



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

**[www.GrantStreet.com](http://www.GrantStreet.com)**

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 09/19/2017

**REPORT EFFECTIVE DATE: 20 YEARS UP TO** 09/18/2017

**CERTIFICATE #** 2012-3391

**ACCOUNT #** 484227000504

**ALTERNATE KEY #** 205126

**TAX DEED APPLICATION #** 38904

**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:

The South 105 feet of the East 165 feet of the West 475 feet, of the Northeast one-quarter (NE 1/4), of the Southeast one-quarter (SE 1/4), of the Southwest one-quarter (SW 1/4), of Section 27, Township 48 South, Range 42 East, Broward County, State of Florida.

Together with an easement, on the West 30 feet, and the South 30 feet, and the East 10 feet, of the above described plot, for the Public use here of as Streets, Roads, Sidewalks, alley and Utilities.

\*\*Tax Deeds in 34657-842, 45127-648 and 47610-375 omit the easement for their legal descriptions.

**PROPERTY ADDRESS:** NW 15 COURT, POMPANO BEACH FL 33069

### OWNER OF RECORD ON CURRENT TAX ROLL:

COOKIES & CRACKERS CORP  
15907 NW 52 AVE  
MIAMI GARDENS, FL 33014

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

COOKIES & CRACKERS CORP OR: 47610, Page: 375  
15907 NW 52ND AVENUE  
MIAMI GARDENS, FL 33014 (Per Tax Deed, Property Appraiser and Sunbiz)

JUAN GOMEZ, REGISTERED AGENT  
O/B/O COOKIES & CRACKERS CORP  
15907 NW 52ND AVE.  
MIAMI GARDENS, FL 33014 (Per Sunbiz)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

CITY OF CORAL SPRINGS OR: 49429, Page: 176  
CODE ENFORCEMENT DIVISION Instrument: 113315429  
DEPARTMENT OF DEVELOPMENT SERVICES  
9551 WEST SAMPLE ROAD  
CORAL SPRINGS, FL 33065 (Per Liens)

BROWARD COUNTY CODE ENFORCEMENT  
BOARD II/SPECIAL MAGISTRATE  
BROWARD COUNTY BOARD OF COMMISSIONERS  
PLANNING AND REDEVELOPMENT DIVISION  
ZONING CODE SERVICES SECTION  
1 N. UNIVERSITY DRIVE  
PLANTATION, FL 33324 (Per Orders)

OR: 50069, Page: 524  
OR: 50798, Page: 972  
OR: 51006, Page: 1640

MARK MCKENZIE  
18181 NE 31ST COURT, UNIT 107  
AVENTURA, FL 33160 (Per Judgment)

OR: 50441, Page: 765

CITY OF LAUDERHILL  
CODE ENFORCEMENT UNIT  
5581 W. OAKLAND PARK BLVD.  
LAUDERHILL, FL 33313 (Per Lien)

OR: 51112, Page: 1112

CITY OF FORT LAUDERDALE  
CODE ENFORCEMENT BOARD  
(Per Order. No address found on document.)

Instrument: 113343993

MIKON FINANCIAL SERVICES, INC.  
AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126 (Tax Deed Applicant)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4842 27 00 0504

**CURRENT ASSESSED VALUE:** \$47,040

**HOMESTEAD EXEMPTION:** No

**MOBILE HOME ON PROPERTY:** No

**OUTSTANDING CERTIFICATES:**

1. 2017-2811

**OPEN BANKRUPTCY FILINGS FOUND?** No

**OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:**

Warranty Deed

OR: 12838, Page: 12

Tax Deed

OR: 34657, Page: 842

Tax Deed

OR: 45127, Page: 648



**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



**MARTY KIARD**  
**BRWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	NW 15 COURT, POMPANO BEACH FL 33069	<b>ID #</b>	4842 27 00 0504
<b>Property Owner</b>	COOKIES & CRACKERS CORP	<b>Millage</b>	1512
<b>Mailing Address</b>	15907 NW 52 AVE MIAMI GARDENS FL 33014	<b>Use</b>	00

<b>Abbreviated Legal Description</b>	27-48-42 S 105 OF E 165 OF W 475 OF NE1/4 OF SE1/4 OF SW1/4
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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)**.

