WYOMING AVE
City, state, zip:	DOVER DE 199046936
Carrier route:	C036
Delivery point:	201
Inside/outside code:	IN INSIDE CITY LIMITS
Jurisdiction:	DOVER DOVER
General location:	DIST2 DISTRICT 2
DRS from Location Master	20847200
Address type:	Main Parcel
Effective date:	
Location status:	Active
Last change user:	CASS2001-1
Last change date:	11/06/2001

Parcel Information

Tax Map Number	ED-05-076.20-03-080.000-000
Parcel status:	Active

Zoning Information

Zoning:	ONE FAMILY RESIDENCE R-10
Commissioner district:	COUNCIL DISTRICT 2
Undivided interest %:	.00%
Longitude/latitude:	.000000 .000000
Map X/Y coordinates:	
Property code:	RES

Current Owner

Name:	ENGLES,ROBERT D &
Address:	ENGLES,CHERYL A 25501 CAMINO LOS PADRES 341 LAGUNA NIGUEL CA 926775859

Property Information - 420 WYOMING AVE, DOVER - (2 05 07620 03 0800 000)

Summary | Buildings | Transfers | Billing | Permits | Map

BACK NEW SEARCH PRINT

Parcel Information

Map Number: 2 05 07620 03 0800 000
Location ID/User Account#: 5258
Property Code: P-Property
Property Type: SFR - Single-Fam Residential
Deed BVP: D 237/261
Lot#: 1
Subdivision: WOODBROOK
Legal Description: WOODBROOK DEV., SEC. 1, BLOCK A, LOT #1 420 WYOMING AVENUE

Tax Account ID: 5258
GIS Coord: E-468041 N-0416533
Improvement Status: Improved
Floodplain:
Plat Book: 005 00053
Acres: 0.28
Total Living Area: 2364 SQFT
Total Bedrooms: 4
Full BA: 2 **Half BA:** 1

District Information

Levy Court District: 2ND
(http://co.kent.de.us/levy-court/2ND-district-representative.aspx)
Fire: 46_F-Robbins Hose (Dover)
School District: 18_SCH-Capital
Ambulance: 63_A-Dover Ambulance
Storm Water Management:
Tax Ditch:
Sewer:
Trash:
Light:

Owner

Name:
ENGLES ROBERT D.
ENGLES CHERYL A.
Owners Mailing Address:
25501 CAMINO LOS PADRES # 341
LAGUNA NIGUEL, CA 92677

Location Information

Location Addresses:
420 WYOMING AVE, DOVER, DE 19904
** **Primary** **

Zoning Information

Zone:
R10 - One Family Residence

Assessed Values

Land : $12,300
Buildings: $42,200
Other Improvements: $0
Total: $54,500

« Back | New Search »

© 2023 Property Records System - Kent County Levy Court - 555 Bay Rd Dover, DE 19901

Division of
Code Enforcement
15 E. Loockerman St.
Dover, DE 19901

City of Dover

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

1.

Amount Due:	$375.00			Amount Paid:	
Date Due:	04/18/2022	Case #	22-00001296	Date Registered:	4/18/22
Vacant Since:	09/10/2021		Tax Parcel #	ED-05-076.20-03-080.000-000	
Property Address:	420 Wyoming Ave Dover DE 19904				
Current Property Owner:	Robert D Engles & Cheryl A Engles				
Address:	25501 Cam Jud Los Padres Apt 341 Laguna Niguel, CA 92677				
Phone:	949-771-4247		Cellular:	Same	
E-Mail:	N/A				

2. **** Local agent is required for any owner residing outside of Kent County Delaware**

Responsible Person/Agent:			
Address:	Brad Chambers 302-399-3327 Ralph + Jean Taylor 302-242-9911		
Phone:		Cellular:	
E-Mail:			

3. Insurance on Building: Y ☑ / N ☐
If Yes: Name of Insurance Company: Hartford

4. Exempt from Registration Fee: Y ☑ / N ☐
Explanation of Exemption if granted: Long Term Medical Care in VA
NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: Robert D. Engles Date: 4/8/22

Fees as follows:

Buildings vacant one year or less;	$375.00
Buildings vacant for more than one year but less than two years;	$750.00
Buildings vacant for more than two years but less than three years;	$1,500.00
Buildings vacant for more than three years but less than five years;	$3,000.00
Buildings vacant for five years or longer;	$5,000.00

ELECTRIC - ACTIVE

BASEMENT

REVISED 08/31/2018

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

March 18, 2022

ROBERT D ENGLES
25501 CAMINO LOS PADRES APT341
LAGUANA NIGUEL CA 92677

RE: Property Address: 420 WYOMING AVE
Tax Parcel #: ED-05-076.20-03-080.000-000
Case Number: 22-00001296

Dear Robert Engles:

On June 26, 2006, the Dover City Council adopted the Vacant Building Ordinance to reduce the negative impact vacant buildings have on the surrounding businesses and neighborhoods. This letter is to inform you that your building has been found to be vacant as defined under Article 12, Chapter 22 of the Dover Code of Ordinances.

In accordance with this ordinance, this building must be registered with the City of Dover. Enclosed with this notice is a registration form. Please return this form by April 18, 2022 to the City of Dover Department of Planning and Inspections. Failure to return the form within 30 days of mailing will result in the building being registered by this department.

An annual registration fee shall be paid at the time of registration. If the building inspector registers the building as vacant the fee shall be due not later than 30 days after the building is registered as vacant. Please read the enclosed leaflet for more information on fees and any exemptions that may apply with the fees. You have the right to appeal to the construction and property maintenance code board of appeals. Such appeal must be filed, in writing, on or before 5pm April 18, 2022.

The building inspector shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this article. Upon request of the building inspector, an owner shall provide access to all interior portions of a vacant building in order to permit a complete inspection.

Please contact this office between the hours of 8:30 a.m. and 5:00 p.m. at (302) 736-7011 with any questions or concerns regarding this letter.

Sincerely,

RON COBURN
Code Enforcement Officer

cc: file



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees

Postmark Here

22 1 2020

Inspections Department

7021 0950 0000 9557 4699

ROBERT ENGLES
25501 CAMINO LOS PADRES APT 341
LAGUANA NGUEL CA 92677

for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROBERT ENGLES
25501 CAMINO LOS PADRES APT 341
LAGUANA NGUEL CA 92677

9590 9402 6755 1074 0665 51

2. Article Number (Transfer from service label)
7021 0950 0000 9557 4699

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
3-25-20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☑ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Division of
Code Enforcement
15 E. Loockerman St.
Dover, DE 19901

City of Dover

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

1.

