

Performance Property Management Services, Inc.  
13501 SW 128 St Suite 114C Miami, FL 33185  
Telephone: 866-523-5003 Fax: 866-523-5004

Order Date: 10/10/2016	Folio Number: 5042 18 01 0180
Internal Tax Deed Number: 36781	Parent Tract No: NONE
Records Through: 10/03/2016	

PROPERTY LOCATED IN BROWARD COUNTY DESCRIBED AS FOLLOWS:

Lot 9 and the West 3 feet of Lot 8, Block 2, of BRYSA PARK, according to the Plat thereof, as recorded in Plat Book 8, at Page 45, of the Public Records of Broward County, Florida.

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

Applicant: TTLREO 2, 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 45006, Page 997	3733 LAND TR
QUIT CLAIM DEED	LANCASTE INVESTMENTS LLC TRSTEE
	3733 SW 12 COURT,
	FORT LAUDERDALE , FLORIDA 33312

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

( SEE PAGE NO. 2)

NAME AND ADDRESS OF RECORD ON CURRENT TAX ROLL

3733 LAND TR  
LANCASTE INVESTMENTS LLC TRSTEE  
4200 HILLCREST DR #409  
HOLLYWOOD FL 33021

NAME AND ADDRESS OF ESCROW AGENT: NONE

NAME AND ADDRESS OF TAX PAYING AGENT: NONE

APPLICATION FOR HOMESTEAD: NONE

GROSS ASSESSMENT: \$81,250.00

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

TYPE	TAX	CERTIFICATE	FACE AMOUNT	CERTIFICATE HOLDER
I	2015	15110	\$1,684.69	MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA, LLC
I	2014	16523	\$1,694.68	U.S. BANK CUST FOR PRO CAP II LLC PC II LLC
I	2013	17135	\$1,593.20	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL
ASSIGNEE OF TLGFY, LLC				
I	2012	17170	\$1,339.10	TTLREO 2, 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: *A. Black*  
Authorized Signature

**Performance Property Management Services, Inc.**  
**13501 SW 128 St Suite 114C Miami, FL 33185**  
**Telephone: 866-523-5003 Fax: 866-523-5004**

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Order Date: 10/10/2016	Folio Number: 5042 18 01 0180
Internal Tax Deed Number: 36781	Parent Tract No: NONE
Records Through: 10/03/2016	

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

O.R. Book 43136, Page 1676	CITY OF FORT LAUDERDALE, FLORIDA
ORDER	115 S. ANDREWS AVENUE # 2
	FORT LAUDERDALE, FLORIDA 33301

O.R. BOOK 46346 PAGE 1217  
ORDER IMPOSING A FINE

O.R. BOOK 51304 PAGE 1555  
RESOLUTION NO. 14-190

INSTRUMENT # 112863077  
RESOLUTION NO. 15-33

INSTRUMENT# 112940253  
RESOLUTION NO. 15-65

O.R. BOOK 46106 PAGE 534  
FINAL ORDER



<b>Site Address</b>	3733 SW 12 COURT, FORT LAUDERDALE	<b>ID #</b>	5042 18 01 0180
<b>Property Owner</b>	3733 LAND TR LANCASTE INVESTMENTS LLC TRSTEE	<b>Millage</b>	0312
<b>Mailing Address</b>	4200 HILLCREST DR #409 HOLLYWOOD FL 33021	<b>Use</b>	01
<b>Abbreviated Legal Description</b>	BRYSA PARK 8-45 B LOT 8 W 3,9 BLK 2		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$14,600	\$72,560	\$87,160	\$81,250	
2016	\$14,600	\$72,560	\$87,160	\$73,870	\$1,755.20
2015	\$14,600	\$52,560	\$67,160	\$67,160	\$1,542.02

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$87,160	\$87,160	\$87,160	\$87,160
Portability	0	0	0	0
Assessed/SOH	\$81,250	\$87,160	\$81,250	\$81,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$81,250	\$87,160	\$81,250	\$81,250

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/1/2007	QCD-T	\$100	45006 / 997	\$2.50	5,841	SF
6/26/2006	TD	\$265,000	42331 / 813			
3/18/2006	QCD	\$100	42331 / 809			
2/20/2003	WD	\$140,000	34762 / 1223			
				Adj. Bldg. S.F. (Card, Sketch)		1587
				Units		1

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed # 36781

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1<sup>st</sup> day of December 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:

MTAG AS CUSTODIAN FOR CAZ CREEK  
FLORIDA, LLC  
PO BOX 54900  
NEW ORLEANS, LA 70154

3733 LAND TR  
LANCASTE INVESTMENTS LLC TRSTEE  
4200 HILLCREST DR #409  
HOLLYWOOD, FL 33021

3733 LAND TR  
LANCASTLE INVESTMENTS LLC TRSTEE  
3733 SW 12 COURT  
FT LAUDERDALE, FL 33312

CITY OF FT LAUDERDALE  
CODE ENFORCEMENT DIVISION  
BUILDING DEPARTMENT  
700 NW 19 AVENUE  
FT LAUDERDALE, FL 33311

LANCASTE INVESTMENTS LLC  
TRSTEE  
3733 LAND TRUST  
PO BOX 278408  
MIRAMAR, FL 33027

CITY OF FORT LAUDERDALE  
ATTN: CITY ATTORNEY OFFICE  
100 N ANDREWS AVE 7<sup>TH</sup> FLOOR  
FT LAUDERDALE, FL 33301

JSJT CONSTRUCTION INC  
3389 SHERIDAN ST #513  
HOLLYWOOD, FL 33021

CITY OF FT LAUDERDALE,  
115 S. AVENUE, #2  
FT LAUDERDALE, FL 33301

LANCASTLE INVESTMENTS  
P.O. BOX 278408  
MIRAMAR, FL 33027

JEFFERSOJN, MELISSA R  
3729 SW 12 COURT  
FT LAUDERDALE, FL 33312

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY SHERIFF'S DEPT  
ATTN: CIVIL DIVISION  
FT. LAUDERDALE, FL 33315

BROWARD COUNTY CODE ENFORCEMENT  
PERMITTING LICENSING & PROTECTION DIVISION  
GCW-1 NORTH UNIVERSITY DR  
PLANTATION, FL 33324

BROWARD COUNTY WATER & WASTEWATER  
2555 W. COPANS RD  
POMPANO BEACH, FL 33069

BROWARD COUNTY PUBLIC WORKS DEPT  
REAL PROPERTY SECTION  
115 S ANDREWS AVE, ROOM 326  
FORT LAUDERDALE FL 33301

BROWARD COUNTY CODE & ZONING ENFORCEMENT SECTION  
PLANNING & DEVELOPMENT MANAGEMENT DIVISION  
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPT  
ONE NORTH UNIVERSITY DRIVE, MAILBOX 102  
PLANTATION, FL 33324

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIV  
RIGHT OF WAY SECTION  
ONE N. UNIVERSITY DR., STE 300-B  
PLANTATION, FL 33324

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 1<sup>st</sup> day of December 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**

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

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 36781**

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: 504218-01-0180  
Certificate Number: 17170  
Date of Issuance: 06/01/2013  
Certificate Holder: TTLREO 2, LLC  
Description of Property: BRYSA PARK 8-45 B  
LOT 8 W 3,9 BLK 2

Name in which assessed: 3733 LAND TR LANCASTE INVESTMENTS LLC TRSTEE  
Legal Titleholders: 3733 LAND TR  
LANCASTE INVESTMENTS LLC TRSTEE  
4200 HILLCREST DR #409  
HOLLYWOOD, FL 33021

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 15th day of February, 2017. 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 12th day of January, 2017.

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: 01/12/2017, 01/19/2017, 01/26/2017 & 02/02/2017  
Minimum Bid: 8716.27

## 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 GUERLINE WILLIAMS, 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

36781

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 17170

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

01/12/2017 01/19/2017 01/26/2017 02/02/2017

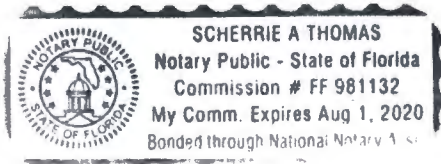
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and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

2 day of FEBRUARY, A.D. 2017

(SEAL)

GUERLINE WILLIAMS 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 36781

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: 504218-01-0180

Certificate Number: 17170

Date of Issuance: 06/01/2013

Certificate Holder:

TTLREO 2, LLC

Description of Property:

BRYSA PARK 8-45 B

LOT 8 W 3, 9 BLK 2

Name in which assessed:

3733 LAND TR LANCASTE INVESTMENTS LLC TRSTEE

Legal Titleholders:

3733 LAND TR

LANCASTE INVESTMENTS LLC TRSTEE

4200 HILLCREST DR #409

HOLLYWOOD, FL 33021

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 15th day of February, 2017. 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 12th day of January, 2017.

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: 8716.27

401-314

1/12-19-26 2/2 17-73/0000180505B



# 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  
GUERLINE WILLIAMS, 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

36781

NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE NUMBER: 17170

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

02/23/2017 03/02/2017

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  
2 day of MARCH, A.D. 2017

(SEAL)

GUERLINE WILLIAMS 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 36781

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: 504218-01-0180  
Certificate Number: 17170  
Date of Issuance: 06/01/2013  
Certificate Holder:  
TTLREO 2, LLC  
Description of Property:  
BRYSA PARK 8-45 B  
LOT 8 W 3, 9 BLK 2  
Name in which assessed:  
3733 LAND TR LANCASTE INVEST-  
MENTS LLC TRSTEE  
Legal Titleholders:  
3733 LAND TR  
LANCASTE INVESTMENTS LLC  
TRSTEE  
4200 HILLCREST DR #409  
HOLLYWOOD, FL 33021

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 15th  
day of March, 2017. 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 9th day of February, 2017.

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 suc-  
cessful bidder is responsible to pay  
any outstanding taxes.

Minimum Bid: 9139.29

401-314

2/23 3/2

17-70/0000200037B

**BROWARD COUNTY SHERIFF'S OFFICE**  
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

**RETURN OF SERVICE**

Assignment: 10847 Service Sheet # 17 000000

BROWARD COUNTY, FL vs. 3733 LAND TR, ETAL vs. TD 36781 CASE

TAX SALE NOTICE TYPE OF WRIT COUNTY/BROWARD COURT 2/15/2017 HEARING DATE

3733 LAND DR SERVE 3733 SW 12 COURT 11/10/2017 1452L 1100

LACASTE INVESTMENTS LLC TRSTEE Received this process on 11/10/2017 Date

14279  
BROWARD COUNTY REVENUE-DELINQ TAX SECTION  
115 S. ANDREWS AVENUE, ROOM A-100  
FT LAUDERDALE, FL 33301

REBECCA LEDER, SUPV. Attorney 9884

☒ Served  
☐ Not Served - see comments  
11/10/2017 at 1325 Date Time

3733 LAND DR LACASTE INVESTMENTS LLC TRSTEE 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: 11/10/2017 AT 1325 POSTED AT FRONT DOOR

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: Joe Linderdot 14932 D.S.  
Perceptor

ORIGINAL



FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
**PROPERTY ID # 504218-01-0180 (TD # 36781)**

# WARNING

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

RECEIVED SHERIFF  
2017 JAN -9 AM 10:03  
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 January 31, 2017 .....\$ 6,859.25

Or

\* Amount due if paid by February 14, 2017 .....\$ 6,941.10

\*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 February 15, 2017 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**

**3733 LAND TR  
LANCASTE INVESTMENTS LLC TRSTEE  
3733 SW 12 COURT  
FORT LAUDERDALE, FL 33312**

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

**BROWARD COUNTY SHERIFF'S OFFICE**  
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

**RETURN OF SERVICE**

Assignment: **9911** Service Sheet # **17-000903**  
**\*\*SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY\*\***  
**BROWARD COUNTY, FL vs. 3733 LAND TR ETC; ETAL** **TD 36791**  
**TAX SALE NOTICE** **PLAINTIFF** **VS.** **COUNTY/BROWARD** **DEFENDANT** **2/15/2017** **CASE**  
**TYPE OF WRIT** **COURT** **HEARING DATE**  
**3733 LAND TR** **SERVE** **4200 HILLCREST DR #400**  
**LANCASTE INVESTMENTS LLC TRSTEE** **HOLLYWOOD, FL 33021**  
Received this process on **1/11/17 - 10:00**  
Date **1/11/2017** 16809 VM  
14279  
BROWARD COUNTY REVENUE-DELINQ TAX SECTION  
115 S. ANDREWS AVENUE, ROOM A-100  
FT LAUDERDALE, FL 33301  
**REBECCA LEDER, SUPV**  
9894 Attorney  
☒ Served  
☐ Not Served - see comments  
**1/11/2017** at **1352**  
Date Time

**3733 LAND TR** **LANCASTE INVESTMENTS LLC TRSTEE**  
I, the Broward County Sheriff, certify 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: **POST**

**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: **V. MOSS #16809**

D.S.

