



**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222
Phone: (412) 391-5555 Fax: (412) 391-7608
E-mail: TitleExpress@grantstreet.com**

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 01/26/2018

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 01/25/2018

CERTIFICATE # 2013-5090

ACCOUNT # 494101290170

ALTERNATE KEY # 176682

TAX DEED APPLICATION # 38598

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

UNIT 137
BUILDING 17 BLOCK 1

A PORTION OF PARCEL "S", NORTH LAUDERDALE DIVISION "C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "S"; SAID POINT BEING ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF 03° 20' 20" FOR AN ARC DISTANCE OF 44.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF 03° 34' 03" FOR AN ARC DISTANCE OF 34.28 FEET; THENCE NORTH 78° 22' 42" EAST FOR 62.00 FEET; THENCE SOUTH 11° 37' 16" EAST FOR 37.00 FEET; THENCE SOUTH 80° 56' 45" WEST FOR 62.83 FEET TO THE POINT OF BEGINNING. SAID LAND LYING AND BEING IN THE CITY OF NORTH LAUDERDALE, BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 137 SAN REMO BOULEVARD, NORTH LAUDERDALE FL 33068-3917

OWNER OF RECORD ON CURRENT TAX ROLL:

ROSITA WATSON
710 CAROLINA AVE
FORT LAUDERDALE, FL 33312-1913 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ROSITA WATSON
137 SAN REMO BLVD
NORTH LAUDERDALE, FL 33068 (Per Deed)

NOTE: Images and attachments from previous search not included in update.

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:
No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 01 29 0170

CURRENT ASSESSED VALUE: \$8,890

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2017-4277

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

No new documents found.

**Update search found no new recorded documents.

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Christina Young

Title Examiner

PROPERTY INFORMATION REPORT

ORDER DATE: 08/22/2017

REPORT EFFECTIVE DATE: 20 YEARS UP TO 08/21/2017

CERTIFICATE # 2013-5090

ACCOUNT # 494101290170

ALTERNATE KEY # 176682

TAX DEED APPLICATION # 38598

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

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OWNER OF RECORD ON CURRENT TAX ROLL:

ROSITA WATSON

710 CAROLINA AVE

FORT LAUDERDALE, FL 33312-1913 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ROSITA WATSON

OR: 34066, Page: 227

137 SAN REMO BLVD

NORTH LAUDERDALE, FLORIDA 33068 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

LE CLOS HOMES HOMEOWNERS ASSOCIATION, INC. OR: 49672, Page: 1246

9365 WEST SAMPLE ROAD SUITE 202

CORAL SPRINGS, FL 33065 (Per Lien and Sunbiz)

CITY OF NORTH LAUDERDALE
CODE ENFORCEMENT BOARD
701 SW 71 AVENUE
NORTH LAUDERDALE, FLORIDA 33068 (Per Liens)

OR: 46728, Page: 1096
OR: 49740, Page: 900
OR: 50384, Page: 1146
OR: 48933, Page: 1757

LE CLOS HOMES HOMEOWNERS'
ASSOCIATION, INC.
DANIELLE SCHNEIDER, ESQ.
PEYTONBOLIN, PL
4758 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FL 33319 (Per Lis Pendens)

OR: 49889, Page: 1462

BROWARD COUNTY
ENVIRONMENTAL PROTECTION AND GROWTH
MANAGEMENT DEPARTMENT
ENVIRONMENTAL LICENSING AND BUILDING
PERMITTING DIVISION
CODE ENFORCEMENT SECTION
1 NORTH UNIVERSITY DRIVE, BOX #302
PLANTATION, FL 33324-2038 (Per Order)

Instrument: 112924831

LE CLOS HOMES HOMEOWNERS' ASSOCIATION, INC. OR: 50708, Page: 377
(Per Final Judgment of Foreclosure. No address on document.)

ELISA YORK, REGISTERED AGENT
O/B/O LE CLOS HOMES HOMEOWNERS' ASSOCIATION, INC.
9365 W. SAMPLE ROAD
202
CORAL SPRINGS, FL 33065 (Per Sunbiz)

OR: 11810, Page: 761

WOODS COVE IV LLC
FILE 1580
1801 W OLYMPIC BLVD
PASADENA, CA 91199 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4941 01 29 0170

CURRENT ASSESSED VALUE: \$8,890

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2017-4277

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed	OR: 21551, Page: 468
Re-Recorded Warranty Deed	OR: 21954, Page: 676
Divorce Judgment	OR: 23516, Page: 571
Warranty Deed	OR: 30676, Page: 1240

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Christina Young

Title Examiner



Site Address	137 SAN REMO BOULEVARD, NORTH LAUDERDALE FL 33068-3917	ID #	4941 01 29 0170
Property Owner	WATSON,ROSITA	Millage	2912
Mailing Address	710 CAROLINA AVE FORT LAUDERDALE FL 33312-1913	Use	00

Abbreviated Legal Description	NORTH LAUDERDALE DIV C 72-21 B PT TR S DESC AS COMM AT SW COR OF SAID TR,NWLY ARC DIST 44.58 TO POB,NWLY ARC DIST 34.28,NE 62.00,SELY 37.08,SW 62.83 TO POB AKA: UNIT 137 BLDG 17 BLK 1 LE CLOS COURT YARDS -
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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 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$8,890		\$8,890	\$8,890	
2017	\$8,890		\$8,890	\$8,890	\$247.94
2016	\$8,890		\$8,890	\$8,890	\$253.15

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$8,890	\$8,890	\$8,890	\$8,890
Portability	0	0	0	0
Assessed/SOH	\$8,890	\$8,890	\$8,890	\$8,890
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	\$8,890	\$8,890	\$8,890	\$8,890

Sales History			
Date	Type	Price	Book/Page or CIN
10/25/2002	WD	\$98,000	34066 / 227
7/14/2000	WD	\$74,000	30676 / 1240
12/1/1993	WD	\$58,800	21551 / 468
11/1/1984	WD	\$65,000	

Land Calculations		
Price	Factor	Type
\$4.00	2,222	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
29	A		NL					
L			NL					
1			.05					



Site Address	137 SAN REMO BOULEVARD, NORTH LAUDERDALE FL 33068-3917	ID #	4941 01 29 0170
Property Owner	WATSON,ROSITA	Millage	2912
Mailing Address	710 CAROLINA AVE FORT LAUDERDALE FL 33312-1913	Use	00

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Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$8,890		\$8,890	\$8,890	
2016	\$8,890		\$8,890	\$8,890	\$253.15
2015	\$8,890	\$10,750	\$19,640	\$19,640	\$897.25

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$8,890	\$8,890	\$8,890	\$8,890
Portability	0	0	0	0
Assessed/SOH	\$8,890	\$8,890	\$8,890	\$8,890
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	\$8,890	\$8,890	\$8,890	\$8,890

Sales History			
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Land Calculations		
Price	Factor	Type
\$4.00	2,222	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
29	A		NL					
L			NL					
1			.05					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #38598

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of March 2018, 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:

ROSITA WATSON
137 SAN REMO BLVD
NORTH LAUDERDALE, FL 33068

LE CLOS HOMES HOMEOWNERS
ASSOCIATION, INC.
9365 WEST SAMPLE ROAD SUITE 202
CORAL SPRINGS, FL 33065

CITY OF NORTH LAUDERDALE,
CODE ENFORCEMENT BOARD
701 SW 71 AVENUE
NORTH LAUDERDALE, FL 33068

LE CLOS HOMES HOMEOWNERS'
ASSOCIATION, INC., DANIELLE
SCHNEIDER, ESQ.,
PEYTONBOLIN, PL
4758 WEST COMMERCIAL
BOULEVARD
FORT LAUDERDALE, FL 33319

ELISA YORK, REGISTERED AGENT
O/B/O LE CLOS HOMES
HOMEOWNERS' ASSOCIATION, INC.
9365 W. SAMPLE ROAD 202
CORAL SPRINGS, FL 33065

WOODS COVE IV LLC, FILE 1580
1801 W OLYMPIC BLVD
PASADENA, CA 91199

SAN REMO HOMEOWNERS
ASSOCIATION
1945 SW 60TH AVE
N LAUDERDALE, FL 33068-4625

ENVIRONMENTAL PROTECTION
AND GROWTH MGMT
ENVIRONMENTAL LICENSING
BUILDING PERMITTING
CODE ENF SECTION
1 NORTH UNIVERSITY DRIVE,
BOX #302
PLANTATION, FL 33324-2038

LE CLOS HOMES HOMEOWNERS'
ASSOCIATION, INC.
% INTERNATIONAL PROPERTY
MGMT GROUP
934 UNIVERSITY DRIVE #284
CORAL SPRINGS, FL 33071

LE CLOS HOMES HOMEOWNERS
ASSOCIATION INC
% DANIELLE SCHNEIDER ESQ
GUTTERMAN TRIAL GROUP
200 E BROWARD BLVD STE 1630
FORT LAUDERDALE, FL 33301-1949

LE CLOS HOMES HOMEOWNERS
ASSOCIATION INC
% DANIELLE SCHNEIDER ESQ
3343 W COMMERCIAL BLVD STE 100
FORT LAUDERDALE, FL 33309

CITY OF NORTH LAUDERDALE
701 SW 71 AVE
NORTH LAUDERDALE, FL 33068

WATSON, ROSITA
710 CAROLINA AVE
FORT LAUDERDALE, FL 33312-1913

LE CLOS HOMES HOMEOWNERS'
ASSOCIATION, INC., DANIELLE
SCHNEIDER, ESQ., PEYTONBOLIN, PL
1945 SW 60TH AVE
N LAUDERDALE, FL 33068-4625

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

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

BROWARD COUNTY CODE & ZONING
ENFORCEMENT SECTION PLANNING &
REDEVELOPEMENT DIV. ENVIRONMENTAL
PROTECTION & GROWTH MGMT DEPT
GCW - 1 NORTH UNIVERSITY DR
MAILBOX 302
PLANTATION, FL 33324

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

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

PUBLIC WORKS DEPT REAL PROPERTY
GOVERNMENTAL CENTER, RM 326,
115 S. ANDREWS AVE
FT. LAUDERDALE, FL 33301

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

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of March 2018 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 **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 38598

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: 494101-29-0170
Certificate Number: 5090
Date of Issuance: 06/01/2014
Certificate Holder: RJ KANE INVESTMENTS
Description of Property: NORTH LAUDERDALE DIV C 72-21 B
PT TR S DESC AS COMM AT SW COR
OF SAID TR,NWLY ARC DIST 44.58
See Additional Legal on Tax Roll

Name in which assessed: WATSON,ROSITA
Legal Titleholders: WATSON,ROSITA
710 CAROLINA AVE
FORT LAUDERDALE, FL 33312-1913

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 18th day of April, 2018. 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 15th day of March, 2018.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

By:  _____

Dana F. Buker
Deputy

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

Publish: DAILY BUSINESS REVIEW
Issues: 03/15/2018, 03/22/2018, 03/29/2018 & 04/05/2018
Minimum Bid: 7807.94

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

38598

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 5090

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

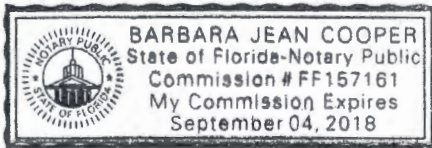
03/29/2018 04/05/2018

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
5 day of APRIL, A.D. 2018

(SEAL)

GUERLINE WILLIAMS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 38598

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Property ID: 494101-29-0170

Certificate Number: 5090

Date of Issuance: 06/01/2014

Certificate Holder:

RJ KANE INVESTMENTS

Description of Property:

NORTH LAUDERDALE DIV C

72-21 B

PT TR S DESC AS COMM AT

SW COR

OF SAID TR, NWLY ARC DIST

44.58

See Additional Legal on Tax Roll

Name in which assessed:

WATSON, ROSITA

Legal Titleholders:

WATSON, ROSITA

710 CAROLINA AVE

FORT LAUDERDALE, FL

33312-1913

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

Unless such certificate shall be re-deemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of April, 2018. 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.deeduction.net

*Pre-registration is required to bid.

Dated this 15th day of March, 2018.

