



**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: 12/11/2017

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 12/10/2017

CERTIFICATE # 2011-12710

ACCOUNT # 494222020271

ALTERNATE KEY # 414239

TAX DEED APPLICATION # 38740

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:

Lot 5, Block 2 of AMENDED PLAT OF R.J. McBRIDE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, Page 11 of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: NE 34 STREET, OAKLAND PARK FL 33334

OWNER OF RECORD ON CURRENT TAX ROLL:

TITANS OF SOUTH FLORIDA LLC

C/O STEPHEN C GARREPY

2252 HARRY BROOKS DR NW

ATLANTA, GA 30318 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

TITANS OF SOUTH FLORIDA, LLC

208 NE 22 STREET

WILTON MANORS, FL 33305 (Per Deed)

STEPHEN C GARREPY, REGISTERED AGENT

O/B/O THE TITANS OF SOUTH FLORIDA, LLC

208 NORTHEAST 22 STREET

WILTON MANORS, FL 33305 (Per Sunbiz)

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: 4942 22 02 0271

CURRENT ASSESSED VALUE: \$34,900

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2017-8873

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: 09/06/2017

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/04/2017

CERTIFICATE # 2011-12710

ACCOUNT # 494222020271

ALTERNATE KEY # 414239

TAX DEED APPLICATION # 38740

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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PROPERTY ADDRESS: NE 34 STREET, OAKLAND PARK FL 33334

OWNER OF RECORD ON CURRENT TAX ROLL:

TITANS OF SOUTH FLORIDA LLC
C/O STEPHEN C GARREPY
2252 HARRY BROOKS DR NW
ATLANTA, GA 30318 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

TITANS OF SOUTH FLORIDA, LLC OR: 41507, Page: 710
208 NE 22 STREET
WILTON MANORS, FL 33305 (Per Deed)

STEPHEN C GARREPY, REGISTERED AGENT
O/B/O THE TITANS OF SOUTH FLORIDA, LLC
208 NORTHEAST 22 STREET
WILTON MANORS, FL 33305 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

HARD EQUITY INVESTMENT GROUP, INC. OR: 41507, Page: 711
1030 SE 7 AVENUE
POMPANO BEACH, FL 33060 (Per Mortgage)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

WILLIAM LECHTNER Instrument: 114226565
C/O NEAL B. LECHTNER, ESQ.
P.O. BOX 2083
HOLLYWOOD, FL 33022 (Per Judgment)

CITY OF OAKLAND PARK OR: 46143, Page: 1901
CODE ENFORCEMENT DIVISION OR: 44246, Page: 876
2901 W OAKLAND BLVD, SUITE B-19
OAKLAND PARK, FL 33309 (Per Liens)

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334 (Per Liens)

OR: 48165, Page: 28
OR: 48408, Page: 1450
OR: 49136, Page: 1207
OR: 49514, Page: 1869
OR: 50636, Page: 427
OR: 50960, Page: 1108
OR: 51025, Page: 534
Instrument: 112834376
Instrument: 112860046
Instrument: 114122895
Instrument: 114193660

FLORIDA TAX LIEN ASSETS IV, LLC
DEPARTMENT #6000
PO BOX 830539
BIRMINGHAM, AL 35283 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 22 02 0271

CURRENT ASSESSED VALUE: \$27,580

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES:

1. 2017-8873

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Order Determining Homestead OR: 32860, Page: 59

(Unable to locate a prior deed. It was recorded prior to public records.)

Distributive Deed OR: 39178, Page: 680

Warranty Deed OR: 39763, Page: 756

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



Site Address	NE 34 STREET, OAKLAND PARK FL 33334	ID #	4942 22 02 0271
Property Owner	TITANS OF SOUTH FLORIDA LLC % STEPHEN C GARREPY	Millage	1712
Mailing Address	4877 NELLROSE DR NW KENNESAW GA 30152	Use	00

Abbreviated Legal Description	R J MC BRIDE SUB AMENDED PLAT 5-11 B LOT 5 BLK 2
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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	\$34,900		\$34,900	\$27,030	
2017	\$34,900		\$34,900	\$24,580	\$607.19
2016	\$27,580		\$27,580	\$22,350	\$542.51

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$34,900	\$34,900	\$34,900	\$34,900
Portability	0	0	0	0
Assessed/SOH	\$27,030	\$34,900	\$27,030	\$27,030
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	\$27,030	\$34,900	\$27,030	\$27,030

Sales History			
Date	Type	Price	Book/Page or CIN
2/7/2006	WD	\$80,000	41507 / 710

Land Calculations		
Price	Factor	Type
\$6.01	5,807	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
L								
1						.46		



Site Address	NE 34 STREET, OAKLAND PARK FL 33334	ID #	4942 22 02 0271
Property Owner	TITANS OF SOUTH FLORIDA LLC % STEPHEN C GARREPY	Millage	1712
Mailing Address	2252 HARRY BROOKS DR NW ATLANTA GA 30318	Use	00

Abbreviated Legal Description	R J MC BRIDE SUB AMENDED PLAT 5-11 B LOT 5 BLK 2
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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 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	\$34,900		\$34,900	\$24,580	
2016	\$27,580		\$27,580	\$22,350	\$542.51
2015	\$20,320		\$20,320	\$20,320	\$475.80

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$34,900	\$34,900	\$34,900	\$34,900
Portability	0	0	0	0
Assessed/SOH	\$24,580	\$34,900	\$24,580	\$24,580
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	\$24,580	\$34,900	\$24,580	\$24,580

Sales History			
Date	Type	Price	Book/Page or CIN
2/7/2006	WD	\$80,000	41507 / 710

Land Calculations		
Price	Factor	Type
\$6.01	5,807	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
L								
1						.46		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #38740

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:

TITANS OF SOUTH FLORIDA
LLC
% STEPHEN C GARREPY
4877 NELLROSE DR NW
KENNESAW, GA 30152

TITANS OF SOUTH FLORIDA
LLC
C/O STEPHEN C GARREPY
2252 HARRY BROOKS DR NW
ATLANTA, GA 30318

TITANS OF SOUTH FLORIDA,
LLC
208 NE 22 STREET
WILTON MANORS, FL 33305

STEPHEN C GARREPY,
REGISTERED AGENT O/B/O
THE TITANS OF SOUTH
FLORIDA, LLC
208 NORTHEAST 22 STREET
WILTON MANORS, FL 33305

*HUGHES, VALERIE
339 NE 33 ST
OAKLAND PARK, FL 33334

*FREEMAN, ANTHONY L
340 NE 34 ST
OAKLAND PARK, FL 33334-
2142

*AVINA, LUIZ M
316 NE 34 ST
OAKLAND PARK, FL 33334

HARD EQUITY INVESTMENT
GROUP, INC.
1030 SE 7 AVENUE
POMPANO BEACH, FL 33060

CITY OF OAKLAND PARK, CODE
ENFORCEMENT DIVISION
2901 W OAKLAND BLVD, SUITE
B-19
OAKLAND PARK, FL 33309

CITY OF OAKLAND PARK, CODE
ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

WILLIAM LECHTNER
C/O NEAL B. LECHTNER, ESQ.
P.O. BOX 2083
HOLLYWOOD, FL 33022

CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET
OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334

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 **Julie Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 38740

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: 494222-02-0271
Certificate Number: 12710
Date of Issuance: 06/01/2012
Certificate Holder: FLORIDA TAX LIEN ASSETS IV, LLC
Description of Property: R J MC BRIDE SUB AMENDED PLAT
5-11 B
LOT 5 BLK 2

Name in which assessed: TITANS OF SOUTH FLORIDA LLC % STEPHEN C GARREPY
Legal Titleholders: TITANS OF SOUTH FLORIDA LLC
% STEPHEN C GARREPY
4877 NELLROSE DR NW
KENNESAW, GA 30152

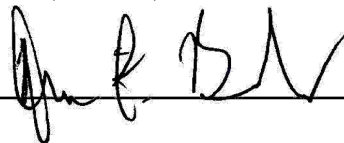
All of said property being in the County of Broward, State of Florida.

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.deedauction.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: 7812.45

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

38740
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 12710

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

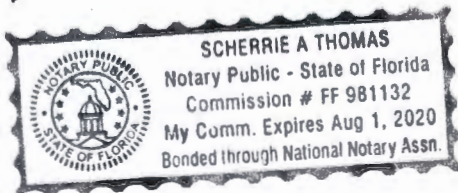
03/15/2018 03/22/2018 03/29/2018 04/05/2018

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 38740

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: 494222-02-0271
Certificate Number: 12710
Date of Issuance: 06/01/2012
Certificate Holder:
FLORIDA TAX LIEN ASSETS IV, LLC
Description of Property:
R J MC BRIDE SLIB AMENDED
PLAT
5-11 B
LOT 5 BLK 2
Name in which assessed:
TITANS OF SOUTH FLORIDA
LLC % STEPHEN C GARREPY
Legal Titleholders:
TITANS OF SOUTH FLORIDA LLC
% STEPHEN C GARREPY
4877 NELLROSE DR NW
KENNESAW, GA 30152

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.deedauction.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: 7771.89
401-314

3/15-22-29 4/5 18-06/0000295459B

Assignment: 10332 Please Route To Supervisor Service Sheet # 18-011749
BROWARD COUNTY, FL vs. TITANS OF SOUTH FLORIDA LLC
PLAINTIFF vs. DEFENDANT TD 38740
TAX SALE NOTICE TYPE OF WRIT COUNTY/BROWARD COURT 4/18/2018 HEARING DATE
TITANS OF SOUTH FLORIDA LLC SERVE NE 34 STREET OAKLAND PARK, FL 33334
C/O STEPHEN C. GARREPY *SERVE A S AP - RETURN Received this process on

14279
BROWARD COUNTY REVENUE-DELINQ TAX SECTION
115 S. ANDREWS AVENUE, ROOM A-100
FT LAUDERDALE, FL 33301
JULIE AIKMAN SUPV. Attorney
9884