ORIGINAL

FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
**PROPERTY ID # 504218-01-0180 (TD # 36781)**

# WARNING

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

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

RECEIVED SHER  
2017 JAN -9 AM 10:  
BROWARD COUNTY, FLOR

## 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 January 31, 2017 .....\$ 6,859.25

Or

\* Amount due if paid by February 14, 2017 .....\$ 6,941.10

\*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 February 15, 2017 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**

**3733 LAND TR  
LANCASTE INVESTMENTS LLC TRSTEE  
4200 HILLCREST DR #409  
HOLLYWOOD, FL 33021**

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



Assignment # 10647

\*\*SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY

Sheet #

17-008733

BROWARD COUNTY, FL vs. 3733 LAND TR ETC

TD 36781

TAX SALE NOTICE

VS.

COUNTY/BROWARD

DEFENDANT

3/15/2017

TYPE OF WRIT  
3733 LAND TR

COURT

HEARING DATE

3733 SW 12 COURT  
FORT LAUDERDALE, FL 33312

LANDCASTE INVESTMENTS LLC TRSTEE

Received this process on

Date

14279

BROWARD COUNTY REVENUE-DELINQ TAX SECTION  
115 S. ANDREWS AVENUE, ROOM A-100  
FT LAUDERDALE, FL 33301

REBECCA LEDER, SUPV.

9884

Attorney



Served



Not Served - see comments

2.27.17

Date

at

1415 hrs

Time

On 3733 LAND TR LANDCASTE INVESTMENTS LLC TRSTEE, 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: 2.27.17 1415 hrs n/a posted front door

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: *Rosalind Murray*

D.S.

ORIGINAL

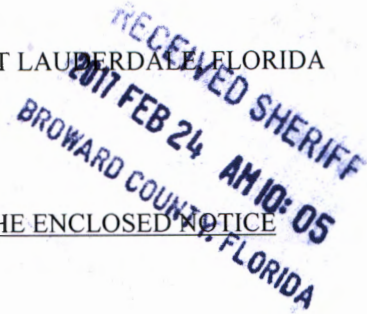


FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
**PROPERTY ID # 504218-01-0180 (TD # 36781)**

# WARNING

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

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 February 28, 2017 .....\$7,277.57

Or

\* Amount due if paid by March 14, 2017 .....\$ 7,364.12

\*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 March 15, 2017 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**

**3733 LAND TR  
LANDCASTE INVESTMENTS LLC TRSTEE  
3733 SW 12 COURT  
FORT LAUDERDALE, FL 33312**

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

\*\*\* DUPLICATE PRINT \*\*\*

**BROWARD COUNTY SHERIFF'S OFFICE**  
P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

**RETURN OF SERVICE**

Assignment # **16737**

**\*\*SERVE A.S.AP. - RETURN TO TAX NOTICE TRAT\*\*** Sheet #

**17-008735**

**BROWARD COUNTY, FL vs. 3733 LAND TR ETC**

**TD 38781**

**TAX SALE NOTICE**

VS.

**COUNTY/BROWARD**

DEFENDANT

**3/15/2017** CASE

TYPE OF WRIT  
**3733 LAND TR**

COURT

HEARING DATE

**4200 HILLCREST DR #409  
HOLLYWOOD, FL 33021**

**LANDCASTE INVESTMENTS LLC TRSTEE**

**2/27/17-17 14932 1000**

Received this process on  
**2/24/2017**

Date

**14279**

**BROWARD COUNTY REVENUE-DELINQ TAX SECTION  
115 S. ANDREWS AVENUE, ROOM A-100  
FT LAUDERDALE, FL 33301  
REBECCA LEDER, SUPV.**

☒ Served

☐ Not Served - see comments

**2/27/2017**

Date

**1125**

Time

**9884**

Attorney

**3733 LAND TR**

**LANDCASTE INVESTMENTS LLC TRSTEE**

On \_\_\_\_\_, 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)

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1<sup>st</sup> attempt date/time: \_\_\_\_\_

2<sup>nd</sup> attempt date/time: \_\_\_\_\_

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1<sup>st</sup> attempt date/time: \_\_\_\_\_

2<sup>nd</sup> attempt date/time: \_\_\_\_\_

☒ **OTHER RETURNS:** See comments

COMMENTS: **2/27/2017 AT 1125 POSTED AT FRONT DOOR**

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: **Joe Remondot 14932** D.S.

**Remondot**

ORIGINAL



FROM THE COUNTY ADMINISTRATOR, BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
**PROPERTY ID # 504218-01-0180 (TD # 36781)**

# WARNING

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

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

RECEIVED SHERIFF  
2017 FEB 24 AM 10:05  
BROWARD COUNTY, FLORIDA

## NOTE

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**PLEASE SERVE THIS ADDRESS OR LOCATION**

3733 LAND TR  
LANDCASTE INVESTMENTS LLC TRSTEE  
4200 HILLCREST DR #409  
HOLLYWOOD, FL 33021

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

Prepared by: Lancaste Investments  
Return to: Lancaste Investments  
P.O. Box 278408  
Miramar, FL 33027

Folio No. **10218-01-01800**

\_\_\_\_\_Space above this line for recording data\_\_\_\_\_

**QUIT CLAIM DEED**

**THIS IDENTURE**, made this 1<sup>st</sup> day of December, 2007, between **Donald Goldstein** a unmarried man whose post office address is 1 Royal Palm Way, #204, Boca Raton, FL 33432, hereinafter called the Grantor, and **Lancaste Investments LLC**, a Florida Liability Company as Trustee of the **3733 Land Trust**, under agreement dated the 13<sup>th</sup> day of November 2007, **Power and authority to protect, conserve and to sell or to lease or to encumber, or otherwise to manage and dispose of the real estate property conveyed by this deed, pursuant to Florida Statute 689.071** with the, whose post office address is P.O. Box 278408 Miramar, FL 33027, of the County of Broward, State of Florida, hereinafter called the Grantee,

**WITNESSETH** that said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of whereof is herby acknowledged, has granted, bargained and sold Grantees, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to wit:

Lot 9 and the West 3 feet of Lot 8, Block 2, of BRYSA PARK, according to the Plat thereof, as recorded in Plat Book 8, at Page 45, of the Public Records of Broward County, Florida.

a/k/a 3733 Southwest 12<sup>th</sup> Court, Fort Lauderdale FL 33312

**SAID PROPERTY is not the Homestead of Grantor, Donald Goldstein, under the Laws and Constitution of the State of Florida in that neither the Grantor nor any members of the household of Grantor reside thereon.**

**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 said Grantor, either in law or equity, to the only property use, benefit and behold of the said forever.

**IN WITNESS WHEREOF**, Grantor has hereunto ser Grantor's hand and seal the day and year first above written.

7



Signed, sealed and delivered in our presence:

WITNESSES:

Clara Brown  
Print Name Clara Brown

Donald Goldstein  
Donald Goldstein

Viviana Capella  
Print Name Viviana Capella

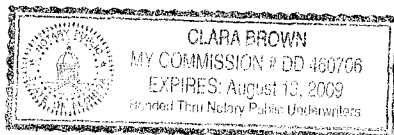
STATE OF FLORIDA       )  
  SS  
COUNTY OF BROWARD    )

I HERBY CERTIFY that on this 1ST day of December, 2007, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared Donald Goldstein [ ] personally know to me or who provided evidence of identification in the form of Driver's License, to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

Clara Brown  
Notary Public

Print Name Clara Brown  
My commission expires: 8/13/09

NOTARY PUBLIC  
(SEAL AND COMMISSION)



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 3rd day of December 20 14  
Walter J. Knight, Asst City Clerk

RESOLUTION NO. 14-190

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PURSUANT TO CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE, FLORIDA, SPECIALLY ASSESSING AGAINST THE PROPERTIES DESCRIBED IN THE REPORT ATTACHED HERETO THE EXPENSES AND ADMINISTRATIVE COSTS OF SECURING AND BOARDING UP BUILDINGS LOCATED THEREON WHICH WERE FOUND TO BE PUBLIC NUISANCES, IMPOSING SPECIAL ASSESSMENT LIENS AGAINST THE RESPECTIVE PROPERTIES FOR THE CORRESPONDING ASSESSED AMOUNTS, AND DIRECTING THE CITY CLERK TO RECORD NOTICE OF THE SPECIAL ASSESSMENT LIENS IN THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.

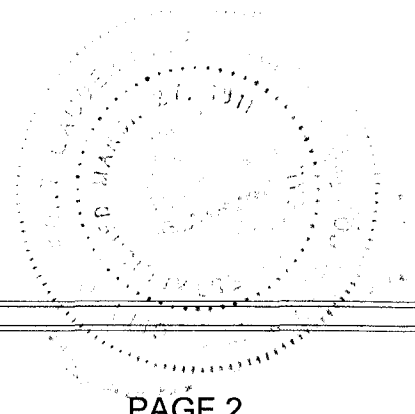
WHEREAS, pursuant to Section 18-7 of the Code of Ordinances of the City of Fort Lauderdale, Florida, the Building Director or his duly authorized designee for the City of Fort Lauderdale found and determined the structures or buildings on the properties described in the attached report to be public nuisances; and

WHEREAS, pursuant to Section 18-7 of the Code of Ordinances of the City of Fort Lauderdale, Florida, the structures or buildings, or portion thereof, were found to be vacant and unoccupied and were unsecured; and

WHEREAS, the Director for the City of Fort Lauderdale has caused the buildings in question to be secured and boarded up and the City has incurred expenses and administrative costs therefor; and

WHEREAS, a statement of the expenses and administrative costs incurred by the City of Fort Lauderdale has been served upon the owners of the properties listed on the attached report and the owners have failed to pay to the City the expenses and administrative costs incurred in securing the buildings,

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



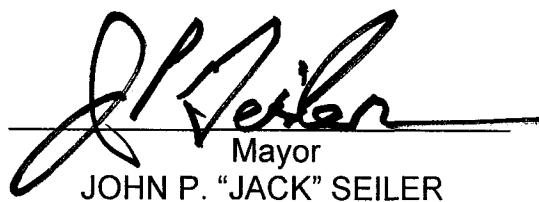
RESOLUTION NO. 14-190

PAGE 2

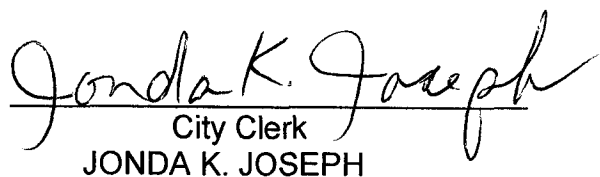
SECTION 1. That pursuant to Section 18-15 of the Code of Ordinances of the City of Fort Lauderdale, Florida, the expenses and administrative costs incurred by the City of Fort Lauderdale in securing and boarding up buildings found to be public nuisances and located on the properties described in the attached report are hereby specially assessed against the properties respectively, and a special assessment lien is imposed against each such property in the corresponding amount.

SECTION 2. That the City Clerk is directed to record notice of the special assessment liens in the Official Records of Broward County, Florida.

ADOPTED this the 4th day of November, 2014.

