

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

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 34536**

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: 504210-12-0770  
Certificate Number: 19887  
Date of Issuance: 05/17/2011  
Certificate Holder: DAB TLC4 LLC  
Description of Property: FT LAUDERDALE LAND & DEV CO SUB  
OF BLK 6 FT LAUD 1-57 D  
LOT 1,2 BLK C

Name in which assessed: RECONOR MIAMI LLC  
Legal Titleholders: RECONOR MIAMI LLC  
1930 HARRISON ST #304  
HOLLYWOOD, FL 33020

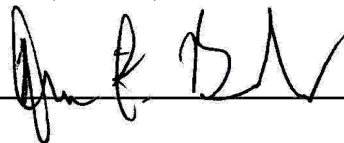
All of said property being in the County of Broward, State of Florida.

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.deedauction.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: 18342.85

**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

34536  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 19887

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

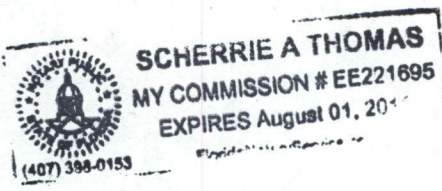
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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.

*B Cooper*

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

*Scherrie A Thomas*

(SEAL)  
B. COOPER personally known to me



**Board of  
County Commissioners,  
Broward County, Florida  
Finance and Administrative  
Services Department  
RECORDS, TAXES & TREASURY  
NOTICE OF APPLICATION  
FOR TAX DEED NUMBER 34536**

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Certificate Number: 19887  
Date of Issuance: 05/17/2011  
Certificate Holder:  
DAB TLC4 LLC  
Description of Property:  
FT LAUDERDALE LAND & DEV  
CO SUB OF BLK 6 FT LAUD 1-  
57 D  
LOT 1, 2 BLK C  
Name in which assessed:  
RECONOR MIAMI LLC  
Legal Titleholders:  
RECONOR MIAMI LLC  
1930 HARRISON ST #304  
HOLLYWOOD, FL 33020

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

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broward.deedauction.net  
\*Pre-registration is required to bid.  
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: 18342.85  
401-314  
3/10-17-24-31 16-11/0000079174B

**RETURN OF SERVICE**

Assignment: 17336 **SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY** Service Sheet # 16-011150

**BROWARD COUNTY, FL vs. RECONOR MIAMI LLC** TD 34538

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

TYPE OF WRIT COURT HEARING DATE

**RECONOR MIAMI LLC** 1030 HARRISON STREET #304  
SERVE HOLLYWOOD, FL 33020

Received this process on  
Date 8/15/16 0930 17336

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  
Date 8/16/16 at 1040 Time

On **RECONOR MIAMI 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  
1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_

**POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183  
1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_

**OTHER RETURNS:** See comments

COMMENTS: \_\_\_\_\_

*Posted*

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: *[Signature]* D.S.  
*Baun's 17336*

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
**PROPERTY ID # 504210-12-0770 (TD #34536)**

# WARNING

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

RECEIVED SHERIFF  
2016 MAR -9 AM 10:04  
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 .....\$ 13,918.04

Or

\* Amount due if paid by April 12, 2016 .....\$ 14,077.29

\*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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

**RECONOR MIAMI LLC  
1930 HARRISON ST #304  
HOLLYWOOD FL 33020**

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

Assignment: 7017 **\*\* SERVE A.S.A.P - RETURN TO TAX NOTICE TRAY\*\*** Service Sheet # 16-011149

BROWARD COUNTY, FL vs. RECONOR MIAMI LLC TD 34536

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

RECONOR MIAMI LLC 802 NW 3 STREET #1-3 19726 0600  
FORT LAUDERDALE, FL 33311 3/11/2016 1400

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  
3/11/2016 at 1400  
Date Time

On RECONOR MIAMI 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  
1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_

**POSTED COMMERCIAL:** By attaching a true copy to a conspicuous place on the property in accordance with F.S. 48.183  
1<sup>st</sup> attempt date/time: \_\_\_\_\_ 2<sup>nd</sup> attempt date/time: \_\_\_\_\_

**OTHER RETURNS:** See comments

COMMENTS: 3/11/2016 AT 1400 POSTED AT FENCE

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

SCOTT J. ISRAEL, SHERIFF  
BROWARD COUNTY, FLORIDA

BY: JL Penn dot 14932 D.S.  
Penn dot

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
**PROPERTY ID # 504210-12-0770 (TD #34536)**

# WARNING

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

RECEIVED SHERIFF  
2016 MAR -9 AM 10:03  
BROWARD COUNTY, FLORIDA

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

### **NOTE**

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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 .....\$ 13,918.04

Or

\* Amount due if paid by April 12, 2016 .....\$ 14,077.29

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

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

[www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

**RECONOR MIAMI LLC  
802 NW 3 STREET 1-3  
FORT LAUDERDALE FL 33311**

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 34536

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:

<b>CITY OF FORT LAUDERDALE</b> ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7TH FLOOR FT LAUDERDALE FL 33301	<b>TLGFY, LLC</b> CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 54347 NEW ORLEANS, LA 70154-4347	<b>RECONOR MIAMI LLC</b> 802 NW 3 STREET 1-3 FORT LAUDERDALE FL 33311
<b>CITY OF FORT LAUDERDALE</b> CODE ENFORCEMENT 700 NW 19TH AVENUE FORT LAUDERDALE, FL 33311	<b>CODE ENFORCEMENT BOARD</b> CITY OF FORT LAUDERDALE 100 NORTH ANDREWS AVENUE FORT LAUDERDALE FL 33301	<b>RECONOR MIAMI LLC</b> 1930 HARRISON ST #304 HOLLYWOOD FL 33020
<b>RECONOR MIAMI LLC</b> C/O AMZEL, GERARDO DARIO 1930 HARRISON ST. #304 HOLLYWOOD, FL 33020	<b>RECONOR MIAMI LLC, LLC</b> 4121 STIRLING ROAD #409 DAVIE FL 33314	<b>INTERNAL REVENUE SERVICE</b> ADVISORY UNIT - STOP 5780 7850 S.W. 6TH COURT PLANTATION, FLORIDA 33324
		<b>ROBERTS,LARRIE</b> 2750 SW 3 ST FORT LAUDERDALE FL 33312-2067