Date 3/12/2018
 Served
 Not Served - see comments
3/14/18 Date at 0921 Time

Handwritten notes:
3/14/18
0921
1571

On TITANS OF SOUTH FLORIDA LLC C/O STEPHEN C. GARREPY, 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: POSTED ON TREE - NORTH SIDE

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

SCOTT J. ISRAEL, SHERIFF
BROWARD COUNTY, FLORIDA

BY: [Signature] 10332 D.S.
R. KAM

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494222-02-0271 (TD #38740)

RECEIVED SHERIFF
2018 MAR 12 AM 8:25
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\$6,385.26

Or

* Amount due if paid by April 17, 2018\$6,460.44

*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

TITANS OF SOUTH FLORIDA LLC
% STEPHEN C GARREPY
NE 34 ST
OAKLAND PARK, FL 33334

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 Limited Liability Company
THE TITANS OF SOUTH FLORIDA, LLC

Filing Information

Document Number	L04000013710
FEI/EIN Number	32-0109343
Date Filed	02/19/2004
Effective Date	02/19/2004
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/26/2008
Event Effective Date	NONE

Principal Address

208 NORTHEAST 22 STREET
WILTON MANORS, FL 33305

Changed: 02/11/2005

Mailing Address

208 NORTHEAST 22 STREET
WILTON MANORS, FL 33305

Changed: 02/11/2005

Registered Agent Name & Address

GARREPY, STEPHEN C
208 NORTHEAST 22 STREET
WILTON MANORS, FL 33305

Address Changed: 02/11/2005

Authorized Person(s) Detail

Name & Address

Title MGRM

GARREPY, STEPHEN C
208 NORTHEAST 22 STREET
WILTON MANORS, FL 33305

Title MGRM

YOUNG, MACK G
2530 NE 23RD STREET
FORT LAUDERDALE, FL 33305

Annual Reports

Report Year	Filed Date
2005	02/11/2005
2006	01/09/2006
2007	10/11/2007

Document Images

10/11/2007 -- REINSTATEMENT	View image in PDF format
01/09/2006 -- ANNUAL REPORT	View image in PDF format
02/11/2005 -- ANNUAL REPORT	View image in PDF format
02/20/2004 -- Florida Limited Liability	View image in PDF format

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
2901 W OAKLAND PARK BLVD, SUITE
OAKLAND PARK, FLORIDA 33309

CODE ENFORCEMENT
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION
I certify this to be a true and correct copy of the record in my office. WITNESSETH my hand and official seal of the City of Oakland Park, Florida this 5 day of July 2007
Janice M. Smith City Clerk

IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
THE TITANS OF SOUTH FLORIDA LLC
% STEPHEN C GARREPY
208 NE 22 ST
WILTON MANORS FL 33305,

CASE NO. 152546
CEB NO. 07-039

ORDER IMPOSING PENALTY/LIEN

This cause came on for public hearing before the Code Enforcement Board of the City of Oakland Park, Florida, (herein referred to as "Board") on **May 10, 2007**, after due notice to Respondent(s), at which time the Board heard testimony under oath, received evidence, and issued its Findings of Fact and Conclusions of Law and thereupon issued its oral Order which was reduced to writing and furnished to Respondent(s).

Said Order required Respondent(s) to take certain action by a time certain, as specifically set forth in that Order.

Accordingly, it having been brought to the Board's attention that Respondent(s) has not complied with the order dated **April 12, 2007**, and having considered the gravity of the violation(s), the actions taken by the violator to correct the violation(s), and any previous violations committed by the violator, it is hereby:

ORDERED that Code Enforcement Board certifies a fine and orders Respondent(s) pay to the **CITY OF OAKLAND PARK** a fine in the amount of **\$50 per day per violation beginning on April 30, 2007, which is the date previously set by the Code Enforcement Board or Special Master for compliance, plus \$100 for the preparation and recording of lien and release of lien** for each and every day the violation(s) of **FBC.117.1 FBC.117.2.1.2.2 FBC.117.2.1.2.3** exist(s) and continue(s) to exist at **3381 NE 11 AVE OAKLAND PARK**, described as:

**494223051200
OAKLAND PARK SECOND ADD 1-39 B LOT 14 N 65,15 N 65 BLK 49**

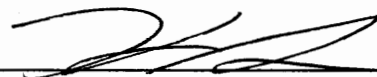
after **April 30, 2007**, which was the date previously set by the Board's order for Compliance.

This Order can be recorded and shall then constitute a lien for all the accrued fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to **Section 162.09** of the Florida Statutes.

2

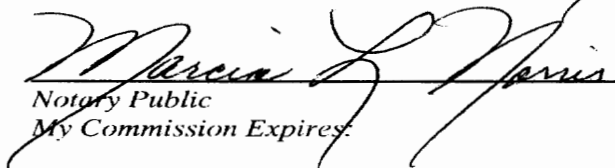
DONE AND ORDERED this **May 10, 2007** at Oakland Park, Florida.

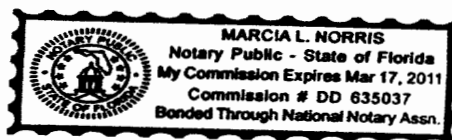
CODE ENFORCEMENT BOARD CHAIR

By: 

*PERSONALLY appeared before me, the undersigned authority, **Karl Albertson**, well known to me and known by me to be the Chairperson of the CODE ENFORCEMENT BOARD acknowledged before me that he/she executed the foregoing instrument on behalf of the CODE ENFORCEMENT BOARD, as its true act and deed, and that he/she was duly authorized to do so. He/She is personally known to me or has produced a Florida drivers license as identification.*

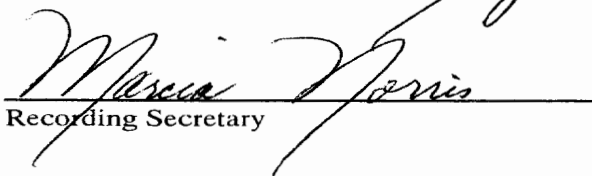
WITNESS my hand and official seal this May 29, 2007


Notary Public
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to **THE TITANS OF SOUTH FLORIDA LLC** at % **STEPHEN C GARREPY**
208 NE 22 ST
WILTON MANORS FL 33305,

this 29th day of May, 2007.


Recording Secretary



2

26
2008 Court

INSTR # 107774146
OR BK 45201 Pages 658 - 661
RECORDED 03/20/08 11:06:37
BROWARD COUNTY COMMISSION
DEPUTY CLERK 2140

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

WILLIAM LECHTNER,
Plaintiff

CASE NO: 07 - 033752 03

vs.
MACK G. YOUNG, KIM K. YOUNG,
STEPHEN C. GARREPY, MICHAEL K. WOOD,
and the TITANS OF SOUTH FLORIDA, LLC, a
Florida Limited Liability Company,
Defendants.

Judge: Patti Englander Henning

CIRCUIT COURT
CLERK OF
BROWARD COUNTY
FLORIDA
MAR 12 PM 4:15

**FINAL JUDGMENT
FOR JOINT AND SEVERAL LIABILITY**

The Defendants, Mack G. Young and Stephen C. Garrepy, were served with true copies of the Summons and Complaint on December 17, 2007; the Defendants, The Titans of South Florida LLC, and Kim K. Young, were served with true copies of the Summons and Complaint on December 19, 2007; and the last Defendant, Michael K. Wood, was served with a true copy of the Summons and Complaint on December 29, 2007. None of the Defendants offered any cognizable defense, affirmative or otherwise. Upon this honorable Court's review of Plaintiff's motion, reviewing the Returns of Service, the court file, the Plaintiff's Affidavit, the Affidavit of Attorney's Fees and Costs, the Affidavit of Reasonable Attorney's Fees, the Clerk's defaults, and the Court having been advised in the premises, it is hereby

ORDERED as follows:

A Final Judgment is hereby entered in favor of Plaintiff, William Lechtner, and against Defendants, Mack G. Young, Kim K. Young, Stephen C. Garrepy, Michael K. Wood, and The Titans of South Florida, LLC, a Florida limited liability company, jointly and severally, as follows:

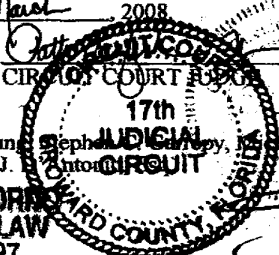
a) Defendants, Mack G. Young, Kim K. Young, Stephen C. Garrepy, Michael K. Wood, and The Titans of South Florida, LLC, shall pay to Plaintiff, William Lechtner, with a mailing address in care of Neal B. Lechtner, Esq., P.O. Box 2083, Hollywood, Florida 33022; damages as follows: the outstanding principal balance of the unpaid promissory note in the amount of \$100,000.00, plus 18% default interest until paid in full (as per the note), plus court costs and service of process fees in the amount of \$661.00, plus reasonable attorneys' fees in the amount of \$1,750.00, for which sums let execution issue.

b) This court shall retain jurisdiction over this matter.

DONE AND ORDERED in Chambers at Fort Lauderdale, Broward County,
Florida, this 12 day of March, 2008

Copies Furnished:
Neal B. Lechtner, Esq.
Mack G. Young, Kim K. Young, Stephen C. Garrepy, Michael K. Wood,
South Florida, LLC, Vincent J. ...
LAWRENCE J. FORNARO
ATTORNEY AT LAW
P. O. BOX 1327
POMPANO BEACH FL 33061-1327
(954) 781-5367

Return
to →



STATE OF FLORIDA
BROWARD COUNTY
I DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record in the file of the office of the Circuit Court Clerk of Broward County, Florida.
APR 12 2008
day of ... State of the Court

4

4

4

EXHIBIT "A" 77-33752(03)

PROMISSORY NOTE**\$100,000.00 Ft. Lauderdale, Florida December 5th, 2005**

FOR VALUE RECEIVED, the undersigned, **The Titans of South Florida, LLC a Florida Limited Liability Company, Stephen C. Garrepy, and Mack G. Young** hereinafter collectively referred to as "Maker", promises to pay to the order of William Lechtner c/o P. O. Box 2083, Hollywood, FL 33022,

the principal sum of **One Hundred Thousand and 00/100 Dollars (\$100,000.00)**, hereinafter referred to as "Payee", together with interest on the outstanding principal balance from the date hereof, on the terms set forth herein, as follows:

Interest only payments shall be paid on this promissory note at the rate of **FIFTEEN PERCENT (15%)** per annum, payable in lawful money of the United States of America at **P.O. Box 2083, Hollywood, Florida 33022**. The first payment in the amount of **\$1250.00**, which shall be due and payable **February 1st, 2006** and continuing monthly thereafter, until **December 1st, 2006**, at which time the entire principal sum with accrued interest thereon shall be due and payable.