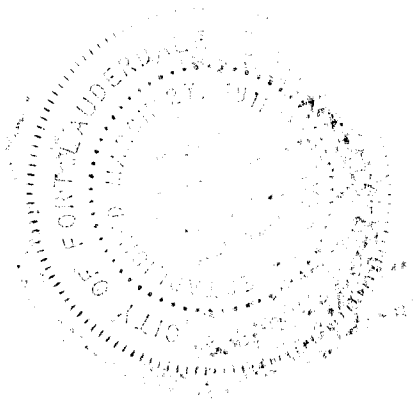
  
Mayor  
JOHN P. "JACK" SEILER

ATTEST:

  
City Clerk  
JONDA K. JOSEPH

L:\COMM 2014\Resolutions\November 4\14-190.doc

14-190



Report of Board Up for Commission Meeting November 4,2014

	Property Owner	Site Address	Legal Description	Folio #	Case #	Total Amt Owed
1	HERMAN,RUDOLPH CHARLES III HERMAN,TAMMY MARIA	1673 SW 29 TERRACE	CHULA VISTA 5TH ADD 35-37 B LOT 9 BLK 3 LESS R/W DESC IN OR 4117/186,VACATED PER OR 5275/326	5042 17 09 0080	CEI2081282	\$726.00
2	JOLLES,MELANIE LEE	2761 NE 58 STREET	LAKE ESTATES ADD 42-26 B LOT 12 BLK 4	4942 12 06 0030	CEI2071284	\$1,217.00
3	PARSON,MABEL E EST	2449 SW 6 COURT	LAST CHANCE VILLAGE 27-13 B LOT 9,10 BLK 12	5042 08 08 0910	CEI2090341	\$485.75
4	ROBOTHAM,JACQUELINE	1716 NW 8 PLACE	LAUDERDALE HOMESITES 3-31 B LOT 3,4 BLK 2	5042 04 07 0110	CEI3021599	\$597.00
5	WILLIAMS,CAROLYN L EST	2601 ACACIA COURT	REVISED PLAT OF BLK 4 IDLEWYLD 15-20 B LOT 11 BLK 4	5042 12 03 0080	CEI2101643	\$494.70
6	WILLIAMS,CAROLYN L EST	2601 ACACIA COURT	REVISED PLAT OF BLK 4 IDLEWYLD 15-20 B LOT 11 BLK 4	5042 12 03 0080	CEI2111110	\$321.00
7	WILLIAMS,CAROLYN L EST	2601 ACACIA COURT	REVISED PLAT OF BLK 4 IDLEWYLD 15-20 B LOT 11 BLK 4	5042 12 03 0080	CEI3010681	\$316.00
8	BURTON,PAUL PARRA,CECILIA	3223 NE 40 STREET	BERMUDA-RIVIERA SUB OF GALT OCEAN MILE FIRST ADD 40-12 B POR OF LOTS 12 & 13 LYING WEST OF THE FOL DESC LINE,COMM AT NE COR OF LOT 11 BLK J,WLY ALG N/L OF LOT 11 &12 114.43,SELY 107.70 TO S/L OF LOT 12 BLK J	4943 19 04 0130	CEI3030318	\$428.00
9	3733 LAND TR LANCASTE INVESTMENTS LLC TRSTEE	3733 SW 12 COURT	BRYSA PARK 8-45 B LOT 8 W 3,9 BLK 2	5042 18 01 0180	CEI3011084	\$357.00
10	DAVIS,BERCHEL	2460 NW 30 TERRACE	GOLDEN RIDGE ADD 59-3 B LOT 2 BLK 3	4942 29 16 0420	CEI2091231	\$254.00
11	MERRITT,KEVIN L & JANICE H	254 SW 21 WAY	WOODLAND PARK AMD PLAT 29-18 B LOT 1 BLK	5042 08 03 1050	CEI3072040	\$316.00
12	MERRITT,KEVIN L & JANICE H	254 SW 21 WAY	WOODLAND PARK AMD PLAT 29-18 B LOT 1 BLK	5042 08 03 1050	CEI4010433	\$357.00
13	YARO,ELLIOT & YARO,SHARON	409 NW 19 AVENUE	DORSEY PARK 4TH ADD 25-26 B LOT 11 BLK 21	5042 04 27 0390	CEI4020132	\$1,057.00
14	WALKER,ARTHUR LEE WALKER,FELICE O	881 NW 16 TERRACE	LINCOLN PARK SIXTH ADD AMEN PLAT 7-2 B LOT 27 LESS N 8 FT 4 IN,28,29 N 16 FT 8 IN BLK 1	5042 04 17 0110	CEI3081873	\$845.00
15	LARONDOS,GRACIE L EST	1013 NW 5 STREET	TUSKEGEE PARK 3-9 B LOT 13 BLK 5	5042 04 05 0730	CEI3050055	\$364.00
16	CONE,WILLIAM J & ELECTA C	1018 NW 6 STREET	RIVER GARDENS 19-23 B LOT 18 BLK 2	5042 05 07 0330	CEI3101470	\$309.00
17	CHIWARA,GRACE	1033 NW 10 PLACE	LAUDERDALE MANORS ADD 30-10 B LOT 2 LESS S 5 BLK F	4942 33 21 0610	CEI4010129	\$656.00
18	CLAVIJO,MIGUEL	1106 NW 7 STREET	PROGRESSO 2-18 D W 63.40 OF LOTS 1 2 & 3 BLK 332	4942 34 07 8971	CEI3111569	\$1,360.00
19	AMORE,KENTON & DAISY	1270 NW 9 STREET 1-2	LINCOLN PARK THIRD ADD 7-4 B LOT 23,24 BLK 28	5042 04 14 1300	CEI4010025	\$1,391.00
20	MUTUAL INCOME GROUP	2122 NW 7 COURT	WASHINGTON PARK 19-22 B LOT 1 BLK 11	5042 05 01 1700	CEI4011560	\$311.00
21	GOLDBERG,SONIA ROSE EST % GOLDBERG,ALAN	2218 NW 5 STREET	RIVER GARDENS 19-23 B LOT 11 W 55 OF E 110, 12 W 55 OF E 110 BLK 5	5042 05 07 0930	CEI4010606	\$900.00
22	GOLDBERG,SONIA ROSE EST % GOLDBERG,ALAN	2218 NW 5 STREET	RIVER GARDENS 19-23 B LOT 11 W 55 OF E 110, 12 W 55 OF E 110 BLK 5	5042 05 07 0930	CEI3090825	\$371.00
					TOTALS	\$13,433.45



28

CODE ENFORCEMENT BOARD  
CITY OF FORT LAUDERDALE

CITY OF FORT LAUDERDALE, FLORIDA	)	CASE NO. CE06091348
Petitioner,	)	
vs	)	PAGE: 1
GOLDSTEIN, DONALD	)	
Respondent(s)	)	
-----	)	

ORDER

Street Address: 3733 SW 12 CT  
Fort Lauderdale, Florida

Legal Description:  
Folio NO: 0218010180  
BRYSA PARK 8-45 B  
LOT 8 W 3,9 BLK 2

This cause having come before the CODE ENFORCEMENT BOARD for Hearing on Oct. 24, 2006 and based on the evidence, the CODE ENFORCEMENT BOARD, pursuant to a 7/0 vote, enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent(s) is (are) the property owner(s) and:

ALTERED THIS SINGLE FAMILY RENTAL HOUSE TO INCLUDE, BUT NOT LIMITED TO INSTALLED WINDOWS IN THIS HOUSE WITHOUT A PERMIT.  
ALTERED THE MECHANICAL SYSTEMS INCLUDING, BUT NOT LIMITED TO: INSTALLED A NEW CENTRAL AIR CONDITIONING UNIT.  
1- PERMIT #99100582 ISSUED ON 10/12/99 WITH A PASSED ROUGH ELECTRICAL INSPECTION ON 2/7/00 IS THUS NULL AND VOID.  
2- APPLICATION #00051559 APPLIED ON 5/19/00 WAS NEVER REVIEWED BY PLAN REVIEW, THUS IS NULL AND VOID.

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of law as follows:

Florida Building Code, Broward County Edition, Section(s):  
FBC 105.1 FBC 105.2.11 FBC 106.10.3.1  
(through Sections 9-1(a) of the City of Fort Lauderdale Code of Ordinances).

IT IS THE ORDER OF THE CODE ENFORCEMENT BOARD that, based upon the foregoing, the Respondent(s) shall comply as follows:

ENGAGE A LICENSED GENERAL CONTRACTOR TO OBTAIN AN AFTER-THE-FACT PERMIT AND ALL NECESSARY INSPECTIONS, OR REMOVE THE UNPERMITTED WORK.  
Action must be taken by Nov. 28, 2006 or the fine is \$250.00 per day  
ENGAGE A LICENSED MECHANICAL CONTRACTOR TO OBTAIN AN AFTER-THE-FACT PERMIT AND ALL NECESSARY INSPECTIONS.  
Action must be taken by Nov. 28, 2006 or the fine is \$250.00 per day  
REAPPLY FOR A NEW PERMIT. OBTAIN A PERMIT AND ALL NECESSARY INSPECTIONS.  
Action must be taken by Nov. 28, 2006 or the fine is \$250.00 per day

If the Respondent(s) does (do) not comply with each corrective action listed by the date listed in each corrective action, The Respondent(s) shall pay fines in the amounts indicated above for each day thereafter that the violation(s) continue(s) to exist.

This final order shall be recorded in the public records.

If the Respondent(s) does (do) not comply within the time(s) specified, a certified copy of the order imposing fine shall be recorded in the Public Records of the Office of the Clerk of the Circuit Court in and for Broward County, and once recorded, SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist(s) or against the personal property of the violator(s), pursuant to Section 162.03, Florida Statutes.

I certify this document to be a true and correct copy of the original.  
WITNESS MY HAND AND SEAL  
on November 1st 2006  
Farida Mohammed  
Clerk, Code Enforcement Board/Special Magistrate  
Unincorporated Board  
City of Fort Lauderdale, Fla.

CODE ENFORCEMENT BOARD  
CITY OF FORT LAUDERDALE

CITY OF FORT LAUDERDALE, FLORIDA	)	CASE NO. CE06091348
Petitioner,	)	
vs	)	PAGE: 2
GOLDSTEIN, DONALD	)	
Respondent(s)	)	
-----	)	

ORDER

Street Address: 3733 SW 12 CT  
Fort Lauderdale, Florida

Legal Description:  
Folio NO: 0218010180  
BRYSA PARK 8-45 B  
LOT 8 W 3,9 BLK 2

Upon complying, the Respondent(s) shall notify ROBERT PIGNATARO, 828-6556,  
the Code Inspector, who shall inspect the property and verify compliance  
or non-compliance.

DONE AND ORDERED Oct. 24, 2006

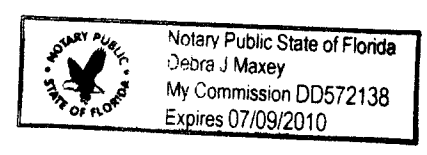
ATTEST:

Faida Mohammed  
Community Inspections Bureau

Patricia Hale  
CODE ENFORCEMENT BOARD

Sworn to and subscribed before me this 31<sup>st</sup> day of October, 2006.

Debra J Maxey  
Notary



I certify this document to be a true  
and correct copy of the original.

WITNESS MY HAND AND SEAL  
on November 1<sup>st</sup> 2006  
Faida Mohammed  
Clerk, Code Enforcement Board/Special Magistrate  
Unsafe Structures Board  
City of Fort Lauderdale, Fla.

**ORDER IMPOSING A FINE**

CODE ENFORCEMENT BOARD  
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved for Recording Information

CITY OF FORT LAUDERDALE  
Petitioner,

CASE NO. CE08091700

v.

LANCASTE INVESTMENTS LLC TRUSTE  
3733 LAND TR  
Respondent(s)

That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Code Enforcement Board ("Board"), 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: 0218010180

Legal: BRYSA PARK 8-45 B LOT 8 W 3,9 BLK 2

More commonly known as: 3733 SW 12 CT

2. That the Code Enforcement Board did issue on the 24<sup>th</sup> day of March 2009, a Final Order in the above captioned case commanding the above named respondent(s) to bring the violations specified in said Final Order into compliance on or before the 28<sup>th</sup> day of April 2009, or pay a fine in the amount of \$200.00 per day for the violation of ordinance FBC 105.1, \$200.00 per day for the violation of ordinance FBC 105.2.11 and \$200.00 per day for the violation of ordinance FBC 105.2.5 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 Board.
4. It is the order of this Board 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 any other real or personal property owned by the Respondent.

I certify this document to be a true  
and correct copy of the original.

WITNESS MY HAND AND SEAL

On 6 30 20 09

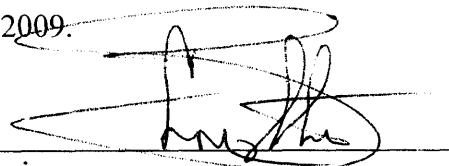
*[Signature]*  
Clerk, Code Enforcement Board/Special Master  
Building Structures Board  
City of Fort Lauderdale, Fla.


Case No: CE08091700  
Property: 3733 SW 12 CT

**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 26<sup>th</sup> day of May, 2009.

  
Chairperson  
Code Enforcement Board

ATTEST:  
  
Clerk, Code Enforcement Board

STATE OF FLORIDA  
COUNTY OF BROWARD

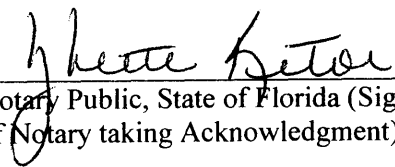
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Sam Mitchell, Chairperson of the Code Enforcement Board, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

WITNESS my hand and official seal in the County and State as aforesaid this 1<sup>st</sup> day of June 2009.

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of June 2009, by Sam Mitchell, as Chairperson of the Code Enforcement Board and Dee Paris as Clerk, of the City of Ft. Lauderdale Code Enforcement Board proceedings. Who are personally known to me or have produced as identification.