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

<b>BROWARD COUNTY CODE ENFORCEMENT</b> PERMITTING LICENSING & PROTECTION DIVISION ATTN: DIANE JOHNSON GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324	<b>BROWARD COUNTY CODE &amp; ZONING</b> ENFORCEMENT SECTION PLANNING & REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION & GROWTH MGMT DEPT ATTN: GORDON MILLER GCW – 1 NORTH UNIVERSITY DR, MAILBOX 302 PLANTATION, FL 33324	<b>BROWARD COUNTY HIGHWAY CONSTRUCTION &amp; ENGINEERING DIVISION, RIGHT OF WAY SECTION</b> ATTN: FRANK J GUILIANO ONE N. UNIVERSITY DR., STE 300-B PLANTATION, FL 33324
<b>BROWARD COUNTY WATER &amp; WASTEWATER</b> ATTN: RACHEL FLEURY-CHARLES 2555 W. COPANS RD POMPANO BEACH, FL 33069	<b>BROWARD COUNTY PUBLIC WORKS DEPT</b> REAL PROPERTY SECTION ATTN: MARIE HAMMOND 115 S ANDREWS AVE, ROOM 326 FORT LAUDERDALE FL 33301	<b>BROWARD COUNTY SHERIFF'S DEPT.</b> 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:	03/02/2015	Folio Number:	504210-12-0770
Internal Tax Deed Number:	34536	Parent Tract No:	NONE
Records Through	02/27/2015		
Updated Through	12/11/2015		

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

LOT S 1 AND 2, BLOCK C, OF FT. LAUDERDALE LAND & DEVELOPMENT COMPANY SUBDIVISION BLOCK 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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

**Applicant:** DAB TLC4 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**

O.R. Book 40422, Page 1747	RECONOR MIAMI LLC
Quit Claim Deed	1930 HARRISON ST #304 HOLLYWOOD FL 33020

**MORTGAGEE AND ADDRESS OF RECORD AS INDEXED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

NONE

**NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL**

RECONOR MIAMI LLC  
1930 HARRISON ST #304  
HOLLYWOOD FL 33020

**NAME AND ADDRESS OF ESCROW AGENT: NONE**

**NAME AND ADDRESS OF TAX PAYING AGENT: NONE**

**APPLICATION FOR HOMESTEAD: NONE**

**GROSS ASSESSMENT: \$58,920.00**

**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	2010	34536	\$2,280.86	DAB TLC4 LLC
Tax Deed	2011	34536	\$1,833.61	DAB TLC4 LLC
Tax Deed	2012	34536	\$1,982.22	DAB TLC4 LLC
Tax Deed	2013	34536	\$2,495.47	DAB TLC4 LLC
CERTIFICATE	2014	16062	\$2019.97	TLGFY, LLC

CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC

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 Signatur



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

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<b>Order Date:</b>	<b>03/02/2015</b>	<b>Folio Number:</b>	<b>504210-12-0770</b>
<b>Internal Tax Deed Number:</b>	<b>34536</b>	<b>Parent Tract No:</b>	<b>NONE</b>
<b>Records Through</b>	<b>02/27/2015</b>		
<b>Updated Through</b>	<b>12/11/2015</b>		

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**FULL LEGAL DESCRIPTION AND OR OTHER LIENS ECT.**

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

2 Liens	City of Fort Lauderdale
	Code Enforcement
	700 NW 19th Avenue
	Fort Lauderdale, FL 33311

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

O.R. Book 49085, Page 1852	Internal Revenue Service
Federal Tax Lien	NONE

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

4 Resolutions	City of Fort Lauderdale
	NONE

This

mrfRE lcvy10 qcd

THIS INSTRUMENT PREPARED BY:  
RECORD AND RETURN TO:  
IRA R. SHAPIRO  
16375 NE 18th Avenue, Suite 225  
North Miami Beach, FL 33162

QUIT-CLAIM DEED

THIS Quit-Claim Deed, executed this 10 day of August, 2005, by Marcela Levy, a married woman, hereinafter called Grantor, to Reconor Miami LLC, a Florida Limited Liability Company, whose post office address is 4121 Stirling Road, #409, Davie, FL 33314, hereinafter called Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, do remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand of the Grantor, in and to the following-described property located in the County of Broward, State of Florida, to wit:

Folio No.: 10210-12-07700

Lots 1 and 2, Block C, of Ft. Lauderdale Land & Development Company Subdivision Block 6, according to the Plat thereof, as recorded in Plat Book 1, at Page 57, of the Public Records of Broward County, Florida.

This property is not the principal residence or homestead of Grantor or her spouse, nor is it contiguous thereto. Instead, Grantor and her spouse maintain their principal residence and homestead at 4121 Stirling Road, #409, Davie, FL 33314.

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

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness Signature

Printed Name

Vanessa Gonzalez  
Witness Signature

Printed Name

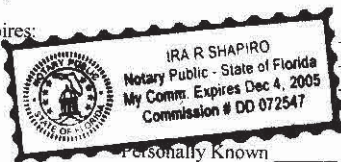
[Signature]  
Marcela Levy

4121 Stirling Road, #409  
Davie, FL 33314

COUNTRY/STATE OF FLORIDA  
CITY/COUNTY OF MIAMI DAVIE

The foregoing instrument was acknowledged, sworn to and subscribed before me by Marcela Levy, this 10 day of August, 2005.