In the event Maker prepays this Promissory Note in whole or in part within Three (3) Months from the date hereof, the Maker shall pay a prepayment penalty equal to three (3) months interest.

All payments made hereunder shall first be applied to accrued interest, and the balance of said payments shall be applied to the unpaid principal balance.

Maker shall pay to the payee a late charge of 6% of any monthly installment not received by the payee within 10 days after the installment is due.

The whole of the principal sum and interest shall become due and payable, at the option of the holder hereof, after default for 15 days after the same becomes due and payable of the payments of any principal hereof or interest hereon, together with (to the extent permitted under applicable laws) costs and reasonable attorneys' fees incurred by the holder hereof in collecting or enforcing payment thereof. Such costs and attorneys' fees shall include, but not be limited to, reasonable attorneys' fees incurred by the holder hereof in any and all judicial bankruptcy, or reorganization, administrative or other proceedings, including appellate proceedings, whether such proceedings arise before or after entry of final judgment. The whole of the principal sum, and to the extent permitted by laws, any accrued interest, shall be interest at the maximum rate allowable under Florida law from and after maturity, whether or not resulting from acceleration.

Ruh

As to this note and mortgage and other instruments securing the indebtedness herein, the undersigned and endorser, severally waive all applicable exemption rights, whether under the state constitution, homestead laws, or otherwise, and also severally waive valuation and appraisal, presentment, protest and demand, notice of protest, demand and dishonor and non-payment of this note, and expressly agree that the maturity of this note or any payment hereunder, may be extended from time to time without in any way affecting the liability of the undersigned or said endorser.

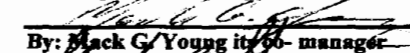
Nothing herein contained, nor any instrument or transaction related hereto, shall be construed to so operate as to require the maker, or any person liable for the payment of loan made pursuant to this note, to pay interest in an amount or at a rate greater than the maximum allowed by law. Should any interest or other charges paid by the maker, or any parties liable for the payment of the loan made pursuant to this note, result in the computation of earnings of interest in excess of the maximum rate and the same is hereby waived by the holder hereof, and all such excess shall be automatically credited against and in reduction of the principal balance, and any portion of said excess hereof to the maker and any parties liable for the payment of the loan made pursuant to this note, it being the intent of the parties hereto that under no circumstances shall the maker, or any parties liable for the payment of the loan hereunder, be required to pay interest in excess of the maximum legal rate allowed by law.


This note is secured by a mortgage of even date hereof and is to be governed by and construed and enforced according to the laws of the State of Florida.

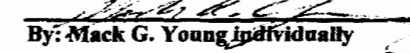
For additional terms of this promissory note, see the mortgage securing this note which terms are incorporated herein by reference hereto.

The Titans of South Florida LLC


By: Stephen C. Garrepy its co manager


By: Mack G. Young its co-manager


By: Stephen C. Garrepy individually


By: Mack G. Young individually

The undersigned parties severally guarantee payment of all liabilities and indebtedness of maker under the terms and conditions of this promissory note. Payee shall not be required to exhaust its recourse or take an action against makers before entitled to payment by the maker and the undersigned, severally, of all amounts guaranteed, notice of default on the part of the maker is

CFN # 107830327, OR BK 45281 PG 780, Page 4 of 4

waived and the above signed, severally, agree to remain bound in spite of any extensions, renewals, modification or compromises of any indebtedness, liability or obligation of the maker under the terms of the promissory note.

-2-



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 13 day of February, 2017
County Administrator.
By L. Juan
Deputy Clerk



IN THE CIRCUIT COURT FOR BROWARD COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

MARTHA MAE WASHINGTON,

File Number 01-4774

Division 43

Deceased.

ORDER DETERMINING HOMESTEAD REAL ESTATE

On the petition of WARREN PERRY WASHINGTON

for an order determining the homestead of the above decedent, the court finding that all interested persons have been served proper notice of hearing, or have waived notice thereof; that the material allegations of the petition are true; that the decedent was domiciled in Broward County, Florida, at the time of death; and that decedent was survived by a surviving spouse and by lineal descendants; and that at the time of decedent's death he owned certain real property as his residence; it is

ADJUDGED that the following-described property:

Lots 5 and 6, Block 2, R.J.McBRIDE SUBDIVISION, Amended Plat as recorded in Plat Book 5, Page 11, Broward County, Florida; also known as 316 N.E. 34th Street, Oakland Park, FL

constituted the homestead of the above decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the above-described property descended _____
to WARREN PERRY WASHINGTON

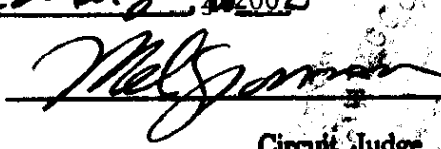
ADJUDGED FURTHER that the personal representative is authorized and directed to surrender to WARREN PERRY WASHINGTON

all or any part of the above-described property which may be in the possession or control of the personal representative, and that the personal representative shall have no further responsibility with respect thereto.

ORDERED this 15th day of February, 2002

INSTR # 101745533
OR BK 32860 PG 0059

RECORDED 03/08/2002 11:50 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1006



Circuit Judge

SENT TO AND RETURN TO:
MICHELLE LAWHORN
Countyline Title Group
100 Hollywood Blvd • Suite 110
Hollywood, FL 33024

DISTRIBUTIVE DEED

THIS DEED, executed this 23 day of FEBRUARY, 2005 by **THE ESTATE OF MARTHA MAY WASHINGTON**, Grantor, whose post office address is: 316 N.E. 34TH STREET, FORT LAUDERDALE, FLORIDA 33334 to **WARREN PERRY WASHINGTON, A SINGLE MAN**, Grantee, whose Post office address is 316 N.E. 34TH STREET, FORT LAUDERDALE, FLORIDA 33334

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$10.00 (ten and 00/100 dollars) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **BROWARD**, State of Florida, to wit:

LOTS 5 AND 6, BLOCK 2, AMENDED PLAT OF R.J. McBRIDE SUB'D., A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 5, AT PAGE(S) 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A/K/A: 316 N.E. 34TH STREET, FORT LAUDERDALE, FLORIDA 33334
FOLIO #: 19222-02-02700

****THIS IS A DISTRIBUTIVE DEED RECORDED ONLY FOR THE PURPOSE OF EVIDENCING THE CHAIN OF TITLE. THE ACTUAL CONVEYANCE IS PURSUANT TO THE ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY RECORDED IN O.R. BOOK 32860, PAGE 59 OF THE PUBLIC RECORDS OF BROWARD COUNTY. ACCORDINGLY, ONLY MINIMAL STAMPS ARE ATTACHED HERETO.****

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

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

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

Signed, sealed and delivered in presence of:

Witness: [Signature]
sign _____
print DEBRA A. HALL
sign [Signature]
print MICHELLE LAWHORN

[Signature]
WARREN PERRY WASHINGTON

State of Florida
County of Broward

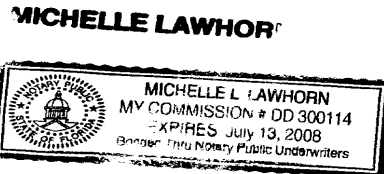
The foregoing instrument was acknowledged before me this 23 day of FEBRUARY, 2005, by **WARREN PERRY WASHINGTON**, who has produced photo I.D. as identification and who did take an oath.

Witness, my hand and seal in the County and State aforesaid this 23 day of FEBRUARY, 2005.

My Commission Expires:

[Signature]
NOTARY PUBLIC-STATE OF FLORIDA

#705-1178



705-1178 Washington

Prepared By: Beverly Belensky
Title Commitment, L.L.C
800 West Cypress Creek Rd
Ft. Lauderdale, FL
incidental to the issuance of a title insurance policy.
File Number: 05-082
Parcel ID #: 19222-02-02700

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated **May 24, 2005** by **Warren Perry Washington, a single person**, whose post office address is **1170 Shirne Club Road, Jesup, GA 31545**, hereinafter called the GRANTOR, to **Michael Kevin Wood, a single man**, whose post office address is **208 NE 22 Street, Wilton Manors, FL 33305** hereinafter called the GRANTEE:

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

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Broward County, FL**, viz:

Lot 5 and 6, Block 2, AMENDED PLAT OF R.J. MCBRIDE SUB'D, according to the plat thereof, recorded in Plat Book 5, Page(s) 11, of the Public Records of Broward County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2005** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

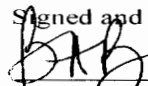
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.


AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good, right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

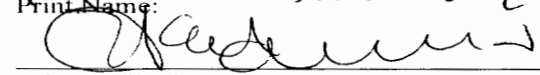
Signed and sealed in the presence of:



Witness #1 Signature **B. Belensky**
Print Name:



Warren Perry Washington




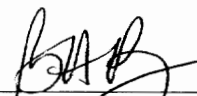
Witness #2 Signature
Print Name: **YVONNE HANSON**

STATE OF **Florida**
COUNTY OF **Broward**

THE FOREGOING INSTRUMENT was acknowledged before me this **5.24.05** by **Warren Perry Washington, a single person** who is/are personally known to me or who has/have produced **GA DR Lic** as identification.