(SEAL)  **YVETTE KETOR**  
MY COMMISSION # DD 745295  
EXPIRES: December 30, 2011  
Bonded Thru Budget Notary Services

  
Notary Public, State of Florida (Signature of Notary taking Acknowledgment)

This instrument prepared by:  
Code Enforcement Division  
Building Department  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue

\_\_\_\_\_  
Name of Notary Typed, Printed or Stamped

My Commission Expires: \_\_\_\_\_

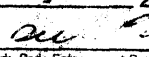
Commission Number: \_\_\_\_\_

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

I certify this document to be a true and correct copy of the original.

WITNESS MY HAND AND SEAL

on 6-30 2009

  
Clerk, Code Enforcement Board/Special Master  
Unsafe Structures Board  
City of Fort Lauderdale, Fla.



# 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 9th day of March 2015  
Anthony S. Lopez City Clerk

## RESOLUTION NO. 15-33

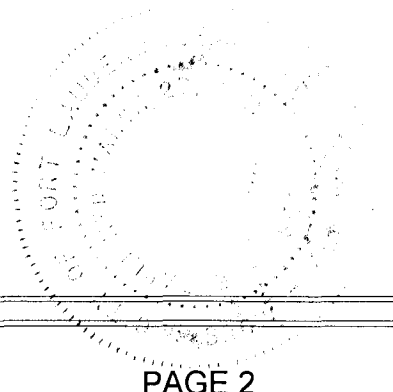
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, MADE PURSUANT TO CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE, FLORIDA, ASSESSING AGAINST THE PROPERTIES DESCRIBED IN THE SCHEDULE ATTACHED HERETO THE COST AND EXPENSE OF LOT CLEARING AND IMPOSING A SPECIAL 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 owners, but the property owners failed to reimburse the City for such costs and expenses; and



RESOLUTION NO. 15-33

PAGE 2

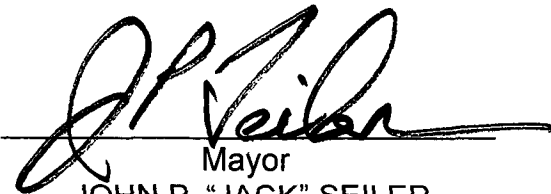
WHEREAS, pursuant to Code Section 18-16, the property owners have been given the opportunity to contest the charges, but did not;

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

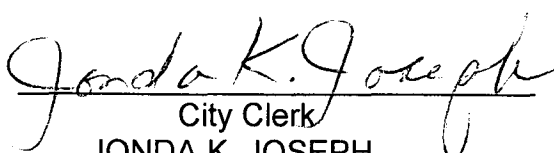
SECTION 1. That the costs and expenses incurred by the City of Fort Lauderdale in abating the public nuisances of the properties, described in the attached report of lot clearing/cleaning charges under the process and procedures set forth in Code Sections 18-12, 18-13, 18-14 and 18-15 are hereby assessed 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 or 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 17th day of February, 2015.

  
Mayor  
JOHN P. "JACK" SEILER

ATTEST:

  
City Clerk  
JONDA K. JOSEPH

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15-33

## Report of Lot Clearing for Commission Meeting February 17, 2015

	<u>PROPERTY OWNER</u>	<u>SITE ADDRESS</u>	<u>LEGAL DESCRIPTION</u>	<u>FOLIO #</u>	<u>CASE #</u>	<u>\$ Amt Owed</u>
1	BARON,MARYLIN S TRSTEE AGD SALVAGE AUTO CENTER INC	2115 NW 6 PLACE	RESUB BLK 12 WASHINGTON PARK 24-16 B LOT 7 BLK 3	5042 05 03 0160	CE12102113	\$ 247.13
2	BARON,MARYLIN S TRSTEE AGD SALVAGE AUTO CENTER INC	2115 NW 6 PLACE	RESUB BLK 12 WASHINGTON PARK 24-16 B LOT 7 BLK 3	5042 05 03 0160	CE11082209	\$ 354.37
3	BARON,MARYLIN S TRSTEE AGD SALVAGE AUTO CENTER INC	2115 NW 6 PLACE	RESUB BLK 12 WASHINGTON PARK 24-16 B LOT 7 BLK 3	5042 05 03 0160	CE14011660	\$ 238.76
4	MUTUAL INCOME GROUP	2122 NW 7 COURT	WASHINGTON PARK 19-22 B LOT 1 BLK 11	5042 05 01 1700	CE14021804	\$ 408.95
5	MUTUAL INCOME GROUP	2122 NW 7 COURT	WASHINGTON PARK 19-22 B LOT 1 BLK 11	5042 05 01 1700	CE13060352	\$ 441.04
6	MUTUAL INCOME GROUP	2122 NW 7 COURT	WASHINGTON PARK 19-22 B LOT 1 BLK 11	5042 05 01 1700	CE14031638	\$ 888.09
7	BONO, RONALD A EST	2131 NE 56 COURT	IMPERIAL POINT 3RD SEC 55-36 B LOT 18 BLK 16	4942 12 09 1480	CE14011313	\$ 443.49
8	BONO, RONALD A EST	2131 NE 56 COURT	IMPERIAL POINT 3RD SEC 55-36 B LOT 18 BLK 16	4942 12 09 1480	CE13072025	\$ 301.25
9	BONO, RONALD A EST	2131 NE 56 COURT	IMPERIAL POINT 3RD SEC 55-36 B LOT 18 BLK 16	4942 12 09 1480	CE13050652	\$ 392.88
10	BONO, RONALD A EST	2131 NE 56 COURT	IMPERIAL POINT 3RD SEC 55-36 B LOT 18 BLK 16	4942 12 09 1480	CE13091601	\$ 396.70
11	SCHMIDTKE, DONNA EST	2149 NE 56 PLACE	IMPERIAL POINT 3RD SEC 55-36 B LOT 21 BLK 17	4942 12 09 1750	CE13031374	\$ 366.55
12	SCHMIDTKE, DONNA EST	2149 NE 56 PLACE	IMPERIAL POINT 3RD SEC 55-36 B LOT 21 BLK 17	4942 12 09 1750	CE13081517	\$ 342.26
13	SCHMIDTKE, DONNA EST	2149 NE 56 PLACE	IMPERIAL POINT 3RD SEC 55-36 B LOT 21 BLK 17	4942 12 09 1750	CE13061200	\$ 442.88
14	ATLANTIC COAST HOUSES LLC	2200 NW 6 COURT	WASHINGTON PARK 19-22 B LOT 1 BLK 5	5042 05 01 0810	CE13100518	\$ 298.19
15	ATLANTIC COAST HOUSES LLC	2200 NW 6 COURT	WASHINGTON PARK 19-22 B LOT 1 BLK 5	5042 05 01 0810	CE14011656	\$ 359.02
16	ATLANTIC COAST HOUSES LLC	2200 NW 6 COURT	WASHINGTON PARK 19-22 B LOT 1 BLK 5	5042 05 01 0810	CE14051259	\$ 319.53
17	TIGNER, DARELL	NW 9TH COURT	FRANKLIN PARK 21-3 B LOT 1 S 100 BLK 4	5042 05 08 0221	CE14021328	\$ 358.37
18	SHANKS, FLORA BELLE	2208 NW 6 PLACE	WASHINGTON PARK 19-22 B LOT 3 BLK 2	5042 05 01 0290	CE13071815	\$ 290.67
19	HOWARD, JERRYLIA EST	NW 6 STREET	RIVER GARDENS 19-23 B LOT 3 LESS RD BLK 6	5042 05 07 0970	CE12061755	\$ 265.96
20	HOWARD, JERRYLIA EST	NW 6 STREET	RIVER GARDENS 19-23 B LOT 3 LESS RD BLK 6	5042 05 07 0970	CE13050587	\$ 275.04
21	HOWARD, JERRYLIA EST	NW 6 STREET	RIVER GARDENS 19-23 B LOT 3 LESS RD BLK 6	5042 05 07 0970	CE13070754	\$ 459.68
22	HOWARD, JERRYLIA EST	NW 6 STREET	RIVER GARDENS 19-23 B LOT 3 LESS RD BLK 6	5042 05 07 0970	CE13101187	\$ 306.54
23	HOWARD, JERRYLIA EST	NW 6 STREET	RIVER GARDENS 19-23 B LOT 3 LESS RD BLK 6	5042 05 07 0970	CE12110646	\$ 286.64
24	HOWARD, JERRYLIA EST	NW 6 STREET	RIVER GARDENS 19-23 B LOT 3 LESS RD BLK 6	5042 05 07 0970	CE14020965	\$ 300.29

## Report of Lot Clearing for Commission Meeting February 17, 2015

	<u>PROPERTY OWNER</u>	<u>SITE ADDRESS</u>	<u>LEGAL DESCRIPTION</u>	<u>FOLIO #</u>	<u>CASE #</u>	<u>\$ Amt Owed</u>
25	GOLDBERG, SONIA ROSE EST%GOLDBERG, ALAN	2218 NW 5 STREET	RIVER GARDENS 19-23 B LOT 11 W 55 OF E 110, 12 W 55 OF E 110 BLK 5	5042 05 07 0930	CE14010607	\$ 339.53
26	WSC SHERIDAN LLC	2306 NW 20 STREET	NORTH WEST LAUDERDALE 25-25 B LOT 22 BLK 1	4942 29 04 0160	CE13091822	\$ 440.16
27	THOMAS, MANOTTE	NW 20 STREET	NORTH WEST LAUDERDALE 25-25 B LOT 25 BLK 1	4942 29 04 0190	CE13061091	\$ 287.96
28	WEAVER, SHIRLEY D EST WEAVER, CHERYL L EST	2356 NW 14 STREET	DILLARD PARK 30-34 B LOT 2 BLK 7	4942 32 10 0020	CE14062258	\$ 825.27
29	SANCHEZ, ATHENS	NW 24 AVENUE	DILLARD PARK 30-34 B LOT 1 BLK 7	4942 32 10 0010	CE13060235	\$ 310.92
30	WHEELER, PHILIP GREGORY	2415 CASTILLA ISLE	LAUDERDALE SHORES REAMEN PLAT 15-31 B LOT 8,9 W 25 BLK 5	5042 12 13 0260	CE13110690	\$ 1,274.42
31	WHEELER, PHILIP GREGORY	2415 CASTILLA ISLE	LAUDERDALE SHORES REAMEN PLAT 15-31 B LOT 8,9 W 25 BLK 5	5042 12 13 0260	CE14030119	\$ 2,465.48
32	WHEELER, PHILIP GREGORY	2415 CASTILLA ISLE	LAUDERDALE SHORES REAMEN PLAT 15-31 B LOT 8,9 W 25 BLK 5	5042 12 13 0260	CE14052046	\$ 703.16
33	WHEELER, PHILIP GREGORY	2415 CASTILLA ISLE	LAUDERDALE SHORES REAMEN PLAT 15-31 B LOT 8,9 W 25 BLK 5	5042 12 13 0260	CE14050035	\$ 1,556.08
34	DAVIS, BERCHEL	2460 NW 30 TERRACE	GOLDEN RIDGE ADD 59-3 B LOT 2 BLK 3	4942 29 16 0420	CE13100532	\$ 294.39
35	DAVIS, BERCHEL	2460 NW 30 TERRACE	GOLDEN RIDGE ADD 59-3 B LOT 2 BLK 3	4942 29 16 0420	CE13020054	\$ 358.29
36	DAVIS, BERCHEL	2460 NW 30 TERRACE	GOLDEN RIDGE ADD 59-3 B LOT 2 BLK 3	4942 29 16 0420	CE13041913	\$ 275.82
37	DAVIS, BERCHEL	2460 NW 30 TERRACE	GOLDEN RIDGE ADD 59-3 B LOT 2 BLK 3	4942 29 16 0420	CE12101554	\$ 272.64
38	DAVIS, BERCHEL	2460 NW 30 TERRACE	GOLDEN RIDGE ADD 59-3 B LOT 2 BLK 3	4942 29 16 0420	CE14030700	\$ 293.93
39	MONCRIEF, STEPHANIE & MCLEMORE, JOANN ETAL	NW 23 LANE	ARROWHEAD ESTATES 21-27 B LOT 1 S 100 OF N 250 OF E 100 BLK 1	4942 29 03 0090	CE13100852	\$ 535.94
40	OPPORTUNITIES TWO LLC	2501 SW 3 STREET	WOODLAND PARK AMD PLAT 29-18 B LOT 4 BLK A	5042 08 03 0200	CE13051776	\$ 400.33
41	THE WAVES LLC	405 NE 3 STREET	GEO M PHIPPENS SUB LOTS 3 TO 6 BLK 1 & LOTS 3 TO 10 INC BLK 14 FT LAUD B-146 D LOT 11 LESS S 15 FOR ST BLK A	5042 10 11 0110	CE11081236	\$ 327.42
42	THE WAVES LLC	405 NE 3 STREET	GEO M PHIPPENS SUB LOTS 3 TO 6 BLK 1 & LOTS 3 TO 10 INC BLK 14 FT LAUD B-146 D LOT 11 LESS S 15 FOR ST BLK A	5042 10 11 0110	CE11111648	\$ 334.88
43	THE WAVES LLC	409 NE 3 STREET	GEO M PHIPPENS SUB LOTS 3 TO 6 BLK 1 & LOTS 3 TO 10 INC BLK 14 FT LAUD B-146 D LOT 9 LESS S 15 FOR ST BLK A	5042 10 11 0090	CE11081226	\$ 327.42
44	THE WAVES LLC	409 NE 3 STREET	GEO M PHIPPENS SUB LOTS 3 TO 6 BLK 1 & LOTS 3 TO 10 INC BLK 14 FT LAUD B-146 D LOT 9 LESS S 15 FOR ST BLK A	5042 10 11 0090	CE11111649	\$ 334.88
45	ALSTON-BAKER INVESTMENTS LLC	SISTRUNK BOULEVARD	NORTH LAUDERDALE 1-48 D LOT 49,50 LESS E 40,51 LESS E 40,52 LESS E 40 BLK 14	5042 03 01 1580	CE13080744	\$ 314.83
46	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	CE13121461	\$ 377.81
47	GANGEMI, JUSTIN MARK D HUNT CUST	3151 NW 66 STREET	PALM-AIRE VILLAGE 2ND SEC ADD 2 74-25 B LOT 4 BLK 9	4942 07 04 0100	CE12050743	\$ 413.71
48	FEDERAL HOME LOAN MORTGAGE CORP	3321 NW 64 STREET	PALM-AIRE VILLAGE 2ND SEC ADD 2 74-25 B LOT 29 BLK 16	4942 07 04 2040	CE13090943	\$ 374.06
49	FEDERAL HOME LOAN MORTGAGE CORP	3321 NW 64 STREET	PALM-AIRE VILLAGE 2ND SEC ADD 2 74-25 B LOT 29 BLK 16	4942 07 04 2040	CE13061333	\$ 369.88