My Commission Expires:



[Signature]  
Notary Public/American Embassy

Commission/Serial Number (if any)

Personally Known OR Produced Identification OR  
Type of ID Produced - Dr.'s Lic.: OR; Other: OR

54

**CLAIM OF LIEN  
CITY OF FORT LAUDERDALE  
LOT CLEARING/CLEANING**

STATE OF FLORIDA     )  
  ) SS  
COUNTY OF BROWARD    )

Complaint No. CE06040128


**BEFORE ME**, the undersigned authority, personally appeared Catherine McCaffrey, who after being sworn, says that the City of Fort Lauderdale, as Lienor herein, furnished lot clearing and cleaning services on August 14, 2006 on the following described real property in Broward County, Florida:

Legal Description: Ft Lauderdale Land & Dev Co Sub of Blk 6 Ft Laud 1-57-D  
Lot 1,2 Blk C  
Property Address: 802 NW 3 St  
Folio Number: 0210120770

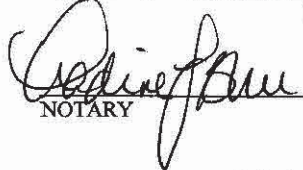


That the property is owned by: Reconor Miami LLC

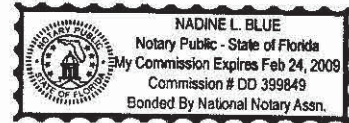
That as of February 20, 2007 a total of \$427.55 remains unpaid for services performed in connection with clearing and cleaning the property. The City of Fort Lauderdale claims a lien upon the property pursuant to Section 18-28 of The City of Fort Lauderdale Code of Ordinances.

  
Catherine McCaffrey  
Code Enforcement  
City of Fort Lauderdale

SWORN TO AND SUBSCRIBED before me the 22<sup>nd</sup> day of February, 2007.

  
NOTARY

**PREPARED BY AND  
RETURN TO:** Sue M Holmes  
City of Fort Lauderdale  
Code Enforcement  
700 NW 19 Av  
Fort Lauderdale, Florida 33311



16

**ORDER IMPOSING A FINE**

SPECIAL MAGISTRATE  
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved for Recording Information

CITY OF FORT LAUDERDALE  
Petitioner,

CASE NO. CE08051086

v.  
RECONOR MIAMI LLC  
Respondent(s)

OFFICIAL COPY

That pursuant to Section 162.09 of the Florida Statutes, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

- 1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 0210120770

Legal: FT LAUDERDALE LAND & DEV CO SUB OF BLK 6 FT LAUD 1-57 D LOT 1, 2 BLK C

More commonly known as: 802 NW 3 ST

- 2. That the Special Magistrate did issue on the 17<sup>th</sup> day of July 2008, a Final Order in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Final Order into compliance on or before the 14<sup>th</sup> day of August 2008, or pay a fine in the amount of \$50.00 per day for the violation of ordinance 18-27(a) and \$50.00 per day for the violation of ordinance 9-306 for each day of non-compliance thereafter.
- 3. That the respondent(s) did not comply with the Final Order on or before the date specified therein as evidenced by the Inspector filing an executed Affidavit of Non-Compliance with the Special Magistrate
- 4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, and shall accrue at the per diem specified until such time as the above named Respondent(s) shall comply with said Final Order, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
- 5. The City shall record a certified copy of this Order in the Public Records of Broward County. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

I hereby certify that this is a true and correct copy of the original.  
 WITNESS MY HAND AND SEAL  
 on 9/23/08  
 [Signature]  
 City of Fort Lauderdale, Fla.

Case No: CE08051086  
Property: 802 NW 3 ST

**LIEN AND FORECLOSURE NOTICE:**

Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 18<sup>th</sup> day of September, 2008.

ATTEST: *[Signature]*  
Special Magistrate  
*[Signature]*  
Clerk, Special Magistrate  
**THIS IS NOT AN OFFICIAL COPY**

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared H. Mark Purdy, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

WITNESS my hand and official seal in the County and State as aforesaid this 23 day of September 2008.

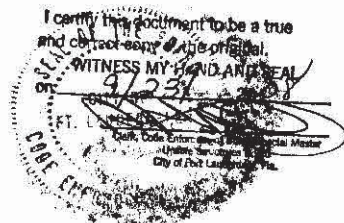
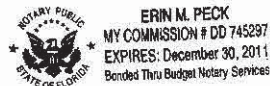
This instrument prepared by:  
City Attorney's Office  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, Florida 33301

*[Signature]*  
NOTARY PUBLIC, State of Florida

Print Name

My Commission Expires

Return to:  
Erin M. Peck  
Code Enforcement Division  
City of Fort Lauderdale  
700 Northwest 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33311  
(954) 828-5327



4

3351 Department of the Treasury - Internal Revenue Service  
**Form 668 (Y)(c)**  
 (Rev. February 2004)  
**Notice of Federal Tax Lien**

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Serial Number 891809112  
 Lien Unit Phone: (800) 913-6050 For Optional Use by Recording Office

**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer RECONOR MIAMI LLC, a Partnership  
 AMCEL ALBERTO MEMBER

Residence 2000 VAN BUREN ST APT A  
 HOLLYWOOD, FL 33020-5030

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
940	12/31/2007	[REDACTED]	10/18/2010	11/17/2020	1369.50
941	12/31/2007	[REDACTED]	10/18/2010	11/17/2020	3566.49
941	03/31/2008	[REDACTED]	10/18/2010	11/17/2020	3603.12
941	06/30/2008	[REDACTED]	10/18/2010	11/17/2020	3610.66
941	09/30/2008	[REDACTED]	10/18/2010	11/17/2020	3617.74

Place of Filing County Courthouse  
 Broward County  
 Ft. Lauderdale, FL 33301  
 Total \$ 15767.51

This notice was prepared and signed at BALTIMORE, MD, on this, the 05th day of September, 2012.

Signature *[Signature]*  
 for B. WESTON Title REVENUE OFFICER 23-02-1924  
 (954) 423-7095

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**CERTIFICATION**

I certify this to be a true and correct copy of the report of the City of Fort Lauderdale, Florida.

WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 9<sup>th</sup> day of February, 2011.  
*[Signature]* City Clerk

**RESOLUTION NO. 11-01**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, MADE PURSUANT TO CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE, FLORIDA, ASSESSING AGAINST THE PROPERTIES DESCRIBED IN THE REPORT ATTACHED HERETO THE COST AND EXPENSE OF LOT CLEARING AND IMPOSING A SPECIAL ASSESSMENT LIEN AGAINST EACH PROPERTY FOR THE ASSESSED AMOUNT, AND DIRECTING THE PROPER CITY OFFICIALS TO RECORD A NOTICE OF SPECIAL ASSESSMENT LIEN IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

WHEREAS, the lots or parcels described on the report of lot clearing/cleaning charges attached hereto were found to be in violation of Sec. 18-12 of the Code of Ordinances of the City of Fort Lauderdale, Florida and a nuisance for excessive overgrowth, rubbish, trash and debris; and

WHEREAS, the property owners owning the lots or parcels described in the attached report of lot clearing/cleaning charges were provided with Notice of Violations of Code Section 18-12 and failed to voluntarily comply the violation within the time prescribed by Code Section 18-13; and

WHEREAS, as a result of failure of the property owners to maintain their lots or parcels in accordance with Code Section 18-12, the City of Fort Lauderdale abated the violation in accordance with Code Section 18-14; and

WHEREAS, a statement of the cost and expense incurred in abating the public nuisance was served upon the property owner, but the property owner failed to reimburse the City for such costs and expenses; and

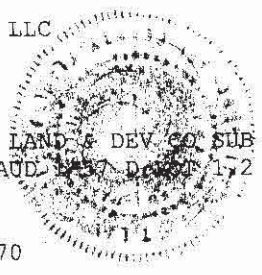
WHEREAS, pursuant to Code Section 18-16, the property owners have been given the opportunity to contest the charges, but did not;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

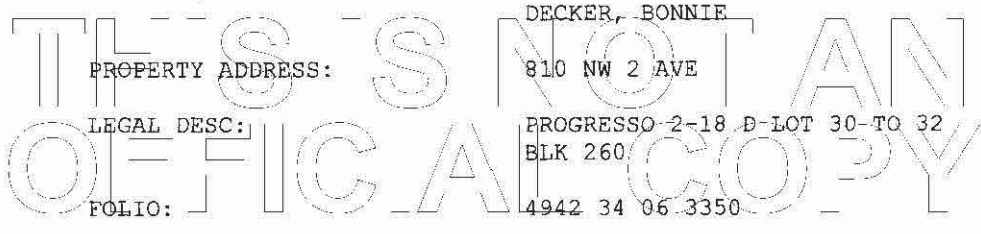
11-01

55

61. OWNER: (S) NAME: RECONOR MIAMI LLC  
 PROPERTY ADDRESS: 802 NW 3 ST  
 LEGAL DESC: FT LAUDERDALE LAND & DEV CO SUB  
 OF BLK 6 FT LAUD 172  
 BLK C  
 FOLIO: 5042 10 12 0770  
 AMOUNT OWED: \$570.68  
 COMPLAINT NO.: CE10041694



62. OWNER: (S) NAME: BECHWITH, CYNTHIA  
 DECKER, BONNIE  
 PROPERTY ADDRESS: 810 NW 2 AVE  
 LEGAL DESC: PROGRESSO 2-18 D LOT 30-TO 32  
 BLK 260  
 FOLIO: 4942 34 06 3350  
 AMOUNT OWED: \$964.33  
 COMPLAINT NO.: CE10071643



63. OWNER: (S) NAME: KRAMER, SCOTT  
 PROPERTY ADDRESS: 833 NW 4 AVE  
 LEGAL DESC: PROGRESSO 2-18 D LOT 7,8 BLK 263  
 FOLIO: 4942 34 06 4040  
 AMOUNT OWED: \$1,053.96  
 COMPLAINT NO.: CE10041278





CERTIFICATION

I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida.

WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 13 day of Feb 20 14  
[Signature] City Clerk

RESOLUTION NO. 14-26

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, MADE PURSUANT TO CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE, FLORIDA, ASSESSING AGAINST THE PROPERTIES DESCRIBED IN THE SCHEDULE ATTACHED HERETO THE COST AND EXPENSE OF LOT CLEARING AND IMPOSING A SPECIAL ASSESSMENT LIEN AGAINST EACH PROPERTY FOR THE ASSESSED AMOUNT, AND DIRECTING THE PROPER CITY OFFICIALS TO RECORD A NOTICE OF SPECIAL ASSESSMENT LIEN IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

WHEREAS, the lots or parcels described on the report of lot clearing/cleaning charges attached hereto were found to be in violation of Sec. 18-12 of the Code of Ordinances of the City of Fort Lauderdale, Florida and a nuisance for excessive overgrowth, rubbish, trash and debris; and

WHEREAS, the property owners owning the lots or parcels described in the attached report of lot clearing/cleaning charges were provided with Notice of Violations of Code Section 18-12 and failed to voluntarily comply the violation within the time prescribed by Code Section 18-13; and

WHEREAS, as a result of failure of the property owners to maintain their lots or parcels in accordance with Code Section 18-12, the City of Fort Lauderdale abated the violation in accordance with Code Section 18-14; and

WHEREAS, a statement of the cost and expense incurred in abating the public nuisance was served upon the property owner, but the property owner failed to reimburse the City for such costs and expenses; and

WHEREAS, pursuant to Code Section 18-16, the property owners have been given the opportunity to contest the charges, but did not;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