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: 7807.94

401-314

3/29 4/5

18-73/0000307390B

RUSH

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

RUSH

RETURN OF SERVICE

Assignment: 10847 #SERVE A S A P - RETURN TO TAX NOTICE T... Service Sheet # 18-014224

BROWARD COUNTY, FL vs. WATSON, ROSITA TD 38598

TAX SALE NOTICE VS. **COUNTY/BROWARD** DEPENDANT **4/18/2018**

WATSON, ROSITA HEARING DATE

710 CAROLINA AVENUE COURT

FORT LAUDERDALE, FL 33312 SERVE

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

Received this process on 3/27/2018 3:28-18 2301
 Date 3-28-18 at 925AM
 Time RM10047

9884 Attorney
WATSON, ROSITA

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)
- To _____, as resident agent of said corporation in accordance with F.S. 48.091

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

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

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

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

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

OTHER RETURNS: See comments

COMMENTS: 3-28-18 925AM 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 and clicking on the icon "Service Inquiry"

SCOTT J. ISRAEL, SHERIFF
 BROWARD COUNTY, FLORIDA

BY: Rosalind Murray D.S.
Rosalind Murray

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494101-29-0170 (TD # 38598)

RECEIVED SHERIFF
2018 MAR 27 AM 9: 01
BROWARD COUNTY, FLORIDA

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

**ORIGINAL
DOCUMENT**

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 MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED 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 amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by March 30, 2018\$7,153.18

Or

* Amount due if paid by April 17, 2018\$7,237.47

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON April 18, 2018 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

WATSON, ROSITA
710 CAROLINA AVE
FORT LAUDERDALE, FL 33312-1913

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

RUSH

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

RUSH

RETURN OF SERVICE

Assignment: **8354**

SERVE A.S.A.P. RETURN TO TAX NOTICE

Service Sheet #

18-014225

BROWARD COUNTY, FL vs. WATSON, ROSITA

TD 38598

TAX SALE NOTICE

VS.

COUNTY/BROWARD

DEFENDANT

4/18/2018

TYPE OF WRIT

WATSON, ROSITA

COURT

**137 SAN REMO BLVD
NORTH LAUDERDALE, FL 33068**

HEARING DATE

SERVE

Received this process on

**3-28-18 0615HRS.
3/27/2018 12:10:35H**

Date

14279

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

JULIE AIKMAN, SUPV.

9884

Attorney

WATSON, ROSITA

Served

Not Served - see comments

3-28-18

Date

at

0933HRS.

Time

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)

To _____, as resident agent of said corporation in accordance with F.S. 48.091

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

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

1st attempt date/time: _____

2nd attempt date/time: _____

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

1st attempt date/time: _____

2nd attempt date/time: _____

OTHER RETURNS: See comments

COMMENTS:

Vacant. Posted on south facing wall.

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY:

**MNF #8354 DS
Nelson Force.**

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494101-29-0170 (TD #38598)

RECEIVED SHERIFF
2018 MAR 27 AM 9:01
BROWARD COUNTY, FLORIDA

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 MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED 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 amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by March 30, 2018\$7,153.18

Or

* Amount due if paid by April 17, 2018\$7,237.47

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON April 18, 2018 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

WATSON,ROSITA
137 SAN REMO BLVD
NORTH LAUDERDALE, FL 33068

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation

LE CLOS HOMES HOMEOWNERS' ASSOCIATION, INC.

Filing Information

Document Number N03091
FEI/EIN Number 59-2436940
Date Filed 05/15/1984
State FL
Status ACTIVE

Principal Address

9365 W. Sample Road
Suite 202
Coral Springs, FL 33065

Changed: 04/30/2015

Mailing Address

9365 W. Sample Road
Suite 202
Coral Springs, FL 33065

Changed: 04/30/2015

Registered Agent Name & Address

York, Elisa
9365 W. Sample Road
202
Coral Springs, FL 33065

Name Changed: 04/30/2015

Address Changed: 04/30/2015

Officer/Director Detail

Name & Address

Title President

WILSON, LEONARD
9365 W. Sample Road
202
Coral Sprinas. FL 33065

Title Secretary

MARSH, MELLODY
 9365 W. Sample Road
 202
 Coral Springs, FL 33065

Title Treasurer

Forrest, Margaret
 9365 W. Sample Road
 202
 Coral Springs, FL 33065

Title VP

Goodlitt, Winston
 9365 W. Sample Road
 202
 Coral Springs, FL 33065

Annual Reports

Report Year	Filed Date
2015	04/30/2015
2016	04/18/2016
2017	04/27/2017

Document Images

04/27/2017 -- ANNUAL REPORT	View image in PDF format
04/18/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
01/28/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2014 -- Reg. Agent Change	View image in PDF format
01/31/2013 -- ANNUAL REPORT	View image in PDF format
06/21/2012 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
01/15/2010 -- ANNUAL REPORT	View image in PDF format
01/26/2009 -- ANNUAL REPORT	View image in PDF format
01/23/2008 -- ANNUAL REPORT	View image in PDF format
04/02/2007 -- ANNUAL REPORT	View image in PDF format
02/07/2006 -- ANNUAL REPORT	View image in PDF format
02/28/2005 -- ANNUAL REPORT	View image in PDF format
06/09/2004 -- Reg. Agent Change	View image in PDF format
02/02/2004 -- ANNUAL REPORT	View image in PDF format
02/07/2003 -- ANNUAL REPORT	View image in PDF format
05/29/2002 -- ANNUAL REPORT	View image in PDF format
03/13/2001 -- ANNUAL REPORT	View image in PDF format

04/25/2000 -- ANNUAL REPORT	View image in PDF format
05/11/1999 -- ANNUAL REPORT	View image in PDF format
03/31/1998 -- ANNUAL REPORT	View image in PDF format
04/08/1997 -- ANNUAL REPORT	View image in PDF format
04/26/1996 -- ANNUAL REPORT	View image in PDF format
05/30/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations



INSTR # 100401704
OR BK 30676 PG 1240
 RECORDED 07/17/2000 11:13 AM
 COMMISSION
 BROWARD COUNTY
 DOC STMP-D 518.00
 DEPUTY CLERK 1047

Property Appraiser Identification # 9101-29-0170

Prepared by and return to:
 Donald H. Buikus, Esquire
 1402 North State Road Seven
 Margate, FL 33063
 954-974-2704

WARRANTY DEED

THIS INDENTURE, made this 14th day of July, 2000, between **LUIS F. GUTIERREZ**, a married man, joined by his wife, **LINDA GUTIERREZ**, of 137 San Remo Boulevard, North Lauderdale, FL 33068 ("Grantor"), and **ANN MARIE REID BAILEY**, a single woman, and **LOUIS MARSDEN EBANKS**, a single man, as Joint Tenants with the Right of Survivorship and Not as Tenants in Common, of 137 San Remo Boulevard, North Lauderdale, FL 33068 ("Grantee")

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

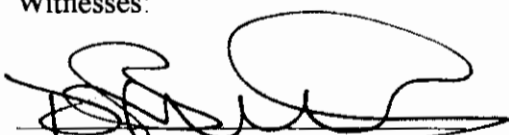
See Exhibit A, attached hereto and made a part hereof.

SUBJECT TO zoning, easements, restrictions and reservations of record, if any, taxes and assessments for the year 2000 and subsequent years.

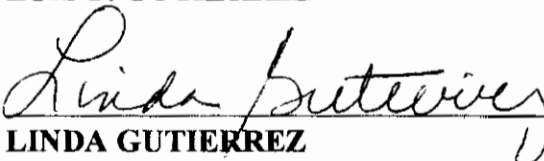
and the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

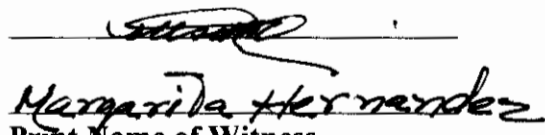
IN WITNESS WHEREOF, the Grantor has executed this instrument on July 14th, 2000

Witnesses:


 D. H. Buikus

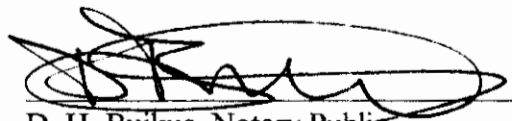

 LUIS F. GUTIERREZ


 LINDA GUTIERREZ


 Margarita Hernandez
 Print Name of Witness

State of Florida
 County of Broward

The foregoing instrument was acknowledged before me this 14th day of July, 2000 by **LUIS F. GUTIERREZ** and **LINDA GUTIERREZ** who have produced their Florida Driver's Licenses as identification and who did take an oath.


 D. H. Buikus, Notary Public

My Commission Expires:

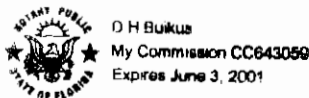


Exhibit A

UNIT 137
BUILDING 17 BLOCK 1

A PORTION OF PARCEL "S", NORTH LAUDERDALE DIVISION "C", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 72, AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "S"; SAID POINT BEING ON THE ARC OF A CURVE WITH A CURVE A RADIAL LINE THRU SAID POINT BEARING NORTH $84^{\circ} 17' 05''$ EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF $03^{\circ} 20' 20''$ FOR AN ARC DISTANCE OF 44.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF $02^{\circ} 34' 03''$ FOR AN ARC DISTANCE OF 34.28 FEET; THENCE NORTH $78^{\circ} 22' 42''$ EAST FOR 62.00 FEET; THENCE SOUTH $11^{\circ} 37' 16''$ EAST FOR 37.00 FEET; THENCE SOUTH $80^{\circ} 56' 45''$ WEST FOR 62.83 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN THE CITY OF NORTH LAUDERDALE, BROWARD COUNTY, FLORIDA.

2

**This Instrument Prepared By:
Record and Return To:**

Name: PEYTONBOLIN, PL
Address: 4758 W. Commercial Blvd.
Fort Lauderdale, Florida 33319

CLAIM OF LIEN

KNOW ALL MEN BY THESE PRESENTS, THAT:

Le Clos Homes Homeowners Association, Inc. an Association in BROWARD County, Florida whose principal place of business is 9365 West Sample Road Suite 202 Coral Springs FL 33065 claims this lien against the following property:

Unit 137 Building 17 Block 1 A PORTION OF PARCEL "S", NORTH LAUDERDALE DIVISION "C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "S"; POINT BEING ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF 03'20'20" FOR A ARC DISTANCE OF 44.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TOT HE LEFT HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF 03'34'03" FOR AN ARC DISTANCE OF 34.28 FEET; THENCE NORTH 78'22'42" EAST FOR 62.00 FEET; THENCE SOUTH 11'37'16 EAST FOR 37.00 FEET; THENCE SOUTH 80'56'45" WEST 62.83 FEET TO THE POINT OF BEGINNING. SAID LAND LYING AND BEING IN THE CITY OF NORTH LAUDERDALE, BROWARD COUNTY, FLORIDA.

The record owner of such property is: Rosita Watson 710 Carolina Avenue Fort Lauderdale, FL 33312

Assessments are due on the 1st day of each month. The total amount of assessments due is \$7,709.01 as follows:

Charge	Amount
Amount due to association for past due assessment from 08/01/2007-03/22/2013	\$6,858.37
Attorney Costs	\$800.00
Attorney Fee	\$50.64
Total	\$7,709.01

This Claim of Lien secures interest at the rate of 8%, late fees, costs and reasonable attorneys' fees incurred by the Association pursuant to, and as provided in, the recorded governing documents for the ASSOCIATION. Further, this lien secures all assessments coming due, less any payments received since the date of the initial delinquency. For estoppel information or a payoff figure, please contact the offices of PeytonBolin, PL.

IN WITNESS WHEREOF, ASSOCIATION has caused this Claim of Lien to be executed on the 22 day of

March, 2013

Le Clos Homes Homeowners Association, Inc.

PeytonBolin, PL
4758 W. Commercial Blvd.
Fort Lauderdale, Florida 33319

BY: Amanda Noelle Laber

Amanda Noelle Laber, Esq.

Agent for the Association

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing CLAIM OF LIEN was acknowledged before me this 22 day of March, 2013

by Amanda Noelle Laber, Esq., who is **personally known to me** or who has produced a driver's license as identification.