## Report of Lot Clearing for Commission Meeting February 17, 2015

	PROPERTY OWNER	SITE ADDRESS	LEGAL DESCRIPTION	FOLIO #	CASE #	\$ Amt Owed
50	FEDERAL HOME LOAN MORTGAGE CORP	3321 NW 64 STREET	PALM-AIRE VILLAGE 2ND SEC ADD 2 74-25 B LOT 29 BLK 16	4942 07 04 2040	CE14042083	\$ 287.02
51	GREER, JAMES EDWARD EST	3350 BERKELEY BOULEVARD	MELROSE PARK SECTION 2 29-2 B LOT 12 BLK 3	5042 07 02 0500	CE12090644	\$ 271.88
52	GREER, JAMES EDWARD EST	3350 BERKELEY BOULEVARD	MELROSE PARK SECTION 2 29-2 B LOT 12 BLK 3	5042 07 02 0500	CE13010752	\$ 376.85
53	GREER, JAMES EDWARD EST	3350 BERKELEY BOULEVARD	MELROSE PARK SECTION 2 29-2 B LOT 12 BLK 3	5042 07 02 0500	CE14032033	\$ 286.32
54	MANGUS, ADA LIGIA LLAVONA	3430 SW 13 COURT	PEARL ESTATES 40-42 B LOT 12 BLK 9	5042 18 21 1420	CE13061381	\$ 381.31
55	HODGE, CHRISTOPHER DEPPS, PATRICIA E	3571 SW 1 STREET	MELROSE PARK SEC 6 GREEN ACRES 36-24 B LOT 10 BLK 16	5042 07 06 2390	CE13061208	\$ 366.28
56	3733 LAND TR LANCASTE INVESTMENTS LLC TRSTEE	3733 SW 12 COURT	BRYSA PARK 8-45 B LOT 8 W 3 9 BLK 2	5042 18 01 0180	CE13011083	\$ 733.88
57	SFRH SF RENTAL LP	3790 JACKSON BOULEVARD	MELROSE PARK SEC 7 39-35 B LOT 3 BLK 11	5042 07 07 1640	CE13080582	\$ 354.28
58	CIABURRI, LIBBY EST	6551 NE 20 TERRACE	WESTFIELD SEC A 40-37 B LOT 9 BLK 5	4942 12 04 0300	CE13011142	\$ 327.52
59	CIABURRI, LIBBY EST	6551 NE 20 TERRACE	WESTFIELD SEC A 40-37 B LOT 9 BLK 5	4942 12 04 0300	CE13040162	\$ 361.50
60	GILLIS, DAVID M & MCKINNEY, DOUGLAS V JR	4601 NW 10 AVENUE	BELOTTI VILLAS 57-41 B LOT 13 BLK 3	4942 16 08 0400	CE11101602	\$ 336.48
61	HILL, CHARLES A S EST% SCOTT A WEISS	5241 NE 18 TERRACE	CORAL RIDGE ADD A 41-30 B LOT 17 BLK 1	4942 13 04 0170	CE13121636	\$ 476.93
62	HILL, CHARLES A S EST% SCOTT A WEISS	5241 NE 18 TERRACE	CORAL RIDGE ADD A 41-30 B LOT 17 BLK 1	4942 13 04 0170	CE13071691	\$ 291.63
63	HILL, CHARLES A S EST% SCOTT A WEISS	5241 NE 18 TERRACE	CORAL RIDGE ADD A 41-30 B LOT 17 BLK 1	4942 13 04 0170	CE12090439	\$ 328.74
64	HILL, CHARLES A S EST% SCOTT A WEISS	5241 NE 18 TERRACE	CORAL RIDGE ADD A 41-30 B LOT 17 BLK 1	4942 13 04 0170	CE12051246	\$ 399.01
65	HILL, CHARLES A S EST% SCOTT A WEISS	5241 NE 18 TERRACE	CORAL RIDGE ADD A 41-30 B LOT 17 BLK 1	4942 13 04 0170	CE13051269	\$ 313.40
66	HILL, CHARLES A S EST% SCOTT A WEISS	5241 NE 18 TERRACE	CORAL RIDGE ADD A 41-30 B LOT 17 BLK 1	4942 13 04 0170	CE13030752	\$ 404.96
67	CASOR LLC	5710 NE 18 AVENUE	CORAL HIGHLANDS 40-11 B LOT 11 BLK 7	4942 12 02 1140	CE11100069	\$ 312.70
68	SMITH, HENRIETTA & BEST, C. TOWNSEND, D & BAYNHAM, A	2620 NW 21 STREET	NORTH WEST LAUDERDALE ADD AMD PB 63-14 B LOT 9-B BLK 3	4942 29 23 0920	CE13091823	\$ 277.69
69	RICKS, EARIA EST	2644 NW 24 STREET	NORTHWEST LAUDERDALE 2 ADD 77-12 B LOT 5 BLK D	4942 29 28 0520	CE13011409	\$ 242.25
70	RICKS, EARIA EST	2644 NW 24 STREET	NORTHWEST LAUDERDALE 2 ADD 77-12 B LOT 5 BLK D	4942 29 28 0520	CE13060865	\$ 338.36
71	STODDARD, LARRY JR	NW 20 STREET	NORTH WEST LAUDERDALE 25-25 B LOT 3 BLK 3	4942 29 04 0830	CE12110489	\$ 299.31
72	STODDARD, LARRY JR	NW 20 STREET	NORTH WEST LAUDERDALE 25-25 B LOT 3 BLK 3	4942 29 04 0830	CE13051946	\$ 287.96
73	STODDARD, LARRY JR	NW 20 STREET	NORTH WEST LAUDERDALE 25-25 B LOT 3 BLK 3	4942 29 04 0830	CE13080400	\$ 329.94
74	STODDARD, LARRY JR	NW 20 STREET	NORTH WEST LAUDERDALE 25-25 B LOT 3 BLK 3	4942 29 04 0830	CE14022027	\$ 293.93

	PROPERTY OWNER	SITE ADDRESS	LEGAL DESCRIPTION	FOLIO #	CASE #	\$ Amt Owed
75	METZGER MAXINE EST	2750 SW 17 STREET	RIVERLANE HOMESITES 2 ADD 54-10 B LOT 20 BLK 1	5042 17 32 0200	CE13081003	\$ 369.48
76	SANDS SHAUN	2781 NW 19 STREET	ROCK ISLAND PARK 28-10 B LOT 11	4942 29 05 0110	CE12071808	\$ 313.70
77	TLC GENERAL PARTNERSHIP	2870 NW 23 STREET	FLAMINGO VILLAGE 1ST ADD 47-7 B LOT 1 BLK 8	4942 29 08 0610	CE13061274	\$ 379.44
78	TOLEDANO PROPERTIES LLC	NW 24 COURT	FLAMINGO VILLAGE 1ST ADD 47-7 B PARCEL Z LESS S 50 BLK 11	4942 29 08 0930	CE13100075	\$ 318.68
79	TOLEDANO PROPERTIES LLC	NW 24 COURT	FLAMINGO VILLAGE 1ST ADD 47-7 B PARCEL Z LESS S 50 BLK 11	4942 29 08 0930	CE12060755	\$ 291.15
80	TOLEDANO PROPERTIES LLC	NW 24 COURT	FLAMINGO VILLAGE 1ST ADD 47-7 B PARCEL Z LESS S 50 BLK 11	4942 29 08 0930	CE11101796	\$ 369.34
81	TOLEDANO PROPERTIES LLC	NW 24 COURT	FLAMINGO VILLAGE 1ST ADD 47-7 B PARCEL Z LESS S 50 BLK 11	4942 29 08 0930	CE13081495	\$ 312.57
82	MILLER MICHAEL HIE STELLA STEPHEN	2910 SW 13 COURT	GILLCREST 34-12 B LOT 14 BLK 14	5042 17 18 1460	CE12101049	\$ 360.20
83	PALLINE P BURNS TR ETAL % MCGINNIS ADAM TRSTEE	SE 29 STREET	CROISSANT PARK MIDWAY SEC 9-63 B LOT 9 BLK 17	5042 22 11 0920	CE13071884	\$ 327.35
84	GROSS COUNTRY HOLDINGS PARTNERSHIP	3020 NW 17 COURT	WINGATE RIDGE 37-50 B LOT 8 BLK 1	4942 32 14 0120	CE13111414	\$ 369.70
85	MASOUD ZAYED YOUSEF	3021 NW 19 STREET	NINETEENTH STREET STATION 179-89 B PARCEL A	4942 29 53 0010	CE13061767	\$ 343.00
86	DOUSE FRANK EST	3030 NW 20 STREET	ROYAL PALMS PARK SEC 1 51-7 B LOT 9 BLK 8	4942 29 10 0410	CE14021375	\$ 463.02
87	NEWCASTLE PROPERTY & GROUP LLC % PEAK LOAN SERVICES	216 NW 8 AVENUE	FT LAUDERDALE LAND & DEV CO SUB BLK 6 FT LAUD 1-57 D LOTS 16 THRU 18 LESS S 85 BLK D	5042 10 12 1080	CE14070106	\$ 317.88
88	POWELL GLENN & MENDEZ MARA	220 SW 20 AVENUE 1-2	ROBERTSON PARK 22-30 B LOT 4 BLK 1	5042 09 21 0030	CE14031913	\$ 906.30
89	MERRITT KEVIN L & JANICE H	254 SW 21 WAY	WOODLAND PARK AND PLAT 29-18 B LOT 1 BLK F	5042 06 03 1050	CE14061877	\$ 365.15
90	POWELL GLENN KENNETH I & MENDEZ MARA L	280 SW 20 AVENUE 1-2	ROBERTSON PARK 22-30 B LOT 7 BLK 1	5042 09 21 0051	CE14080943	\$ 715.76
91	GIBNEY MICHAEL J	307 NW 11 STREET	PROGRESSO 2-18 D LOT 22 23 24 BLK 136	4942 34 03 8360	CE14062287	\$ 570.72
92	TARPON RIVER HOLDINGS LLC	SW 9 STREET	LAUDERDALE 2-8 D LOT 7 8 BLK 8	5042 15 01 0880	CE14051829	\$ 578.28
93	FIRST EBENEZER MISSIONARY CHRISTIAN CHURCH INC	312 NW 7 STREET	PROGRESSO 2-18 D LOTS 3 THRU 12 14 S 4 15 16 35 36 39 THRU 48 BLK 322 & LOTS 22 THRU 24 BLK 283	4942 34 07 6940	CE14051753	\$ 522.09
94	PORRATA RICARDO	317 SW 22 STREET	LAUDERDALE 2-8 D LOT 15 BLK 110	5042 15 01 5920	CE14080921	\$ 788.27
95	BERNARD MARJORIE	417 NW 13 AVENUE	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 13 BLK 7	5042 04 06 1550	CE14070904	\$ 281.52
96	PEIXOTO MARCIO A	448 NW 21 AVENUE	RIVER BEND 25-50 B LOT 1 BLK 5	5042 04 30 0750	CE14090859	\$ 423.01
97	PEIXOTO MARCIO A	448 NW 21 AVENUE	RIVER BEND 25-50 B LOT 1 BLK 5	5042 04 30 0750	CE14062366	\$ 342.63
98	PARISIAN MOTEL INC	519 NW 23 AVENUE	RIVER GARDENS 19-23 B LOT 3 4 BLK 7	5042 05 07 1270	CE14051787	\$ 386.29
99	GLASS OLIVER C JR	529 NW 16 AVENUE	DORSEY PARK SECOND ADD 23-10 B LOT 11 BLK 8	5042 04 25 0220	CE14082171	\$ 1,599.55