Amount Due:	$375.00			Amount Paid:	
Date Due:	04/18/2022	Case #	22-00001296	Date Registered:	
Vacant Since:	09/10/2021		Tax Parcel #	ED-05-076.20-03-080.000-000	
Property Address:	420 Wyoming Ave Dover DE 19904				
Current Property Owner:	Robert D Engles & Cheryl A Engles				
Address:					
Phone:			Cellular:		
E-Mail:					

2.

**** Local agent is required for any owner residing outside of Kent County Delaware**	
Responsible Person/Agent:	
Address:	
Phone:	Cellular:
E-Mail:	

3. Insurance on Building: Y ☐ / N ☐
If Yes: Name of Insurance Company: _____

4. Exempt from Registration Fee: Y ☐ / N ☐
Explanation of Exemption if granted: _____
NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature:_____Date: _____

Fees as follows:

Buildings vacant one year or less;	$375.00
Buildings vacant for more than one year but less than two years;	$750.00
Buildings vacant for more than two years but less than three years;	$1,500.00
Buildings vacant for more than three years but less than five years;	$3,000.00
Buildings vacant for five years or longer;	$5,000.00

REVISED 08/31/2018

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

March 18, 2022

ROBERT D ENGLES &
CHERYL A ENGLES
420 WYOMING AVE
DOVER DE

RE: Property Address: 420 WYOMING AVE
Tax Parcel #: ED-05-076.20-03-080.000-000
Case Number: 22-00001296

Dear Robert & Cheryl Engles:

On June 26, 2006, the Dover City Council adopted the Vacant Building Ordinance to reduce the negative impact vacant buildings have on the surrounding businesses and neighborhoods. This letter is to inform you that your building has been found to be vacant as defined under Article 12, Chapter 22 of the Dover Code of Ordinances.

In accordance with this ordinance, this building must be registered with the City of Dover. Enclosed with this notice is a registration form. Please return this form by April 18, 2022 to the City of Dover Department of Planning and Inspections. Failure to return the form within 30 days of mailing will result in the building being registered by this department.

An annual registration fee shall be paid at the time of registration. If the building inspector registers the building as vacant the fee shall be due not later than 30 days after the building is registered as vacant. Please read the enclosed leaflet for more information on fees and any exemptions that may apply with the fees. You have the right to appeal to the construction and property maintenance code board of appeals. Such appeal must be filed, in writing, on or before 5pm April 18, 2022.

The building inspector shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this article. Upon request of the building inspector, an owner shall provide access to all interior portions of a vacant building in order to permit a complete inspection.

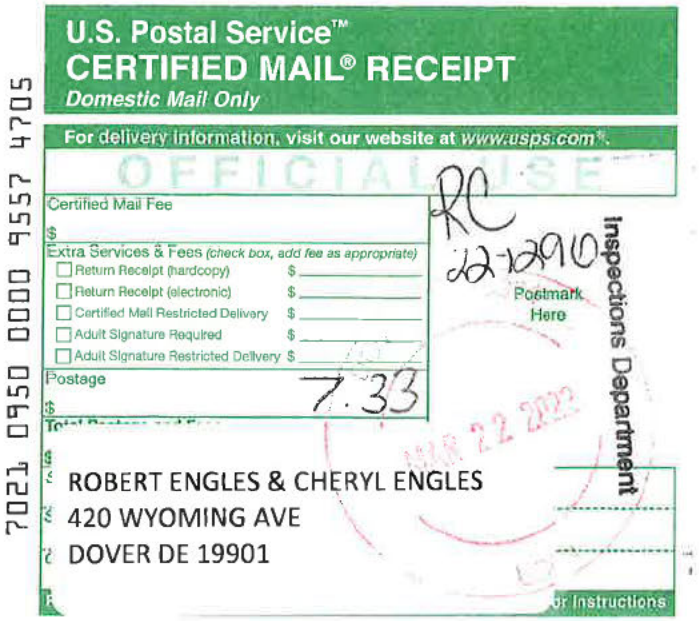
Please contact this office between the hours of 8:30 a.m. and 5:00 p.m. at (302) 736-7011 with any questions or concerns regarding this letter.

Sincerely,

Ronald L Coburn

RON COBURN
Code Enforcement Officer

cc: file



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

RC
22-1290

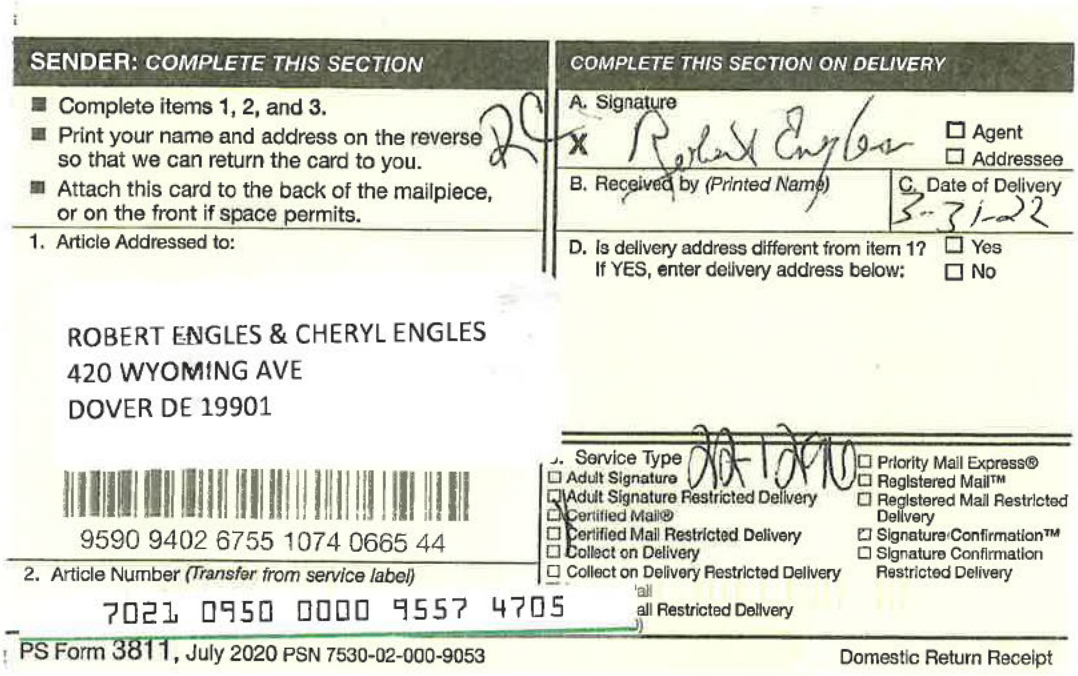
Postmark Here

AUG 22 2022

Inspections Department

ROBERT ENGLES & CHERYL ENGLES
420 WYOMING AVE
DOVER DE 19901

7021 0950 0000 9557 4705



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROBERT ENGLES & CHERYL ENGLES
420 WYOMING AVE
DOVER DE 19901

9590 9402 6755 1074 0665 44

2. Article Number (Transfer from service label)
7021 0950 0000 9557 4705

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Robert Engles ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
8-31-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

RC 22-1290

all Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Division of
Code Enforcement
15 E. Loockerman St.
Dover, DE 19901

City of Dover

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

1.