My Commission Expires:

Camille Aitcheson
Notary Public, State of Florida



[Handwritten mark]

**CITY OF NORTH LAUDERDALE, FL
CITY COUNCIL CHAMBERS / 701 SW. 71ST AVENUE
SPECIAL MAGISTRATE HEARING**

CITY OF NORTH LAUDERDALE

Petitioner

ROSITA WATSON,
710 CAROLINA AVENUE
FORT LAUDERDALE FL 33312-1913

LE CLOS HOMES HOA INC.
% INTERNATIONAL PROPERTY MGMNT GROUP
934 UNIVERSITY DRIVE, #284
CORAL SPRINGS, FL 33071

Respondent

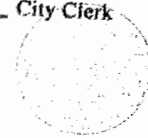
IN RE

DOCKET NO. C13- 03 - 73193 SMH

State of Florida
County of Broward
City of North Lauderdale

I hereby certify that this is a true and correct copy of
Order Certifying Code Fine / Lien
Witness my hand and the Official Seal of North Lauderdale
this 23 day of April, 2013

Patricia Coxhere
City Clerk



**ORDER CERTIFYING CODE ENFORCEMENT
FINE AND LIEN**

THIS CAUSE FIRST CAME, by administrative hearing, before the undersigned Special Magistrate of the City of North Lauderdale, Florida on March 13, 2013, after due notice to the Respondent, at which time the Special Magistrate heard testimony under oath, received evidence, determined findings of Fact and Conclusions of Law and thereupon issued a Final Order which was reduced to writing and furnished to the Respondent. (Exhibit "A")

The Final Order found the Respondents property to contain the following violation (s):
VIOLATION: PUBLIC NUISANCE, HEALTH AND SAFETY VIOLATION, BUILDING STRUCTURE AT RISK, CRUMBLING WALLS AND STRUCTURE/ CITY ORD 08-01-1205, CODE SEC. 26-55. The subject violation (s) occurred at the Respondents real property located within the City of North Lauderdale, Florida located at 137 San Remo Boulevard and more particularly described as follows:

Property No. 4941 01 29 0170

NORTH LAUDERDALE DIV C 72-21 B PT TR S DESC AS COMM AT SW COR OF SAID TR,NWLY ARC DIST 44.58 TO POB,NWLY ARC DIST 34.28,NE 62.00,SELY 37.08,SW 62.83 TO POB AKA: UNIT 137 BLDG 17 BLK 1 LE CLOS COURT YARDS -

The Final Order required the Respondent to take corrective action to remedy the violation by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on April 10, 2013, that the required corrective action had not been taken by the compliance date set out in the Final Order in this case and that the subject property remained in violation of the

Final Order. The testimony indicated that the property remained a serious threat to the public health and safety. In addition the City presented evidence of having provided the RESPONDENT proper notice of the hearing.

ACCORDINGLY, IT IS HEREBY ORDERED THAT:

1. A fine in the amount of FIVE HUNDRED DOLLARS (\$500.00) is hereby imposed and the subject fine shall accrue per diem commencing on the date of this order and shall run until such time as the RESPONDENT shall bring the subject property into compliance with the Final Order issued in this case or a Final Judgement is entered by a court of competent jurisdiction.
2. The fine set out above, shall pursuant to Chapter 162 Florida Statutes, constitute a lien against the real property of the Respondent set out above and the PETITIONER City may record a true copy of this order in the Public Records of Broward County.

Done and Ordered this 18th Day of April, 2013.

CITY OF NORTH LAUDERDALE, FLORIDA

Richard L. Doody

Special Magistrate

Lori Wygladalski

Special Magistrate Clerk

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and Lori Wygladalski, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:

April 18, 2013.

Linda White
Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA
Linda White
Commission #DD977836
Expires: JUNE 17, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

**CITY OF NORTH LAUDERDALE, FL
CITY COUNCIL CHAMBERS / 701 SW. 71ST AVENUE
SPECIAL MAGISTRATE HEARING**

CITY OF NORTH LAUDERDALE

Petitioner

vs.

IN RE:

DOCKET NO. C13-03 - 73193 SMH

ROSITA WATSON,
710 CAROLINA AVENUE
FORT LAUDERDALE FL 33312-1913

LE CLOS HOMES HOA INC.
% INTERNATIONAL PROPERTY MGMNT GROUP
934 UNIVERSITY DRIVE, #284
CORAL SPRINGS, FL 33071

Respondent

FINAL ORDER

**VIOLATION: VIOLATION: PUBLIC NUISANCE, HEALTH AND SAFETY
VIOLATION, BUILDING STRUCTURE AT RISK, CRUMBLING
WALLS AND STRUCTURE/ CITY ORD 08-01-1205, CODE
SEC. 26-55**

An administrative hearing was held before the undersigned Special Magistrate on March 13, 2013. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT:

The record indicates that the RESPONDENT owns real property within the City of North Lauderdale, Florida located at 137 San Remo Boulevard and more particularly described as follows:

Property No. 4941 01 29 0170

NORTH LAUDERDALE DIV C 72-21 B PT TR S DESC AS COMM AT SW COR OF SAID TR,NWLY ARC DIST 44.58 TO POB,NWLY ARC DIST 34.28,NE 62.00,SELY 37.08,SW 62.83 TO POB AKA: UNIT 137 BLDG 17 BLK 1 LE CLOS COURT YARDS -

At the hearing held on this matter, the PETITIONER City presented testimony by the City Code Compliance Officer regarding the Officer's personal knowledge of the existence of the violations and the testimony of the Chief Building Official who stated that the structure on the RESPONDENT's property was a serious threat to the public health and safety. Additionally the City entered into the record evidence of having provided the RESPONDENT (S) notice of these proceedings. The sworn testimony of the City was not contested.

“X”

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met it's burden of proving, by substantial competent evidence, that the violation(s), as alleged in the Notice of Violation do in fact exist on the subject property.

ORDER:

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT GUILTY OF VIOLATING CITY ORD 08-01-1205 AND CODE SEC. 26-55 AND, AS OF THE DATE OF THIS ORDER, THE RESPONDENT IS FINED FIVE HUNDRED DOLLARS (\$500.00) FOR EACH DAY THE RESPONDENTS PROPERTY REMAINS IN VIOLATION OF THE CITY CODE.

IF THE SUBJECT PROPERTY IS NOT BROUGHT INTO COMPLIANCE THIS IS YOUR NOTICE THAT THIS MATTER SHALL BE REFERRED TO THE SPECIAL MAGISTRATE FOR AN ORDER IMPOSING FINE / CERTIFICATION OF LIEN ON APRIL 10, 2013 ON OR ABOUT 2:00 PM, COMMISSION CHAMBERS, 701 SW 71ST AVENUE, NORTH LAUDERDALE FLORIDA 33068. AT THIS HEARING YOU HAVE THE RIGHT TO BE

Done and entered this 18th day of March, 2013.

CITY OF NORTH LAUDERDALE, FLORIDA

Richard L. Doody
Special Magistrate

Lori Wygladalski
Special Magistrate Clerk

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and Lori Wygladalski, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:

March 18, 2013

Linda White
Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA
Linda White
Commission # DD977836
Expires: JUNE 17, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

Case Number: COCE-13-010042 Division: 51

Electronically Filed 06/11/2013 12:42:57 PM ET

**IN THE COUNTY COURT
IN AND FOR BROWARD COUNTY, FLORIDA**

LE CLOS HOMES HOMEOWNERS' ASSOCIATION,
INC., a Florida not-for-profit corporation,

Plaintiff,

CASE NO.:

vs.

ROSITA WATSON, UNKNOWN SPOUSE OF ROSITA
WATSON, UNKNOWN TENANT #1, and UNKNOWN
TENANT #2,

Defendants.

NOTICE OF LIS PENDENS

TO: Defendants, ROSITA WATSON, UNKNOWN SPOUSE OF ROSITA WATSON, UNKNOWN
TENANT #1, and UNKNOWN TENANT #2, and ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED of the institution of this action by plaintiff against you seeking to foreclose
a claim of lien on the following property in Broward County, Florida:

Legal Description: UNIT 137; BUILDING 17 BLOCK 1; A PORTION OF
PARCEL "S", NORTH LAUDERDALE DIVISION "C", ACCORDING
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE
21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "S";
SAID POINT BEING ON THE ARC OF A CURVE TO THE LEFT
HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF
03°20'20" FOR AN ARC DISTANCE OF 44.50 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE
ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 765.00
FEET AND A CENTRAL ANGLE OF 03°34'03" FOR AN ARC
DISTANCE OF 34.28 FEET; THENCE NORTH 78°22;42" EAST FOR
62.00 FEET; THENCE SOUTH 11°37'16" EAST FOR 37.00 FEET;
THENCE SOUTH 80°56'45" WEST FOR 62.83 FEET TO THE POINT OF
BEGINNING. SAID LAND LYING AND BEING IN THE CITY OF
NORTH LAUDERDALE, BROWARD COUNTY, FLORIDA.

Street Address: 137 San Remo Blvd., North Lauderdale, FL 33068.

Dated this 11th day of June, 2013.

s/ Danielle Schneider, Esq.
Danielle@peytonbolin.com
Foreclosure@peytonbolin.com
FBN: 85378
Attorney for Plaintiff

PeytonBolin, PL
4758 West Commercial Boulevard
Fort Lauderdale, FL 33319
Telephone: (954) 316-1339
Facsimile: (954) 727-5776

*** FILED: BROWARD COUNTY, FL HOWARD FORMAN, CLERK 6/11/2013 12:42:55 PM.***

THE CITY OF NORTH LAUDERDALE, FLORIDA
CITY COMMISSION CHAMBERS/ 701 SW 71ST AVENUE
SPECIAL MAGISTRATE HEARING

DOCKET NO. 13-10-SMH-76822

CITY OF NORTH LAUDERDALE
Petitioner,

vs.

WATSON, ROSITA
710 CAROLINA AVENUE
FORT LAUDERDALE
Respondent,

State of Florida
County of Broward
City of North Lauderdale

I hereby certify that this is a true and correct copy of
Order Certifying Code Fine/Lien
Witness my hand and the Official Seal of North Lauderdale
this 5 day of December, 2013
Patricia Vascheri City Clerk

ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN



ADDRESS: 137 SAN REMO BLVD NORTH LAUDERDALE FL 33068

LEGAL : NORTH LAUDERDALE DIV C 72-21 B PT TR S DESC AS COMM AT
SW COR OF SAID TR, NWLY ARC DIST 44.58 TO POB, NWLY ARC
DIST 34.28, NE 62.00 SELY 37.08. SW 62.83 TO POB AKA: UNIT 137
BLDG. 17 BLK 1 LE CLOS COURT YARDS

PARCEL: 4941-01-29-0170

- 1 The attached Code Enforcement Officer (Exhibit A) required the Respondent(s) to take corrective action with a specific compliance date of November 8, 2013.
- 2 Under oath, the Assistant Director/Code Compliance Manager Jesus Valdes testified to the Special Magistrate December 2, 2013, that the required corrective action was not taken as ordered, and that the violation(s) in question still exists. Mr. Valdes entered into record evidence of notice in accordance with the law of the alleged violations. The Petitioner also testified that the circumstances surrounding the nuisance (building structure) violations(s) constituted a serious threat to the public health, safety and welfare. No one was present on behalf of the Respondent.

Respondent(s) is/are in violation of:

SEC 82-85 GENERAL PROPERTY MAINTENANCE
SEC 106-189 PUBLIC NUISANCE
SEC 26-55 NUISANCE
ORD 08 01 1205 ABANDONED PROPERTY
FLORIDA STATUTE 162.06(4) SERIOUS THREAT TO HEALTH AND SAFETY
FLORIDA STATUTE 162.06(3) REPEAT VIOLATION

3. According, the Special Magistrate has found that the Respondent(s) did not comply with the above referenced Order. The Special Magistrate having considered the gravity of the violation, the actions taken by the violator to the correct the violation, and any previous violations committed by the violator, hereby certifies a daily fine in the amount of \$500.00 as of the date previously set forth by the Special Magistrate for compliance.

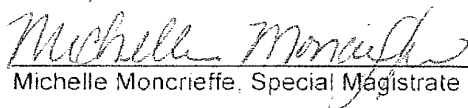
This Order, which may be amended, can be recorded in the public records and shall constitute a lien against the above described property pursuant to **Chapter 162 of the Florida Statutes**.

ORDERED THIS 2TH day of DECEMBER 2013 at the City of North Lauderdale, Broward County, Florida



Alan L. Gabriel, Special Magistrate

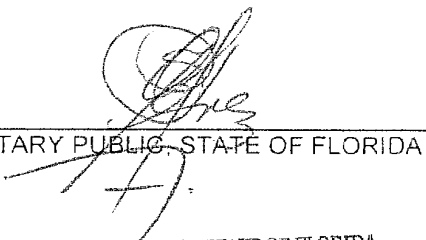
ATTEST:



Michelle Moncrieffe, Special Magistrate Clerk

STATE OF FLORIDA)
)SS:
COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT was acknowledged before me on the 2 day of December, 2013, by Alan Gabriel, Special Magistrate of the City of North Lauderdale and Michelle Moncrieffe, Special Magistrate Recording Secretary of the City of North Lauderdale, who are personally known to me.


NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC STATE OF FLORIDA
G. Perez
Commission # EE070858
Expires MAR. 06, 2015
BONDED THROUGH BONDING CO, INC.

CITY OF NORTH LAUDERDALE, FLORIDA
CITY COMMISSION CHAMBERS/701 SW 71ST AVENUE

SPECIAL MAGISTRATE HEARING

DOCKET NO. 13-10-SMH

CITY OF NORTH LAUDERDALE
Petitioner,
vs.

