

**Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department
RECORDS, TAXES & TREASURY**

NOTICE OF APPLICATION FOR TAX DEED NUMBER 34144

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 484233-05-1030
Certificate Number: 4600
Date of Issuance: 06/01/2012
Certificate Holder: CAZENOVIA CREEK FUNDING I LLC
Description of Property: 33-48-42
W 60 OF E 450 OF N1/3 OF S3/5 OF
SW1/4 OF SW1/4 OF NE1/4 LESS
S 25 FOR ST AKA 1267 CC

Name in which assessed: OLSAK GROUP LLC
Legal Titleholders: OLSAK GROUP LLC
6304 POWERLINE RD
FORT LAUDERDALE, FL 33309

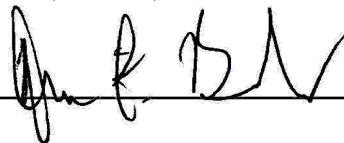
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 13th day of April, 2016. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 10th day of March, 2016.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By:  _____

Dana F. Buker
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 03/10/2016, 03/17/2016, 03/24/2016 & 03/31/2016
Minimum Bid: 13987.68

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared B. COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

34144

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 4600

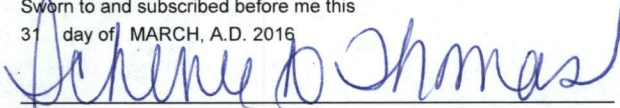
in the XXXX Court,
was published in said newspaper in the issues of

03/10/2016 03/17/2016 03/24/2016 03/31/2016

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to and subscribed before me this
31 day of MARCH, A.D. 2016



(SEAL)

B. COOPER personally known to me



SCHERRIE A THOMAS
MY COMMISSION # EE221695
EXPIRES August 01, 2016
FloridaNotaryService.com

Board of County Commissioners, Broward County, Florida Finance and Administrative Services Department RECORDS, TAXES & TREASURY NOTICE OF APPLICATION FOR TAX DEED NUMBER 34144

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Property ID: 484233-05-1030
Certificate Number: 4600
Date of Issuance: 06/01/2012

Certificate Holder:
CAZENOVIA CREEK FUNDING
| LLC

Description of Property:
33-48-42
W 60 OF E 450 OF N1/3 OF
S3/5 OF SW1/4 OF SW1/4 OF
NE1/4 LESS S 25 FOR ST AKA
1267 CC

Name in which assessed:
2643 NW 8 ST LLC
7550 NW 112 AVE
DORAL FL 33178

Legal Titleholders:

2643 NW 8 ST LLC
7550 NW 112 AVE
DORAL FL 33178

All of said property being in the County of Broward, State of Florida.

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broward.deedauktion.net

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Dated this 10th day of March, 2016.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)

By: Dana F. Buker
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 13987.68
401-314

3/10-17-24-31 16-05/0000079156B

Assignment: 10948 *SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY* Service Sheet # 16-011140

BROWARD COUNTY, FL vs. 2843 NW 8 ST LLC TD 34144

TAX SALE NOTICE PLAINTIFF VS. COUNTY/BROWARD DEFENDANT CASE
4/13/2016 HEARING DATE

2843 NW 8 ST LLC 2843 NW 8 STREET COURT
POMPANO BEACH, FL 33069

3/11/16 6AM CE-10946
Received this process on

3/9/2016
Date

14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE
FT LAUDERDALE, FL 33301
REBECCA LEDER, SUPV.
9884 Attorney

Served
 Not Served - see comments
3/11/16 at 1115h
Date Time

On 2843 NW 8 ST LLC, in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

INDIVIDUAL SERVICE

SUBSTITUTE SERVICE:

- At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: _____, in accordance with F.S. 48.031(1)(a)
- To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)
- To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

- To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
- To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
- To _____, as resident agent of said corporation in accordance with F.S. 48.091

PARTNERSHIP SERVICE: To _____, partner, or to _____, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

POSTED RESIDENTIAL: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

1st attempt date/time: _____ 2nd attempt date/time: _____

POSTED COMMERCIAL: By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183

1st attempt date/time: _____ 2nd attempt date/time: _____

OTHER RETURNS: See comments

COMMENTS: 3/11/16 @ 1115 posted to front door - 10946

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: C. Facey 10946 D.S.
Charles Facey

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
PROPERTY ID # 484233-05-1030 (TD # 34144)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

RECEIVED SHERIFF
2016 MAR -9 AM 10:02
BROWARD COUNTY, FLORIDA

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY THAT'S GOING UP FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amount below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by March 31, 2016\$ 9,773.92