Amount Due:	$375.00			Amount Paid:	
Date Due:	04/18/2022	Case #	22-00001296	Date Registered:	
Vacant Since:	09/10/2021		Tax Parcel #	ED-05-076.20-03-080.000-000	
Property Address:	420 Wyoming Ave Dover DE 19904				
Current Property Owner:	Robert D Engles & Cheryl A Engles				
Address:					
Phone:			Cellular:		
E-Mail:					

2.

**** Local agent is required for any owner residing outside of Kent County Delaware**			
Responsible Person/Agent:			
Address:			
Phone:		Cellular:	
E-Mail:			

3. Insurance on Building: Y ☐ / N ☐
If Yes: Name of Insurance Company: _____

4. Exempt from Registration Fee: Y ☐ / N ☐
Explanation of Exemption if granted: _____
NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature:_____Date: _____

Fees as follows:

Buildings vacant one year or less;	$375.00
Buildings vacant for more than one year but less than two years;	$750.00
Buildings vacant for more than two years but less than three years;	$1,500.00
Buildings vacant for more than three years but less than five years;	$3,000.00
Buildings vacant for five years or longer;	$5,000.00

REVISED 08/31/2018

UT220G01 CITY OF DOVER 3/18/22

A Customer at a Glance Cust exempt 11

Item 1.

Acct #: [redacted] 178 Status: A NSF #: Tax: N Penalty: N

Service Address Cyc/Rte: 20 08 Mailing Address Phone: 302 - 6709180

ENGLES, ROBERT D 25501 CAMINO LOS PADRES APT341 Cash?: N

420 WYOMING AVE Enote: N

DOVER DE 199046936 LAGUNA NIGUEL CA 92677

SS#: [redacted] DL#: [redacted] DE Reinst.: N A-pay: N Dep.: N

EL MT A Start: 10/27/97 Term: D /R /I 28302638E

More...

Amt due: [redacted] Pending: [redacted] Delq amt: [redacted]

Last notice: Cut date: Payment plan: Budget:

Bill Date	Amount	Pymt Date	Amount	Current A/R Code/Desc/Amount
3/11/22	[redacted]	3/10/22	[redacted]	C CURRENT [redacted]
2/11/22		1/31/22		30 OVER 30

More...

Comment NOTE 3/11/22 **********

NOTE 3/11/22 CLEAN HAND APRIL - DH WENT OUT NEEDS TO

More...

F3=Exit F10=Zoom F12=Cancel F20=Cst/loc functions

Property Information - 420 WYOMING AVE, DOVER - (2 05 07620 03 0800 000)

Summary | Buildings | Transfers | Billing | Permits | Map

BACK NEW SEARCH PRINT

Parcel Information

Map Number: 2 05 07620 03 0800 000

Location ID/User Account#: 5258

Tax Account ID: 5258

Property ID: 26739

GIS Coord: E-468041 N-0416533

Property Code: P-Property

Improvement Status: Improved

Property Type: SFR - Single-Fam Residential

Flood Plan:

Deed BVP: D 237/261

Plat Book: 005 00053

Lot#: 1

Acres: 0.28

Subdivision: WOODBROOK

Total Living Area: 2364 SQFT

Legal Description: WOODBROOK DEV., SEC. 1, BLOCK A, LOT #1 420 WYOMING AVENUE

Total Bedrooms: 4

Full BA: 2 **Half BA:** 1

District Information

Levy Court District: 2ND

(http://co.kent.de.us/levy-court/2ND-district-representative.aspx)

Fire: 46_F-Robbins Hose (Dover)

Sewer:

School District: 18_SCH-Capital

Trash:

Ambulance: 63_A-Dover Ambulance

Light:

Storm Water Management:

Tax Ditch:

Owner

Name:

ENGLES CHERYL A.
ENGLES ROBERT D.

Owners Mailing Address:

420 WYOMING AVE
DOVER, DE 19904

Location Information

Location Addresses:

420 WYOMING AVE, DOVER, DE 19904
** Primary **

Zoning Information

Zone:

R10 - One Family Residence

Assessed Values

Land : $12,300

Buildings: $42,200

Yard: $0

Total: $54,500

« Back | New Search »

© 2022 Property Records System - Kent County Levy Court - 555 Bay Rd Dover, DE 19901

Item 1.

Address Information

Address:	420 WYOMING AVE
City, state, zip:	DOVER DE 199046936
Carrier route:	C036
Delivery point:	201
Inside/outside code:	IN INSIDE CITY LIMITS
Jurisdiction:	DOVER DOVER
General location:	DIST2 DISTRICT 2
DRS from Location Master	20847200
Address type:	Main Parcel
Effective date:	
Location status:	Active
Last change user:	CASS2001-1
Last change date:	11/06/2001

Parcel Information

Tax Map Number	ED-05-076.20-03-080.000-000
Parcel status:	Active

Zoning Information

Zoning:	ONE FAMILY RESIDENCE R-10
Commissioner district:	COUNCIL DISTRICT 2
Undivided interest %:	.00%
Longitude/latitude:	.000000 .000000
Map X/Y coordinates:	
Property code:	RES

Current Owner

Name:	ENGLES,ROBERT D &
Address:	ENGLES,CHERYL A 420 WYOMING AVE DOVER DE 19904

ARTICLE XII. - VACANT BUILDINGS

Sec. 22-400. - Purpose; applicability; definitions.

(a) *Purpose.* The purpose and intent of this article is to establish a registration and identification program of vacant buildings within the city. Vacant buildings are detrimental to the surrounding buildings and neighborhoods in which they exist. The article is also to ensure the public health, safety and welfare insofar as they are affected by vacant buildings within the city. The health, safety and welfare of the neighborhoods in which vacant buildings are located are of the utmost importance to the city, as is the general community character in which these vacant buildings are located.

(b) *Applicability.* The provisions of this article shall apply to all matters affecting or relating to vacant buildings. Where, in this article, different sections of this Code may specify different requirements, the most restrictive shall govern.

(c) *Definitions.* The following words, terms and phrases, when used in this article, shall have the meanings ascribe to them in this subsection, except where the context clearly indicates a different meaning.

(1) *Vacant building* means a building, structure, or dwelling that has been unoccupied for more than three consecutive months; or a commercial tenant space greater than 10,000 square feet in an otherwise occupied building, that has been left unoccupied for more than three consecutive months.