Report of Lot Clearing for Commission Meeting February 17, 2015

	PROPERTY OWNER	SITE ADDRESS	LEGAL DESCRIPTION	FOLIO #	CASE #	\$ Amt Owed
100	MEZA PEDRO P	534 NW 9 AVENUE	NORTH LAUDERDALE 1-48 D LOT 43-44 BLK 16	5042 03 01 2131	CE14080582	\$ 473.22
101	WILKES JANICE L	616 NW 15 AVENUE	LINCOLN PARK CORR PLAT 5-2 B LOT 13, 14 BLK 4	5042 04 11 0890	CE14081164	\$ 297.64
102	EQUITY TRUST COMPANY DOUGLAS FLEISHMAN AC 38703	NW 15 AVENUE	CARVER PARK 19-21 B LOT 22 BLK 3	5042 04 28 0530	CE14081429	\$ 297.64
103	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	CE14081095	\$ 377.04
104	LANGSETT DAVID H & LANGSETT GREGORY S	813 NW 3 AVENUE	PROGRESSO 2-18 D LOT 17, 18, 19 BLK 282	4942 34 06 3810	CE14071335	\$ 437.46
105	SIMPHONY 1414N LLC	816 NW 3 AVENUE	PROGRESSO 2-18 D LOT 33, 34 BLK 281	4942 34 06 3670	CE14071330	\$ 921.94
106	MIDFIRST BANK	830 NW 3 STREET	FT LAUDERDALE LAND & DEV CO SUB BLK 6 FT LAUD 1-57 D LOT 15, 16 BLK C	5042 10 12 0850	CE14070448	\$ 787.81
107	COOPER CORBEL G & COOPER HILDA	920 NW 2 AVENUE	PROGRESSO 2-18 D LOT 33 TO 36 BLK 209	4942 34 05 6170	CE14082203	\$ 440.26
108	THOMAS ROBERT L EST	947 NW 13 STREET	LAUDERDALE MANORS ADD 38-10 B LOT 24 W 60-25 LESS W 70 BLK K	4942 33 21 2300	CE14081631	\$ 412.80
109	THOMAS ROBERT L EST	947 NW 13 STREET	LAUDERDALE MANORS ADD 38-10 B LOT 24 W 60-25 LESS W 70 BLK K	4942 33 21 2300	CE14080600	\$ 469.97
110	JEANNETTE MOUSTAKIS REV TR MOUSTAKIS ALBERT TRSTEE	1010 SW 2 COURT	WAVERLY PLACE 2-19 D LOT 26-27 & N1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 112	5042 09 09 1380	CE14080004	\$ 483.53
111	JEANNETTE MOUSTAKIS REV TR MOUSTAKIS ALBERT TRSTEE	1010 SW 2 COURT	WAVERLY PLACE 2-19 D LOT 26-27 & N1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 112	5042 09 09 1360	CE14020273	\$ 371.20
112	JEANNETTE MOUSTAKIS REV TR MOUSTAKIS ALBERT TRSTEE	1010 SW 2 COURT	WAVERLY PLACE 2-19 D LOT 26-27 & N1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 112	5042 09 09 1360	CE13101917	\$ 280.03
113	CONE WILLIAM J & ELECTA C	1018-1020 NW 6 STREET	TUSKEGEE PARK 3-9 B PART OF LOT 5 SHOWN AS ENCROACHMENT OF ONE-STORY CBS ON CERT OF SURVEY BY MC LAUGHLIN ENG CO FIELD BOOK L B 31-59 JOB ORDER NO H-6241 A COPY OF WHICH IS RECORDED WITH OR 6282639, LOT 6 LESS RD BLK 2	5042 04 05 0160	CE14080695	\$ 576.14
114	CONE WILLIAM J & ELECTA C	1022-1030 NW 6 STREET	TUSKEGEE PARK 3-9 B LOT 7 LESS RD RW BLK 2	5042 04 05 0170	CE14080636	\$ 401.12
TOTAL						\$ 50,336.68

**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 3<sup>rd</sup> day of April, 20 15  
*[Signature]* City Clerk

**RESOLUTION NO. 15-65**

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 owners, but the property owners 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:

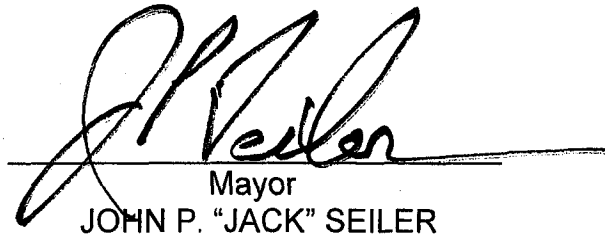
RESOLUTION NO. 15-65

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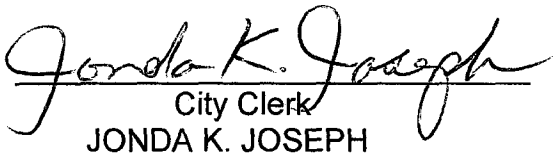
SECTION 1. That the costs and expenses incurred by the City of Fort Lauderdale in abating the public nuisances of the properties, described in the attached report of lot clearing/cleaning charges under the process and procedures set forth in Code Sections 18-12, 18-13, 18-14 and 18-15 are hereby assessed 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 or 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 17th day of March, 2015.

  
Mayor  
JOHN P. "JACK" SEILER

ATTEST:

  
City Clerk  
JONDA K. JOSEPH

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# Report of Lot Clearing for Commission Meeting March 17, 2015

	PROPERTY OWNER	SITE ADDRESS	LEGAL DESCRIPTION	FOLIO #	CASE #	SAMT OWED
1	ASRAF,ADI	1030 NW 25 AVENUE	DILLARD PARK ESTATES 1ST ADD 58-43 B LOT 6 BLK 3	4942 32 33 0270	CE14090416	\$ 319.53
2	ASRAF,ADI	1030 NW 25 AVENUE	DILLARD PARK ESTATES 1ST ADD 58-43 B LOT 6 BLK 3	4942 32 33 0270	CE14061717	\$ 297.64
3	UNITED MUTUAL TRUST INC	1031 NW 2 AVENUE	PROGRESSO 2-18 D LOT 8 TO 10 BLK 189	4942 34 04 9410	CE14061992	\$ 978.99
4	ALLIED HOME MORTGAGE CORP	1035 NW 1 AVENUE	PROGRESSO 2-18 D LOT 7,8 BLK 188	4942 34 04 9170	CE14062257	\$ 317.88
5	WELLS FARGO BANK NA TRSTEE	1100 SW 29 STREET 1-2	OAK GROVE 27-16 B LOT 19 BLK 4	5042 21 16 1390	CE14072211	\$ 1,145.25
6	MURPHY,BRENDA A	1107 NW 11 STREET	LAUDERDALE MANORS ADD 30-10 B LOT 56 BLK F	4942 33 21 1150	CE14080129	\$ 503.54
7	HUDSON INVESTMENTS & ASSN INC	1121 W PROSPECT ROAD	TWIN LAKES 29-23 B PORTION OF LOT 10 BLK 24 DESC AS COMM NE COR OF W1/2 LOT 11, S 28.77, W 27.40 TO POB, W 20.02, S 29.08, E 6.94, S 14, E 13.10, N 43.08 TO POB & 1/3 INT OF COMM AREA AKA: PARCEL 3 & 1/3 INT OF COMMON AREA	4942 16 04 2072	CE14081459	\$ 333.03
8	SELBY, CARMEN	1124 SW 20 STREET	FLORAL RIDGE 31-38 B LOT 1	5042 16 30 0010	CE14070084	\$ 454.84
9	DANZIGER, JANICE	1201 NW 2 AVENUE	PROGRESSO 2-18 D LOT 23,24 BLK 122	4942 34 03 4150	CE14062267	\$ 481.43
10	PREVAIL PROPERTIES INC % KINCHELOW, INDIA	1206 NW 11 PLACE	LAUDERDALE MANORS ADD 30-10 B LOT 12 BLK E	4942 33 21 0290	CE14090399	\$ 893.82
11	SAUTERNES V LLC	1213 W LAS OLAS BOULEVARD	WAVERLY PLACE 2-19 D LOT 7,8 & S1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 110	5042 09 09 0980	CE14082099	\$ 392.48
12	SAUTERNES V LLC	1213 W LAS OLAS BOULEVARD	WAVERLY PLACE 2-19 D LOT 7,8 & S1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 110	5042 09 09 0980	CE13101202	\$ 280.03
13	SAUTERNES V LLC	1213 W LAS OLAS BOULEVARD	WAVERLY PLACE 2-19 D LOT 7,8 & S1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 110	5042 09 09 0980	CE13060485	\$ 312.88

# Report of Lot Clearing for Commission Meeting March 17, 2015

14	MERCURY I LLC DEPT 5224	1217 NW 4 STREET	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 26 BLK 6	5042 04 06 1360	CE14070899	\$ 372.99
15	SRP SUB LLC	1219 CHATEAU PARK DRIVE	LAUDERDALE MANORS ADD REV PLAT OF BLKS A TO E 31-19 B LOT 40 BLK C	4942 33 22 0750	CE14081970	\$ 287.02
16	JNL INVESTMENTS LLC	1223 NW 6 COURT	HOME BEAUTIFUL PARK 2-47 B LOT 12 BLK B	5042 04 04 0270	CE14061430	\$ 297.64
17	MARTIN,STEVEN M & MUNOZ,EMILIO EST	1242 NW 3 AVENUE	PROGRESSO 2-18 D LOT 45,46 BLK 122	4942 34 03 4280	CE14080221	\$ 287.59
18	HOUSEHOLD FINANCE CORP III	1412 SW 9 STREET	RIVERSIDE ADD AMEN PLAT 1-13 B LOT 8 BLK 13	5042 09 02 1230	CE13101649	\$ 1,274.68
19	GOODEN,DOROTHY MAE EST	1418 NW 11 PLACE	LAUDERDALE MANORS ADD 30-10 B LOT 23 BLK E	4942 33 21 0400	CE14061723	\$ 747.54
20	ALEJO,LUIS R	1460 SW 29 STREET	HIBISCUS PARK 23-29 B LOT 2 BLK 3	5042 21 13 0340	CE14072215	\$ 636.36
21	TRANCO LLC	1512 NW 1 AVENUE	PROGRESSO 2-18 D LOT 16 BLK 34	4942 34 01 6870	CE14081479	\$ 557.00
22	GLASS,OLIVER C JR	1517 NW 5 STREET	DORSEY PARK FIRST ADD 21-30 B LOT 18 BLK 1	5042 04 24 0170	CE14070789	\$ 374.57
23	KREVOY,CARY	1520 NW 2 AVENUE	PROGRESSO 2-18 D LOT 18 BLK 33	4942 34 01 6680	CE14071100	\$ 368.57
24	HERRINGTON,MARY A EST	1524 NW 19 AVENUE	LAUDERDALE MANORS AMD PLAT 28-11 B LOT 20 BLK 13	4942 33 04 3370	CE14080741	\$ 514.97
25	VICTORES,NORMA	1531 NW 12 AVENUE	LAUDERDALE VILLAS 29-37 B LOT 26 BLK K	4942 33 28 3600	CE14070017	\$ 387.62
26	SCANLAN,HARRY J JR	1536 NW 5 AVENUE	PROGRESSO 2-18 D LOT 22,23 S1/2 BLK 30	4942 34 01 6080	CE14072285	\$ 350.51
27	GLASS,OLIVER C JR	1600 W SISTRUNK BOULEVARD	DORSEY PARK SECOND ADD 23-10 B LOT 8 LESS N 10 FOR RD R/W BLK 8	5042 04 25 0200	CE14070804	\$ 297.82
28	SMITH,CHARLIE J	1604 NW 11 COURT	LAUDERDALE MANOR 25-12 B LOT 21 BLK 3	4942 33 03 0370	CE14080176	\$ 252.40