Or

* Amount due if paid by April 12, 2016\$ 9,884.93

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON APRIL 13, 2016 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395
FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**2643 NW 8 ST LLC
2643 NW 8 STREET
POMPANO BEACH, FL 33069**

NOTE: THIS IS THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION

SHERIFF'S RETURN OF SERVICE

MIAMI-DADE COUNTY, FL

SERVICE NUMBER 2297336 / 0		TO BE SERVED 2643 NW 8 ST LLC		ALIAS/PLURIES
REFER TO SERVICE NUMBER ABOVE WHEN FILING AS ALIAS OR PLURIES		7550 NW 112 AVE DORAL FL 33178		TRANSACTION # 1226900
<input type="checkbox"/> RETURN DATA CHANGE		COURT CASE NUMBER 484233-05-030		DATE 03/08/2016
COURT CASE NUMBER	PLAINTIFF	DEFENDANT		DEPOSIT
484233-05-030	TAXN	2643 NW 8 ST LLC		NONE
COURT	POSSESSION MAILED	MAIL RETURN TO		FEES
04/13/2016	TAXN	THE RECORD, TAXES & TREASURY DIVISION TAX DEED SECTION, RM A 100 115 S ANDRES AVE FT LAUDERDALE FL 33301 PHONE NUMBER 000 0000000		03- 40.00 09- 1.00 01- 0.00
ZONE 09 S	SERVICES 01	CO-DEFENDANT (IF ANY)		TOT-CHECK 41.00 0306687
RETURN DISBURSEMENT NUMBER RD - / -				

SERVICE INFORMATION

ALL ACTIONS PERFORMED IN ACCORD WITH APPLICABLE FLORIDA STATE STATUTES

SERVED NOT SERVED

SERVICE DETAILS

INDIVIDUAL SERVICE ON "TO BE SERVED" EXECUTED PER INSTRUCTIONS OTHER: See Comments

SUBSTITUTE SERVICE:
(Served On A Person Residing Therein of Age 15 Years or Older) NAME _____ RELATIONSHIP TO "TO BE SERVED" _____

CORPORATE SERVICE:
(As Defined in F.S. 48.081 and F.S. 48.091) NAME _____ POSITION _____

RESIDENTIAL COMMERCIAL AT: _____
Posted After Following Prior Personal Service Attempts: ADDRESS _____
1. DATE _____ TIME _____ am/pm _____ 2. DATE _____ TIME _____ am/pm _____

24 HOUR NOTICE POSTED: By _____ PRINT NAME _____ COURT ID# _____ on _____ DATE _____ TIME _____ am/pm _____ R C

PLACED IN POSSESSION: _____ NAME _____ CONTACT # _____

NO SERVICE

NO-SERVICE DETAILS

UNABLE TO LOCATE "TO BE SERVED" AND DOCUMENT COULD NOT BE SERVED IN ANOTHER MANNER "TO BE SERVED" NOT AT GIVEN ADDRESS NO SERVICE PER DIRECTIONS OF PLAINTIFF/REPRESENTATIVE
NAME: _____ CONTACT #: _____

BANKRUPTCY ASSETS NOT FOUND PARTY PAYING DIRECT PER ABOVE NAMED PLAINTIFF/REPRESENTATIVE
 NO LONGER IN BUSINESS FULLY SATISFIED OTHER: See Comments ATTEMPTS 2

COMMENTS

No such address in Dade County

NOTARIZATION OF SERVER'S SIGNATURE (BY SPECIFIC REQUEST AND FEE ONLY)

IDENTIFICATION PRODUCED (Specify Below)

PERSONALLY KNOWN

SWORN TO BEFORE ME ON _____

SIGNATURE _____

RETURN

On 3/10/16 at 11:14 am/pm

J.D. Patterson, Director and Metropolitan Sheriff
Miami-Dade County, Florida

By Darryl Redding [Signature]
PRINT NAME SIGNATURE

8331
COURT ID#

Deputy Sheriff Court Support Specialist
601 NW 1st Court, 9th Floor, Miami, Florida 33136

Office: (305) 375-5100
Fax: (786) 469-3660

ORIGINAL-CLERK OF THE COURT

YELLOW-PLAINTIFF/REPRESENTATIVE

PINK-OTHER

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA

PROPERTY ID # 484233-05-1030 (TD # 34144)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