(SEAL)

 Beverly A. Belensky
My Commission DD04162Z
Expires July 1, 2005



Notary Public
My Commission Expires:

Prepared By:
Title Commitment, LLC
800 W. Cypress Creek Rd #340
Fort Lauderdale, FL 33309
incidental to the issuance of a title insurance policy.
File Number: 06-08
Parcel ID #: 19222-02-02710

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated February 7, 2006 by Michael Kevin Wood a single person, whose post office address is 208 NE 22 Street, Wilton Manors, FL 33305, hereinafter called the GRANTOR, to Titans of South Florida, LLC a Florida limited liability company, whose post office address is 208 NE 22 Street, Wilton Manors, FL 33305, hereinafter called the GRANTEE:

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

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Broward County, FL, viz:

Lot 5, Block 2 of AMENDED PLAT OF R.J. McBRIDE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, Page 11 of the Public Records of Broward County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2006 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good, right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Signed and sealed in the presence of:

[Signature]
Witness #1 Signature
Print Name:


[Signature: Michael Kevin Wood]
Michael Kevin Wood

[Signature: Christy DeCaro]
Witness #2 Signature
Print Name:

STATE OF Florida
COUNTY OF Broward

THE FOREGOING INSTRUMENT was acknowledged before me this 7 day of February, 2006 by Michael Kevin Wood a single person who is/are personally known to me or who has/have produced FL DR uc as identification.

(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
 Beverly A. Belensky
Commission # DD433750
Expires: JULY 11, 2009
Bonded Thru Atlantic Bonding Co., Inc.

[Signature]
Notary Public
My Commission Expires:

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
2901 W OAKLAND PARK BLVD., SUITE B-19
OAKLAND PARK, FLORIDA 33309

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION
I certify this to be a true and correct copy of the record in my office.
WITNESSETH my hand and official seal of the City of Oakland Park, Florida this 19 day of FEBRUARY 2009
[Signature]
City Clerk

CASE NO. 157066
SP08-223

IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
TITANS OF SOUTH FLORIDA LLC
208 NE 22 ST
WILTON MANORS FL 33305.

ORDER IMPOSING PENALTY/LIEN

This cause came on for public hearing before the Code Enforcement Special Magistrate of the City of Oakland Park, Florida, (herein referred to as "Special Magistrate") on **February 10, 2009**, after due notice to Respondent(s), at which time the Special Magistrate heard testimony under oath, received evidence, and issued the Findings of Fact and Conclusions of Law and thereupon issued the oral Order which was reduced to writing and furnished to Respondent(s).

Said Order required Respondent(s) to take certain action by a time certain, as specifically set forth in that Order.

Accordingly, it having been brought to the Special Magistrate's attention that Respondent(s) has not complied with the order dated **December 09, 2008**, it is hereby

ORDERED that Respondent(s) pay to the **CITY OF OAKLAND PARK** a fine in the amount of **\$150 per day per violation plus \$100 for the recording of liens and release of liens** for the violation(s) of **SEC.8.7 FBC.101.3.3.1(A)** that existed at **314 NE 34 ST**, described as:

494222020271
R J MC BRIDE SUB AMENDED PLAT 5-11 B LOT 5 BLK 2

after **December 19, 2008**, which was the date previously set by the Special Magistrate's order.

This Order can be recorded and shall then constitute a lien for the fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to **Section 162.09** of the Florida Statutes.

DONE AND ORDERED this **February 10, 2009** at Oakland Park, Florida.

By: *[Signature]*
Special Magistrate

PERSONALLY appeared before me, the undersigned authority, **Mitchell S. Kraft**, well known to me and known by me to be the **CODE ENFORCEMENT SPECIAL MAGISTRATE**, and acknowledged before me that he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that he was duly authorized to do so. He is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this 20 Feb 09

[Signature]
Notary Public
My Commission Expires:

Notary Public State of Florida
Dorothy J Brooks
My Commission DD575165
Expires 09/13/2010

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to **TITANS OF SOUTH FLORIDA LLC** at **208 NE 22 ST WILTON MANORS FL 33305**,

this 20 day of Feb, 2009

[Signature]
Recording Secretary

20

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION

I certify this to be a true and correct copy of the record in my office. WITNESSETH my hand and official seal of the City of Oakland Park, Florida this 23 day of AUGUST 2011
Justin M. Davis City Clerk

CASE NO. 157066
SP08-223

IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
TITANS OF SOUTH FLORIDA LLC
208 NE 22 ST
WILTON MANORS FL 33305,

IMPOSITION OF LIEN

This cause, having come before the City Commission of the City of Oakland Park, Florida (herein referred to as "Commission") on Wednesday 2/2/11, after due notice to the Respondent(s), at which time the Commission reviewed the materials provided, authorized city staff to proceed with repairs on the property based on a finding by the Code Enforcement Board/Special Magistrate that the violations thereon, or the conditions causing the violations, constitute a threat to public health, safety and welfare. All costs incurred to be placed as liens against the property.

MOWING SERVICES/CLEAN UP \$ 200

ORDERED that Respondent(s) pay to the CITY OF OAKLAND PARK a fine in the amount of \$200 plus \$100 for the recording of liens and release of liens for the violation(s) of SEC.8.7 FBC.101.3.3.1(A) that existed at 314 NE 34 ST, described as:

494222020271

This document can be recorded and shall then constitute a lien for said costs against the above described property.

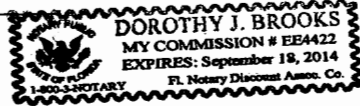
DONE AND ORDERED this ~~October 28, 2010~~ 21st at Oakland Park, Florida.

By: D.C.I.D.
CODE ENFORCEMENT MANAGER

PERSONALLY appeared before me, the undersigned authority, Jay Quier well known to me and known by me and acknowledged before me that he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that she was duly authorized to do so. He is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this 2 Feb 11

Dorothy J. Brooks
Notary Public
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to TITANS OF SOUTH FLORIDA LLC at 208 NE 22 ST WILTON MANORS FL 33305,

this 2 day of Feb, 2011.

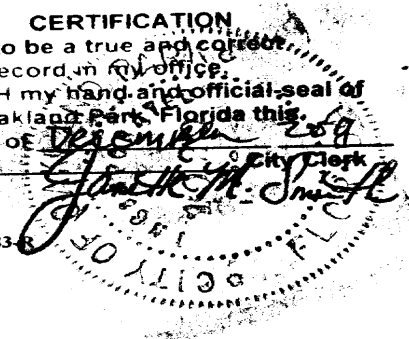
[Signature]
Recording Secretary

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43

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY
OAKLAND PARK, FL 33334
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION
I certify this to be a true and correct copy of the record in my office. WITNESSETH my hand and official seal of the City of Oakland Park, Florida this 22 day of December 2011



CASE NO. 164972
SP11-183-R

IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
TITANS OF SOUTH FLORIDA LLC
208 NE 22 ST
WILTON MANORS FL 33305.

ORDER IMPOSING PENALTY/LIEN

This cause came on for public hearing before the Code Enforcement Special Magistrate of the City of Oakland Park, Florida. (herein referred to as "Special Magistrate") on **October 18, 2011**, after due notice to Respondent(s), at which time the Special Magistrate heard testimony under oath, received evidence, and issued the Findings of Fact and Conclusions of Law and thereupon issued the oral Order which was reduced to writing and furnished to Respondent(s).

Accordingly, it having been brought to the Special Magistrate's attention that Respondent(s) was in violation of a repeat offense of a prior order and that the violations constitute a threat to public health, safety and welfare and that the City Commission should be notified of same, and it is hereby

ORDERED that Respondent(s) pay to the **CITY OF OAKLAND PARK** a fine in the amount of **\$300 plus \$100 for the recording of liens and release of liens** for the violation(s) of **SEC.8.7** that existed at **314 NE 34 ST**, described as:

494222020271

This Order can be recorded and shall then constitute a lien for the fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to **Section 162.09** of the Florida Statutes.

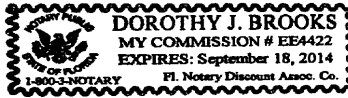
DONE AND ORDERED this **October 18, 2011** at Oakland Park, Florida.

By: Floyd Hull
Special Magistrate

PERSONALLY appeared before me, the undersigned authority, **Floyd Hull**, well known to me and known by me to be the **SPECIAL MAGISTRATE**, and acknowledged before me that he executed the foregoing instrument on behalf of the **City of Oakland Park**, as its true act and deed, and that he was duly authorized to do so. He is personally known to me or has produced a **Florida drivers license** as identification.

WITNESS my hand and official seal this 18 Oct 11

Dorothy J. Brooks
Notary Public
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to **TITANS OF SOUTH FLORIDA LLC** at **208 NE 22 ST WILTON MANORS FL 33305**.

this 19 day of October 2011

D. Brooks
Recording Secretary

①

91 7108 2133 3939 0621 9366

6

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION

I certify this to be a true and correct copy of the record in my office. WITNESSETH my hand and official seal of the City of Oakland Park, Florida this 19th day of September, 2012
Jane N. Shumf City Clerk

CASE NO. 166198
SP12-084-R

IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
TITANS OF SOUTH FLORIDA LLC
208 NE 22 ST
WILTON MANORS FL 33305,

IMPOSITION OF LIEN

This cause, having come before the City Commission of the City of Oakland Park, Florida (herein referred to as "Commission") on Wednesday June 19, 2012, at which time the Commission reviewed the materials provided, authorized city staff to proceed with repairs on the property based on a finding by the Code Enforcement Board/Special Magistrate that the violations thereon, or the conditions causing the violations, constitute a threat to public health, safety and welfare. All costs incurred to be placed as liens against the property.

MOWING SERVICES/CLEAN UP \$ 200

ORDERED that Respondent(s) pay to the CITY OF OAKLAND PARK a fine in the amount of \$200 plus \$100 for the recording of liens and release of liens for the violation(s) of SEC.8.7 that existed at 314 NE 34 ST, described as:

494222020271

This document can be recorded and shall then constitute a lien for said costs against the above described property.

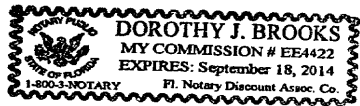
DONE AND ORDERED this June 19, 2012 at Oakland Park, Florida.