WATSON,ROSITA
710 CAROLINA AVE
FORT LAUDERDALE FL 33312-1913

Respondent

FINAL ORDER

THIS MATTER came before the SPECIAL MAGISTRATE for the City of North Lauderdale, on **OCTOBER 29, 2013** and, upon the presentation of testimony and other evidence in this cause, the Magistrate finds:

1. The Respondent(s) own(s) certain real property located at:

137 SAN REMO BLVD., NORTH LAUDERDALE, FL 33068

more particularly described as:

LEGAL: NORTH LAUDERDALE DIV C 72-21 B PT TR S DESC AS COMM AT SW COR OF SAID TR,NWLY ARC DIST 44.58 TO POB,NWLY ARC DIST 34.28,NE 62.00,SELY 37.08,SW 62.83 TO POB AKA: UNIT 137 BLDG 17 BLK 1 LE CLOS COURT YARDS
PARCEL: 4941 01 29 0170

which is the subject of this proceeding.

2. At the hearing held on this matter the Petitioner City presented testimony by Assistant Director/Code Compliance Manager Jesus Valdes and Chief Structural Inspector Raiph Gonzalez concerning their personal knowledge of the existence of the subject violation(s). Mr. Valdes entered into record evidence of notice in accordance with the law of the alleged violation(s). The Petitioner also testified that the circumstances surrounding the nuisance (building structure) violation(s) constituted a serious threat to the public health, safety and welfare. No one was present on behalf of the Respondent.

3. The SPECIAL MAGISTRATE for the CITY OF NORTH LAUDERDALE finds that the Respondent(s) is/are in violation of:

SEC 82-85 GENERAL PROPERTY MAINTENANCE
SEC 106-189 PUBLIC NUISANCE
SEC 26-55 NUISANCE
ORD 08-01-1205 ABANDONED PROPERTY
FLORIDA STATUTE 162.06(4) SERIOUS THREAT TO HEALTH AND SAFETY
FLORIDA STATUTE 162.06(3) REPEAT VIOLATION

of the Code of Ordinances of the CITY OF NORTH LAUDERDALE, FLORIDA.

Exhibit "A"

ORDERED AND ADJUDGED that:

1. The Respondent(s) shall correct the violation(s) set forth hereinabove on or before **NOVEMBER 8, 2013.**
2. In the event the Respondent(s) fail(s) to comply with this Order on or before the compliance date, a fine in the amount of **\$500.00** for each day the violation(s) continue(s) past the date set forth hereinabove, shall be imposed against the Respondent(s) upon Certification by the Special Magistrate. This Order shall thereafter be recorded in the Public Records of Broward County, Florida, and shall serve as a lien against the property hereinafter listed above.
3. THE CITY IS HEREBY AUTHORIZED TO ENTER PROPERTY TO ABATE THE NUISANCE AND PERFORM THE NECESSARY ENGINEERING INSPECTION TO DETERMINE EXISTING STRUCTURAL CONDITION OF THE SUBJECT PROPERTY, OBTAIN A REPORT OF HIS/HER FINDINGS, RECOMMEND THE BEST COURSE OF ACTION TO ADDRESS THE UNSAFE CONDITION AND RECOVER ALL INCURRED COSTS ASSOCIATED TO RELIEVE APPARENT HEALTH AND SAFETY VIOLATIONS WITH PRIOR APPROVAL OF CITY MANAGER.

ORDERED at North Lauderdale, Florida on 10-30-2013

Alan L. Gabriel

Alan L. Gabriel, Special Magistrate

Jennifer Johnson

Jennifer Johnson
Clerk for the Special Magistrate

STATE OF FLORIDA)
):ss
COUNTY OF BROWARD)

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **ALAN L. GABRIEL** and **Jennifer Johnson**, Special Magistrate and Clerk to the Special Magistrate respectively, to known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

Witness my hand and official seal in County and State aforesaid on October 30, 2013

Sara G. Perez

Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA
Sara G. Perez
Commission # EE070858
Expires: MAR. 06, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

ST02-163 WATSON

Prepared by and Return to:

Joseph L. Kohn, Esq.
210 University Drive, Ste 301
Coral Springs, Florida 33071
SS# - GRANTEE 1: - -

Superior Title, Inc.
5100 North Dixie Highway, Suite 100
Fort Lauderdale, FL 33334
Phone: (954)771-2144 Fax (954)771-2145

WARRANTY DEED

File No.: 221274-JKS

THIS INDENTURE, made this 25 day of October, A.D. 2002 between

ANN MARIE REID BAILEY, a married woman and LOUIS MARSDEN EBANKS, a single man
as Grantor*, whose address is: 301 SW 76th Terrace, North Lauderdale, Florida 33068
22068 and

ROSITA WATSON

as Grantee*, whose address is: 137 SAN REMO BLVD, NORTH LAUDERALE, FLORIDA 33068

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of BROWARD, State of Florida, to-wit:

SEE ATTACHED FOR CONTINUATION OF LEGAL DESCRIPTION

The subject property is not the homestead of the grantor, nor is it contiguous to the grantors homestead property.

Property Tax ID Number: 4941-01-29-0170

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 2002 and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

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

Witnesses

(WITNESS 1)
SIGN AND PRINT NAME: [Signature]

[Signature]
ANN MARIE REID BAILEY

(WITNESS 2)
SIGN AND PRINT NAME: MICHAEL GAGLIARDI

State of Florida
County of BROWARD

The foregoing instrument was acknowledged before me on this 25 day of October, 2002 by ANN MARIE REID BAILEY, a married woman who is known to me or who has produced [Signature] as identification and did [Signature] take an oath.

My Commission Expires: (SEAL)

NOTARY PUBLIC
PRINT OR TYPE NAME: Joseph L. Kohn



Joseph L. Kohn
MY COMMISSION # DD147251 EXPIRES
October 28, 2006
BONDED THROUGH TROY FAIN INSURANCE INC.

CERTIFICATE OF APPROVAL

CURRENT OWNER: Bailey / Ebanks
THIS TO CERTIFY THAT Roberta Watkins
HAS BEEN APPROVED BY de Cols Homes
A FLORIDA NON-PROFIT CORPORATION, AS THE PURCHASER LESSEE
OF THE FOLLOWING DESCRIBED REAL PROPERTY IN BROWARD COUNTY
DADE COUNTY _____, PALM BEACH COUNTY _____, FLORIDA:

CONDOMINIUM UNIT NUMBER 137
ADDRESS: 137 San Romo Blvd
North Lauderdale, FL
33068

THE ASSOCIATION DOES HEREBY WAIVE THE RIGHT OF FIRST REFUSAL AND APPROVED THE PURCHASE OF THE ABOVE REFERENCED PROPERTY.
SUCH APPROVAL HAS BEEN GIVEN PURUANT TO THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF SUCH CONDOMINIUM.

DATE THIS 3RD DAY OF October, 20 02
BY: Robert Chalor
OFFICER

STATE OF FLORIDA
COUNTY OF: BROWARD PALM BEACH _____ DADE _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONNALLY APPEARED.
Robert Chalor TO ME WELL KNOWN TO BE THE PERSON(S) DESCRIBED
IN AND WHO EXECUTED FOREGOING INSTRUMENT AS ~~DIRECTORS~~ OF de Cols Homes.
ACKNOWLEDGED BEFORE ME THAT THEY
EXECUTED FOR THE PURPOSE THEREIN EXPRESSED. THE PERSONS DESCRIBED HAVE
OFFERED Personally known AS IDENTIFICATION. WITNESS MY HAND AND

My Comm. Exp. 5/21/04
NOTARY PUBLIC/STATE OF FLORIDA AT LARGE
No. 00000775
1 Personaly Known 1 Other 1 D

Allen D. Nier
NOTARY PUBLIC/STATE OF FLORIDA AT LARGE

CONDOMINIUM MANAGEMENT APPROVAL:
BY: Allen D. Nier TITLE: Account Receivable Mgr
PAYMENT RECORD CURRENT: YES NO THROUGH October 31, 2002

CONDOMINIUM MANAGEMENT DISAPPROVAL:
BY: _____ TITLE: _____
REASON: _____

CONTINUATION OF WARRANTY DEED

LEGAL DESCRIPTION

UNIT 137

BUILDING 17 BLOCK 1

A PORTION OF PARCEL "S", NORTH LAUDERDALE DIVISION "C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "S"; SAID POINT BEING ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF 03°20'20" FOR A ARC DISTANCE OF 44.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF 03°34'03" FOR AN ARC DISTANCE OF 34.28 FEET; THENCE NORTH 78°22'42" EAST FOR 62.00 FEET; THENCE SOUTH 11°37'16" EAST FOR 37.00 FEET; THENCE SOUTH 80°56'45" WEST FOR 62.83 FEET TO THE POINT OF BEGINNING. SAID LAND LYING AND BEING IN THE CITY OF NORTH LAUDERDALE, BROWARD COUNTY, FLORIDA.

28

BEFORE THE CODE ENFORCEMENT BOARD
CITY OF NORTH LAUDERDALE, FLORIDA

CASE NO: 09 06 CEB 47712

CITY OF NORTH LAUDERDALE
Petitioner,

State of Florida
County of Broward
City of North Lauderdale

vs.

WATSON ROSITA
137 SAN REMO BLVD
NORTH LAUDERDALE, FL 33068
Respondent(s),

I hereby certify that this is a true and correct copy of
Certification of Fine / Lien
Witness my hand and the Official Seal of North Lauderdale
this 15 day of September, 2009
Patricia Vascheri City Clerk

CERTIFICATION OF FINE / LIEN



PROPERTY ADDRESS:
LEGAL:

137 SAN REMO BLVD, NORTH LAUDERDALE
NORTH LAUDERDALE DIV C 72-21 B PT TR S DESC AS COMM AT SW COR OF SAID
TR, NWLY ARC DIST 44.58 TO POB, NWLY ARC DIST 34.28, NE 62.00, SELY 37.08, SW
62.83 TO POB AKA: UNIT 137 BLDG 17 BLK 1 LE CLOS COURT YARDS -
4941 01 29 0170

PARCEL:

The attached Code Enforcement Order required the Respondent(s) to take corrective action with a specific compliance date of **June 29, 2009**.

Under oath, the Code Enforcement Officer testified to the Code Enforcement Board on **August 26, 2009**, that the required corrective action was not taken as ordered, and that the violation(s) in question still exists.

ORD 08 01 1205; SEC 26-55, PUBLIC NUISANCE

Accordingly, the Code Enforcement Board has found that the Respondent(s) did not comply with the above referenced Order. The Code Enforcement Board having considered the gravity of the violation, the actions taken by the violator to correct the violation, and any previous violations committed by the violator, hereby certifies a fine in the amount of **\$250.00** per day as of the date previously set by the Code Enforcement Board for compliance. This Order, which may be amended, can be recorded in the public records and shall constitute a lien against the above described property pursuant to **Chapter 162 of the Florida Statutes**, along with the following fees as determined by the Board.

Emergency labor and/or materials rendered by City in the amount of **\$N/A**

ORDERED THIS 26th day of August 26, 2009 at The City of North Lauderdale, Broward County, Florida.

Attest: Lorisa Lockett
Clerk

Stan Kinsley
Chairman, Code Enforcement Board
City of North Lauderdale

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Stan Kinsley, Chairman of the Code Enforcement Board of the City of North Lauderdale, FL; to me known to be the person who executed the foregoing instrument and who acknowledged before me that she executed same.

Witness my hand and official seal in County and State aforesaid this September 4, 2009.

[Signature]
Notary Public, State of Florida

3

**BEFORE THE CODE ENFORCEMENT BOARD
THE CITY OF NORTH LAUDERDALE, FLORIDA**

DOCKET NO. 09 06 CEB 47712

**CITY OF NORTH LAUDERDALE
Petitioner,**

vs.

WATSON, ROSITA
137 SAN REMO BLVD
NORTH LAUDERDALE FL 33068-3917
Respondent.

CODE ENFORCEMENT BOARD ORDER

THIS MATTER came before the **Code Enforcement Board** for the City of North Lauderdale, on **June 24, 2009** and, upon the presentation of testimony and other evidence in this cause, the Board finds:

1. The Respondent(s) own(s) certain real property located at:

137 SAN REMO BLVD, NORTH LAUDERDALE

more particularly described as:

LEGAL: NORTH LAUDERDALE DIV C 72-21 B PT TR S DESC AS COMM AT SW COR OF SAID
TR, NWLY ARC DIST 44.58 TO POB, NWLY ARC DIST 34.28, NE 62.00, SELY 37.08, SW 62.83
TO POB AKA: UNIT 137 BLDG 17 BLK 1 LE CLOS COURT YARDS -
PARCEL: 4941 01 29 0170

which is the subject of this Code Enforcement Board proceeding.