# Report of Lot Clearing for Commission Meeting March 17, 2015

29	JENKINS, ROBERT III & N L GIBSON, RICHARD T	1612 NW 6 AVENUE	PROGRESSO 2-18 D LOT 15 BLK A	4942 34 07 9290	CE14070008	\$ 396.53
30	PLATINUM ORGANIZATION INC	1616 NW 15 PLACE	LAUDERDALE MANORS AMEND RESUB OF N1/2 OF BLK 14 33-9 B LOT J BLK 14	4942 33 05 0100	CE14061806	\$ 890.16
31	VICTORES, NORMA	1624 NW 12 COURT	LAUDERDALE MANORS AMD PLAT 28-11 B LOT 9 BLK 6	4942 33 04 1490	CE14071750	\$ 275.68
32	AMINZADA, MIRWAIGS	1625 NW 6 PLACE	LINCOLN PARK FIRST ADD CORR PLAT 5-1 B LOT 13, 14 BLK 15	5042 04 12 0480	CE14061161	\$ 342.63
33	INTERNATIONAL GLOBAL DEV INC JADE HOUSING LLC	1644 NW 18 AVENUE	LAUDERDALE MANORS RESUB OF AMD PLAT BLK 20 32-44 B LOT 1	4942 33 11 0010	CE14070703	\$ 354.32
34	SEVERINO, ROBERT & ANITA	1648 NW 13 COURT	LAUDERDALE MANORS AMD PLAT 28-11 B LOT 26 BLK 4	4942 33 04 0520	CE14061232	\$ 342.63
35	O'BEA FAM TR O'BEA, NICHOLAS TRSTEE	1673 SW 29 TERRACE	CHULA VISTA 5TH ADD 35-37 B LOT 9 BLK 3 LESS RW DESC IN OR 4117/186, VACATED PER OR 5275/326	5042 17 09 0080	CE14011269	\$ 351.30
36	WEAVER, RICHARD L EST	1700 SW 9 STREET	SHERWOOD FOREST 30-28 B LOT 6 BLK 1	5042 09 24 0060	CE14090044	\$ 279.28
37	1733 NW 18 ST TR % BARBARA WING	1733 NW 18 STREET	LAUDERDALE MANORS 19 ST 47-8 B LOT 9 BLK 2	4942 33 13 0170	CE14061434	\$ 342.63
38	ROBERTSON, AVON JR ROBERTSON, TALISA A	1736 NW 18 STREET	LAUDERDALE MANORS AMEN RESUB OF BLK 21 33-44 B LOT 11 BLK 21	4942 33 12 0110	CE14061432	\$ 761.04
39	RIVERS, MARY	1738 NW 29 LANE	WINGATE RIDGE AMENDED PLAT OF BLK 3 58-8 B LOT 4 BLK 3	4942 32 32 0040	CE14061953	\$ 387.62
40	FORTY ONE YELLOW LLC % KURT A STREYFFELER PA	1745 NW 18 STREET	LAUDERDALE MANORS 19 ST 47-8 B LOT 6 BLK 2	4942 33 13 0140	CE14061808	\$ 432.61
41	PONDER, WILBERT III	1801 NW 25 AVENUE	LAUDERDALE MANOR HOMESITES 34-21 B LOT 6 BLK 6	4942 32 12 1020	CE14081431	\$ 332.05
42	BRADDOCK MANAGEMENT LLC	1870 NW 24 TERRACE	LAUDERDALE MANOR HOMESITES 34-21 B LOT 2 BLK 3	4942 32 12 0540	CE14090755	\$ 288.04
43	FEDERAL NATIONAL MORTGAGE ASSN % JPMORGAN CHASE BANK	2101 NE 14 COURT	LAUDER GATE ISLES 28-17 B LOT 8 BLK A	4942 36 14 0090	CE14020658	\$ 1,836.25

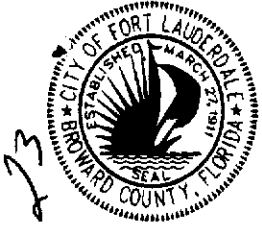
# Report of Lot Clearing for Commission Meeting March 17, 2015

44	HERON SHORES REALTY LLC	2181 NW 21 TERRACE	HAPPY ACRES 59-23 B LOT 1	4942 29 18 0010	CE14081799	\$ 557.00
45	HOWARD, JERRY LIA EST	NW 6 STREET	RIVER GARDENS 19-23 B LOT 3 LESS RD BLK 6	5042 05 07 0970	CE14082169	\$ 330.52
46	ALLIED MORTGAGE INVESTMENT FUND II	2221 NW 29 AVENUE	GOLDEN RIDGE 57-12 B LOT 12 BLK 10	4942 29 13 1010	CE14080710	\$ 471.08
47	THOMAS, CHARLOTTE	2329 NW 6 COURT	WASHINGTON PARK 19-22 B LOT 17 BLK 2	5042 05 01 0411	CE14080512	\$ 781.95
48	JUSTICE, ROSTELL ADAMS, ROBERT T EST	2336 NW 14 COURT	DILLARD PARK AMEN PLAT 33-32 B LOT D BLK 6	4942 32 11 0850	CE14090729	\$ 332.05
49	WEAVER, SHIRLEY D EST WEAVER, CHERYL L EST	2356 NW 14 STREET	DILLARD PARK 30-34 B LOT 2 BLK 7	4942 32 10 0020	CE14090598	\$ 274.54
50	SANCHEZ, ATHENS	NW 24 AVENUE,	DILLARD PARK 30-34 B LOT 1 BLK 7	4942 32 10 0010	CE14071214	\$ 294.66
51	SANCHEZ, ATHENS	NW 24 AVENUE,	DILLARD PARK 30-34 B LOT 1 BLK 7	4942 32 10 0010	CE14050596	\$ 389.27
52	SANCHEZ, ATHENS	NW 24 AVENUE,	DILLARD PARK 30-34 B LOT 1 BLK 7	4942 32 10 0010	CE14090599	\$ 274.54
53	POPEYES CHICKEN & BISCUITS LLC	2550 NW 19 STREET	LAUDERDALE MANOR HOMESITES 34-21 B LOT 24 BLK 2	4942 32 12 0460	CE14080621	\$ 1,009.85
54	STODDARD, LARRY JR	NW 20 STREET	NORTH WEST LAUDERDALE 25-25 B LOT 3 BLK 3	4942 29 04 0830	CE14061195	\$ 339.83
55	TOLEDANO PROPERTIES LLC	NW 24 COURT	FLAMINGO VILLAGE 1ST ADD 47-7 B PARCEL Z LESS S 50 BLK 11	4942 29 08 0930	CE14060917	\$ 297.64
56	KEYSTONE HALLS INC	2961 SW 19 AVENUE	CLAIR LAKE 28-26 B LOT 19,20	5042 21 17 0210	CE14071927	\$ 440.22
57	MCGURER, WILLIE L	2971 SW 14 STREET	GILLCREST 34-12 B LOT 5 BLK 14	5042 17 18 1370	CE14072075	\$ 350.06
58	SUN LOVERS HOMES INC	3041 NW 17 STREET	WINGATE RIDGE 37-50 B LOT 15 BLK 1	4942 32 14 0190	CE14090139	\$ 737.94



# Report of Lot Clearing for Commission Meeting March 17, 2015

59	SLOMAN, HOWARD S JR	3115 SW 2 AVENUE	CROISSANT PARK BOULEVARD SECTION 6-30 B LOT 13, 14 BLK 127	5042 22 08 1190	CE14031616	\$ 639.97
60	SLOMAN, HOWARD S JR	3115 SW 2 AVENUE	CROISSANT PARK BOULEVARD SECTION 6-30 B LOT 13, 14 BLK 127	5042 22 08 1190	CE14071930	\$ 372.73
61	FEDERAL HOME LOAN MORTGAGE CORP	3321 NW 64 STREET	PALM-AIRE VILLAGE 2ND SEC ADD 2 74-25 B LOT 29 BLK 16	4942 07 04 2040	CE14071943	\$ 426.16
62	BURTON, PAUL PARRA, CECILIA	3223 NE 40 STREET	BERMUDA-RIVIERA SUB OF GALT OCEAN MILE FIRST ADD 40-12 B POR OF LOTS 12 & 13 LYING WEST OF THE FOL DESC LINE, COMM AT NE COR OF LOT 11 BLK J, WLY ALG N/L OF LOT 11 & 12 114.43, SELY 107.70 TO S/L OF LOT 12 BLK J	4943 19 04 0130	CE14060155	\$ 755.31
63	SPENA, EMILIO & SPENA, IDA	3399 SW 17 STREET	RIVERLAND VILLAGE SEC ONE 27-44 B LOT 12 BLK 25	5042 18 06 0880	CE14021920	\$ 339.78
64	MANGUS, ADA LIGIA LLAVONA	3430 SW 13 COURT	PEARL ESTATES 40-42 B LOT 12 BLK 9	5042 18 21 1420	CE13100239	\$ 414.70
65	LINPRO COMMERCE CENTER PROPERTY OWNERS ASSOCIATION INC	NW 54 STREET	LINPRO LONESTAR PARK 124-12 B PT OF TRACT A DESC'D, A STRIP 60' WIDE LYING IN NW1/4 OF SEC 18, 60' STRIP LYING 30' ON EACH SIDE OF FOL DESC'D C/L; COMM AT C/L INTERSEC OF NW 35 AVE & NW 54 ST W 528.52, N 30 TO POB, N 420, NE, N, NW 188.50, W 551.03, NLY 307.19, N 196.21, NW 174.66, NE 152.07 TO PT ON S R/W/L OF PROSPECT FIELD RD & PT OF TERMINATION AKA: PT OF NW 54 ST, NW 35 TERR & NW 36 AVE	4942 18 26 0015	CE14081774	\$ 833.52
66	3733 LAND TR LANCASTE INVESTMENTS LLC TRSTEE	3733 SW 12 COURT	BRYSA PARK 8-45 B LOT 8 W 3, 9 BLK 2	5042 18 01 0180	CE13111024	\$ 422.87
67	AMERICAN ONE RENTALS INC	3780-3790 SW 14 STREET 1-5	DAVIE BOULEVARD PARK 23-6 B LOTS 1 & 2 BLK 10	5042 18 05 0690	CE14071729	\$ 1,066.88
68	QUERCIOLI, KEN QUERCIOLI, DEBRA	6984 NW 30 AVENUE	PALM-AIRE VILLAGE 3RD SEC ADDN 7 101-27 B LOT 11	4942 08 12 0110	CE14072264	\$ 322.68
TOTAL						\$ 33,747.14



**City of Fort Lauderdale  
Code Enforcement Board**

**FINAL ORDER**

City of Fort Lauderdale, Florida  
**Petitioner,**

**Case #:** CE08091700

**v.**

LANCASTE INVESTMENTS LLC TRUSTE  
3733 LAND TR  
4200 HILLCREST DR #409  
HOLLYWOOD, FL 33021

**Tenant:**

**Respondent(s)**

---

**Address of Violation(s): 3733 SW 12 CT**

**Legal Description:**

0218010180

BRYSA PARK 8-45 B

LOT 8 W 3,9 BLK 2

This cause having come before the Code Enforcement Board for a Hearing on **Mar. 24, 2009** and based on the evidence, the Code Enforcement Board enters the following **FINDINGS OF FACT** and **CONCLUSIONS OF LAW** and **FINAL ORDER**:

**FINDINGS OF FACT and CONCLUSIONS OF LAW**

**The Respondent(s) is/are the owner(s) of the subject property and is found in violation of law as follows:**

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO:

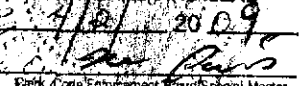
1. WINDOWS WERE INSTALLED.
2. STRUCTURAL ROOF REPAIRS WERE DONE.
3. A CENTRAL A/C WAS INSTALLED.
4. AN EXTERIOR WOOD FRAME WALL WAS REBUILT.

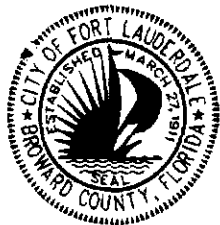
FBC 105.2.11

A CENTRAL A/C WAS REPLACED/INSTALLED WITHOUT A PERMIT.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO: INTERIOR ALTERATIONS TO ELECTRICAL SYSTEM WERE DONE.

I certify this document to be a true and correct copy of the original.  
**WITNESS MY HAND AND SEAL**  
on 4/21/2009  
  
City Clerk  
City of Fort Lauderdale, Fla.