By: [Signature]
CODE ENFORCEMENT MANAGER

PERSONALLY appeared before me, the undersigned authority, Jay Quier well known to me and known by me and acknowledged before me that he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that she was duly authorized to do so. He is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this 19th day of June, 2012

[Signature]
Notary Public
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to TITANS OF SOUTH FLORIDA LLC at 208 NE 22 ST WILTON MANORS FL 33305,

this 19 day of June, 2012

[Signature]
Recording Secretary

34

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION

I certify this to be a true and correct copy of the record in my office. **WITNESSETH** my hand and official seal of the City of Oakland Park, Florida this 11 day of JANUARY 2013
Keneth Short City Clerk

CASE NO. 166198
SP12-084-R

IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
TITANS OF SOUTH FLORIDA LLC
208 NE 22 ST
WILTON MANORS FL 33305.

ORDER IMPOSING PENALTY/LIEN

This cause came on for public hearing before the Code Enforcement Special Magistrate of the City of Oakland Park, Florida. (herein referred to as "Special Magistrate") on **September 18, 2012**, after due notice to Respondent(s), at which time the Special Magistrate heard testimony under oath, received evidence, and issued the Findings of Fact and Conclusions of Law and thereupon issued the oral Order which was reduced to writing and furnished to Respondent(s).

Said Order required Respondent(s) to take certain action by a time certain, as specifically set forth in that Order.

Accordingly, it having been brought to the Special Magistrate's attention that Respondent(s) has not complied with the order dated **June 19, 2012**, it is hereby

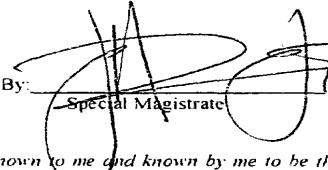
ORDERED that Respondent(s) pay to the **CITY OF OAKLAND PARK** a fine in the amount of **\$12,400 plus \$100 for the recording of liens and release of liens** for the violation(s) of **SEC.8.7** that existed at **314 NE 34 ST**, described as:

494222020271

If the owner of property indicated above is on active duty and serving with the United States Armed Services, a letter claiming such status must be submitted within 30 days to the Oakland Park Code Compliance Division at the address stated above.

This Order can be recorded and shall then constitute a lien for the fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to **Section 162.09** of the Florida Statutes.

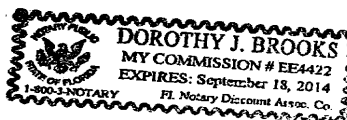
DONE AND ORDERED this **September 18, 2012** at Oakland Park, Florida.

By: 
Special Magistrate

PERSONALLY appeared before me, the undersigned authority: John Herin, who is well known to me and known by me to be the SPECIAL MAGISTRATE, and acknowledged before me that he executed the foregoing instrument on behalf of the City of Oakland Park as its true act and deed, and that he was duly authorized to do so. He is personally known to me or has produced a Florida drivers license as identification.


WITNESS my hand and official seal this 19 Sept 12.


Notary Public
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order imposing Penalty/Lien has been furnished by mail to **TITANS OF SOUTH FLORIDA LLC** at **208 NE 22 ST WILTON MANORS FL 33305**,

this 18 day of Sept, 2012


Recording Secretary

91 7108 2133 3938 2428 6549

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CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
TITANS OF SOUTH FLORIDA LLC
% STEPHEN C GARREPY
2252 HARRY BROOKS DR NW
ATLANTA GA 30318,

CASE NO. 169010
SP13 105 R

IMPOSITION OF LIEN

This cause, having come before City of Oakland Park, Florida authorized city staff to proceed with repairs on the property based on a finding by the Code Enforcement Board/Special Magistrate that the violations thereon, or the conditions causing the violations, constitute a threat to public health, safety and welfare. All costs incurred to be placed as liens against the property.

SECURING AND/OR BOARD UP OF WINDOWS AND DOORS	\$200
ADMINISTRATIVE FEES	75
TOTAL COST	\$275

ORDERED that Respondent(s) pay to the CITY OF OAKLAND PARK a fine in the amount of \$275 plus \$100 for the recording of liens and release of liens for the violation(s) of SEC.8.7(A) that existed at 314 NE 34 ST , described as:

494222020271

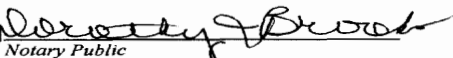
This document can be recorded and shall then constitute a lien for said costs against the above described property.

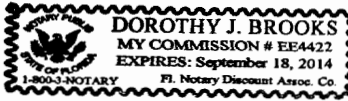
DONE AND ORDERED this October 15, 2013 at Oakland Park, Florida.

By: 
CODE ENFORCEMENT MANAGER

PERSONALLY appeared before me, the undersigned authority, Jay Quier well known to me and known by me and acknowledged before me that he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that she was duly authorized to do so. He is personally known to me or has produced a Florida drivers license as identification.

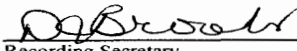
WITNESS my hand and official seal this 12/15/13.


Notary Public
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to TITANS OF SOUTH FLORIDA LLC at % STEPHEN C GARREPY 2252 HARRY BROOKS DR NW ATLANTA GA 30318,

this 12 day of 14, 2013


Recording Secretary

10

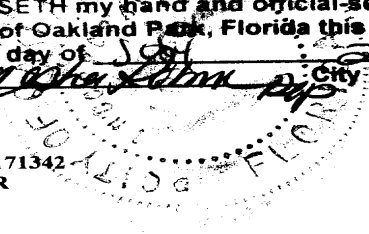
5

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION
I certify this to be a true and correct copy of the record in my office. **WITNESSETH** my hand and official seal of the City of Oakland Park, Florida this 14 day of July, 2014.
[Signature] City Clerk

CASE NO. 171342
SPM14 043R



IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
TITANS OF SOUTH FLORIDA LLC
% STEPHEN C GARREPY
2252 HARRY BROOKS DR NW
ATLANTA, GA 30318

IMPOSITION OF LIEN

This cause, having come before the City of Oakland Park, Florida at which time the materials provided were reviewed and city staff was authorized to proceed with repairs on the property based on a finding by the Code Enforcement Board/Special Magistrate that the violations thereon, or the conditions causing the violations, constitute a threat to public health, safety and welfare. All costs incurred to be placed as liens against the property.

MOW LOT \$200.00
ADMINISTRATIVE FEES 75.00
TOTAL COST \$275.00

ORDERED that Respondent(s) pay to the **CITY OF OAKLAND PARK** a fine in the amount of **\$275 plus \$100 for the recording of liens and release of liens** for the violation(s) of **SEC.8.7(A)** that existed at **314 NE 34 ST**, described as:

494222020271

This document can be recorded and shall then constitute a lien for said costs against the above described property.

By: *[Signature]*
CODE ENFORCEMENT MANAGER

PERSONALLY appeared before me, the undersigned authority, **Jay Quier** well known to me and known by me and acknowledged before me that he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that he was duly authorized to do so. He is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this July 14, 2014

[Signature]
Notary Public
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Denise Smith
Commission # EE12747
Expires: JULY 17, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to:

TITANS OF SOUTH FLORIDA LLC at
% STEPHEN C GARREPY
2252 HARRY BROOKS DR NW
ATLANTA, GA 30318

this 14 day of July, 2014

[Signature]
Recording Secretary

91 7199 9991 7033 5400 4808

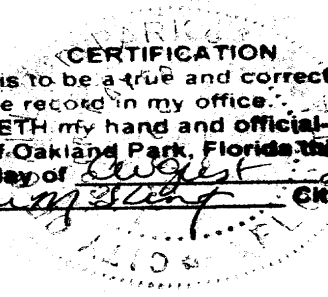
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15

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION
I certify this to be a true and correct copy of the record in my office. **WITNESSETH** my hand and official seal of the City of Oakland Park, Florida this 12th day of August, 2014
John R. Herin, Jr. City Clerk



IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
TITANS OF SOUTH FLORIDA LLC
% STEPHEN C GARREPY
2252 HARRY BROOKS DR NW
ATLANTA, GA 30318

CASE NO. 171342
SPM14 043R

ORDER IMPOSING PENALTY/LIEN

This cause came on for public hearing before the Code Enforcement Special Magistrate of the City of Oakland Park, Florida, (herein referred to as "Special Magistrate") on July 31, 2014, after due notice to Respondent(s), at which time the Special Magistrate heard testimony under oath, received evidence, and issued the Findings of Fact and Conclusions of Law and thereupon issued the oral Order which was reduced to writing and furnished to Respondent(s).

Said Order required Respondent(s) to take certain action by a time certain, as specifically set forth in that Order.

Accordingly, it having been brought to the Special Magistrate's attention that Respondent(s) has not complied with the order dated May 29, 2014, it is hereby

ORDERED that Respondent(s) pay to the CITY OF OAKLAND PARK a fine in the amount of \$18,000 plus \$100 for the recording of liens and release of liens for the violation(s) of SEC.8.7(A) that existed at 314 NE 34 ST, described as:

494222020271

after June 02, 2014, which was the date previously set by the Special Magistrate's order.

If the owner of property indicated above is on active duty and serving with the United States Armed Services, a letter claiming such status must be submitted within 30 days to the Oakland Park Code Compliance Division at the address stated above.

This Order can be recorded and shall then constitute a lien for the fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to Section 162.09 of the Florida Statutes.

DONE AND ORDERED this July 31, 2014 at Oakland Park, Florida.

By John R. Herin, Jr.
Special Magistrate

PERSONALLY appeared before me, the undersigned authority, John Herin, Jr., who is well known to me and known by me to be the SPECIAL MAGISTRATE, and acknowledged before me that s/he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that s/he was duly authorized to do so. S/he is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this July 31, 2014

Denise Smith
Notary Public
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Denise Smith
Commission # EE112747
Expires: JULY 17, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to
TITANS OF SOUTH FLORIDA LLC
% STEPHEN C GARREPY
2252 HARRY BROOKS DR NW
ATLANTA, GA 30318

91 7199 9991 7033 5400 6192

this 4 day of August, 2014.