2. The Code Enforcement Board of the CITY OF NORTH LAUDERDALE finds that the Respondent(s) is/are in violation of:

ORD 08 01 1205; SEC 26-55 PUBLIC NUISANCE

of the Code of Ordinances of the CITY OF NORTH LAUDERDALE, FLORIDA.

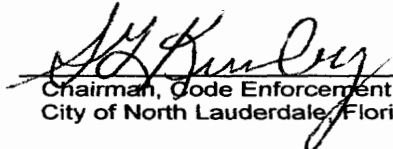
ORDERED AND ADJUDGED that:

1. The Respondent(s) shall correct the violation(s) set forth hereinabove on or before **June 29, 2009**.
2. In the event the Respondent(s) fail(s) to comply with this Order on or before **June 29, 2009**, a fine in the amount of **\$250.00** for each day that the violation(s) continues past the date set forth hereinabove and shall be imposed against the Respondent(s) upon Certification by the Code Enforcement Board.

3. **THE CITY IS HEREBY AUTHORIZED TO ENTER PROPERTY TO ABATE THE NUISANCE AND RECOVER ALL INCURRED COSTS ASSOCIATED TO RELIEVE APPARENT HEALTH AND SAFETY VIOLATIONS WITH PRIOR APPROVAL OF CITY MANAGER.** The City reserves the right to take action to relieve any apparent health and safety violations relative to the North Lauderdale Code of Ordinances should the property not come into compliance. This shall serve as a lien against the property hereinafter listed above.
4. ***Respondent(s) shall advise the Code Enforcement Division for the CITY OF NORTH LAUDERDALE, Florida, within twenty-four (24) hours after the violations(s) have been corrected and the Code Enforcement Officer assigned to your case will perform a property inspection to verify the status of violations(s).***
5. This is your notice that this matter shall be referred to The Code Enforcement Board for an order imposing Fine / Certification of Lien on August 26, 2009 on or about 7:00 PM, Commission Chambers, 701 SW 71 Avenue, North Lauderdale, Florida 33068. At this hearing you have the right to be heard.

ORDERED AND ADJUDGED after hearing at North Lauderdale, Florida, this 24TH day of June, 2009.


(NUNC PRO TUNC.)



 Chairman, Code Enforcement Board
 City of North Lauderdale, Florida

STATE OF FLORIDA)
) ss:
 COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT was acknowledged before me **June 30, 2009**, by **Stan Kinsley, Chairman** of the Code Enforcement Board of the City of North Lauderdale, who is personally known to me.



 NOTARY PUBLIC

NOTARY PUBLIC-STATE OF FLORIDA
 Kevin M. Picson
 Commission # DD554881
 My Comm. Expires: 05/21/2010

**CITY OF NORTH LAUDERDALE, FL
CITY COUNCIL CHAMBERS / 701 SW. 71ST AVENUE
SPECIAL MAGISTRATE HEARING**

CITY OF NORTH LAUDERDALE

Petitioner

ROSITA WATSON

710 CAROLINA AVENUE

FORT LAUDERDALE, FL 33312

Respondent

IN RE:

DOCKET NO. C12- 06 - 69204 SMH

State of Florida
County of Broward
City of North Lauderdale

I hereby certify that this is a true and correct copy of
Order Certifying Code Fine/Lien

Witness my hand and the Official Seal of North Lauderdale

this 20 day of July, 2012

B. Vancheri City Clerk

**ORDER CERTIFYING CODE ENFORCEMENT
FINE AND LIEN**

THIS CAUSE FIRST CAME, by administrative hearing, before the undersigned Special Magistrate of the City of North Lauderdale, Florida on June 13, 2012, after due notice to the Respondent, at which time the Special Magistrate heard testimony under oath, received evidence, determined findings of Fact and Conclusions of Law and thereupon issued a Final Order which was reduced to writing and furnished to the Respondent. (Exhibit "A")

The Final Order found the Respondents property to contain the following violation: PUBLIC NUISANCE, STRUCTURE COLLAPSE HAZARD, DEBRIS AND DAMAGED BUILDING / CITY ORD 08-01-1205, CODE SEC. 26-55. The subject violations occurred at the Respondents real property located within the City of North Lauderdale, Florida located at 137 San Remo Boulevard and more particularly described as follows:

Property No. 4941 01 29 0170

NORTH LAUDERDALE DIV C 72-21 B PT TR S DESC AS COMM AT SW COR OF SAID TR,NWLY ARC DIST 44.58 TO POB,NWLY ARC DIST 34.28,NE 62.00,SELY 37.08,SW 62.83 TO POB AKA: UNIT 137 BLDG 17 BLK 1 LE CLOS COURT YARDS -

The Final Order required the Respondent to take corrective action to remedy the violation by an amended compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on July 11, 2012, that all required corrective action had not been taken by the compliance date set out in the Final Order in this case and that the subject property remained in violation of the Final Order. The record indicated that the RESPONDENT had been provided proper notice of the hearing.

ACCORDINGLY, IT IS HEREBY ORDERED THAT:

1. A fine in the amount of THREE HUNDRED DOLLARS (\$300.00) is hereby imposed and the subject fine shall accrue per diem commencing on the date of this order and



shall run until such time as the RESPONDENT shall bring the subject property into compliance with the Final Order issued in this case or a Final Judgement is entered by a court of competent jurisdiction.

2. The fine set out above, shall pursuant to Chapter 162 Florida Statutes, constitute a lien against the real property of the Respondent set out above and the PETITIONER City may record a true copy of this order in the Public Records of Broward County.

Done and Ordered this 18th Day of July, 2012.

CITY OF NORTH LAUDERDALE, FLORIDA

Richard L. Doody

Special Magistrate

Lori Wygladalski

Special Magistrate Clerk

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and Lori Wygladalski, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:

July 18, 2012.

Linda White
Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA
Linda White
Commission # DD977836
Expires: JUNE 17, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

**CITY OF NORTH LAUDERDALE, FL
CITY COUNCIL CHAMBERS / 701 SW. 71ST AVENUE
SPECIAL MAGISTRATE HEARING**

CITY OF NORTH LAUDERDALE

Petitioner

vs.

IN RE:

DOCKET NO. C12- 06 - 69204 SMH

ROSITA WATSON

710 CAROLINA AVENUE

FORT LAUDERDALE, FL 33312

Respondent

FINAL ORDER

**VIOLATION: PUBLIC NUISANCE, STRUCTURE COLLAPSE HAZARD, DEBRIS
AND DAMAGED BUILDING / CITY ORD 08-01-1205, CODE SEC. 26-55**

An administrative hearing was held before the undersigned Special Magistrate on June 13, 2012. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

FINDINGS OF FACT:

The record indicates that the RESPONDENT owns real property within the City of North Lauderdale, Florida located at 137 San Remo Boulevard and more particularly described as follows:

Property No. 4941 01 29 0170

NORTH LAUDERDALE DIV C 72-21 B PT TR S DESC AS COMM AT SW COR OF SAID TR,NWLY ARC DIST 44.58 TO POB,NWLY ARC DIST 34.28,NE 62.00,SELY 37.08,SW 62.83 TO POB AKA: UNIT 137 BLDG 17 BLK 1 LE CLOS COURT YARDS -

At the hearing held on this matter, the PETITIONER City presented testimony by the City Code Compliance Officer regarding the Officer's personal knowledge of the existence of the violations and evidence of having provided the RESPONDENT notice of these proceedings. The City testified that the property was, in the inspector's opinion, a threat to the public health and safety. The RESPONDENT was not present at the hearing and the sworn testimony of the City was not contested.

CONCLUSIONS OF LAW:

Accordingly, based on the testimony and evidence referenced above, the PETITIONER City met it's burden of proving, by substantial competent evidence, that the violation(s), as alleged in the Notice of Violation do in fact exist on the subject property.

exhibit A

ORDER:

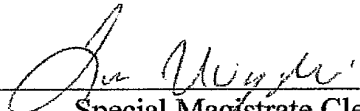
THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE RESPONDENT GUILTY OF VIOLATING CITY CODE ORD 08-01-1205, SEC. 26-55 AND THE RESPONDENT IS GIVEN UNTIL JUNE 28, 2012 TO REMEDY THE VIOLATION(S) OR FACE A PER DIEM FINE OF THREE HUNDRED DOLLARS (\$300.00) FOR EACH DAY THE RESPONDENT'S PROPERTY REMAINS IN VIOLATION BEYOND THE COMPLIANCE DATE.

IF THE SUBJECT PROPERTY IS NOT BROUGHT INTO COMPLIANCE BY THE DATE SET OUT ABOVE, THIS IS YOUR NOTICE THAT THIS MATTER SHALL BE REFERRED TO THE SPECIAL MAGISTRATE FOR AN ORDER IMPOSING FINE / CERTIFICATION OF LIEN ON JULY 11, 2012 ON OR ABOUT 2:00 PM, COMMISSION CHAMBERS, 701 SW 71ST AVENUE, NORTH LAUDERDALE, FLORIDA 33068. AT THIS HEARING YOU HAVE THE RIGHT TO BE HEARD

Done and Ordered this 18th Day of June, 2012.

CITY OF NORTH LAUDERDALE, FLORIDA


Special Magistrate


Special Magistrate Clerk

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Richard L. Doody and Lori Wygladalski, Special Magistrate and Clerk to the Special Magistrate respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:

June 18, 2012


Notary Public, State of Florida



**** FILED: BROWARD COUNTY, FL Howard C. Forman, CLERK 3/7/2014 2:19:44 PM.****

3/7

**IN THE COUNTY COURT
IN AND FOR BROWARD COUNTY, FLORIDA
CASE NO.: COCE-13-10042 (51)**

LE CLOS HOMES HOMEOWNERS'
ASSOCIATION, INC., a Florida not-for-profit
corporation,

Plaintiff,

vs.

ROSITA WATSON,

Defendant.

**FINAL JUDGMENT IN FORECLOSURE AFTER DEFAULT WITH ASSESSMENT OF
ATTORNEYS' FEES AND COSTS**

THIS ACTION came before the Court on Plaintiff's Motion for Final Judgment in Foreclosure after Default with Assessment of Attorneys' Fees and Costs. Based on the evidence presented and being otherwise fully informed in the premises,

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff's Motion for Final Judgment in Foreclosure after Default with Assessment of Attorneys' Fees and Costs is GRANTED, Service of Process been duly and regularly obtained over ROSITA WATSON, Defendant.
2. There is due and owing by the obligor(s) to the Plaintiff:

Past due maintenance due to Association:	\$ <u>7,848.37</u>
Interest due to Association:	\$ <u>2,258.98</u>
SUBTOTAL:	\$ <u>10,107.35</u>

~~_____~~
~~_____~~
 C ~~_____~~ ES:

\$ ~~_____~~
 \$ ~~_____~~

6 pages

Claim of Lien Recording Fee: \$ _____

Pre-Foreclosure Sale Fee: \$ _____

Attorney's Costs

\$ 735.44

[REDACTED] \$ _____

[REDACTED] defendant: \$ _____

[REDACTED] \$ _____

[REDACTED] Postage: \$ _____

[REDACTED] \$ _____

[REDACTED] \$ _____

[REDACTED] \$ _____

[REDACTED] \$ _____

[REDACTED] \$ _____

[REDACTED] \$ _____

[REDACTED] \$ _____

[REDACTED] \$ _____

[REDACTED] \$ _____

TOTAL ATTORNEY'S FEES: \$ 2,495.00

GRAND TOTAL: \$ 13,337.79

3. The grand total amount referenced in Paragraph 2 shall bear interest from this date forward at the prevailing legal rate of interest.

4. Plaintiff holds a lien for the grand total sum specified in Paragraph 2 herein. The lien of the Plaintiff is superior in dignity to any right, title, interest or claim of the Defendants and all persons, corporations, or other entities claiming by, through, or under the Defendants or any of them and the property will be sold free and clear of all claims of the

Defendants, with the exception of any assessments that are superior pursuant to Florida Statutes, Section 720. The Plaintiff's lien encumbers the subject property located in BROWARD County, Florida and described as:

Legal Description: UNIT 137; BUILDING 17 BLOCK 1; A PORTION OF PARCEL "S", NORTH LAUDERDALE DIVISION "C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "S"; SAID POINT BEING ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF 03°20'20" FOR AN ARC DISTANCE OF 44.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF 03°34'03" FOR AN ARC DISTANCE OF 34.28 FEET; THENCE NORTH 78°22;42" EAST FOR 62.00 FEET; THENCE SOUTH 11°37'16" EAST FOR 37.00 FEET; THENCE SOUTH 80°56'45" WEST FOR 62.83 FEET TO THE POINT OF BEGINNING. SAID LAND LYING AND BEING IN THE CITY OF NORTH LAUDERDALE, BROWARD COUNTY, FLORIDA.