**Report of Lot Clearing/Cleaning charges for Commission Meeting February 4, 2014**

15	FLORENCE TOLEDANO 2013 LIV TR TOLEDANO,FLORENCE TRSTEE ETAL	NW 24 COURT	FLAMINGO VILLAGE 1ST ADD 47- 7 B PARCELZ LESS S 50 BLK 11	4942 29 08 0930	CE12090055	\$273.34
16	FLORENCE TOLEDANO 2013 LIV TR TOLEDANO,FLORENCE TRSTEE ETAL	NW 24 COURT	FLAMINGO VILLAGE 1ST ADD 47- 7 B PARCELZ LESS S 50 BLK 11	4942 29 08 0930	CE11072217	\$348.54
17	FLORENCE TOLEDANO 2013 LIV TR TOLEDANO,FLORENCE TRSTEE ETAL	NW 24 COURT	FLAMINGO VILLAGE 1ST ADD 47- 7 B PARCELZ LESS S 50 BLK 11	4942 29 08 0930	CE13061116	\$287.96
18	INVESCA DEVELOPMENT GROUP INC	412 NW 15 WAY	DORSEY PARK FIRST ADD 21-30 B LOT 19 BLK 3	5042 04 24 0660	CE12052086	\$419.15
19	INVESCA DEVELOPMENT GROUP INC	412 NW 15 WAY	DORSEY PARK FIRST ADD 21-30 B	5042 04 24 0660	CE12100178	\$333.59
20	K M & BUSCHBAUM INC	NW 8 AVENUE	NORTH LAUDERDALE 1-48 D LOT	5042 03 01 1820	CE12031703	\$413.64
21	K M & BUSCHBAUM INC	NW 8 AVENUE	NORTH LAUDERDALE 1-48 D LOT	5042 03 01 1820	CE13061369	\$398.94
22	K M & BUSCHBAUM INC	NW 8 AVENUE	NORTH LAUDERDALE 1-48 D LOT	5042 03 01 1820	CE12090361	\$320.56
23	ZIEGLER, THEODOR F	608 SW 14 TERRACE	RIVERSIDE ADD AMEN PLAT 1-13	5042 09 02 1730	CE11082280	\$353.16
24	ZIEGLER, THEODOR F	608 SW 14 TERRACE	RIVERSIDE ADD AMEN PLAT 1-13	5042 09 02 1730	CE11121684	\$390.25
25	ZIEGLER, THEODOR F	608 SW 14 TERRACE	RIVERSIDE ADD AMEN PLAT 1-13	5042 09 02 1730	CE12060705	\$321.82
26	WHYTE, LORNA B & HARRIS, JACINDA	751 ALABAMA AVENUE	MELROSE PARK SECTION 3 29-28 B LOT 12 BLK 2	5042 07 03 0340	CE11081603	\$611.37
27	RECONOR MIAMI LLC	802 NW 3 STREET	FT LAUDERDALE LAND & DEV CO	5042 10 12 0770	CE12101773	\$378.71
28	RECONOR MIAMI LLC	802 NW 3 STREET	FT LAUDERDALE LAND & DEV CO	5042 10 12 0770	CE11081253	\$428.97
29	RECONOR MIAMI LLC	802 NW 3 STREET	SUB OF BLK 6 FT LAUD 1-57 D LOT 1.2 BLK C	5042 10 12 0770	CE13051137	\$632.53
30	RECONOR MIAMI LLC	802 NW 3 STREET	FT LAUDERDALE LAND & DEV CO	5042 10 12 0770	CE12060326	\$285.56
31	LEAVITT, CAROL A EST % HARRY R LEAVITT	811 SW 29 WAY	MELROSE PARK ESTATES 40-10 B LOT 27 BLK 6	5042 08 16 1300	CE12100671	\$320.87
32	LEAVITT, CAROL A EST % HARRY R LEAVITT	811 SW 29 WAY	MELROSE PARK ESTATES 40-10 B LOT 27 BLK 6	5042 08 16 1300	CE12070137	\$312.17
33	LARONDOS, GRACIE L EST	1013 NW 5 STREET	TUSKEGEE PARK 3-9 B LOT 13 BLK 5	5042 04 05 0730	CE12050619	\$271.00
34	LARONDOS, GRACIE L EST	1013 NW 5 STREET	TUSKEGEE PARK 3-9 B LOT 13 BLK 5	5042 04 05 0730	CE12090270	\$393.60

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CERTIFICATION

I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida.  
WITNESSE my hand and official seal of the City of Fort Lauderdale, Florida, this the 11th day of February 2015.  
Wendy B. ... City Clerk



RESOLUTION NO. 15-13

OFFICIAL COPY

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, MADE PURSUANT TO CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE, FLORIDA, ASSESSING AGAINST THE PROPERTIES DESCRIBED IN THE SCHEDULE ATTACHED HERETO THE COST AND EXPENSE OF LOT CLEARING AND IMPOSING A SPECIAL ASSESSMENT LIEN AGAINST EACH PROPERTY FOR THE ASSESSED AMOUNT, AND DIRECTING THE PROPER CITY OFFICIALS TO RECORD A NOTICE OF SPECIAL ASSESSMENT LIEN IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

WHEREAS, the lots or parcels described on the report of lot clearing/cleaning charges attached hereto were found to be in violation of Sec. 18-12 of the Code of Ordinances of the City of Fort Lauderdale, Florida and a nuisance for excessive overgrowth, rubbish, trash and debris; and

WHEREAS, the property owners owning the lots or parcels described in the attached report of lot clearing/cleaning charges were provided with Notice of Violations of Code Section 18-12 and failed to voluntarily comply the violation within the time prescribed by Code Section 18-13; and

WHEREAS, as a result of failure of the property owners to maintain their lots or parcels in accordance with Code Section 18-12, the City of Fort Lauderdale abated the violation in accordance with Code Section 18-14; and

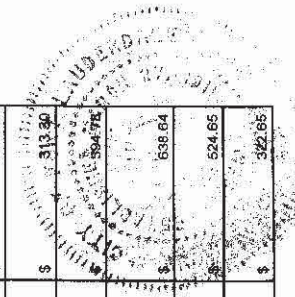
WHEREAS, a statement of the cost and expense incurred in abating the public nuisance was served upon the property owner, but the property owner failed to reimburse the City for such costs and expenses; and

15-13

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# Report of Lot Clearing for Commission Meeting January 21, 2015