**City of Fort Lauderdale  
Code Enforcement Board**

**FINAL ORDER**

City of Fort Lauderdale, Florida  
**Petitioner,**

**Case #:** CE08091700

**v.**

LANCASTE INVESTMENTS LLC TRUSTE  
3733 LAND TR  
4200 HILLCREST DR #409  
HOLLYWOOD, FL 33021

**Tenant:**

**Respondent(s)**

**FINAL ORDER**

**That based upon the foregoing, it is hereby ORDERED that: Respondent(s) complete corrective action(s) noted below within the time specified for each violation or a daily fine as indicated may be imposed at a second hearing:**

VIOLATION	DAILY AMOUNT	COMPLETE BY
FBC 105.1	\$200.00	04/28/2009
FBC 105.2.11	\$200.00	04/28/2009
FBC 105.2.5	\$200.00	04/28/2009

**Corrective Action(s):**

FBC 105.1  
OBTAIN A DEMOLITION PERMIT AND/OR REMOVE ILLEGALLY  
BUILT STRUCTURES, COMPONENTS AND/OR EQUIPMENT

AND/OR

APPLY AND OBTAIN THE REQUIRED AFTER THE FACT  
BUILDING PERMITS FOR ANY STRUCTURAL, ELECTRICAL,  
PLUMBING AND MECHANICAL WORK.

ENGAGE THE SERVICES OF A LICENSED AND CERTIFIED  
ARCHITECT OR ENGINEER TO PREPARE PLANS DETAILING  
THE CORRECTIVE ACTIONS REQUIRED. CHECK IF AN  
APPROVAL BY BROWARD COUNTY, EPD OR THE HEALTH  
DEPARTMENT ETC. IS REQUIRED BEFORE SUBMITTING THE  
PLANS TO THE CITY OF FORT LAUDERDALE. THE  
SUBMITTED PLANS WILL BE REQUIRED TO CONFORM TO ALL  
APPLICABLE CODES BEFORE BEING APPROVED. WHEN THESE  
PLANS ARE APPROVED, A PERMIT MAY BE ISSUED BY THE  
BUILDING DEPARTMENT.

ENGAGE THE SERVICES OF A LICENSED CONTRACTOR  
AND/OR TRADE CONTRACTORS. ALL REQUIRED FIELD  
INSPECTIONS HAVE TO BE SCHEDULED AND THE WORK  
APPROVED. THE SUB-PERMITS AND THE MASTER BUILDING

I certify this document to be a true  
and correct copy of the original.  
WITNESS MY HAND AND SEAL  
on 4/28/2009  
\_\_\_\_\_  
Debra, Code Enforcement Board, Special Master  
Housing Structures Board  
City of Fort Lauderdale, Fla.



**City of Fort Lauderdale  
Code Enforcement Board**

**FINAL ORDER**

City of Fort Lauderdale, Florida  
**Petitioner,**

**Case #:** CE08091700

**v.**

LANCASTE INVESTMENTS LLC TRUSTE  
3733 LAND TR  
4200 HILLCREST DR #409  
HOLLYWOOD, FL 33021

**Tenant:**

**Respondent(s)**

PERMIT MUST HAVE RECEIVED THE FINAL APPROVED  
INSPECTION AND PERMIT CLOSED. PLEASE CHECK WITH  
THE BUILDING DEPARTMENT, IF A CERTIFICATE OF  
COMPLETION OR A CERTIFICATE OF OCCUPANCY IS  
REQUIRED.

FBC 105.2.11

SEE REMEDIAL ACTIONS AS DETAILED IN SECTION FBC  
105.1.

FBC 105.2.5

SEE REMEDIAL ACTIONS AS DETAILED IN SECTION FBC  
105.1.

**Upon complying with corrective action(s), Respondent(s) MUST notify JORG HRUSCHKA, 954-828-6514 who shall inspect the property to verify compliance.**

Pursuant to Chapter 11 City of Fort Lauderdale Code of Ordinances, a certified copy of this Final Order may be recorded in the public records of the county and, when recorded, shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property any subsequent purchasers, successors in interest, or assigns.

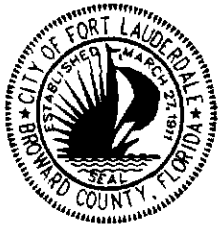
If the Respondent(s) do(es) not comply with each corrective action by the date(s) specified by this Final Order a second hearing shall be held at which time an order imposing a fine may be entered; this order imposing a fine may include the cost of repairs pursuant to and under the conditions specified in City Ordinance, Section 11-12(b). A certified copy of the order imposing a fine may be recorded in the Public Records for Broward County, and once recorded, SHALL CONSTITUTE A LIEN upon the property where the violation exists and upon any other real and personal property owned by the violator pursuant to City Ordinance, Section 11-12(e) and 11-19(f).

**After 3 months from the filing of any such lien, which lien remains unpaid, the city attorney may foreclose upon the lien in the same manner as mortgage liens are foreclosed.**

**A code enforcement lien cannot be used to foreclose upon real property which is a homestead.**

Any Final Order of the Code Enforcement Board can be appealed to the Circuit Court of Broward County, Florida.

I certify this document to be a true  
and correct copy of the original.  
WITNESS MY HAND AND SEAL  
on APR 11 2008  
\_\_\_\_\_  
Special Master  
Unincorporated Board  
City of Fort Lauderdale, Fla.



City of Fort Lauderdale  
Code Enforcement Board

**FINAL ORDER**

City of Fort Lauderdale, Florida  
**Petitioner,**

**Case #:** CE08091700

**v.**  
LANCASTE INVESTMENTS LLC TRUSTE  
3733 LAND TR  
4200 HILLCREST DR #409  
HOLLYWOOD, FL 33021

**Tenant:**

**Respondent(s)**

**RIGHT TO APPEAL:** If any person desires to appeal any decision with respect to the matter considered at this Hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. A copy of the proceedings can be obtained from the Code Enforcement Clerk at 954-828-5207.

DONE AND ORDERED on this **Mar. 24, 2009**.

ATTEST:

CLERK, CODE ENFORCEMENT BOARD

CHAIRPERSON, CODE ENFORCEMENT BOARD

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 2<sup>ND</sup> day of April, 2009, by Dee Paris as Clerk and Sara Mitchell as Chairperson of the Code Enforcement Board for the City of Fort Lauderdale, Who are personally known to me or have produced \_\_\_\_\_ as identification.

(SEAL)



YVETTE KETOR  
MY COMMISSION # DD 745295  
EXPIRES: December 30, 2011  
Bonded Thru Budget Notary Services

Notary Public, State of Florida (Signature  
of Notary taking Acknowledgment)

Name of Notary Typed, Printed or Stamped

My Commission Expires: \_\_\_\_\_

Commission Number: \_\_\_\_\_

I certify this document to be a true  
and correct copy of the original.

WITNESS MY HAND AND SEAL  
on 4/20/09

Clerk, Code Enforcement Board, Special Master  
Lancaster Investments Board  
City of Fort Lauderdale, Fla.



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

**DATE: January 3, 2017**

**PROPERTY ID # 504218-01-0180 (TD # 36781)**

# WARNING

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

**AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3733 SW 12 COURT, FORT LAUDERDALE, FL 33312 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 January 31, 2017 .....\$ 6,859.25  
Or

\* Amount due if paid by February 14, 2017 .....\$ 6,941.10

**\*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 February 15, 2017 UNLESS THE BACK TAXES ARE PAID.**

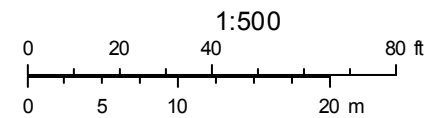
**TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374**

**FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE  
VISIT [www.broward.org/recordstaxestreasury](http://www.broward.org/recordstaxestreasury)**

Property Id: 504218010180



October 13, 2016



7016 0910 0000 8973 0667

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**TD 36781 FEBRUARY 2017 WARNING**  
**MTAG AS CUSTODIAN FOR CAZ CREEK**  
**FLORIDA, LLC**  
**PO BOX 54900**  
**NEW ORLEANS, LA 70154**



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**TD 36781 FEBRUARY 2017 WARNING**  
**LANCASTE INVESTMENTS LLC TRSTEE**  
**3733 LAND TRUST**  
**PO BOX 278408**  
**MIRAMAR, FL 33027**

7106 0910 0000 873 0681

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TD 36781 FEBRUARY 2017 WARNING  
CITY OF FT LAUDERDALE,  
115 S. AVENUE, #2  
FT LAUDERDALE, FL 33301

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

See Reverse for Instructions



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**TD 36781 FEBRUARY 2017 WARNING**  
**3733 LAND TR**  
**LANCASTE INVESTMENTS LLC TRSTEE**  
**4200 HILLCREST DR #409**  
**HOLLYWOOD, FL 33021**

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

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☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

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**TD 36781 FEBRUARY 2017 WARNING**  
**CITY OF FORT LAUDERDALE**  
**ATTN: CITY ATTORNEY OFFICE**  
**100 N ANDREWS AVE 7<sup>TH</sup> FLOOR**  
**FT LAUDERDALE, FL 33301**

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

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**TD 36781 FEBRUARY 2017 WARNING**  
**LANCASTLE INVESTMENTS**  
**P.O. BOX 278408**  
**MIRAMAR, FL 33027**

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

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**TD 36781 FEBRUARY 2017 WARNING**  
**3733 LAND TR**  
**LANCASTLE INVESTMENTS LLC TRSTEE**  
**3733 SW 12 COURT**  
**FT LAUDERDALE, FL 33312**



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**TD 36781 FEBRUARY 2017 WARNING**  
**CITY OF FT LAUDERDALE**  
**CODE ENFORCEMENT DIVISION**  
**BUILDING DEPARTMENT**  
**700 NW 19 AVENUE**  
**FT LAUDERDALE, FL 33311**

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

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**TD 36781 FEBRUARY 2017 WARNING**  
**JSJT CONSTRUCTION INC**  
**3389 SHERIDAN ST #513**  
**HOLLYWOOD, FL 33021**

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

See Reverse for Instructions



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City, State

**TD 36781 FEBRUARY 2017 WARNING**  
**JEFFERSON, MELISSA R**  
**3729 SW 12 COURT**  
**FT LAUDERDALE, FL 33312**

**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 36781 FEBRUARY 2017 WARNING**  
**3733 LAND TR**  
**LANCASTE INVESTMENTS LLC TRSTEE**  
**4200 HILLCREST DR #409**  
**HOLLYWOOD, FL 33021**



9590 9402 2241 6193 6301 68

2. Article Number (Transfer from service label)  
**7016 0910 0000 8973 0698**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** *Karli Jones*

☒ Agent

☐ Addressee

B. Received by (Printed Name)

*Karlin James*

C. Date of Delivery

*1/17*

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
- ☐ Registered Mail
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

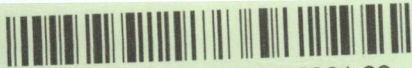
Domestic Return Receipt

**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 36781 FEBRUARY 2017 WARNING  
MTAG AS CUSTODIAN FOR CAZ CREEK  
FLORIDA, LLC  
PO BOX 54900  
NEW ORLEANS, LA 70154**



9590 9402 2241 6193 6301 99

2. Article Number (Transfer from service label)

7016 0910 0000 8973 0667

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

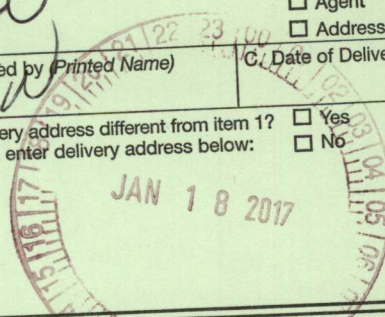
3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

Mail  
Mail Restricted Delivery  
(over \$500)

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 36781 FEBRUARY 2017 WARNING**

**JSJT CONSTRUCTION INC  
3389 SHERIDAN ST #513  
HOLLYWOOD, FL 33021**



9590 9402 2241 6193 6302 81

2. Article Number (Transfer from service label)

**7016 0910 0000 8973 0742**

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

**X**

- ☒ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

**C. HADSFEL****1/14/16**

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

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

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 36781 FEBRUARY 2017 WARNING**  
**CITY OF FORT LAUDERDALE**  
**ATTN: CITY ATTORNEY OFFICE**  
**100 N ANDREWS AVE 7<sup>TH</sup> FLOOR**  
**FT LAUDERDALE, FL 33301**



9590 9402 2241 6193 6302 36

2. Article Number (Transfer from postmark)

7016 0910 0000 8973 0704

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

**City of Fort Lauderdale**  
**Mailroom/Receiving**  
**100 N Andrews Ave**  
**Ft Lauderdale FL 33301**

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery

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

(over \$500)

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 36781 FEBRUARY 2017 WAKNING  
JEFFERSON, MELISSA R  
3729 SW 12 COURT  
FT LAUDERDALE, FL 33312**



9590 9402 2241 6193 6302 74

2. Article Number (Transfer from service label)

7016 0910 0000 8973 0766

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Melissa Jefferson

C. Date of Delivery

1/14/12

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

3. Service Type

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

Domestic Return Receipt