MIAMI-DADE POLICE DEPT COURT SERVICES BUREAU
ATTN: TERESA, OVERTOWN TRANSIT VILLAGE SOUTH
601 NW 1 COURT, 9TH FLOOR
MIAMI, FLORIDA 33136

**ORIGINAL
DOCUMENT**

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

2643 NW 8 ST LLC

7550 NW 112 AVE

DORAL, FL 33178

**NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!**

SERVED

TIME

SHERIFF OF DADE COUNTY
DADE COUNTY FLORIDA

BY

D.S

MUST BE SERVED BETWEEN
AND 3/23/16
IF NOT SERVED THEN
POSITION

Board of County Commissioners, Broward County, Florida
Records, Taxes, & Treasury

CERTIFICATE OF MAILING NOTICES

Tax Deed # 34144

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of March 2016, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF POMPANO BEACH 100 WEST ATLANTIC BLVD POMPANO BEACH FL 33060	CITY OF POMPANO BEACH 100 W. ATLANTIC BLVD., SUITE 467 POMPANO BEACH, FLORIDA 33060	HURLEY ARTHUR J 3500 S W 121 AVE DAVIE, FL 33330-1629
2643 NW 8 ST LLC 2643 NW 8 STREET POMPANO BEACH, FL 33069	2643 NW 8 ST LLC 7550 NW 112 AVE DORAL, FL 33178	LESTER,GERALDINE EST 2637 NW 8 ST POMPANO BEACH, FL 33069-2228
YASHAR,LIPAZ 2649 NW 8 ST POMPANO BEACH, FL 33069-2228	JAZBROWHOMES LLC 2644 NW 9 ST POMPANO BEACH, FL 33069-2233	

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT PERMITTING LICENSING & PROTECTION DIVISION ATTN: DIANE JOHNSON GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION PLANNING & REDEVELOPMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT ATTN: GORDON MILLER GCW – 1 NORTH UNIVERSITY DR, MAILBOX 302 PLANTATION, FL 33324	BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION, RIGHT OF WAY SECTION ATTN: FRANK J GUILIANO ONE N. UNIVERSITY DR., STE 300-B PLANTATION, FL 33324
BROWARD COUNTY WATER & WASTEWATER ATTN: RACHEL FLEURY-CHARLES 2555 W. COPANS RD POMPANO BEACH, FL 33069	BROWARD COUNTY PUBLIC WORKS DEPT REAL PROPERTY SECTION ATTN: MARIE HAMMOND 115 S ANDREWS AVE, ROOM 326 FORT LAUDERDALE FL 33301	BROWARD COUNTY SHERIFF'S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of March 2016 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Rebecca Leder**

401-316 Revised 05/13

Performance Property Management Services, Inc.
13501 SW 128 St Suite 114C Miami, FL 33186
Telephone: 866-523-5003 Fax: 866-523-5004

Order Date:	10/19/2015	Folio Number:	484233-05-1030
Internal Tax Deed Number:	34144	Parent Tract No:	NONE
Records Through	10/15/2015		
Updated Through	1/7/2016		

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

Lot 1267, Collier City unrecorded, described as follows:

The West 60 feet of the East 450 feet of the South 1/3 of the North 3/5 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 48 South, Range 42 East, according to the unrecorded Plat of Collier City Lots, Sheet No N-13-E. lying and being in Broward County, Florida.

TO: Records, Taxes & Treasury Division, Delinquent Tax Department, Broward County

Applicant: CAZENOVIA CREEK FUNDING I LLC

Application has been made for Tax Deed on the above referenced property. Pursuant to chapter 197.502 and 197.522 of the Florida Statutes, below are the names and addresses of the persons you are required to notify prior to the sale of the property:

APPARENT TITLE HOLDER & ADDRESS AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Instrument # 113372841	2643 NW 8 ST LLC
Quit Claim Deed	2643 NW 8 STREET POMPANO BEACH, FL 33069

MORTGAGEE AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
NONE

LIEN HOLDER AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

O.R. Book 49922, Page 973	City of Pompano Beach
Resolution	NONE

NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL

2643 NW 8 ST LLC
7550 NW 112 AVE
DORAL FL 33178

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT: \$94,170.00

UNPAID OR OMITTED YEARS TAXES (Only Include the Years with Certificates)

<u>TYPE</u>	<u>TAX</u>	<u>CERTIFICATE</u>	<u>FACE AMOUNT</u>	<u>CERTIFICATE HOLDER</u>
Tax Deed	2011	34144	\$2,250.98	CAZENOVIA CREEK FUNDING I LLC
Tax Deed	2012	34144	\$1,977.75	CAZENOVIA CREEK FUNDING I LLC
Tax Deed	2013	34144	\$1,580.23	CAZENOVIA CREEK FUNDING I LLC
Certificate	2014	3655	\$1,985.10	HURLEY ARTHUR J