Property Owner	Site Address	Legal Description	Folio #	Case #	\$ Amt Owed
37 MRAF 2010 TAX LLC	732 NW 15 TERRACE	CARVER PARK 18-21 B LOT 4 BLK 3	5042 04 28 0360	CE19060473	\$ 345.70
BOSKET, BARBARA	742 NW 3 AVENUE	PROGRESSO 2-18 D LOT 45 TO 48 BLK 284	4942 34 07 0740	CE12090683	\$ 382.03
TROUT, JOHN & TROUT, THOMAS	NW 20 AVENUE	LIBERTY PARK 7-27 B LOT 9 BLK 10	5042 04 18 0600	CE13081785	\$ 289.34
TROUT, JOHN & TROUT, THOMAS	NW 20 AVENUE	LIBERTY PARK 7-27 B LOT 6 BLK 10	5042 04 18 0600	CE14041531	\$ 246.96
NATIONAL ADVERTISING CO % ADRIENNE HARRINGTON	NW 20 AVENUE	DURRS SUB 11-18 B LOT 17, 18 LESS RGTS OF ACCESS, INGRESS, LIGHT, AIR & VIEW BET NW 20 TERR & SAID LOTS ALG WINDRY OF SAME BLK 2	5042 04 19 0010	CE13070164	\$ 532.30
NATIONAL ADVERTISING CO % ADRIENNE HARRINGTON	NW 20 AVENUE	DURRS SUB 11-18 B LOT 17, 18 LESS RGTS OF ACCESS, INGRESS, LIGHT, AIR & VIEW BET NW 20 TERR & SAID LOTS ALG WINDRY OF SAME BLK 2	5042 04 19 0010	CE13111462	\$ 426.75
LANGSETT, DAVID H & LANGSETT, GREGORY S	813 NW 3 AVENUE	PROGRESSO 2-18 D LOT 17, 18, 19 BLK 262	4942 34 06 3810	CE12091559	\$ 447.02
LANGSETT, DAVID H & LANGSETT, GREGORY S	813 NW 3 AVENUE	PROGRESSO 2-18 D LOT 17, 18, 19 BLK 262	4942 34 06 3810	CE11111637	\$ 500.69
LANGSETT, DAVID H & LANGSETT, GREGORY S	813 NW 3 AVENUE	PROGRESSO 2-18 D LOT 17, 18, 19 BLK 262	4942 34 06 3810	CE13051736	\$ 317.30
RECONOR MIAMI LLC	802 NW 3 STREET 1-3	FT LAUDERDALE LAND & DEV CO SUB OF BLK 6 FT LAUD 1-57 D LOT 1, 2 BLK C	5042 10 12 0770	CE14040314	\$ 288.99
SMITH, IRELL A EST	W SISTRUNK BOULEVARD	NORTH LAUDERDALE 1-48 D LOT 1 LESS R/W, 2 LESS RW BLK 16	5042 03 01 1900	CE14031472	\$ 291.27
DARRY, LOUISE EST	NW 19 TERRACE	DURRS SUB 11-18 B LOT 5, 6 BLK 4	5042 04 19 0170	CE13041671	\$ 279.05
AI-SOTAN INC	635 NW 3 AVENUE	PROGRESSO 2-18 D LOTS 4 THRU 8 BLK 262	4942 34 06 3780	CE14011664	\$ 313.30
MCKENZIE, CALVIN	628 NW 3 AVENUE	PROGRESSO 2-18 D LOT 38, 39 BLK 261	4942 34 06 3710	CE11111633	\$ 594.78
BISCUPO, ROBERT S & HILL, MARGARET A	824 SE 6 COURT	RIO VISTA C J HECTORS RESUB-124 B LOT 1 & BEG AT NW COR LOT 1 BLK 16, W 2 1/2 S-142 E 2 1/2, N 1-142 TO BEG BLK 15	5042 11 05 2180	CE12081742	\$ 638.64
DOKIMOS, JOHN	819-823 NE 14 COURT	DIXIE PARK 9-18 B LOTS 14 & 15 TOGETHER WITH S1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 4	4942 35 10 0310	CE13121018	\$ 524.65
DOKIMOS, JOHN	819-823 NE 14 COURT	DIXIE PARK 9-18 B LOTS 14 & 15 TOGETHER WITH S1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 4	4942 35 10 0310	CE13060364	\$ 362.65



**CERTIFICATION**  
I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida.  
WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 9 day of SEP, 2011  
*[Signature]* City Clerk

RESOLUTION NO. 11-217

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, MADE PURSUANT TO CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE, FLORIDA, ASSESSING AGAINST THE PROPERTIES DESCRIBED IN THE SCHEDULE ATTACHED HERETO THE COST AND EXPENSE OF LOT CLEARING AND IMPOSING A SPECIAL ASSESSMENT LIEN AGAINST EACH PROPERTY FOR THE ASSESSED AMOUNT, AND DIRECTING THE PROPER CITY OFFICIALS TO RECORD A NOTICE OF SPECIAL ASSESSMENT LIEN IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

WHEREAS, the lots or parcels described on the report of lot clearing/cleaning charges attached hereto were found to be in violation of Sec. 18-12 of the Code of Ordinances of the City of Fort Lauderdale, Florida and a nuisance for excessive overgrowth, rubbish, trash and debris; and

WHEREAS, the property owners owning the lots or parcels described in the attached report of lot clearing/cleaning charges were provided with Notice of Violations of Code Section 18-12 and failed to voluntarily comply the violation within the time prescribed by Code Section 18-13; and

WHEREAS, as a result of failure of the property owners to maintain their lots or parcels in accordance with Code Section 18-12, the City of Fort Lauderdale abated the violation in accordance with Code Section 18-14; and

WHEREAS, a statement of the cost and expense incurred in abating the public nuisance was served upon the property owner, but the property owner failed to reimburse the City for such costs and expenses; and

WHEREAS, pursuant to Code Section 18-16, the property owners have been given the opportunity to contest the charges, but did not;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

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RESOLUTION NO. 11-217

PAGE 2


SECTION 1. That the costs and expenses incurred by the City of Fort Lauderdale in abating the public nuisances of the properties, described in the attached report of lot clearing/cleaning charges under the process and procedures set forth in Code Sections 18-12, 18-13, 18-14 and 18-15 are hereby assessed against such properties, and a special assessment lien is hereby imposed against such properties.

SECTION 2. That the proper City officials are hereby authorized and directed to record a notice of claim of special assessment lien in the Public Records of Broward County, Florida as against the properties described in the attached report.