(2) *Actively for sale or lease* means the building is being actively marketed through a licensed real estate broker or the owner who is regularly advertising the property in newspapers circulated in and around Dover, it is being offered for sale or lease at a cost of no more than 25 percent over market rate as determined by the city assessor, and the building is in reasonable condition for sale or lease, including but not limited to: no trash has collected inside or outside of the building, the utilities are functional, and it is not being used as storage that is unrelated to the former use.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-401. - Monitoring, inspection and condition standards.

(a) The building inspector shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this article. Upon request of the building inspector, an owner shall provide access to all interior portions of a vacant building in order to permit a complete inspection.

Once a building/structure/unit or residence (hereon after referred to as building) is registered vacant building, the vacant building shall be inspected annually for as long as it is considered vacant.

(b) The vacant building shall be secured; the exterior building and premises shall be maintained in accordance with all City of Dover Code requirements.

(c) The vacant building shall be in reasonable condition (all utilities shall be functional, there shall be no trash or debris inside or outside the building and it shall not to be used as storage that is unrelated to the former use).

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-402. - Agent—Responsible person required.

(a) *Property manager.* Any owner of a vacant building, residing outside of the county, shall be required to have a licensed property manager residing or having an office located in the county, or a family member or other designated individual who does not manage any other real estate for a fee and who resides in the county acting as a property manager. The property manager, including family members and designated individuals, shall have charge, care and control of the vacant building, and shall provide access to the vacant building for inspection upon request by the building inspector, within 30 days.

(b) *Corporate or partnership owners.* Any corporation or partnership owning a vacant building shall have a designated member, partner, or employee having charge, care and control of the vacant building. The designated member, partner or employee shall reside in or have an office located in the county, or shall be required to have a licensed property manager residing or having an office located in the county, or other designated individual who does not manage any other real estate for a fee, and who resides in the county, acting as a property manager. The property manager, or other designated individuals shall have charge, care and control of the vacant building, and shall provide access to the vacant building for inspection, upon request by the building inspector, within 30 days.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-403. - Registration and registration fee.

(a) *Registration of building.* There are two ways to register the building as vacant.

(1) The owner shall register with the city not later than 30 days after any building in the city becomes vacant, as defined.

The registration of the vacant building shall include the site address, the name of the current owner or owners, current address of the owner and of all applicable owners, tax parcel number, proof of insurance on the building, description of the condition of the building, p

for the building (to eliminate the vacancy), the responsible person or agent and their co information and any other applicable information. If any information changes the owner is responsible for informing the city of those changes in a timely manner.

(2) The building inspector or his designee, shall investigate any property that may be subject to registration. Based upon his findings, the building inspector may register the property as a vacant building subject to this chapter.

a. *Notice of registration*. Within five business days of such registration, the licensing and permitting office shall notify the owners of the registered property by certified mail at their last known address according to the records of the city and Kent County.

b. *Registration fee*.

(i) The annual registration fee shall be paid at the time of registration. If the building inspector registers the building as vacant the fee shall be due not later than 30 days after the building is registered as vacant. The annual registration fee will then be due on the registration anniversary date every year after that as long as it remains vacant. The starting point for counting a building as being vacant will begin on the date of the enactment of this article [June 26, 2006].

(ii) The annual fee is as provided for in Appendix F—Fees and Fines.

(Ord. of 6-26-2006; Ord. of 4-14-2008; Ord. No. 2009-09, 6-22-2009; Ord. No. 2013-03, 3-11-2013)

Sec. 22-404. - Violation and penalties.

(a) If the registration fee is not paid within 30 days of being due, the owner shall be in violation of this article.

(1) A lien can be assessed against the property. Such fees shall be entered in the municipal lien docket as a lien owing the city, and the same may be turned over to the city solicitor for collection.

(2) The fee will be assessed to the parcel's tax bill.

(3) The fee shall be paid in full prior to the transfer of title.

(4) The fee shall be paid in full prior to the issuance of any building permits for the subject building and for any other building that is owned by the owner within the city.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-405. - Exemptions—Types of buildings eligible for exemption status from the registration fee.

(a) The following are exempt from the registration: The building has fire damage. The owner has 90 days to file for a permit to start construction or demolition or it will be determined a vacant property.

(b) The following properties shall be registered as vacant, but they are exempt from the registra fee:

(1) The building is actively being offered for sale or lease for a maximum period of five years. After such time this article will be in effect. Proof of activity shall fall on the owner to provide. See definition.

(2) The owner has obtained a building permit and is progressing in an expedient manner to prepare the premises for occupancy.

(3) The property is in probate or where the owner has entered a long term care facility within six months of the building being vacant.

(4) The property is undergoing currently environmental cleanup or assessment.

(c) Failure to register. If the owner of the property fails to register the property with the City of Dover within 30 days of notification to do so by the City of Dover staff, then the property owner/agent may not be entitled to exemption from the fees.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-406. - Appeal of the 25 percent over market rate.

An appeal of the 25 percent over market rate (from the actively for sale or lease definition) can be considered through an appraisal using accepted appraisal standards to determine market rate. The owner has the option of asking the city tax assessor to perform the appraisal or having one performed (using accepted appraisal standards) at their own expense.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013; Ord. No. 2016-19 , 8-22-2016)

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi All,
This email is about a notification to register my home as a "Vacant Building". By no means should my home be considered as such. Enclosed is a PDF copy of my notification. From the time of purchase of the house, I have been using it as a secondary home away from home. I do spend a lot of time here, mostly on every other weekends and some vacation times there. The property is always well maintained by myself. I am friends with all my neighbors. This home will be my retirement home in a couple of months. As this is going on, I've been in consultation with an architect and contractor to do some needed upgrades. If the city requires an inspection of the property, we can schedule one as such. Please reach out to me with any updates and info that you may have. Please take into consideration that this is an occupied and enjoyable home for me and family members.

Thank You,
Ray Lee McPherson.

From: Ray McPherson
To: Wheeler, Crystal
Subject: RE: EXTERNAL: Home not vacant
Date: Tuesday, May 26, 2026 4:04:06 PM
Attachments: img002.pdf

[You don't often get email from gearslayer@earthlink.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good Afternoon, Ms. Wheeler
Yes I would like to file an appeal I have attached a pdf of my notification from the city.
I hope it has all the information that is needed. If there is anything else I need to send
please feel free to reach out to me.

Thanks.

-----Original Message-----
From: Wheeler, Crystal <cwheeler@dover.de.us>
Sent: May 26, 2026 3:47 PM
To: Ray McPherson <gearslayer@earthlink.net>, City Clerks Office <CityClerk@dover.de.us>
Subject: RE: EXTERNAL: Home not vacant

Good afternoon, Mr. McPherson

For clarification, are you wanting to file an appeal to a citation that you have received from Code Enforcement?