Denise Smith
Recording Secretary

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7

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION
I certify this to be a true and correct
copy of the record in my office.
WITNESSETH my hand and official seal of
the City of Oakland Park, Florida this
27 day of February 2015
[Signature] City Clerk

CASE NO. 173426
SP14 243R

14100
108

IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
TITANS OF SOUTH FLORIDA LLC
% STEPHEN C GARREPY
2252 HARRY BROOKS DR NW
ATLANTA, GA 30318

IMPOSITION OF LIEN

This cause, having come before the City of Oakland Park, Florida at which time the materials provided were reviewed and city staff was authorized to proceed with repairs on the property based on a finding by the Code Enforcement Board/Special Magistrate that the violations thereon, or the conditions causing the violations, constitute a threat to public health, safety and welfare. All costs incurred to be placed as liens against the property.

MOW LOT AND REMOVE DEBRIS \$ 200.00
ADMINISTRATIVE FEES 75.00
TOTAL COST \$275.00

ORDERED that Respondent(s) pay to the CITY OF OAKLAND PARK a fine in the amount of \$275.00 plus \$100 for the recording of liens and release of liens for the violation(s) of SEC.8.7(A) that existed at 314 NE 34 ST OAKLAND PARK, described as:

494222020271

This document can be recorded and shall then constitute a lien for said costs against the above described property.

By: [Signature]
CODE ENFORCEMENT MANAGER

PERSONALLY appeared before me, the undersigned authority, Jay Quier, well known to me and known by me and acknowledged before me that he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that he was duly authorized to do so. He is personally known to me.

WITNESS my hand and official seal this 1/26/2015.

[Signature]
Notary Public
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Denise Smith
Commission # EE112747
Expires: JULY 17, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to:
TITANS OF SOUTH FLORIDA LLC
% STEPHEN C GARREPY
2252 HARRY BROOKS DR NW
ATLANTA, GA 30318

this 26th day of January, 2015.

[Signature]
Recording Secretary

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION

I certify this to be a true and correct copy of the record in my office. WITNESSETH my hand and official seal of the City of Oakland Park, Florida this 5 day of March 2015
Stephen Short City Clerk

IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
TITANS OF SOUTH FLORIDA LLC
% STEPHEN C GARREPY
2252 HARRY BROOKS DR NW
ATLANTA, GA 30318

CASE NO. 173426
SP14 243R

ORDER IMPOSING PENALTY/LIEN

This cause came on for public hearing before the Code Enforcement Special Magistrate of the City of Oakland Park, Florida. (herein referred to as "Special Magistrate") on February 17, 2015, after due notice to Respondent(s), at which time the Special Magistrate heard testimony under oath, received evidence, and issued the Findings of Fact and Conclusions of Law and thereupon issued the oral Order which was reduced to writing and furnished to Respondent(s).

Said Order required Respondent(s) to take certain action by a time certain, as specifically set forth in that Order.

Accordingly, it having been brought to the Special Magistrate's attention that Respondent(s) has not complied with the order dated December 16, 2014, it is hereby

ORDERED that Respondent(s) pay to the CITY OF OAKLAND PARK a fine in the amount of \$4,750 for the violation(s) of SEC.8.7(A) that existed at 314 NE 34 ST, plus \$100 for the recording of liens and release of liens and \$150 Code Enforcement Administrative fees. The property is described as:

494222020271

after December 21, 2014, which was the date previously set by the Special Magistrate's order.

If the owner of property indicated above is on active duty and serving with the United States Armed Services, a letter claiming such status must be submitted within 30 days to the Oakland Park Code Compliance Division at the address stated above.

This Order can be recorded and shall then constitute a lien for the fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to Section 162.09 of the Florida Statutes.

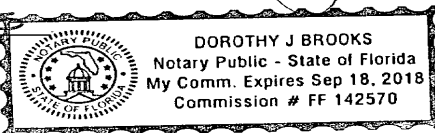
DONE AND ORDERED this February 17, 2015 at Oakland Park, Florida.

By: [Signature]
Special Magistrate

PERSONALLY appeared before me, the undersigned authority, John Herin, who is well known to me and known by me to be the SPECIAL MAGISTRATE, and acknowledged before me that s he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that s he was duly authorized to do so. S he is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this 17 day of Feb 2015

[Signature]
Notary Public
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to TITANS OF SOUTH FLORIDA LLC at % STEPHEN C GARREPY 2252 HARRY BROOKS DR NW ATLANTA, GA 30318 this 20 day of Feb 2015

[Signature]
Recording Secretary

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION
I certify this to be a true and correct copy of the record in my office. **WITNESSETH** my hand and official seal of the City of Oakland Park, Florida this 15 day of December, 2016
Denise Smith City Clerk

CASE NO. 179569
SP16 174

IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
TITANS OF SOUTH FLORIDA LLC
% STEPHEN C GARREPY
2252 HARRY BROOKS DR NW
ATLANTA, GA 30318

IMPOSITION OF LIEN

This cause, having come before the City of Oakland Park, Florida at which time the materials provided were reviewed and city staff was authorized to proceed with repairs on the property based on a finding by the Code Enforcement Board/Special Magistrate that the violations thereon, or the conditions causing the violations, constitute a threat to public health, safety and welfare. All costs incurred to be placed as liens against the property.

MOW LOT AND REMOVE DEBRIS \$200.00
ADMINISTRATIVE FEES 75.00
TOTAL COST **\$275.00**

ORDERED that Respondent(s) pay to the CITY OF OAKLAND PARK a fine in the amount of **\$275.00** plus \$100 for the recording of liens and release of liens for the violation(s) of SEC.8.7(A) that existed at 314 NE 34 ST OAKLAND PARK, described as:

494222020271 R J MC BRIDE SUB AMENDED PLAT 5-11 B LOT 5 BLK 2

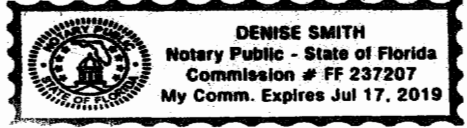
This document can be recorded and shall then constitute a lien for said costs against the above described property.

By: [Signature]
CODE ENFORCEMENT MANAGER

PERSONALLY appeared before me, the undersigned authority, Jay Quier, well known to me and known by me and acknowledged before me that he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that he was duly authorized to do so. He is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this 9th day of December, 2016.

[Signature]
Notary Public
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to:
TITANS OF SOUTH FLORIDA LLC at
% STEPHEN C GARREPY
2252 HARRY BROOKS DR NW
ATLANTA, GA 30318

this 9th day of December, 2016.

[Signature]
Recording Secretary

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CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

CERTIFICATION
I certify this to be a true and correct copy of the report in my office. WITNESSETH my hand and official seal of the City of Oakland Park, Florida this 17 day of January, 2017
[Signature] City Clerk

CASE NO. 179569
SPT6-174



IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
TITANS OF SOUTH FLORIDA LLC
% STEPHEN C GARREPY
2252 HARRY BROOKS DR NW
ATLANTA, GA 30318

ORDER IMPOSING PENALTY/LIEN

This cause came on for public hearing before the Code Enforcement Special Magistrate of the City of Oakland Park, Florida. (herein referred to as "Special Magistrate") on **January 17, 2017**, after due notice to Respondent(s), at which time the Special Magistrate heard testimony under oath, received evidence, and issued the Findings of Fact and Conclusions of Law and thereupon issued the oral Order which was reduced to writing and furnished to Respondent(s).

Said Order required Respondent(s) to take certain action by a time certain, as specifically set forth in that Order.

Accordingly, it having been brought to the Special Magistrate's attention that Respondent(s) has not complied with the order dated **October 25, 2016**, it is hereby

ORDERED that Respondent(s) pay to the **CITY OF OAKLAND PARK** a fine in the amount of **\$150** for the violation(s) of **SEC.8.7(A)** that existed at **314 NE 34 ST**, plus **\$100** for the recording of liens and release of liens and **\$150** Code Enforcement Administrative fees. The property is described as:

494222020271

after **November 09, 2016**, which was the date previously set by the Special Magistrate's order.

If the owner of property indicated above is on active duty and serving with the United States Armed Services, a letter claiming such status must be submitted within 30 days to the Oakland Park Code Compliance Division at the address stated above.

This Order can be recorded and shall then constitute a lien for the fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to **Section 162.09** of the Florida Statutes.

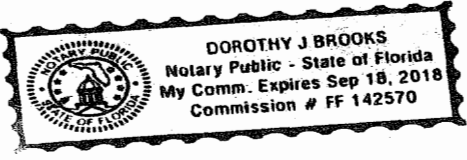
DONE AND ORDERED this **January 17, 2017** at Oakland Park, Florida.

BY: [Signature]
Special Magistrate

PERSONALLY appeared before me, the undersigned authority, John Heavin Jr., who is well known to me and known by me to be the SPECIAL MAGISTRATE, and acknowledged before me that s/he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that s/he was duly authorized to do so. S/he is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this 17 Jan 17

[Signature]
Notary Public
My Commission Expires:



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to **TITANS OF SOUTH FLORIDA LLC** at **% STEPHEN C GARREPY**, **2252 HARRY BROOKS DR NW**, **ATLANTA, GA 30318** this 18 day of January, 2017

[Signature]
Recording Secretary

THIS INSTRUMENT PREPARED BY:
Hard Equity Investment Group, Inc.
1030 SE 7 Avenue
Pompano Beach, FL 33060

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OF THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$83,850.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE

THIS MORTGAGE DEED executed February 7, 2006, by **TITANS OF SOUTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter referred to as "Mortgagor", whose mailing address is 208 NE 22nd Street, Wilton Manors, Florida 33305, and **HARD EQUITY INVESTMENT GROUP, INC., a Florida corporation**, whose mailing address is 1030 SE 7 Avenue, Pompano Beach, FL 33060, hereinafter referred to as "Mortgagee".