<b>Property Assessment Values</b>					
<a href="#">Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$52,270		\$52,270	\$47,990	
2016	\$47,040		\$47,040	\$43,630	\$907.50
2015	\$47,040		\$47,040	\$39,670	\$885.24

<b>2017 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$52,270	\$52,270	\$52,270	\$52,270
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$47,990	\$52,270	\$47,990	\$47,990
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$47,990	\$52,270	\$47,990	\$47,990

<b>Sales History</b>			
Date	Type	Price	Book/Page or CIN
12/22/2010	TXD-D	\$7,000	47610 / 375
2/21/2008	TXD-D	\$4,000	45127 / 648
2/26/2003	TXD	\$5,600	34657 / 842
3/1/1981	WD	\$3,375	2838 / 12

<b>Land Calculations</b>		
Price	Factor	Type
\$130,680	0.40	AC
<b>Adj. Bldg. S.F.</b>		

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3B					
L			3B					
1								

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed #38904**

**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 February 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:

MARK MCKENZIE  
18181 NE 31ST COURT, UNIT 107  
AVENTURA, FL 33160

CITY OF LAUDERHILL, CODE  
ENFORCEMENT UNIT  
5581 W. OAKLAND PARK BLVD.  
LAUDERHILL, FL 33313

COOKIES & CRACKERS CORP  
15907 NW 52ND AVENUE  
MIAMI GARDENS, FL 33014

CITY OF CORAL SPRINGS, CODE  
ENFORCEMENT DIVISION,  
DEPARTMENT OF DEVELOPMENT  
SERVICES  
9551 WEST SAMPLE ROAD  
CORAL SPRINGS, FL 33065

BROWARD COUNTY CODE  
ENFORCEMENT BOARD II/SPECIAL  
MAGISTRATE, BROWARD COUNTY  
BOARD OF COMMISSIONERS,  
PLANNING AND REDEVELOPMENT  
DIVISION, ZONING CODE SERVICES  
SECTION  
1 N. UNIVERSITY DRIVE  
PLANTATION, FL 33324

JUAN GOMEZ, REGISTERED AGENT  
O/B/O COOKIES & CRACKERS CORP  
15907 NW 52ND AVE.  
MIAMI GARDENS, FL 33014

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

LAW OFFICE OF FRANK WOLLAND  
12865 WEST DIXIE HIGHWAY  
NORTH MIAMI, FL 33161

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

CITY OF FORT LAUDERDALE, CODE  
ENFORCEMENT BOARD - BUILDING  
SERVICIES DEPARTMENT  
700 NW 19TH AVENUE  
FORT LAUDERDALE, FL 33311

CODE ENFORCEMENT BOARD -  
CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301

\* HENLY, ANDREW  
PO BOX 331  
FORT LAUDERDALE, FL 33302-  
0331

\* IRA L BLUE TR  
3010 NW 8 ST  
POMPANO BEACH, FL 33069-2141

\* LUMLEY, NORRIS  
1559 NW 15 WAY  
POMPANO BEACH, FL 33060

**THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE**

<b>BROWARD COUNTY CODE ENFORCEMENT, PERMITTING LICENSING &amp; PROTECTION DIVISION GCW-1 NORTH UNIVERSITY DR PLANTATION, FL 33324</b>	<b>BROWARD COUNTY CODE &amp; ZONING ENFORCEMENT SECTION PLANNING &amp; REDEVELOPEMENT DIV. ENVIRONMENTAL PROTECTION &amp; GROWTH MGMT DEPT GCW – 1 NORTH UNIVERSITY DR MAILBOX 302 PLANTATION, FL 33324</b>	<b>BROWARD COUNTY HIGHWAY CONSTRUCTION &amp; ENGINEERING DIVISION; RIGHT OF WAY SECTION ONE N. UNIVERSITY DR., STE 300 B PLANTATION, FL 33324</b>
<b>BROWARD COUNTY WATER &amp; WASTEWATER 2555 W. COPANS RD POMPANO BEACH, FL 33069</b>	<b>PUBLIC WORKS DEPT REAL PROPERTY GOVERNMENTAL CENTER, RM 326, 115 S. ANDREWS AVE FT. LAUDERDALE, FL 33301</b>	<b>BROWARD COUNTY SHERIFF'S DEPT. ATTN: CIVIL DIVISION FT. LAUDERDALE, FL 33315</b>

**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 February 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 38904

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: 484227-00-0504  
Certificate Number: 3391  
Date of Issuance: 06/01/2013  
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK  
Description of Property: 27-48-42  
S 105 OF E 165 OF W 475 OF NE1/4  
OF SE1/4 OF SW1/4

Name in which assessed: COOKIES & CRACKERS CORP  
Legal Titleholders: COOKIES & CRACKERS CORP  
15907 NW 52 AVE  
MIAMI GARDENS, FL 33014

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 21st day of March, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 15th day of February, 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: 02/15/2018, 02/22/2018, 03/01/2018 & 03/08/2018  
Minimum Bid: 8288.21

# 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

38904  
NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 3391

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

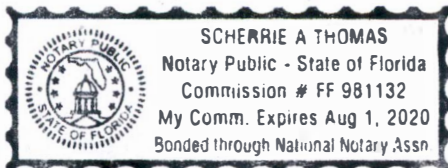
02/15/2018 02/22/2018 03/01/2018 03/08/2018

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  
8 day of MARCH, 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 38904

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: 484227-00-0504

Certificate Number: 3391

Date of Issuance: 06/01/2013

Certificate Holder:

MIKON FINANCIAL SERVICES,  
INC AND OCEAN BANK

Description of Property:

27-48-42

S 105 OF E 165 OF W 475 OF

NE¼

OF SE¼ OF SW¼

Name in which assessed:

COOKIES & CRACKERS CORP

Legal Titleholders:

COOKIES & CRACKERS CORP

15907 NW 52 AVE

MIAMI GARDENS, FL 33014

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 21st day of March, 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](http://broward.deedauction.net)

\*Pre-registration is required to bid.