If you are filing for an appeal, please provide the citation number and the address.

If you have any other questions, please let me know.

Thank you,

Crystal Wheeler
Assistant to the Director of Council Affairs and Constituent Services/FOIA
Coordinator
City Clerk's Office - City of Dover
15 Loockerman Plaza
P.O. Box 475
Dover, DE 19901
P: (302) 736-4462
cwheeler@dover.de.us

-----Original Message-----
From: Ray McPherson
Sent: Monday, May 25, 2026 9:46 PM
To: City Clerks Office
Subject: EXTERNAL: Home not vacant

[Some people who received this message don't often get email from gearslayer@earthlink.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

1.

Amount Due:	$375.00	LID#:	6680	Amount Paid:	
Date Due:	6-8-2026	Case #	26-00001749	Date Registered:	
Vacant Since:	8-31-2022	Tax Parcel #	ED-05-067.13-02-050.000-000		
Property Address:	18 Saint Andrews Ct. Dover DE 19904				
Current Property Owner:	Ray C Lee McPherson				
Address:					
Phone:		Cellular:			
E-Mail:					

2.

** **Local agent is required for any owner residing outside of Kent County Delaware**			
Responsible Person/Agent:			
Address:			
Phone:		Cellular:	
E-Mail:			

3. Insurance on Building: Y ☐ / N ☐
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y ☐ / N ☐

4. Explanation of Exemption if granted: _____
NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: _____
Date: _____

Fees as follows:

Buildings vacant one year or less;	$375.00
Buildings vacant for more than one year but less than two years;	$750.00
Buildings vacant for more than two years but less than three years;	$1,500.00
Buildings vacant for more than three years but less than five years;	$3,000.00
Buildings vacant for five years or longer;	$5,000.00

Interior Inspection Date _____

OFFICE USE ONLY

ELECTRIC:	Y ☐	N ☐
GAS SERVICE:	Y ☐	N ☐
BASEMENT:	Y ☐	N ☐
SECURED:	Y ☐	N ☐
PHOTO:	Y ☐	N ☐
STRUCTURE SOUND:	Y ☐	N ☐
WEAK FLOORS:	Y ☐	N ☐

REVISED 11/22/2023

Community Excellence Through Quality Service

June 3, 2026

Heather M. Mund, Trustee
65 Pearl
Laguna Niguel, CA 92677

Re: Appeal of Citation #22-00001296 – Vacant Building Registration – 420 Wyoming Avenue, Dover, DE 19904

Dear Ms. Mund:

We have received your request to appeal the decision of the Building Inspector to register your property as vacant in accordance with Chapter 22 - Buildings and Building Regulations, Article XII - Vacant Buildings, Section 22-403-Registration and Registration Fee.

A meeting of the Construction and Property Maintenance Code Board of Appeals has been scheduled for Wednesday, June 10, 2026, at 3:30 p.m. to hear your appeal. This meeting will be held in the City Hall Conference Room, 15 Loockerman Plaza, Dover, DE 19901, with electronic access via Webex, available on a computer, smartphone, or by telephone. Below, I have listed the information needed to access the meeting electronically. If you have any additional documentation that you would like the Board to review when considering your appeal, please provide this information to the City Clerk's Office prior to the appeal hearing.

Please feel free to contact me by email at cityclerk@dover.de.us or by phone at (302) 736-7008 if you have any questions or concerns.

Dial: 1-650-479-3208
Link: https://tinyurl.com/5n6jrtah
Event number: 2539 053 9826
Event password: DOVER (if needed)

Sincerely,

Andria L. Bennett

Andria L. Bennett, CMC
City Clerk

cc: Dan Griffith, City Solicitor
Sharon Duca, Assistant City Manager
Dawn Melson-Williams, Principal Planner
Eddie Kopp, Chief Code Enforcement Officer
John England, Code Enforcement Officer

England, John

From: Bennett, Andria
Sent: Tuesday, May 26, 2026 8:35 AM
To: England, John; City Clerks Office
Cc: Kopp, Edward; Duca, Sharon
Subject: RE: EXTERNAL: Home not vacant - 18 Saint Andrews Ct

John,

I apologize for the misunderstanding, I thought he had submitted the form for his vacant property, as he did not explicitly state that he wanted to file an appeal.

We will follow-up with Mr. McPherson.

Andria

-----Original Message-----
From: England, John <jengland@dover.de.us>
Sent: Tuesday, May 26, 2026 8:30 AM
To: Bennett, Andria <abennett@DOVER.DE.US>; City Clerks Office <CityClerk@dover.de.us>
Cc: Kopp, Edward <ekopp@DOVER.DE.US>; Duca, Sharon <SDUCA@DOVER.DE.US>
Subject: RE: EXTERNAL: Home not vacant - 18 Saint Andrews Ct

Andria,

I spoke to this gentleman on May 18, 2026, by phone and explained the reason it is considered vacant and he gave me his side. I told him to file for an appeal with the City Clerk in writing for an appeal with the Construction and Property Maintenance code board of appeals.
I told him it must be filed by June 8, 2026.
You might want to reach back out to him or use that email as an appeal request.

Regards,

John England, CCEO
Code Enforcement Officer / Inspector II ICC-PMHI City of Dover, Delaware
15 Loockerman Plaza
Dover, DE. 19901
(302) 736-7015
jengland@dover.de.us

-----Original Message-----
From: Bennett, Andria <abennett@dover.de.us>
Sent: Tuesday, May 26, 2026 7:37 AM
To: CodeEnforcement <codeenforcement@dover.de.us>; Kopp, Edward <ekopp@DOVER.DE.US>
Cc: 'Ray McPherson' <gearslayer@earthlink.net>; City Clerks Office <CityClerk@dover.de.us>
Subject: RE: EXTERNAL: Home not vacant

Mr. McPherson,

By way of this email, I am forwarding your email to the Code Enforcement Department.

Respectfully,
Andria Bennett, CMC
City Clerk/Director of Council Affairs
& Constituent Services/Assistant Treasurer City of Dover
P: (302) 736-7009
F: (302) 736-5068
abennett@dover.de.us

-----Original Message-----
From: Ray McPherson <gearslayer@earthlink.net>
Sent: Monday, May 25, 2026 9:46 PM
To: City Clerks Office <cityclerk@dover.de.us>
Subject: EXTERNAL: Home not vacant

[Some people who received this message don't often get email from gearslayer@earthlink.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi All,
This email is about a notification to register my home as a "Vacant Building". By no means should my home be considered as such. Enclosed is a PDF copy of my notification. From the time of purchase of the house, I have been using it as a secondary home away from home. I do spend a lot of time here, mostly on every other weekends and some vacation times there. The property is always well maintained by myself. I am friends with all my neighbors. This home will be my retirement home in a couple of months. As this is going on, I've been in consultation with an architect and contractor to do some needed upgrades. If the city requires an inspection of the property, we can schedule one as such. Please reach out to me with any updates and info that you may have. Please take into consideration that this is an occupied and enjoyable home for me and family members.