(Wherever used herein the terms "Mortgagor" and "Mortgagee" include all the parties of this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

WITNESSETH, that for good and valuable consideration, and also in consideration, of the aggregate sum of **EIGHTY THREE THOUSAND EIGHT HUNDRED FIFTY and 00/100 DOLLARS (\$83,850.00)**, named in the promissory note of even date herewith, which provides for monthly payments with the full debt, if not paid earlier, due and payable on **February 7, 2007** the Mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Mortgagee all the certain land of which the Mortgagor is now seized and in possession situate in **BROWARD** County, Florida, viz:

Lot 5, Block 2 of AMENDED PLAT OF R.J. McBRIDE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, Page 11 of the Public Records of Broward County, Florida.

Property address: 314 NE 34 Street, Oakland Park, FL 33334

THE PREMISES ARE NOT AND SHALL NOT BECOME THE HOMESTEAD OF THE MORTGAGOR NOR ANY MEMBER OF THEIR FAMILY.

Any sale, or transfer by legal instrument, including a gift, or by operation of law, or transaction involving the execution of an agreement for deed, of the real property encumbered by this mortgage, or the transfer of stock of the corporation shall immediately, at the Mortgagee's option, accelerate the unpaid balance of the promissory note secured by this mortgage, and the Mortgagee shall be entitled to foreclose this mortgage, without requiring the Mortgagee to prove impairment of security.

The Mortgagor, without the prior written consent of the Mortgagee, shall not further encumber this property by way of mortgage, deed of trust, or any other such document in which Mortgagor could further encumber this property as collateral for the payment of another debt or allow any lien of any nature to attach to the property.

This mortgage is made on the express condition that if either the principal or interest of the debts secured by any other mortgages (if the mortgagee has consented to the placement of any such mortgage) are in default, or any of the conditions or covenants of such mortgages are broken, amended or modified, the entire sum of principal and interest of the debt secured by this mortgage shall become immediately due and payable. If Mortgagee herein deems it advisable to make any payments on any other mortgage or to make any payment to protect Mortgagee's interest, all sums so advanced or paid by the Mortgagee plus costs, attorney's fees and interest at the highest rate permissible by law shall be charged into the mortgage account and become an integral part thereof, subject in all respects to the terms, conditions, and covenants of the aforesaid promissory note, and this Mortgage, as fully and to the same extent as though a part of the original indebtedness evidenced by said note and secured by this Mortgage. If any sums so expended are not paid to Mortgagee within ten (10) days from the date of such payment, the Mortgagee shall have the right to immediately accelerate the note and demand all sums due.

TO HAVE AND TO HOLD the same, together with the tenements, hereditments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the Mortgagee, in fee simple.

AND the Mortgagor covenants with the Mortgagee that the Mortgagor is indefeasibly seized of said land in fee simple; the Mortgagor has good right and lawful authority to convey said land as aforesaid; that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required; that the Mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whosoever; and that said land is free and clear of all encumbrances.

PROVIDED ALWAYS, that if said Mortgagor shall pay unto said Mortgagee the certain promissory note executed simultaneously with this mortgage deed and

shall perform, comply with and abide by each and every one of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

AND the Mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than highest insurable value in a company or companies acceptable to the Mortgagee, the policy or policies to be held by and payable to, said Mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the Mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the Mortgagor for any surplus; all such insurance policies shall contain a provision that the policy shall not be cancelled except after 30 days written notice from insurer to mortgagee; to pay all costs, charges and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the Mortgagee because of the failure of the Mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every agreement, stipulation, condition and covenant set forth in said note and this mortgage or either. In the event the Mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the Mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within 10 days next after the same becomes due, or if each and every of the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the Mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IF this mortgage is on a condominium unit, Mortgagor shall perform all of the Mortgagor's obligations under the Declaration of Condominium, the By-laws, and regulations of the condominium project and constituent documents. Failure to

comply with the Declaration of Condominium or failure to make any maintenance payments or special assessments shall be a default of this mortgage and the note secured hereby.

TO further secure payment of the indebtedness of the Mortgagor and Mortgagee, the Mortgagor does hereby sell, assign, transfer and set over unto the Mortgagee all of the rents, issues and profits of the mortgaged premises and this assignment shall become operative upon any default being made by the Mortgagor under the terms of this mortgage or note secured hereby, and shall remain in full force and effect so long as any default continues to exist in the making of any of the payments or to the performance of any of the covenants of the mortgage or the note secured hereby and the Mortgagee shall have the right to enter upon the premises and collect same directly.

THIS mortgage is also given as security for all indebtedness that Mortgagor may in the future incur to the Mortgagee. All such future indebtedness shall be deemed a part of the indebtedness secured by this mortgage.

The Mortgagor shall provide annual proof of payment of taxes and insurance to the Mortgagee.

Any one of the following shall constitute an event of default hereunder: (1) the filing of an involuntary petition or other bankruptcy or insolvency petition against the Mortgagor upon application of a creditor or Mortgagor which is not dismissed with fifteen (15) days after the filing thereof; or (2) Mortgagor's consent to the appointment of a receiver, trustee or liquidator of all or part of Mortgagor's assets; or (3) the adjudication of Mortgagor as a bankrupt or insolvent or Mortgagor's filing of a voluntary petition in bankruptcy or Mortgagor's admission in writing of its inability pay its debts as they become due; or (4) Mortgagor's making of a general assignment of the benefit of creditors; or (5) Mortgagor's filing of a petition or answer seeking reorganization or arrangement with creditors; or (6) Mortgagor's filing an answer admitting the material allegations of a petition filed against the Mortgagor in any bankruptcy, reorganization or insolvency proceeding; or (7) Mortgagor's commission of any act of bankruptcy or any other action taken by the Mortgagor for the purpose of effecting any of the foregoing.

Mortgagor represents and acknowledges that the premises are not and shall not become the homestead of the Mortgagor.


In the event Borrower defaults under any other loan now or hereafter entered into by Borrower with Lender, at the option of the holder hereof, such default shall

constitute or default or event of default under the loan documents, including this mortgage, entitling Lender or the holder hereof to all rights and remedies as set forth above.

If any provision of this Mortgage or the Note secured hereby is held to be invalid or unenforceable by a court of competent jurisdiction, the other provisions of this Mortgage and the Note secured hereby shall remain in full force and effect and shall be liberally construed in favor of the Mortgagee in order to effect the provisions of this Mortgage and the Note secured hereby.

IN WITNESS WHEREOF, the said Mortgagor has hereunto signed and sealed the day and year first above written.

Signed, sealed and delivered In the presence of:



Witness


**TITANS OF SOUTH FLORIDA, LLC,
A FLORIDA LIMITED LIABILITY
COMPANY**

By: 
Stephen C. Garrepy, Manager

Witness

**STATE OF FLORIDA
COUNTY OF BROWARD**

This instrument was acknowledged before me on Feb 7, 2006 by Stephen C. Garrepy as Manager of **TITANS OF SOUTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, who is personally known to me.

NOTARY PUBLIC-STATE OF FLORIDA
 **Beverly A. Belensky**
Commission # DD433750
Expires: JULY 11, 2009
Bonded Thru Atlantic Bonding Co., Inc.



Notary Public
My Commission Expires:

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

DATE: March 1st, 2018

PROPERTY ID # 494222-02-0271 (TD # 38740)

WARNING

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

TITANS OF SOUTH FLORIDA LLC
% STEPHEN C GARREPY
4877 NELLROSE DR NW
KENNESAW, GA 30152

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NE 34 ST, OAKLAND PARK, FL 33334 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES 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\$6,385.26

Or

* Amount due if paid by April 17, 2018\$6,460.44

*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

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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
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ATLANTA, GA 30318

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TITANS OF SOUTH FLORIDA, LLC
208 NE 22 STREET
WILTON MANORS, FL 33305

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STEPHEN C GARREPY, REGISTERED AGENT
O/B/O THE TITANS OF SOUTH FLORIDA, LLC
208 NORTHEAST 22 STREET
WILTON MANORS, FL 33305

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HUGHES, VALERIE
339 NE 33 ST
OAKLAND PARK, FL 33334

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FREEMAN, ANTHONY L
340 NE 34 ST
OAKLAND PARK, FL 33334-2142

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AVINA, LUIZ M
316 NE 34 ST
OAKLAND PARK, FL 33334

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DATE: March 1st, 2018
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HARD EQUITY INVESTMENT GROUP, INC.
1030 SE 7 AVENUE
POMPANO BEACH, FL 33060

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AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by March 30, 2018\$6,385.26
Or
* Amount due if paid by April 17, 2018\$6,460.44

*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

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

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

DATE: March 1st, 2018

PROPERTY ID # 494222-02-0271 (TD # 38740)

WARNING

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

CITY OF OAKLAND PARK,
CODE ENFORCEMENT DIVISION
2901 W OAKLAND BLVD, SUITE B-19
OAKLAND PARK, FL 33309

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NE 34 ST, OAKLAND PARK, FL 33334 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: March 1st, 2018

PROPERTY ID # 494222-02-0271 (TD # 38740)

WARNING

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

CITY OF OAKLAND PARK,
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NE 34 ST, OAKLAND PARK, FL 33334 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: March 1st, 2018

PROPERTY ID # 494222-02-0271 (TD # 38740)

WARNING

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

WILLIAM LECHTNER
C/O NEAL B. LECHTNER, ESQ.
P.O. BOX 2083
HOLLYWOOD, FL 33022

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NE 34 ST, OAKLAND PARK, FL33334 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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www.broward.org/recordstaxestreasury

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

DATE: March 1st, 2018

PROPERTY ID # 494222-02-0271 (TD # 38740)

WARNING

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

CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NE 34 ST, OAKLAND PARK, FL 33334 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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Or