This Report is not a Legal Opinion of Title and should not be construed as dealing with the Quality of Title used as a Certified Abstract of Title, Title Insurance Commitment or Title Insurance Policy. Under Florida Statutes Chapter 197. Furthermore no Liability is assumed by PPMS, Inc for any liens and or judgments not filed in the Official Records of Broward County, Florida. PPMS, Inc. should only be liable for the amount of loss suffered by the Broward County Revenue Collection Division, as a result of legal matters filed against them, where such loss is determined to be from PPMS, Inc's errors and omissions in performing its contractual responsibilities to the Broward County Revenue Collection Division, or for any refilling of fees that are required to bring subject property to sale.

BY: *Mitch Wilson*

By: *Antoinette Black*

Authorized Signature

This Instrument prepared by:

Folio No: 484233-05-1030

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is made this 25 day of November, 2015, by **OLSAK GROUP, LLC**, a Florida limited liability company, first party, whose address is: 6304 Powerline Road, Ft. Lauderdale, Florida 33309, to **2643 NW 8 STREET, LLC**, a Florida limited liability company, the second party, whose address is: 7550 NW 112th Avenue, Doral, Florida.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and successors and assigns of corporations.)

WITNESSETH:

That the said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

Lot 1267, Collier City unrecorded, described as follows:

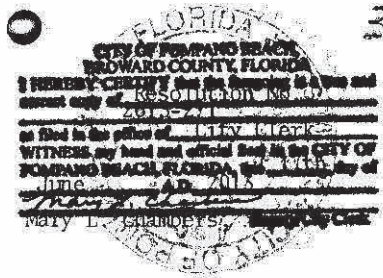
The West 60 feet of the East 450 feet of the South 1/3 of the North 3/5 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 48 South, Range 42 East, according to the unrecorded Plat of Collier City Lots, Sheet No N-13-E. lying and being in Broward County, Florida.

A/K/A 2643 NW 8th Street, Pompano Beach, Florida 33069 ("**Property**")

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

NO DOCUMENTARY STAMP TAXES ARE DUE OR OWING IN CONNECTION WITH THIS TRANSFERS SINCE THE PRINCIPALS OF THE GRANTOR AND GRANTEE ARE ON IN THE SAME AND THERE ARE NO MORTGAGES ENCUMBERING THE PROPERTY.