Thank You,
Ray Lee McPherson.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 10.44

Postmark Here

9589 0710 5270 1766 2445 44

RAY C LEE MCPHERSON
175-03 137 AVE
JAMICA NY 11434

See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 10.44

MAY 11 2026

Postmark Here

9589 0710 5270 1766 2445 51

RAY C LEE MCPHERSON
18 SAINT ANDREWS CT
DOVER DE 19904

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

May 7, 2026

RAY C LEE MCPHERSON
175-03 137 AVE
JAMICA NY 11434

RE: Property Address: 18 SAINT ANDREWS CT
Tax Parcel #: ED-05-067.13-02-050.000-000
Case Number: 26-00001749

Dear Sir/Madam:

On June 26, 2006, the Dover City Council adopted the Vacant Building Ordinance to reduce the negative impact vacant buildings have on the surrounding businesses and neighborhoods. This letter is to inform you that your building has been found to be vacant as defined under Article 12, Chapter 22 of the Dover Code of Ordinances.

In accordance with this ordinance, this building must be registered with the City of Dover. Enclosed with this notice is a registration form. Please return this form by **June 08, 2026** to the City of Dover Department of Planning and Inspections. Failure to return the form within 30 days of mailing will result in the building being registered by this department.

An annual registration fee shall be paid at the time of registration. If the building inspector registers the building as vacant the fee shall be due not later than 30 days after the building is registered as vacant. Please read the enclosed leaflet for more information on fees and any exemptions that may apply to the fees. You have the right to appeal to the construction and property maintenance code board of appeals. Such an appeal must be filed, in writing, on or before 5pm **June 8, 2026**.

The building inspector shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this article. Upon request of the building inspector, the owner shall provide access to all interior portions of a vacant building to permit a complete inspection.

Please contact this office between the hours of 8:30 a.m. and 4:30 p.m. at (302) 736-7011 with any questions or concerns regarding this letter.

Sincerely,

John England
Code Enforcement Officer

cc: file

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

1.

Amount Due:	$375.00	LID#:	6680	Amount Paid:	
Date Due:	6-8-2026	Case #	26-00001749	Date Registered:	
Vacant Since:	8-31-2022	Tax Parcel #	ED-05-067.13-02-050.000-000		
Property Address:	18 Saint Andrews Ct. Dover DE 19904				
Current Property Owner:	Ray C Lee McPherson				
Address:					
Phone:		Cellular:			
E-Mail:					

2.

** Local agent is required for any owner residing outside of Kent County Delaware			
Responsible Person/Agent:			
Address:			
Phone:		Cellular:	
E-Mail:			

3. Insurance on Building: Y ☐ / N ☐
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y ☐ / N ☐

4. Explanation of Exemption if granted: _____
NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: _____
Date: _____

Fees as follows:

Buildings vacant one year or less;	$375.00
Buildings vacant for more than one year but less than two years;	$750.00
Buildings vacant for more than two years but less than three years;	$1,500.00
Buildings vacant for more than three years but less than five years;	$3,000.00
Buildings vacant for five years or longer;	$5,000.00

Interior Inspection Date _____

OFFICE USE ONLY

ELECTRIC:	Y ☐	N ☐
GAS SERVICE:	Y ☐	N ☐
BASEMENT:	Y ☐	N ☐
SECURED:	Y ☐	N ☐
PHOTO:	Y ☐	N ☐
STRUCTURE SOUND:	Y ☐	N ☐
WEAK FLOORS:	Y ☐	N ☐

REVISED 11/22/2023

Community Excellence Through Quality Service

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

May 7, 2026

RAY C LEE MCPHERSON
18 SAINT ANDREWS CT
DOVER DE 19904

RE: Property Address: 18 SAINT ANDREWS CT
Tax Parcel #: ED-05-067.13-02-050.000-000
Case Number: 26-00001749

Dear Sir/Madam:

On June 26, 2006, the Dover City Council adopted the Vacant Building Ordinance to reduce the negative impact vacant buildings have on the surrounding businesses and neighborhoods. This letter is to inform you that your building has been found to be vacant as defined under Article 12, Chapter 22 of the Dover Code of Ordinances.

In accordance with this ordinance, this building must be registered with the City of Dover. Enclosed with this notice is a registration form. Please return this form by **June 08, 2026** to the City of Dover Department of Planning and Inspections. Failure to return the form within 30 days of mailing will result in the building being registered by this department.

An annual registration fee shall be paid at the time of registration. If the building inspector registers the building as vacant the fee shall be due not later than 30 days after the building is registered as vacant. Please read the enclosed leaflet for more information on fees and any exemptions that may apply to the fees. You have the right to appeal to the construction and property maintenance code board of appeals. Such an appeal must be filed, in writing, on or before 5pm **June 8, 2026**.

The building inspector shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this article. Upon request of the building inspector, the owner shall provide access to all interior portions of a vacant building to permit a complete inspection.

Please contact this office between the hours of 8:30 a.m. and 4:30 p.m. at (302) 736-7011 with any questions or concerns regarding this letter.

Sincerely,

John England
Code Enforcement Officer

cc: file

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

1.

Amount Due:	$375.00	LID#:	6680	Amount Paid:	
Date Due:	6-8-2026	Case #	26-00001749	Date Registered:	
Vacant Since:	8-31-2022	Tax Parcel #	ED-05-067.13-02-050.000-000		
Property Address:	18 Saint Andrews Ct. Dover DE 19904				
Current Property Owner:	Ray C Lee McPherson				
Address:					
Phone:		Cellular:			
E-Mail:					

2.