ADOPTED this the 23rd day of August, 2011

  
\_\_\_\_\_  
Mayor  
JOHN P. "JACK" SEILER

ATTEST:

  
\_\_\_\_\_  
City Clerk  
JONDA K. JOSEPH

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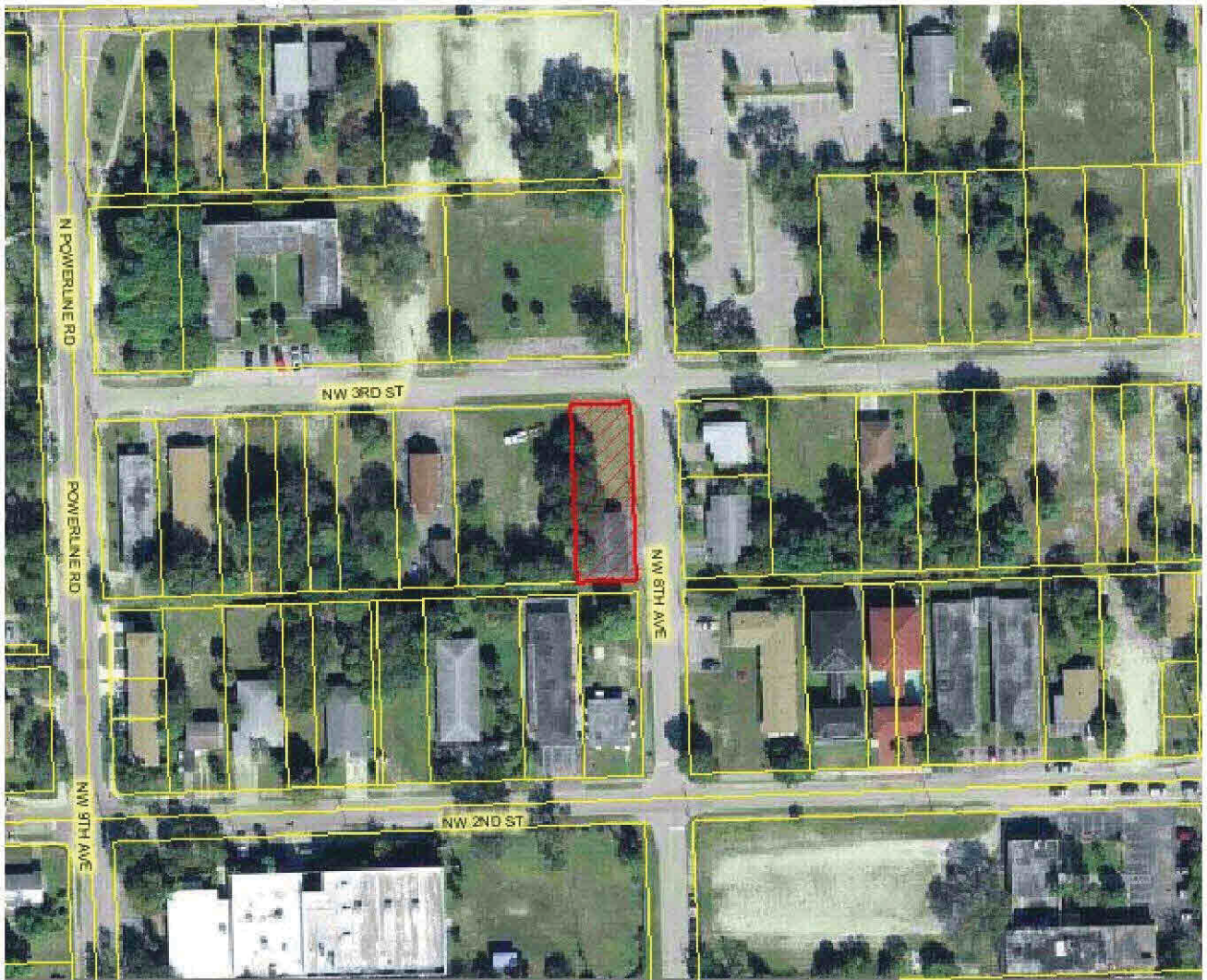
11-217

REPORT OF LOT CLEARING/CLEANING CHARGES  
FOR COMMISSION MEETING AUGUST 23, 2011

1. OWNER: (S) NAME: POLLYDORÉ, AUBREY  
 PROPERTY ADDRESS: 121 SW 31 AVE  
 LEGAL DESC: MELROSE PARK SECT 1 27-6 B LOT  
39 BLK 4  
 FOLIO: 5042 07 01 1120  
 AMOUNT OWED: \$629.55

COMPLAINT NO.: CE11030643  
 2. OWNER: (S) NAME: JACKSON, ROBERT LOUIS  
 PROPERTY ADDRESS: 501 NW 8 AVE  
 LEGAL DESC: NORTH LAUDERDALE E-48 D LOT 26  
BLK 16  
 FOLIO: 5042 03 01 2040  
 AMOUNT OWED: \$324.36  
 COMPLAINT NO.: CE11022503

3. OWNER: (S) NAME: NY INVESTMENT GROUP LLC  
 PROPERTY ADDRESS: 516 NW 21 TER  
 LEGAL DESC: RIVER GARDENS 19-23 B LOT 9  
BLK 1  
 FOLIO: 5042 05 07 0070  
 AMOUNT OWED: \$393.43  
 COMPLAINT NO.: CE11030107





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

**DATE: March 1, 2016**

**PROPERTY ID # 504210-12-0770 (TD #34536)**

# WARNING

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

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 802 NW 3 STREET 1-3 FORT LAUDERDALE FL 33311 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 .....\$ 13,918.04

Or

\* Amount due if paid by April 12, 2016 .....\$ 14,077.29

**\*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](http://www.broward.org/recordstaxestreasury)**

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E200 6250 T000 0907

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Total Postage	

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**TD 34536 APRIL 2016 WARNING  
INTERNAL REVENUE SERVICE  
ADVISORY UNIT - STOP 5780  
7850 S.W. 6TH COURT  
PLANTATION, FLORIDA 33324**

Sent To  
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or PO Box No  
-----  
City, State, Zip