Street Address: 137 San Remo Blvd., North Lauderdale, FL 33068.

5. If the total sum with interest at the rate prescribed by law and all costs of this action accruing subsequently to this Judgment are not paid by the date of the foreclosure sale or the date the Certificate of Sale is issued, whichever occurs last, the Clerk of this Court shall sell the property at public sale on TO Be set by clerk, at 10:00 a.m. on the MAY 16 2014 Clerk's Auction website for Foreclosure sales at www.Broward.Realforeclose.com to the highest bidder for cash or for the amount of the judgment herein. The foreclosure sale can only be cancelled by court order.
6. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the purchaser of the property for sale. If Plaintiff is

the purchaser, the Clerk shall credit Plaintiff's bid with the total sum plus interest and costs accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full. The Clerk shall receive the service charge imposed in Section 45.031, Florida Statutes, for services in making, recording, and certifying the sale and title that shall be assessed as costs.

7. On filing the certificate of sale, Defendant(s) and all persons claiming under or against Defendant(s) since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, or under the Protecting Tenants at Foreclosure Act of 2009, Pub.L.No.111-22, §701-704. The person named on the certificate of title may move the Court to issue a Writ of Possession. The clerk shall not automatically issue a Writ of Possession, and may issue a Writ of Possession only when so ordered by the Court after a hearing on the motion. The person named on the certificate of title shall provide notice of the hearing by mail to any tenants who have made an appearance in the action or who are known to occupy the property, or, if there are no unknown tenants, the person named on the certificate of title shall mail notice of the hearing to the property, addressed to "occupant(s)," and also post such notice in a conspicuous place for each dwelling unit. After the hearing, the Court may order the clerk to issue a Writ of Possession if the Court finds that the property is unoccupied or that the property is occupied by the mortgagor(s) or other person(s) without a bona fide tenancy, but the Court shall not order the issuance of a Writ of Possession if it finds that the property is occupied by any person with a bona fide tenancy, as defined in the Protecting Tenants at Foreclosure Act of 2009.

8. On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of the Plaintiff's costs; second, documentary stamps affixed to the Certificate; third, Plaintiff's attorneys' fees; fourth, the total sum due to the Plaintiff, less the items paid, plus interest at the prevailing legal rate from this date to the date of sale. During the sixty (60) days after the Clerk issues the certificate of disbursements, the Clerk shall hold the surplus pending further Order of this Court.
9. The Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that the attorney's fee of \$ 2,495.00 is reasonable. PLAINTIFF'S COUNSEL REPRESENTS THAT THE ATTORNEY'S FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH THE PLAINTIFF. The Court finds that there are no reduction or enhancement factors for consideration by the Court pursuant to *Florida's Patient's Compensation Fund v. Rowe*, 472 So. 2d 1145 (Fla.1985).
10. Pursuant to Florida Statutes, Section 45.031:

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM; YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT AT ATTN: CIRCUIT CIVIL DIVISION, 201 SE 6TH STREET, FORT LAUDERDALE, FL 33301, 954-831-5745, WITHIN 10 DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE

FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLE AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT THE LEGAL AID OFFICE AT COAST TO COAST LEGAL AID OF SOUTH FLORIDA, INC. 491 NORTH STATE ROAD 7, PLANTATION, FL 33317, 954-736-2400, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT LEGAL AID FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

11. Homeowners' Association. If the subject property is a parcel within a homeowners' association, and purchaser takes title to said parcel as a result of this foreclosure action, purchaser shall be responsible to the association for any assessments it may be entitled to pursuant to Chapter 720, Florida Statutes.

DONE and ORDERED at Fort Lauderdale, BROWARD County, Florida on

Mar. 7, 2014



Hon. Martin R. Dishowitz
COUNTY COURT JUDGE

Publish in THE BROWARD DAILY BUSINESS REVIEW

Copies Provided to:

ROSITA WATSON, 710 CAROLINA AVENUE, FT. LAUDERDALE, FL 33312
DANIELLE SCHNEIDER, ESQ., 3343 W. COMMERCIAL BLVD., SUITE 100, FORT LAUDERDALE, FL 33309



ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT
Environmental Licensing and Building Permitting Division
Code Enforcement Section
1 North University Drive, Box #302 ~ Plantation, FL 33324-2038 ~ Phone 954-765-4400

BROWARD COUNTY UNSAFE STRUCTURES BOARD

BROWARD COUNTY a political
subdivision of the State of Florida,

Complainant,

CASE #: 14-1862
FOLIO #: 9101-29-0170

VS WATSON,ROSITA

Respondent(s)
_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This cause came on for Public Hearing on 03/16/2015 after due notice to the Respondent(s), and the Broward County Unsafe Structures Board (BOARD) having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issues its Findings of Fact, Conclusions of Law and Order as follows:

1. **FINDINGS OF FACT:** The Respondent(s) has (have) caused or allowed to exist an unsafe structure, as defined in the Florida Building Code,
on property located at: 137 SAN REMO BLVD
NORTH LAUDERDALE FL 0
Legally described as: NORTH LAUDERDALE DIV C 72-21 BPT TR S DESC AS COMM AT
SW COROF SAID TR,NWLY ARC DIST 44.58
2. **CONCLUSIONS OF LAW:** The foregoing Findings of Fact constitute a violation of Florida Building Code:
116.2.2.1 If the cost of completion, alteration, repair and/or replacement of an unsafe building or structure exceeds 50% of its value, such building shall be demolished and removed from the premises.
3. **ORDER:** Based upon the foregoing Findings of Fact and Conclusions of Law it is hereby ORDERED that Respondent(s) has (have)
The City is authorized to perform any initial removal to stabilize the structure and is authorized to raise/demo the remaining portions of the building with an engineered plan to provide new exterior walls on the adjacent structures. Administrative costs: \$125.00.

DONE AND ORDERED THIS 16th DAY OF March 20 15
BY [Signature]
CHAIR

NOTICE: IF THE CITY PROCEEDS WITH THIS WORK, IT WILL RESULT IN A LIEN BEING PLACED ON YOUR PROPERTY FOR ALL COSTS INCURRED IN THE EXECUTION OF ANY ACTION BY THE UNSAFE STRUCTURES AND MINIMUM HOUSING APPEALS BOARD.

0

93-587290 T#001
12-22-93 05:47PM

\$ 411.60
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

Parcel I.D. No.:

This Instrument Prepared by and Return to:
Equity Land Title Inc.
100 W. Cypress Creek Road, #700
Ft. Lauderdale Florida 33309

Grantee S.S. BETTY ROSEES
Name: LUIS F. GUTIERREZ

[Space Above This Line for Recording Data]

WARRANTY DEED

This indenture made this 17th day of December, 1993 BETWEEN ROMAN ROLDAN, a Married man, of the County of Massachusetts, and LUIS F. GUTIERREZ, whose post office address is 137 SAN REMO BOULEVARD, NORTH LAUDERDALE FL 33068, of the County of BROWARD, State of Florida, grantee*.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs and assigns forever the following described land situate, lying and being in BROWARD County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to the following: zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing on the plat and/or common to the subdivision; taxes for the year of closing and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**Grantor* and *grantee* are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

x [Signature]
Ivan [unclear]
x [Signature]
Luis Roldan

[Signature]
ROMAN ROLDAN
Post office address:
9 Clevermont ave Allston MA

STATE OF MASSACHUSETTS
COUNTY OF Suffolk

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgements, personally appeared: ROMAN ROLDAN, to me personally known or who produced M. I. D. as type of identification and who executed the foregoing instrument and who did not take an oath.
WITNESS my hand and official seal in the County and State last aforesaid this 17th day of December, 1993.

Notary Public

My Commission Expires: 12-23-99

Equity Land Title, Inc.
Trade Centre South # 700
100 West Cypress Creek Road
Fort Lauderdale, FL 33309

RETURN TO:

BR21551PG0468

226

Legal Description

UNIT 137
BUILDING 17 BLOCK 1

A PORTION OF PARCEL "S", NORTH LAUDERDALE DIVISION "C", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27 AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "S"; SAID POINT BEING ON THE ARC OF A CURVE WITH A CURVE A RADIAL LINE THRU SAID POINT BEARING NORTH 84°17'05" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF 03°20'20" FOR AN ARC DISTANCE OF 44.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET AND A CENTRAL ANGLE OF 02°34'03" FOR AN ARC DISTANCE OF 34.28 FEET; THENCE NORTH 78°22'42" EAST FOR 62.00 FEET; THENCE SOUTH 11°37'15" EAST FOR 37.00 FEET; THENCE SOUTH 80°56'45" WEST FOR 62.83 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN THE CITY OF NORTH LAUDERDALE, BROWARD COUNTY, FLORIDA.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK21551PG0469

RE-RECORDED TO INCLUDE NON-HOMESTEAD LANGUAGE

93-587290 T#001
12-22-93 05:47PM

\$ 11.60
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

Parcel I.D. No.:

This instrument Prepared by and Return to:
Equity Land Title Inc
100 W. Cypress Creek Road, #700
Ft. Lauderdale Florida 33309

Grantee S.S. BETTY ROGERS
Name: LUIS F. GUTIERREZ

[Space Above This Line for Recording Data]

WARRANTY DEED

This indenture made this 17th day of December, 1993 BETWEEN ROMAN ROLDAN, a Married man, of the County of Massachusetts, State of Massachusetts, and LUIS F. GUTIERREZ, whose post office address is 137 SAN REMO BOULEVARD, NORTH LAUDERDALE FL 33066, of the County of BROWARD, State of Florida, grantee.

WITNESSETH. That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs and assigns forever the following described land situate, lying and being in BROWARD County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to the following: zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing on the plat and/or common to the subdivision; taxes for the year of closing and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires

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

Signed, sealed and delivered in our presence:

[Signature]
Luis Gutierrez

[Signature]
ROMAN ROLDAN
Post office address:
9 Cleveumont ave Allston MA

** GRANTOR HEREBY ASSERTS THAT PROPERTY BEING CONVEYED WAS NOT HIS HOMESTEAD AND THAT HIS HOMESTEAD IS: 9 CLEVEMONT AVENUE, ALLSTON, MA
STATE OF MASSACHUSETTS
COUNTY OF Suffolk

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgements, personally appeared: ROMAN ROLDAN, to me personally known or who produced M.I.D. as type of identification and who executed the foregoing instrument and who should not take an oath.
WITNESS my hand and official seal in the County and State last aforesaid this 17th day of December, 1993.

[Signature]
Notary Public

My Commission Expires: 12-23-99

Equity Land Title, Inc.
Trade Centre South # 700
100 West Cypress Creek Road
Fort Lauderdale, FL 33309

003-00301/Gutierrez

BK21954PC0676

BK2155190469

252

BK21954,PG0677

Legal Description

UNIT 137
BUILDING 17 BLOCK 1

A PORTION OF PARCEL "S", NORTH LAUDERDALE DIVISION "C", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27 AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID LAND LYING AND BEING IN THE CITY OF NORTH LAUDERDALE, BROWARD COUNTY, FLORIDA.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK21551PG0469

IN THE CIRCUIT COURT OF THE
17TH JUDICIAL CIRCUIT, IN AND
FOR BROWARD COUNTY, FLORIDA

CASE NO: 94-17352 FMCE (43)

**YES
CREDIT GIVEN**

IN RE: THE MARRIAGE OF
LUIS GUTIERREZ,

Petitioner/Husband,

and

DEFAULT FINAL JUDGMENT OF
DISSOLUTION OF MARRIAGE

RAQUEL GUTIERREZ,
a/k/a RAQUEL VERGARA,

Respondent/Wife.

FILED FOR PROBATE
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLORIDA
MAY 11 1995

THIS CAUSE came on to be heard before me, upon Final Hearing of Dissolution of Marriage, this 8th day of May, 1995, and the Petitioner/Husband, LUIS GUTIERREZ, having appeared and having taken testimony from the Petitioner and counsel for petitioner, and having reviewed the Court file and being otherwise fully advised in the premises, it is herewith:

ORDERED and ADJUDGED, as follows:

1. That the parties were married to each other on July 14, 1983 in Lima, Peru.
2. That there are two children born of this marriage, both of which reside in Lima, Peru with the Respondent/Wife.
3. That the parties have been separated for three years prior to the filing of this Petition For Dissolution Of Marriage.
4. That the marriage between the parties is irretrievably broken and that the bonds of matrimony heretofore existing between them and the obligations arising from it are herewith dissolved.
5. The court finds that the Respondent ^{DR} is aware of the _{has personal knowledge}

BK23516P60571

pendency of these proceedings. All papers and pleadings filed of record have been served by mail to the Respondent. Notwithstanding said notice, Respondent has failed to respond to the Petition For Dissolution Of Marriage and therefore has waived personal service herein.