** Local agent is required for any owner residing outside of Kent County Delaware			
Responsible Person/Agent:			
Address:			
Phone:		Cellular:	
E-Mail:			

3. Insurance on Building: Y ☐ / N ☐
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y ☐ / N ☐

4. Explanation of Exemption if granted: _____
NOTE: No Exemption if Registered by City of Dover Staff

5. ****If building is for sale or lease–Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

6. Owner Signature: _____
Date: _____

Fees as follows:

Buildings vacant one year or less;	$375.00
Buildings vacant for more than one year but less than two years;	$750.00
Buildings vacant for more than two years but less than three years;	$1,500.00
Buildings vacant for more than three years but less than five years;	$3,000.00
Buildings vacant for five years or longer;	$5,000.00

Interior Inspection Date _____

OFFICE USE ONLY

ELECTRIC:	Y ☐	N ☐
GAS SERVICE:	Y ☐	N ☐
BASEMENT:	Y ☐	N ☐
SECURED:	Y ☐	N ☐
PHOTO:	Y ☐	N ☐
STRUCTURE SOUND:	Y ☐	N ☐
WEAK FLOORS:	Y ☐	N ☐

REVISED 11/22/2023

Community Excellence Through Quality Service

Address Information

Address:	18 SAINT ANDREWS CT
City, state, zip:	DOVER DE 199042335
Carrier route:	C028
Delivery point:	185
Inside/outside code:	IN INSIDE CITY LIMITS
Jurisdiction:	DOVER DOVER
General location:	DIST1 DISTRICT 1
DRS from Location Master	14812900
Address type:	Main Parcel
Effective date:	
Location status:	Active
Last change user:	AXH
Last change date:	9/12/2022

Parcel Information

Tax Map Number	ED-05-067.13-02-050.000-000
Subdivision:	FOX HALL
Parcel status:	Active

Zoning Information

Zoning:	ONE FAMILY RESIDENCE R-10
Commissioner district:	COUNCIL DISTRICT 1
Undivided interest %:	.00%
Longitude/latitude:	.000000 .000000
Map X/Y coordinates:	
Property code:	RES

Current Owner

Name:	MCPHERSON,RAY C LEE
Address:	18 SAINT ANDREWS CT
	DOVER DE 19904

Property Information - 18 SAINT ANDREWS CT, DOVER - (2 05 06713 02 0500 000)

Summary | Buildings (../../Buildings/2 05 06713 02 0500 000) | Transfers (../../Transfers/2 05 06713 02 0500 000) | Billing (../../Billing/2 05 06713 02 0500 000) | Permits (../../Permits/2 05 06713 02 0500 000) | Map (../../Map/2 05 06713 02 0500 000) | Taxable Assessment (../../TaxableAssessment/2 05 06713 02 0500 000)

PRINT

Parcel Information

Map Number: 2 05 06713 02 0500 000
Location ID/User Account#: 10099
Property Type: R
Account Type:
Lot#: 56
Subdivision: FOX HALL PLANTATION
Legal Description:
FOX HALL PLANTATION, SEC. 1-A, LOT #56, 18 ST. ANDREWS COURT

Tax Account ID: 10099
GIS Coord: E-458296 N-426470
Deed BVP: D12142/286
Plat Book: 008 00046
Acres: 0.4390
Total Living Area: 2926 SQFT
Total Bedrooms: 4 **Full BA:** 2 **Half BA:** 1

District Information

Levy Court District: 2ND
(https://www.kentcountyde.gov/Elected-Officials/Second-District-Commissioner)
Fire: 46_F Robbins Hose (Dover)
School District: SC18 CAPITAL
Ambulance: 63_A Dover Ambulance
Storm Water Management:
Tax Ditch:

Sewer:
Trash:
Light:

Owner

Name:
MCPHERSON RAY C LEE
Owners Mailing Address:
18 SAINT ANDREWS CT
DOVER, DE 19904

Location Information

Location Addresses:
18 SAINT ANDREWS CT, DOVER, DE 19904

Zoning Information

Zone:
R10 - One Family Residence

Assessed Values

Land : $117,000
Buildings: $237,000
Total: $354,000

« Back | New Search »

Property Information - 18 SAINT ANDREWS CT, DOVER - (2 05 06713 02 0500 000)

Summary (../../General/2 05 06713 02 0500 000)

Buildings (../../Buildings/2 05 06713 02 0500 000) Transfers

Billing (../../Billing/2 05 06713 02 0500 000) Permits (../../Permits/2 05 06713 02 0500 000)

Map (../../Map/2 05 06713 02 0500 000)

Taxable Assessment (../../TaxableAssessment/2 05 06713 02 0500 000)

PRINT

Transfer Information

Recorded Date: 9/6/2022	**Sale Price:** $325,000	**Sold as Vacant:** Yes
Sale Date: 8/22/2022	**Land Value:**	**Legal Ref:**
LUC at Sale:	**Building Value:**	**Doc/Cert#:**
Instrument Type: RD	**Grantor:** SMITH BRADFORD I.	
	Grantee: MCPHERSON RAY C LEE	

Recorded Date: 5/30/2012	**Sale Price:** $210,000	**Sold as Vacant:** Yes
Sale Date: 5/22/2012	**Land Value:**	**Legal Ref:** D 6252-305
LUC at Sale:	**Building Value:**	**Doc/Cert#:** 2012-210678
Instrument Type: ID	**Grantor:** FLANAGAN, JEAN C. REV TRUST AGREEMENT	
	Grantee:	

Recorded Date: 1/1/1900	**Sale Price:** $0	**Sold as Vacant:** Yes
Sale Date: 1/1/1900	**Land Value:**	**Legal Ref:** W 26-290
LUC at Sale:	**Building Value:**	**Doc/Cert#:**
Instrument Type: ID	**Grantor:**	
	Grantee:	

Recorded Date: 1/1/1900	**Sale Price:** $0	**Sold as Vacant:** Yes
Sale Date: 1/1/1900	**Land Value:**	**Legal Ref:** D 175-263
LUC at Sale:	**Building Value:**	**Doc/Cert#:**
Instrument Type: ID	**Grantor:**	
	Grantee:	

« Back New Search »

© 2026 Property Records System - Kent County Levy Court - 555 Bay Rd Dover, DE 19901

UT224I04

CITY OF DOVER
Customer / Location Selection

5/07
08:59

Location ID . . . . . : [redacted]
Location address . . . . : 18 SAINT ANDREWS CT
14812900

Type options, press Enter.
1=Select

Opt	Customer Name	Customer ID	Amount Due	Sts	Init Date	Term Date	ARP
_	FLANAGAN JR, DR WILLIAM W	[redacted]	[redacted]	F	11/09/11	5/25/12	
_	SMITH, BRADFORD & CHERYL			F	5/25/12	8/31/22	
_	LEE MCPHERSON, RAY C			A	8/31/22		