PS Form 3800, August 2006

See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	

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Total Postage

**TD 34536 APRIL 2016 WARNING**  
**RECONOR MIAMI LLC**  
**1930 HARRISON ST #304**  
**HOLLYWOOD FL 33020**

Sent To  
Street, Apt.  
or PO Box #  
City, State, ZIP

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

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Total P

Sent To  
Street, Ap  
or PO Box  
City, State,

TD 34536 APRIL 2016 WARNING  
RECONOR MIAMI LLC  
802 NW 3 STREET 1-3  
FORT LAUDERDALE FL 33311

PS Form 3800, August 2006

See Reverse for Instructions

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7010 1060 0001 0529 0042

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restri. (Endors)	
Total	

**TD 34536 APRIL 2016 WARNING**  
**RECONOR MIAMI LLC, LLC**  
**4121 STIRLING ROAD #409**  
**DAVIE FL 33314**

Sent To  
Street, Apt.  
or PO Box no.  
City, State, ZIP+4

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**OFFICIAL USE**

7010 1060 0001 0529 0035

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement)	
Total Pos	

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**TD 34536 APRIL 2016 WARNING  
CODE ENFORCEMENT BOARD  
CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE FL 33301**

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or PO Box N  
City, State, Zip+4

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7010 1060 0001 0029 0028

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endo	

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**TD 34536 APRIL 2016 WARNING**  
**TLGFY, LLC CAPITAL ONE, N.A., AS**  
**COLLATERAL ASSIGNEE OF TLGFY, LLC**  
**PO BOX 54347**  
**NEW ORLEANS, LA 70154-4347**

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or PO  
City, State, ZIP+4

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Restricted Delivery Fee (Endorsement)	

Postmark  
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**TD 34536 APRIL 2016 WARNING**  
**ROBERTS, LARRIE**  
**2750 SW 3 ST**  
**FORT LAUDERDALE FL 33312-2067**

Total Postage

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or PO Box

City, State, Zip

PS Form 3800, August 2006

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**TD 34536 APRIL 2016 WARNING**  
**RECONOR MIAMI LLC**  
**C/O AMZEL, GERARDO DARIO**  
**1930 HARRISON ST. #304**  
**HOLLYWOOD, FL 33020**

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Postage	\$
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Restricted De (Endorsement)	
Total Postage	

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Here

**TD 34536 APRIL 2016 WARNING**  
**CITY OF FORT LAUDERDALE**  
**CODE ENFORCEMENT**  
**700 NW 19TH AVENUE**  
**FORT LAUDERDALE, FL 33311**

Sent To

Street, Apt. No.  
or PO Box No.

City, State, ZIP+4

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement)		
Total Posts	TD 34536 APRIL 2016 WARNING CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 100 N ANDREWS AVE 7TH FLOOR FT LAUDERDALE FL 33301	
Sent To		
Street, Apt. # or PO Box #		
City, State, Zip		

SENDER: COMPLETE

COMPLETE THIS SECTION ON DELIVERY

- 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 34536 APRIL 2016 WARNING  
CODE ENFORCEMENT BOARD  
CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE FL 33301**



9590 9401 0014 5205 1525 49

2. Article Number (Transfer from service label)

7010 1060 0001 0529 0035

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Taylor, John

C. Date of Delivery

03-07-16

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

Restricted Delivery

**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 34536 APRIL 2016 WARNING**  
**TLGFY, LLC CAPITAL ONE, N.A., AS**  
**COLLATERAL ASSIGNEE OF TLGFY, LLC**  
**PO BOX 54347**  
**NEW ORLEANS, LA 70154-4347**



2. Article Number (Transfer from service label)

**7010 1060 0001 0529 0028**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

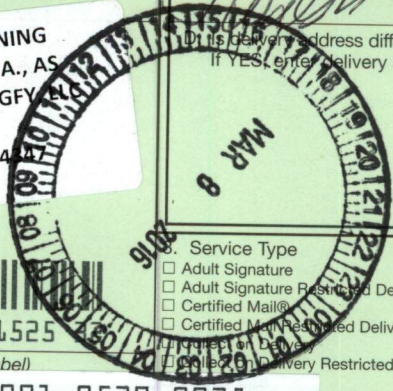
X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- 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
- Insured Mail™
- Insured Mail Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE

ON DELIVERY

CERTIFIED MAIL  
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

- 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.

A. Signature

X *Nadege Thompson*

- Agent
- Addressee

B. Received by (Printed Name)

*Nadege Thompson*

C. Date of Delivery

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

- Yes
- No

1. Article

**TD 34536 APRIL 2016 WARNING  
CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT  
700 NW 19TH AVENUE  
FORT LAUDERDALE, FL 33311**



9590 9401 0014 5205 1525 01

2. Article

(Transfer from service label)

7010 1060 0001 0528 9992

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

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**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 34536 APRIL 2016 WARNING  
CITY OF FORT LAUDERDALE  
ATTN: CITY ATTORNEY OFFICE  
100 N ANDREWS AVE 7TH FLOOR  
FT LAUDERDALE FL 33301**



9590 9401 0014 5205 1524 95

2. Article Number (Transfer from service label)

7010 1060 0001 0528 9985

PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Taylor Irwin

C. Date of Delivery

03-07-16

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 (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER

RETURN TO SENDER  
RETURN ADDRESS, FOLD AT DOTTED LINE  
CHECKER AT TOP OF ENVELOPE TO THE RIGHT

COMPLETE THIS SECTION ON DELIVERY

- 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 34536 APRIL 2016 WARNING  
ROBERTS, LARRIE  
2750 SW 3 ST  
FORT LAUDERDALE FL 33312-2067



9590 9401 0014 5205 1525 25

2. Article Number (Trace)

7010 1060 0001 0529 0011

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/7/16

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
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



SENDER: COMPLETE

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

IVERY

- 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.

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/27/16

1. Article Addressed to:

**TD 34536 APRIL 2016 WARNING  
INTERNAL REVENUE SERVICE  
ADVISORY UNIT - STOP 5780  
7850 S.W. 6TH COURT  
PLANTATION, FLORIDA 33324**

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

- Yes
- No



9590 9401 0014 5205 1525 87

J. 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

2. Ar

7010 1060 0001 0529 0073