6. Respondent has further waived her right to property purchase by the Petitioner during the separation, including but not limited to that certain real property purchased by the Petitioner in December of 1993, legally described in exhibit "A" attached hereto and made a part hereof.

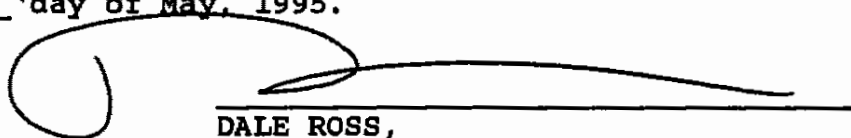
7. The court finds that Respondent did not make any contributions toward said property and that Petitioner has a special equity in said property, which equity outweighs any equity interest which Respondent could have in said property.

8. That the parties have entered into an agreement respecting custody and child support, dated July 20, 1994, which Agreement is attached hereto and made a part hereof as Exhibit "B", which Agreement was voluntarily executed by the parties, after full disclosure, by and between the parties and it is hereby approved and incorporated into this Final Judgment, by reference hereto, as if fully set forth herein and the parties are hereby ordered to comply with the terms and conditions contained therein.

9. That the Court retains jurisdiction over this cause to enforce the terms and conditions of the Agreement Respecting Custody And Child Support.

Gutierrez v. Gutierrez
Case No.: 94-17352 FMCE (43)

DONE & ORDERED in Chambers at Ft. Lauderdale, Broward County,
Florida this 22nd day of May, 1995.



DALE ROSS,
CIRCUIT COURT JUDGE

Copies furnished to:

Mitchell D. Klein, P.A.
Luis Gutierrez
Raquel Gutierrez

ljm8807

BK23516P60573

EXHIBIT

A

Legal Description

UNIT 137
BUILDING 17 BLOCK 1

A PORTION OF PARCEL "S", NORTH LAUDERDALE DIVISION "C", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27 AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "S"; SAID POINT BEING ON THE ARC OF A CURVE WITH A CURVE A RADIAL LINE THRU SAID POINT BEARING NORTH 84°17'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 785.00 FEET AND A CENTRAL ANGLE OF 03°20'20" FOR AN ARC DISTANCE OF 44.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 785.00 FEET AND A CENTRAL ANGLE OF 02°34'00" FOR AN ARC DISTANCE OF 34.38 FEET; THENCE NORTH 78°22'43" EAST FOR 82.00 FEET; THENCE SOUTH 11°37'18" EAST FOR 37.00 FEET; THENCE SOUTH 80°56'45" WEST FOR 82.63 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN THE CITY OF NORTH LAUDERDALE, BROWARD COUNTY, FLORIDA.

BK23516PG0574

EXHIBIT

B

AGREEMENT RESPECTING CUSTODY AND CHILD SUPPORT

THIS AGREEMENT made and entered into on this 7th day of July, 1994, by and between Luis Gutierrez, hereinafter referred to as "Husband" and Raquel Gutierrez a/k/a Raquel Vargara, hereinafter referred to as "Wife".

W I T N E S S E T H:

WHEREAS, the parties hereto were lawfully married to each other on July 14, 1983, in Lima, Peru;

WHEREAS, there are two minor children born of the marriage; to wit: Miguel Angel Gutierrez, [REDACTED] and Angelica Maria Gutierrez, [REDACTED]

WHEREAS, the Husband has resided in Broward County Florida for approximately two and a half years, and desires to continue to reside in the state of Florida;

WHEREAS, the Wife and minor children permanently reside in Lima, Peru and desire to continue to reside in Lima, Peru.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other goods and valuable consideration each flowing from one to the other, the parties covenant and agree as follows:

1. **CUSTODY (SHARED PARENTAL RESPONSIBILITY)**. The parties shall have shared legal responsibility over both minor children. It is agreed by the parties that the primary physical residence of the minor children shall be with the Wife in Lima, Peru.

2. **VISITATION**. The Husband shall have liberal visitation rights as to the minor children. The Husband shall be able to visit the minor children in Lima, Peru, as well as have the minor

BK23516PG0575

children travel to visit the Husband in Broward County, Florida.

3. CHILD SUPPORT. Commencing upon, August 1, 1994, the Husband shall pay the Wife for the support of their minor children, the sum of Three Hundred and 00/100 (\$300.00) Dollars per month, payable on the 1st day of each month.

4. VOLUNTARY EXECUTION. The parties herewith acknowledge that they are of sound mind, capable of appraising and controlling their conduct, and have carefully read this Agreement in its entirety, understand all their rights and obligations under this agreement, and feel that these provisions contained herein are fair and reasonable.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the date and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]
(As to Husband)

[Signature]
Luis Gutierrez

[Signature]
[Signature]
(As to Wife)

[Signature]
Raquel Gutierrez a/k/a Raquel Vergara

STATE OF FLORIDA)
 SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledge before me this 20th day of July, 1994 by LUIS GUTIERREZ, who is (personally known to me) (or who has produced) driver's license (as identification) and who (~~did~~ did not) take an oath.

BK23516P60576

WITNESS my hand and official seal in the County and State last
aforesaid on this 20th day of July, 1994.

Lorraine McDonald
NOTARY PUBLIC, State of Florida

LORRAINE McDONALD
(Printed Signature)
My Commission expires

OFFICIAL NOTARY SEAL
LORRAINE MC DONALD
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC175765
MY COMMISSION EXP. JAN. 23, 1996

STATE OF FLORIDA)
 SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledge before me this ___
day of _____, 19___ by RAQUEL GUTIERREZ a/k/a RAQUEL
VERGARA, who is (personally known to me) (or who has produced)
_____ (as identification) and who (did/did not) take an
oath.

WITNESS my hand and official seal in the County and State last
aforesaid on this _____ day of July, 1994.

NOTARY PUBLIC, State of Florida

(Printed Signature)
My Commission expires:

ic195

BK23516PG0577

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

DATE: March 1st, 2018
PROPERTY ID # 494101-29-0170 (TD # 38598)

WARNING

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

WATSON, ROSITA
710 CAROLINA AVE
FORT LAUDERDALE, FL 33312-1913

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 137 SAN REMO BLVD, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

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

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by March 30, 2018\$7,153.18
- Or
- * Estimated Amount due if paid by April 17, 2018\$7,237.47

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TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, 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

DATE: March 1st, 2018
PROPERTY ID # 494101-29-0170 (TD # 38598)

WARNING

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

WATSON, ROSITA
137 SAN REMO BLVD
NORTH LAUDERDALE, FL 33068

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- * Estimated Amount due if paid by March 30, 2018\$7,153.18
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LE CLOS HOMES HOMEOWNERS ASSOCIATION, INC.
9365 WEST SAMPLE ROAD SUITE 202
CORAL SPRINGS, FL 33065

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CITY OF NORTH LAUDERDALE,
CODE ENFORCEMENT BOARD
701 SW 71 AVENUE
NORTH LAUDERDALE, FL 33068

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LE CLOS HOMES HOMEOWNERS' ASSOCIATION, INC.,
DANIELLE SCHNEIDER, ESQ., PEYTONBOLIN, PL
4758 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FL 33319

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ELISA YORK, REGISTERED AGENT
O/B/O LE CLOS HOMES HOMEOWNERS' ASSOCIATION, INC.
9365 W. SAMPLE ROAD 202
CORAL SPRINGS, FL 33065

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WOODS COVE IV LLC, FILE 1580
1801 W OLYMPIC BLVD
PASADENA, CA 91199

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SAN REMO HOMEOWNERS ASSOCIATION
1945 SW 60TH AVE
N LAUDERDALE, FL 33068-4625

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ENVIRONMENTAL PROTECTION AND GROWTH MGMT
ENVIRONMENTAL LICENSING BUILDING PERMITTING
CODE ENF SECTION
1 NORTH UNIVERSITY DRIVE, BOX #302
PLANTATION, FL 33324-2038

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LE CLOS HOMES HOMEOWNERS' ASSOCIATION, INC.
% INTERNATIONAL PROPERTY MGMNT GROUP
934 UNIVERSITY DRIVE #284
CORAL SPRINGS, FL 33071

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LE CLOS HOMES HOMEOWNERS ASSOCIATION INC
% DANIELLE SCHNEIDER ESQ
GUTTERMAN TRIAL GROUP
200 E BROWARD BLVD STE 1630
FORT LAUDERDALE, FL 33301-1949

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LE CLOS HOMES HOMEOWNERS ASSOCIATION INC
% DANIELLE SCHNEIDER ESQ
3343 W COMMERCIAL BLVD STE 100
FORT LAUDERDALE, FL 33309

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CITY OF NORTH LAUDERDALE
701 SW 71 AVE
NORTH LAUDERDALE, FL 33068

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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CORAL SPRINGS, FL 33071

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AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by March 30, 2018\$7,153.18
- Or
- * Estimated Amount due if paid by April 17, 2018\$7,237.47

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 18, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, 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

DATE: March 1st, 2018
PROPERTY ID # 494101-29-0170 (TD # 38598)

WARNING

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

LE CLOS HOMES HOMEOWNERS ASSOCIATION INC
% DANIELLE SCHNEIDER ESQ
GUTTERMAN TRIAL GROUP
200 E BROWARD BLVD STE 1630
FORT LAUDERDALE, FL 33301-1949

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 137 SAN REMO BLVD, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: March 1st, 2018
PROPERTY ID # 494101-29-0170 (TD # 38598)

WARNING

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

LE CLOS HOMES HOMEOWNERS ASSOCIATION INC
% DANIELLE SCHNEIDER ESQ
3343 W COMMERCIAL BLVD STE 100
FORT LAUDERDALE, FL 33309

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DATE: March 1st, 2018
PROPERTY ID # 494101-29-0170 (TD # 38598)

WARNING

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

CITY OF NORTH LAUDERDALE
701 SW 71 AVE
NORTH LAUDERDALE, FL 33068

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 137 SAN REMO BLVD, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: March 1st, 2018
PROPERTY ID # 494101-29-0170 (TD # 38598)

WARNING

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

LE CLOS HOMES HOMEOWNERS' ASSOCIATION, INC.,
DANIELLE SCHNEIDER, ESQ., PEYTONBOLIN, PL
1945 SW 60TH AVE
N LAUDERDALE, FL 33068-4625

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DATE: March 1st, 2018
PROPERTY ID # 494101-29-0170 (TD # 38598)

WARNING

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1945 SW 60TH AVE
N LAUDERDALE, FL 33068-4625