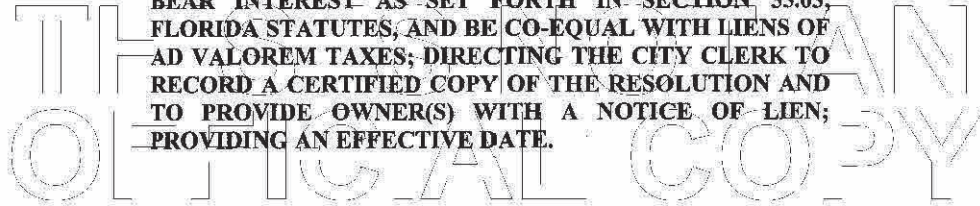
2



RESOLUTION NO. 2013- 271

**CITY OF POMPANO BEACH
Broward County, Florida**

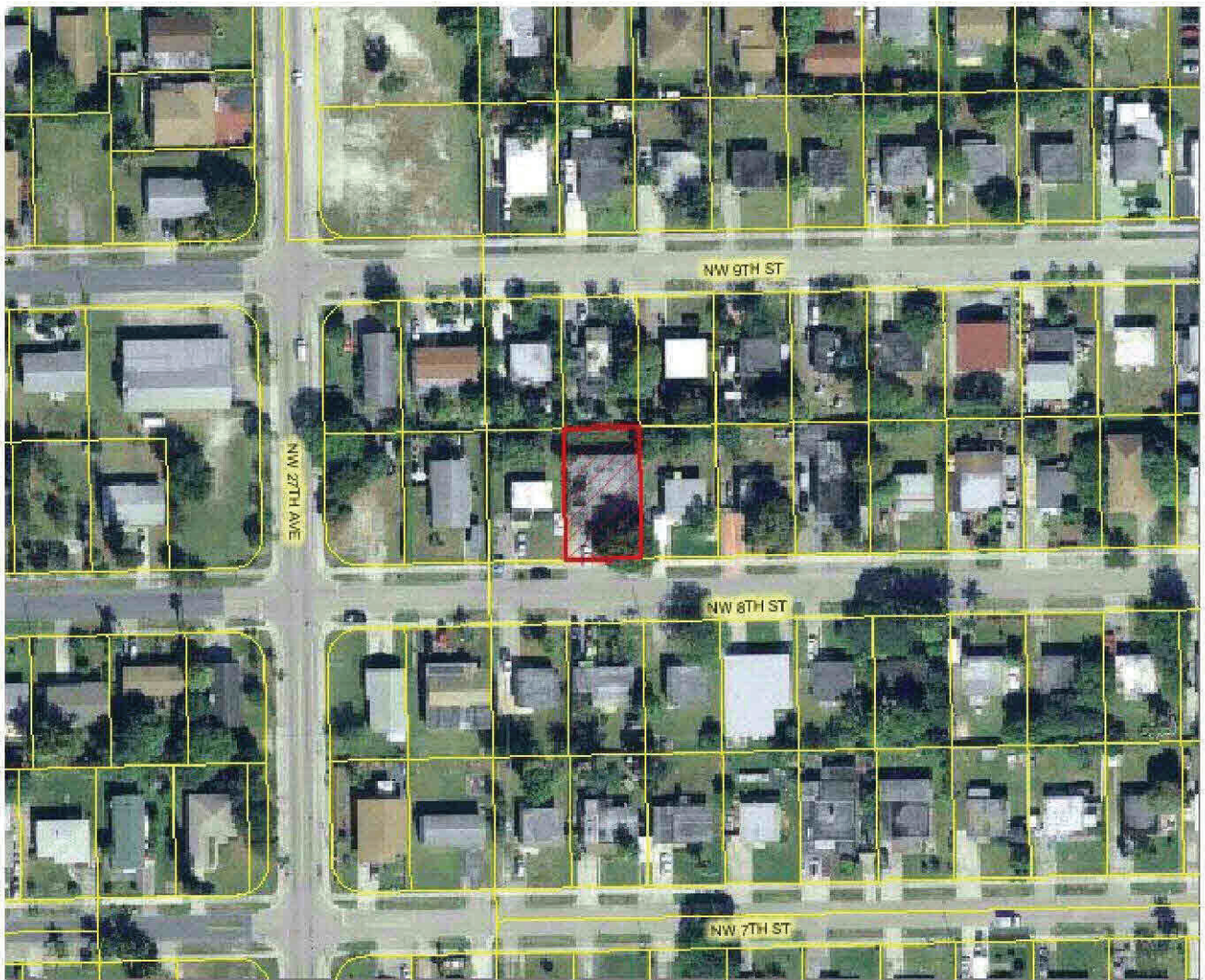
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH PURSUANT TO CHAPTER 96 OF THE CITY'S CODE OF ORDINANCES, ASSESSING THE CITY'S COSTS FOR ABATING PUBLIC NUISANCE CONDITIONS ON REAL PROPERTY(IES) IN THE CITY AND PROVIDING THAT UPON THE RECORDING OF THIS RESOLUTION SAID ASSESSMENT, INCLUDING ADMINISTRATION AND INSPECTION COSTS, SHALL BE A LIEN AGAINST THE PROPERTY(IES) WHICH SHALL BEAR INTEREST AS SET FORTH IN SECTION 55.03, FLORIDA STATUTES, AND BE CO-EQUAL WITH LIENS OF AD VALOREM TAXES; DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE RESOLUTION AND TO PROVIDE OWNER(S) WITH A NOTICE OF LIEN; PROVIDING AN EFFECTIVE DATE.



WHEREAS, pursuant to Chapter 96 of the Code of Ordinances of the City of Pompano Beach (the "Code") entitled "Health and Safety", the City Manager or the City Manager's agent or assigns (the "City's Designated Representative") declared that a public nuisance existed on the real property(ies) described in the list attached hereto and made a part hereof; and

WHEREAS, as provided by § 96.28 of the Code, the City's Designated Representative inspected said property(ies) and determined that a public nuisance as defined by § 96.26 of the Code existed, and thereafter provided the respective property owner(s) with written notice that described the subject nuisance(s) and advised if the owner(s) did not abate the nuisance(s) within seven (7) days or file a written request for a hearing within five (5) days, the City of Pompano Beach (the "City") would proceed to correct the public nuisance condition(s) and the cost thereof, including inspection, administration and collection costs would be levied as an assessment against the property(ies); and