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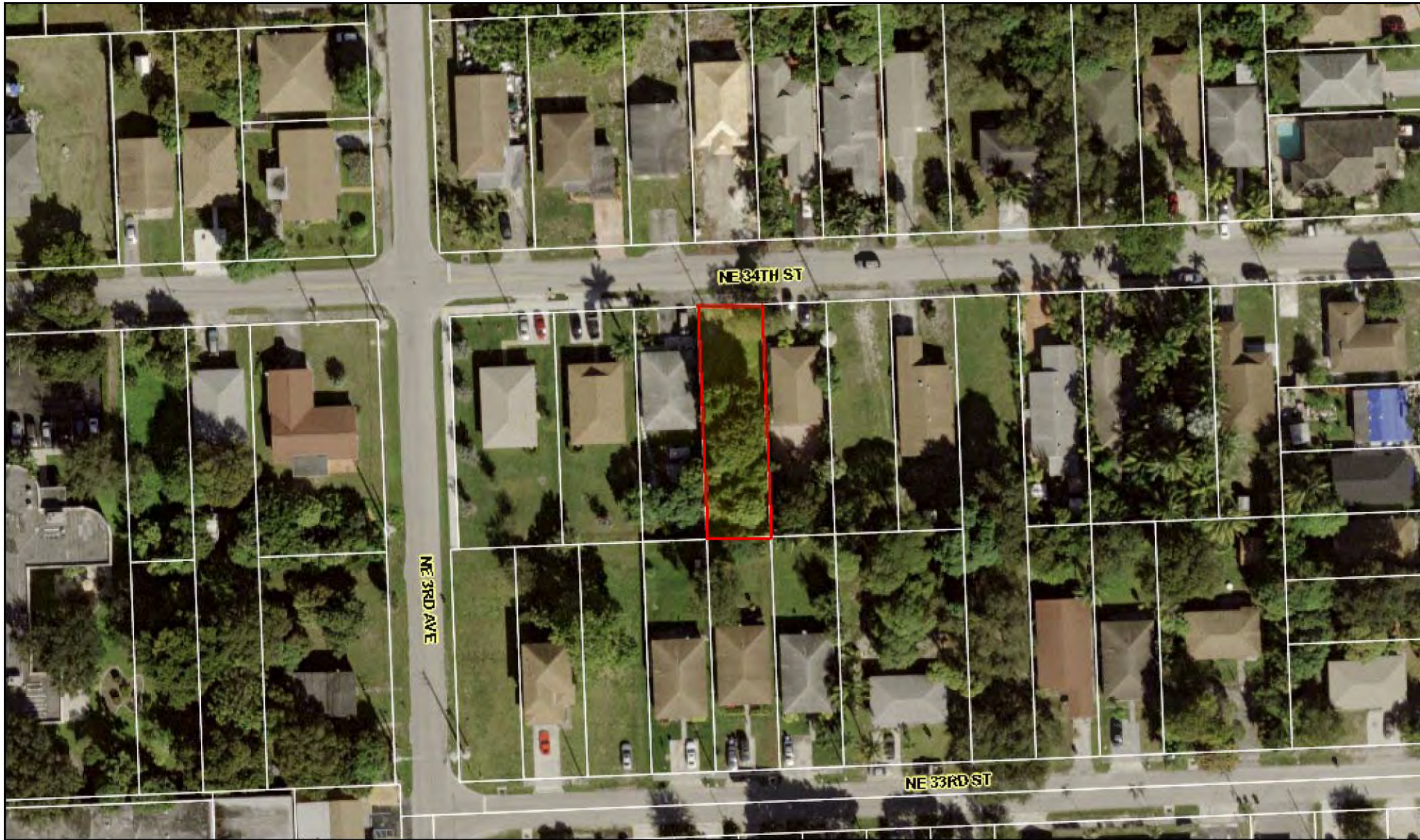
*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

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

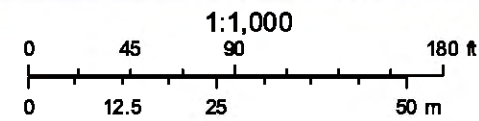
TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury



January 18, 2018



U.S. Postal ServiceTM
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OFFICIAL USE

7017 2680 0000 4987 0636

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

TD 38740 APRIL 2018 WARNING
CITY OF OAKLAND PARK, CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

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

See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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OFFICIAL USE

7017 2680 0000 4987 0650

Certified Mail Fee

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

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

Postmark
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Postage

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Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP+4

TD 38740 APRIL 2018 WARNING
CITY OF OAKLAND PARK
ANDREW THOMPSON, BUDGET OFFICE
3650 NE 12 AVE
OAKLAND PARK, FL 33334

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

See Reverse for Instructions

U.S. Postal Service
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OFFICIAL USE

7017 2680 0000 4967 0643

Certified Mail Fee

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

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

Postmark
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Sent To

Street and Apt. No.

City, State, ZIP+4

TD 38740 APRIL 2018 WARNING
WILLIAM LECHTNER
C/O NEAL B. LECHTNER, ESQ.
P.O. BOX 2083
HOLLYWOOD, FL 33022

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

OFFICIAL USE

7017 0660 0000 3734 1751

Certified Mail Fee

\$ _____

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

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

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TD 38740 APRIL 2018 WARNING
TITANS OF SOUTH FLORIDA LLC
% STEPHEN C GARREPY
4877 NELLROSE DR NW
KENNESAW, GA 30152

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

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

OFFICIAL USE

7017 0660 0000 3734 1744

Certified Mail Fee

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

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
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TD 38740 APRIL 2018 WARNING
TITANS OF SOUTH FLORIDA LLC
C/O STEPHEN C GARREPY
2252 HARRY BROOKS DR NW
ATLANTA, GA 30318

U.S. Postal ServiceTM
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OFFICIAL USE

7017 0660 0000 3734 1737

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

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TD 38740 APRIL 2018 WARNING
TITANS OF SOUTH FLORIDA LLC
208 NE 22 STREET
WILTON MANORS, FL 33305

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

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

OFFICIAL USE

7017 0660 0000 3734 1720

Certified Mail Fee

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

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

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TD 38740 APRIL 2018 WARNING
STEPHEN C GARREPY, REGISTERED AGENT
O/B/O THE TITANS OF SOUTH FLORIDA, LLC
208 NORTHEAST 22 STREET
WILTON MANORS, FL 33305

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

7017 0660 0000 3734 1713

Certified Mail Fee

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

- Return Receipt (hardcopy) \$ _____
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TD 38740 APRIL 2018 WARNING
HUGHES, VALERIE
339 NE 33 ST
OAKLAND PARK, FL 33334

U.S. Postal Service™
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OFFICIAL USE

7017 0660 0000 3734 1706

Certified Mail Fee

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

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

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TD 38740 APRIL 2018 WARNING
FREEMAN, ANTHONY L
340 NE 34 ST
OAKLAND PARK, FL 33334-2142

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

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

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
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TD 38740 APRIL 2018 WARNING
AVINA, LUIZ M
316 NE 34 ST
OAKLAND PARK, FL 33334

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

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

OFFICIAL USE

7017 0660 0000 3734 1683

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

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

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**TD 38740 APRIL 2018 WARNING
HARD EQUITY INVESTMENT GROUP, INC.
1030 SE 7 AVENUE
POMPANO BEACH, FL 33060**

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

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TD 38740 APRIL 2018 WARNING
CITY OF OAKLAND PARK, CODE ENFORCEMENT DIVISION
2901 W OAKLAND BLVD, SUITE B-19
OAKLAND PARK, FL 33309

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

See Reverse for Instructions

7017 0660 0000 3734 1676

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.

TD 38740 APRIL 2018 WARNING
 CITY OF OAKLAND PARK, CODE ENFORCEMENT DIVISION
 5399 N. DIXIE HWY SUITE 3
 OAKLAND PARK, FL 33334



9590 9402 3447 7275 4682 89

2. Article Number (Transfer from service label)

7017 2680 0000 4987 0636

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

Louis Rodriguez

C. Date of Delivery

3-16-18

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

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

SENDER: 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.

TD 38740 APRIL 2018 WARNING
 CITY OF OAKLAND PARK
 ANDREW THOMPSON, BUDGET OFFICE
 3650 NE 12 AVE
 OAKLAND PARK, FL 33334



9590 9402 3447 7275 4682 96

2. Article Number (Transfer from service label)

7017 2680 0000 4987 0650

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Jonathan Scott*

- Agent
- Addressee

B. Received by (Printed Name)

Jonathan Scott

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

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 38740 APRIL 2018 WARNING
 HUGHES, VALERIE
 339 NE 33 ST
 OAKLAND PARK, FL 33334



9590 9402 3447 7275 4572 07

2. Article Number (Transfer from service label)

7017 0660 0000 3734 1713

PS Form 3811, July 2015 PSN 7530-02-000-9033

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Jessica

- Agent
- Addressee

B. Received by (Printed Name)

Jessica Mellon

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

Domestic Return Receipt

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 38740 APRIL 2018 WARNING
 AVINA, LUIZ M
 316 NE 34 ST
 OAKLAND PARK, FL 33334



9590 9402 3447 7275 4572 21

Article Number (Transfer from service label)

7017 0660 0000 3734 1690

PS Form 3811, July 2015 PSN 7530-02-000-9033

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

03/16/18

C. Date of Delivery

3/16/18

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
- Insured Mail Restricted Delivery (00)
- 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

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- Attach this card to the back of the mailpiece, or on the front if space permits.

TD 38740 APRIL 2018 WARNING
 WILLIAM LECHTNER
 C/O NEAL B. LECHTNER, ESQ.
 P.O. BOX 2083
 HOLLYWOOD, FL 33022



9590 9402 3447 7275 4682 72

2. Article Number (Transfer from service label)

7017 2680 0000 4987 0643

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Adult Signature Agent
 Adult Signature Restricted Delivery Addressee

B. Received by (Printed Name) C. Date of Delivery
 Neal Lechtner 3/24/18

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

3. Service Type
- Adult Signature Priority Mail Express®
 - Adult Signature Restricted Delivery Registered Mail™
 - Certified Mail® Registered Mail Restricted Delivery
 - Certified Mail Restricted Delivery Return Receipt for Merchandise
 - Collect on Delivery Signature Confirmation™
 - Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
 - Mail Signature Confirmation Restricted Delivery
 - Mail Restricted Delivery (over \$500)

Domestic Return Receipt