Bottom

F3=Exit F8=Sort by Init Date F12=Cancel

```
UT220G01                              CITY OF DOVER                                5/07/26
                                 A Customer at a Glance      Cust exempt   08:59
Acct #: [redacted]  6680  Status: A  NSF #:     Tax: N   Penalty: N
Service Address     Cyc/Rte: 10 48   Mailing Address      Phone: 347 - 8090734
LEE MCPHERSON, RAY C                 175-03 137 AVE                    Cash?: N
18 SAINT ANDREWS CT                                                    Enote: Y
DOVER                DE  199042335 JAMAICA                NY   11434
SS#: [redacted]  DL#: [redacted] NY          Reinst.: N  A-pay: N  Dep.: N
EL MT  A Start:   8/31/22   Term:              D /R /I              40176544E
                                                                       More...

Amt due:  [redacted]      Pending:        [redacted] Delq amt:          [redacted]
Last notice:              Cut date:       Payment plan:          Budget:
Bill Date      Amount  Pymt Date      Amount  Current A/R Code/Desc/Amount
 5/07/26       [redacted]  5/05/26    [redacted]  C  CURRENT          [redacted]
 4/08/26               3/23/26          30  OVER 30
                                                                       More...

 Comment      NOTE  11/04/25   ***MR CLLD GOT WA ADJ CREDIT LTR TO VRFY
              NOTE  11/04/25   IF NEEDS TO PAY ANYTHING NO EXPLND APPLD
                                                                       More...
F3=Exit   F10=Zoom   F12=Cancel   F20=Cst/loc functions
```

UT300I01 **CITY OF DOVER** 5/07/26
Customer/Location Consumption History Inquiry 08:59

Customer ID: [redacted] Name: LEE MCPHERSON, RAY C
Location ID: 6680 Addr: 18 SAINT ANDREWS CT
Cycle/Route: 10 48 Amount due: [redacted]
Initiation date : 8/31/22 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
	EL	REG	5/01/26	[redacted]	[redacted]	29	40176544E		N
	EL	REG	4/02/26			30	40176544E		N
	EL	REG	3/03/26			28	40176544E		N
	EL	REG	2/03/26			29	40176544E		N
	EL	REG	1/05/26			34	40176544E		N
	EL	REG	12/02/25			29	40176544E		N
	EL	REG	11/03/25			33	40176544E		N
	EL	REG	10/01/25			28	40176544E		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 5/07/26
Customer/Location Consumption History Inquiry 08:59

Customer ID: [redacted] Name: LEE MCPHERSON, RAY C
Location ID: 6680 Addr: 18 SAINT ANDREWS CT
Cycle/Route: 10 48 Amount due: [redacted]
Initiation date : 8/31/22 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	5/01/26	[redacted]	[redacted]	29	69582761W		N
_	WA	REG	4/02/26			30	69582761W		N
_	WA	REG	3/03/26			28	69582761W		N
_	WA	REG	2/03/26			29	69582761W		N
_	WA	REG	1/05/26			34	69582761W		N
_	WA	REG	12/02/25			29	69582761W		N
_	WA	REG	11/03/25			33	69582761W		N *
_	WA	REG	10/01/25			28	69582761W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 5/07
Customer/Location Consumption History Inquiry 08:59

Customer ID: [redacted] Name: LEE MCPHERSON, RAY C
Location ID: 6680 Addr: 18 SAINT ANDREWS CT
Cycle/Route: 10 48 Amount due: [redacted]
Initiation date : 8/31/22 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	9/03/25	[redacted]	[redacted]	33	69582761W		N
_	WA	REG	8/01/25			29	69582761W		N *
_	WA	REG	7/03/25			31	69582761W		N *
_	WA	REG	6/02/25			32	69582761W		N *
_	WA	REG	5/01/25			31	69582761W		N *
_	WA	REG	3/31/25			28	69582761W		N *
_	WA	REG	3/03/25			28	69582761W		N
_	WA	REG	2/03/25			35	69582761W		N +
_									

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 5/07
Customer/Location Consumption History Inquiry 09:00

Customer ID: [redacted] Name: LEE MCPHERSON, RAY C
Location ID: 6680 Addr: 18 SAINT ANDREWS CT
Cycle/Route: 10 48 Amount due: [redacted]
Initiation date : 8/31/22 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	12/30/24	[redacted]	[redacted]	28	69582761W		N
_	WA	REG	12/02/24			28	69582761W		N
_	WA	REG	11/04/24			34	69582761W		N
_	WA	REG	10/01/24			28	69582761W		N
_	WA	REG	9/03/24			33	69582761W		N
_	WA	REG	8/01/24			30	69582761W		N
_	WA	REG	7/02/24			29	69582761W		N *
_	WA	REG	6/03/24			34	69582761W		N +
_									

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 5/07
Customer/Location Consumption History Inquiry 09:00

Customer ID: [redacted] Name: LEE MCPHERSON, RAY C
Location ID: 6680 Addr: 18 SAINT ANDREWS CT
Cycle/Route: 10 48 Amount due: [redacted]
Initiation date : 8/31/22 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	4/30/24	[redacted]	[redacted]	29	69582761W		N
_	WA	REG	4/01/24			31	69582761W		N
_	WA	REG	3/01/24			30	69582761W		N
_	WA	REG	1/31/24			28	69582761W		N
_	WA	REG	1/03/24			30	69582761W		N
_	WA	REG	12/04/23			33	69582761W		N
_	WA	REG	11/01/23			28	69582761W		N
_	WA	REG	10/04/23			33	69582761W		O +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 CITY OF DOVER 5/07/26
Customer/Location Consumption History Inquiry 09:00

Customer ID: [redacted] Name: LEE MCPHERSON, RAY C
Location ID: 6680 Addr: 18 SAINT ANDREWS CT
Cycle/Route: 10 48 Amount due: [redacted]
Initiation date : 8/31/22 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	9/01/23	[redacted]	[redacted]	32	69582761W		N
_	WA	REG	7/31/23			26	69582761W		N *
_	WA	REG	7/05/23			34	69582761W		N
_	WA	REG	6/01/23			30	69582761W		N
_	WA	REG	5/02/23			29	69582761W		N
_	WA	REG	4/03/23			32	69582761W		N
_	WA	REG	3/02/23			30	69582761W		N
_	WA	REG	1/31/23			28	69582761W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 5/07/26
Customer/Location Consumption History Inquiry 09:00

Customer ID: [redacted] Name: LEE MCPHERSON, RAY C
Location ID: 6680 Addr: 18 SAINT ANDREWS CT
Cycle/Route: 10 48 Amount due: [redacted]
Initiation date : 8/31/22 Pending :
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	1/03/23	[redacted]	[redacted]	32	69582761W		N
_	WA	REG	12/02/22			32	69582761W		N
_	WA	REG	10/31/22			28	69582761W		N
_	WA	REG	10/03/22			33	69582761W		N
_	WA	INT	8/31/22				69582761W		

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

England IV, John G

From: Miller, Thomas S.
Sent: Wednesday, May 6, 2026 12:52 PM
To: England IV, John G
Cc: Kopp, Eddie L
Subject: 18 Saint Andrews Ct

Hey John this house has had no water usage since 6/25 with the exception of November 25.

Thomas Miller
Code Enforcement Officer
City of Dover, Delaware
302-730-3729 Office
tmiller@dover.de.us