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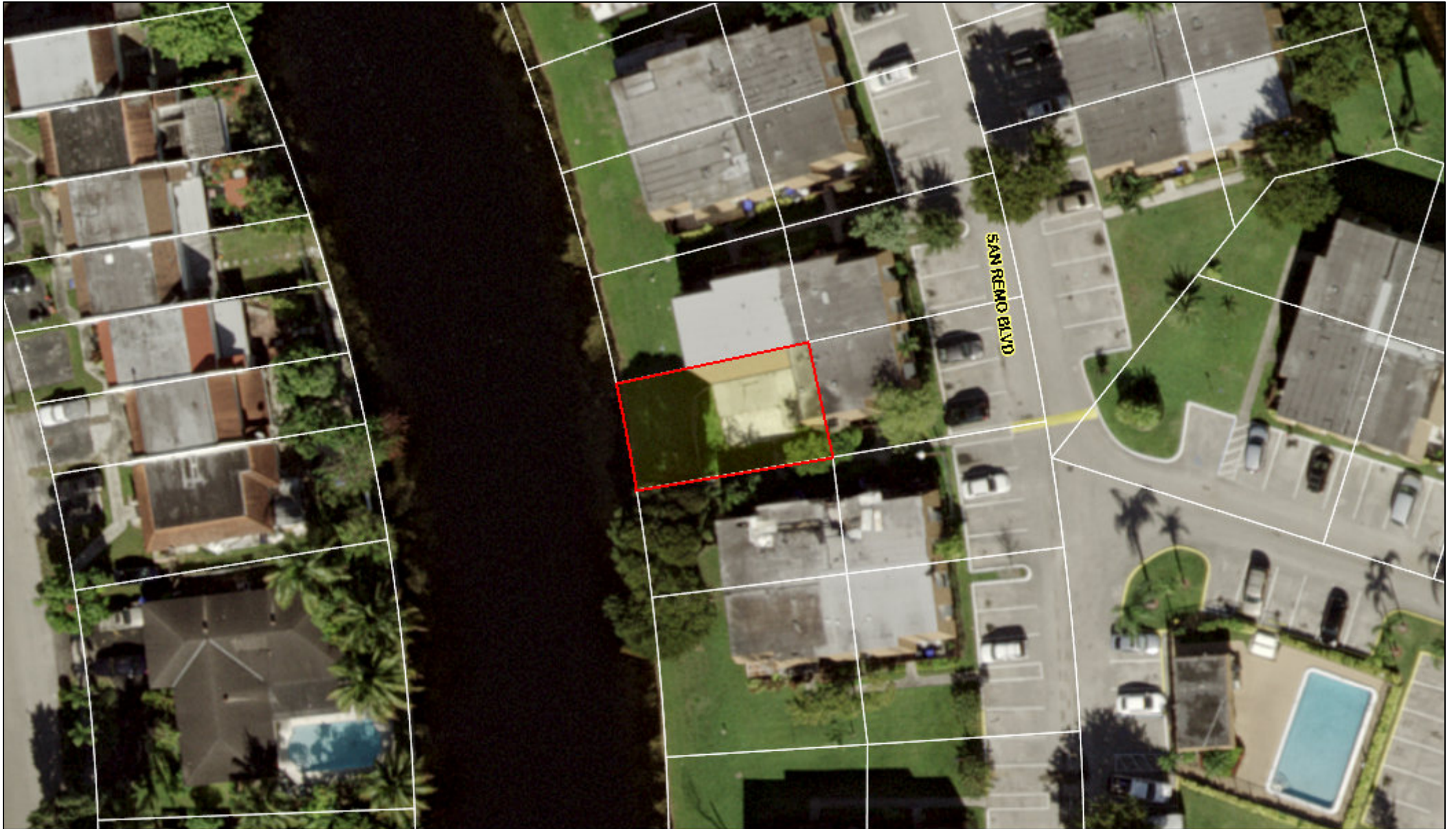
MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

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- Or
- * Estimated Amount due if paid by April 17, 2018\$7,237.47

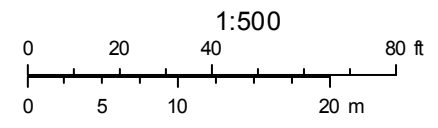
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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestresury



January 25, 2018



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- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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Sent To

Street an

City, State

TD 38598 APRIL 2018 WARNING

ROSITA WATSON
137 SAN REMO BLVD
NORTH LAUDERDALE, FL 33068

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

See Reverse for Instructions

7017 1450 0000 5210 3107

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- Adult Signature Restricted Delivery \$ _____

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Total Postage

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Sent To

Street and

City, State

TD 38598 APRIL 2018 WARNING
LE CLOS HOMES HOMEOWNERS ASSOC INC.
9365 WEST SAMPLE ROAD SUITE 202
CORAL SPRINGS, FL 33065

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

See Reverse for Instructions

7017 1450 0000 5210 3114

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Sent To

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City, State,

TD 38598 APRIL 2018 WARNING
CITY OF NORTH LAUDERDALE
701 SW 71 AVE
NORTH LAUDERDALE, FL 33068

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

See Reverse for Instructions

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TD 38598 APRIL 2018 WARNING
LE CLOS HOMES HOMEOWNERS' ASSOC INC.,
DANIELLE SCHNEIDER, ESQ., PEYTONBOLIN, PL
4758 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FL 33319

7017 1450 0000 5210 3138

7037 1450 0000 5210 3145

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- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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City, State,

TD 38598 APRIL 2018 WARNING
 ELISA YORK, REGISTERED AGENT
 O/B/O LE CLOS HOMES HOMEOWNERS' ASSOC
 9365 W. SAMPLE ROAD 202
 CORAL SPRINGS, FL 33065

7017 1450 0000 5210 3122

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- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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City, St

TD 38598 APRIL 2018 WARNING
WOODS COVE IV LLC, FILE 1580
1801 W OLYMPIC BLVD
PASADENA, CA 91199

U.S. Postal Service™
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City, State,

TD 38598 APRIL 2018 WARNING
SAN REMO HOMEOWNERS ASSOCIATION
1945 SW 60TH AVE
N LAUDERDALE, FL 33068-4625

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

See Reverse for Instructions

7017 1450 0000 5225 3169

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TD 38598 APRIL 2018 WARNING

ENVIRONMENTAL PROTECTION AND GROWTH
MGMT DEPT, ENVIRONMENTAL LICENSING AND
BUILDING PERMITTING DIV, CODE ENF SECTION
1 NORTH UNIVERSITY DRIVE, BOX #302
PLANTATION, FL 33324-2038

PS Form 3800, April 2013 SN 7530-02-000-9047

See Reverse for Instructions

7017 1450 0000 5210 3176

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TD 38598 APRIL 2018 WARNING
LE CLOS HOMES HOMEOWNERS' ASSOCIATION
% INTERNATIONAL PROPERTY MGMNT GROUP
934 UNIVERSITY DRIVE #284
CORAL SPRINGS, FL 33071

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

Instructions

ERTE 0125 0000 0541 2102

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TD 38598 APRIL 2018 WARNING

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LE CLOS HOMES HOMEOWNERS ASSOCIATION INC

Total

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Street

City, State, ZIP+4®

% DANIELLE SCHNEIDER ESQ
GUTTERMAN TRIAL GROUP
200 E BROWARD BLVD STE 1630
FORT LAUDERDALE, FL 33301-1949

7017 1450 0000 5210 3190

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- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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City, State

TD 38598 APRIL 2018 WARNING
LE CLOS HOMES HOMEOWNERS ASSOCIATION INC
% DANIELLE SCHNEIDER ESQ
3343 W COMMERCIAL BLVD STE 100
FORT LAUDERDALE, FL 33309

7017 1450 0000 5210 3206

7017 1450 0000 5210 3213

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Sent To

Street and

City, State

TD 38598 APRIL 2018 WARNING
CITY OF NORTH LAUDERDALE
701 SW 71 AVE
NORTH LAUDERDALE, FL 33068

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- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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Street ar.

City, State

TD 38598 APRIL 2018 WARNING
WATSON, ROSITA
710 CAROLINA AVE
FORT LAUDERDALE, FL 33312-1913

7017 1450 0000 5210 3220

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Postage

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Total Post

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Sent To

Street and

City, State

TD 38598 APRIL 2018 WARNING
LE CLOS HOMES HOMEOWNERS' ASSOC
DANIELLE SCHNEIDER, ESQ., PEYTONBOLIN, PL
1945 SW 60TH AVE
N LAUDERDALE, FL 33068-4625

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

See Reverse for Instructions

7017 1450 0000 5210 3237

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 38598 APRIL 2018 WARNING
 ELISA YORK, REGISTERED AGENT
 O/B/O LE CLOS HOMES HOMEOWNERS' ASSOC
 9365 W. SAMPLE ROAD 202
 CORAL SPRINGS, FL 33065



9590 9402 3021 7124 9661 22

2. Article Number (Transfer from service label)

7017 1450 0000 5210 3145

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

(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 38598 APRIL 2018 WARNING
 LE CLOS HOMES HOMEOWNERS ASSOCIATION INC
 % DANIELLE SCHNEIDER ESQ
 3343 W COMMERCIAL BLVD STE 100
 FORT LAUDERDALE, FL 33309



9590 9402 3021 7124 9662 07

2. Article Number (Transfer from service label)

7017 1450 0000 5210 3206

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *P Lawson*

- Agent
- Addressee

B. Received by (Printed Name)

P Lawson

C. Date of Delivery

3/28/18

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

(over \$500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 38598 APRIL 2018 WARNING
 LE CLOS HOMES HOMEOWNERS ASSOC INC.
 9365 WEST SAMPLE ROAD SUITE 202
 CORAL SPRINGS, FL 33065



9590 9402 3021 7124 9663 06

2. Article Number (Transfer from service label)

7017 1450 0000 5210 3114

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
- all Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 38598 APRIL 2018 WARNING
 ENVIRONMENTAL PROTECTION AND GROWTH
 MGMT DEPT, ENVIRONMENTAL LICENSING AND
 BUILDING PERMITTING DIV, CODE ENF SECTION
 1 NORTH UNIVERSITY DRIVE, BOX #302
 PLANTATION, FL 33324-2038



9590 9402 3021 7124 9661 39

2. Article Number (Transfer from mail label)
7017 1450 0000 5210 3176

COMPLETE THIS SECTION ON DELIVERY

A. Signature *AM* Agent Addressee

B. Received by (Printed Name) *Amanda Martin* C. Date of Delivery *3/29/18*

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

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"/> Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 38598 APRIL 2018 WARNING
WOODS COVE IV LLC, FILE 1580
101 W OLYMPIC BLVD
PASADENA, CA 91199



9590 9402 3021 7124 9661 53

2. Article Number (Transfer from service label)

7017 1450 0000 5210 3152

PS Form 3841, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

[Handwritten Name]

C. Date of Delivery

[Handwritten Date]

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- 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 38598 APRIL 2018 WARNING
 CITY OF NORTH LAUDERDALE
 701 SW 71 AVE
 NORTH LAUDERDALE, FL 33068



9590 9402 3021 7124 9663 13

Article Number (Transfer from service label)

7017 1450 0000 5210 3121

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *MARLANA*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

3-28-18

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

all 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 38598 APRIL 2018 WARNING
 CITY OF NORTH LAUDERDALE
 701 SW 71 AVE
 NORTH LAUDERDALE, FL 33068



9590 9402 3021 7124 9661 91

2. Article Number (Transfer from service label)

7017 1450 0000 5210 3213

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

3-28-18

- 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

82-03-91170-4891* 66568110333 :38

DRAWN FOR OL ALBANY
ADDRESS SW 3787 AVENUE
REDDENS OL NURNITON

RT/03/3000 T 30 TEE SIX IN

Fort Lauderdale, FL 33304-1895 7017 1450 0000 5210 3169

CERTIFIED MAIL

581<10333



U.S. POSTAGE PITNEY BOWES



ZIP 33172 \$ 006.67
02 4M 0000355754 MAR 26 2018

EVENTS IN WHICH YOU ARE INTERESTED IS LISTED

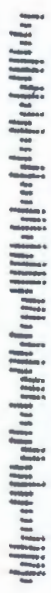
SAN REMO HOMEOWNERS ASSOCIATION
1945 SW 60TH AVE
N LAUDERDALE, FL 33068-4625

04/02/18

330684625 0024

Frank

04:04:08-P



154 CB2N125AN06

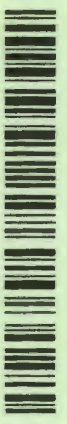
ENVELOPE TO THE RIGHT
PLACE STICKER TOP TO THE RIGHT
PLACE STICKER AT BOTTOM AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 38598 APRIL 2018 WARNING
SAN REMO HOMEOWNERS ASSOCIATION
 1945 SW 60TH AVE
 N LAUDERDALE, FL 33068-4625



9590 9402 3021 7124 9661 46

2. Article Number (Transfer from service label)

7017 145D 000D 521D 3169

PS Form 3811, July 2015 PSN 7530-02-000-9063

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 Restricted Delivery
- Collect on Delivery Restricted Delivery Mail
- Collect on Delivery Restricted Delivery Mail Restricted Delivery (0)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

BROWARD COUNTY

FLORIDA

Finance & Administrative Services Department
RECORDS, TAXES AND TREASURY DIVISION
Governmental Center Annex, Room A100
115 S. Andrews Avenue
Fort Lauderdale, FL 33301-1895

Vec
3/28/18

PROPERTY IN WHICH YOU ARE INTERESTED IS

WATSON, ROSITA
137 SAN REMO BLVD
NORTH LAUDERDALE, FL 33068

3306833068
VAN

CERTIFIED MAIL



7017 1450 0000 5210 3107



U.S. POSTAGE PITNEY BOWES
ZIP 33172 \$ 006.67⁰
02 4M
0000355754 MAR 26 2018

MIXIE 331 DE 1 0094/01/18
RETURN TO SENDER
UNABLE TO DELIVER
FORWARD
20-P
SC: 33361189599 *2966-00071-26-41

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 38598 APRIL 2018 WARNING
ROSITA WATSON
137 SAN REMO BLVD
NORLAND AUBURDORP, FL 33068



9590 9402 3021 7124 9662 90

2. Article Number (Transfer from service label)

7017 1450 0000 5210 3107

PS Form 3811, July 2016 PSN 7030-02-000-6053

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
- Insured Mail
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- 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