17



FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA

DATE: March 1, 2016

PROPERTY ID # 484233-05-1030 (TD # 34144)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2643 NW 8 STREET, POMPANO BEACH, FL 33069 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY THAT'S GOING UP FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amount below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by March 31, 2016\$ 9,773.92

Or

* Amount due if paid by April 12, 2016.....\$ 9,884.93

***AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.**

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON APRIL 13, 2016 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

**FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury**

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OFFICIAL USE

7015 3010 0001 7564 9058

Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage
\$ _____

Total Postage and
\$ _____

Sent To
Street and Apt. No.
City, State, ZIP+4

TD 34144 APRIL 2016 WARNING

**CITY OF POMPANO BEACH
100 WEST ATLANTIC BLVD
POMPANO BEACH FL 33060**

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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

7015 3010 0001 7564 9065

Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

\$ _____

Total Postage and

\$ _____

Sent To

Street and Apt. No.,

City, State, ZIP+4®

TD 34144 APRIL 2016 WARNING

**CITY OF POMPANO BEACH
100 W. ATLANTIC BLVD., SUITE 467
POMPANO BEACH, FLORIDA 33060**

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OFFICIAL USE

7015 3010 0001 7564 9072

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 \$ _____

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

TD 34144 APRIL 2016 WARNING

HURLEY ARTHUR J
3500 S W 121 AVE
DAVIE, FL 33330-1629

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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OFFICIAL USE

7015 3010 0001 7564 9089

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 \$ _____

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

TD 34144 APRIL 2016 WARNING

**2643 NW 8 ST LLC
2643 NW 8 STREET
POMPANO BEACH, FL 33069**

PS Form 3800, April 2016

See Reverse for Instructions

7015 3010 0001 7564 9096

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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 \$ _____

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

TD 34144 APRIL 2016 WARNING

**2643 NW 8 ST LLC
7550 NW 112 AVE
DORAL, FL 33178**

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

7015 3010 0001 7564 9119

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$
Total Postage and	\$

Postmark
Here

TD 34144 APRIL 2016 WARNING

**LESTER, GERALDINE EST
2637 NW 8 ST
POMPANO BEACH, FL 33069-2228**

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

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

OFFICIAL USE

7015 3010 0001 7564 9102

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 \$ _____

Postmark
Here

Postage

\$

Total Postage at

\$

Sent To

Street and Apt. N

City, State, ZIP+

TD 34144 APRIL 2016 WARNING

**YASHAR, LIPAZ
2649 NW 8 ST
POMPANO BEACH, FL 33069-2228**

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

7015 3010 0001 7564 9126

Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage
\$ _____

Total Postage and
\$ _____

Sent To

Street and Apt. No.

City, State, ZIP+4®

TD 34144 APRIL 2016 WARNING

**JAZBROWHOMES LLC
2644 NW 9 ST
POMPANO BEACH, FL 33069-2233**

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:

TD 34144 APRIL 2016 WARNING

**CITY OF POMPANO BEACH
 100 WEST ATLANTIC BLVD
 POMPANO BEACH FL 33060**



9590 9403 0945 5223 8433 12

2. **7015 3010 0001 7564 9058**

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *LEO*

- Agent
- Addressee

B. Received by (Printed Name)

LEO

C. Date of Delivery

3/9/16

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Delivery Restricted Delivery
- Registered Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

(over \$500)

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:

TD 34144 APRIL 2016 WARNING

**CITY OF POMPANO BEACH
100 W. ATLANTIC BLVD., SUITE 467
POMPANO BEACH, FLORIDA 33060**



9590 9403 0945 5223 8439 09

2.

7015 3010 0001 7564 9065

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

[Handwritten: CEO]

C. Date of Delivery

[Handwritten: 3/9/16]

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- 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
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

(over \$500)

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:

TD 34144 APRIL 2016 WARNING

**HURLEY ARTHUR J
 3500 S W 121 AVE
 DAVIE, FL 33330-1629**



9590 9403 0945 5223 8438 93

2.

7015 3010 0001 7564 9072

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?
If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

livery Restricted Delivery

restricted Delivery

(over \$500)

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:

TD 34144 APRIL 2016 WARNING

**LESTER, GERALDINE EST
2637 NW 8 ST
POMPANO BEACH, FL 33069-2228**



9590 9403 0945 5223 8438 62

2. Ar

7015 3010 0001 7564 9119

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

Barbara Mack

C. Date of Delivery

08/18/16

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
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

(over \$500)