Dated this 15th day of February, 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: 8252.93

401-314

2/15-22 3/1-8 18-12/0000289223B

**RETURN OF SERVICE**

Assignment: 14966 Please Route To Supervisor Service Sheet # 18-007268

BROWARD COUNTY, FL vs. COOKIES & CRACKERS CORP. TD 38904

PLAINTIFF TAX SALE NOTICE VS. COUNTY/BROWARD DEFENDANT 3/21/2018 CASE

TYPE OF WRIT COOKIES & CRACKERS CORP COURT HEARING DATE VACANT LOT ON NW 15 CT BTWN 15 WAY & N. ANDREW WAY

SERVE POMPANO BEACH, FL 33069 \*SERVE A.S.A.P. - RETURN TO TAX NOTICE TRAY\*

Received this process on

2/13/2018

Date

2/13/18  
12:00  
B. S. 86

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

Served

Not Served - see comments

2/16/18

Date

at

1209

Time

9884 Attorney

COOKIES & CRACKERS CORP

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

**INDIVIDUAL SERVICE**

**SUBSTITUTE SERVICE:**

At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit:

\_\_\_\_\_, in accordance with F.S. 48.031(1)(a)

To \_\_\_\_\_, the defendant's spouse, at \_\_\_\_\_ in accordance with F.S. 48.031(2)(a)

To \_\_\_\_\_, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

**CORPORATE SERVICE:**

To \_\_\_\_\_, holding the following position of said corporation \_\_\_\_\_ in the absence of any superior officer in accordance with F.S. 48.081

To \_\_\_\_\_, an employee of defendant corporation in accordance with F.S. 48.081(3)

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

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

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

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

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

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

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

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

**OTHER RETURNS:** See comments

COMMENTS: 2/16/18 1209 Posted

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

SCOTT J. ISRAEL, SHERIFF  
BROWARD COUNTY, FLORIDA

BY: Kevin Isaac L. [Signature] D.S.

ORIGINAL



BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484227-00-0504 (TD #38904)

RECEIVED SHERIFF  
2018 FEB 13 AM 9:06

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 February 28, 2018 .....\$7,047.76

Or

\* Amount due if paid by March 20, 2018 .....\$7,133.72

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 21, 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](http://www.broward.org/recordstaxestreasury)

**PLEASE SERVE THIS ADDRESS OR LOCATION**

**COOKIES & CRACKERS CORP**

\*\*\* a vacant lot on NW 15 CT between NW 15<sup>th</sup> Way and N. Andrews Avenue \*\*\*  
**POMPANO BEACH FL 33069**

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



# Miami-Dade Police Department

Court Services Bureau

Juan J. Perez  
Director / Metropolitan Sheriff



BROWARD COUNTY TAX DEED SECTION  
vs.  
COOKIES AND CRACKERS CORP

Case Number  
TD#38904

## RETURN OF SERVICE

TAX NOTICE

2/28/18 11:28 am Served - Posted Tax Notice	SERVED	COOKIES AND CRACKERS CORP
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02/26/2018 Came this day into hand of the Sheriff

02/28/2018 11:28 AM - SERVED THE TAX NOTICE UPON COOKIES AND CRACKERS CORP BY POSTING A COPY AT 15907 NW 52ND AVE, MIAMI GARDENS, FL 33014 PER FLA. STAT. 197.522(2)(A). SERVICE AFFECTED BY: CSS1 CURTIS HICKS #4236, DEPUTY SHERIFF OF MIAMI-DADE COUNTY, FL.

  
CURTIS HICKS, CSS1, #4236

TAX COLLECTOR BROWARD COUNTY  
115 S. ANDREWS AVENUE  
ROOM #A-100  
FORT LAUDERDALE, FL 33301



BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484227-00-0504 (TD # 38904)

2-28-18  
1128 AM  
Curtis Hester  
4236

# WARNING

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

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

**ORIGINAL  
DOCUMENT**

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.

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\* Amount due if paid by February 28, 2018 .....\$7,047.76

Or

\* Amount due if paid by March 20, 2018 .....\$7,133.72

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 21, 2018 UNLESS THE BACK TAXES ARE PAID.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

COOKIES & CRACKERS CORP  
15907 NW 52 AVE  
MIAMI GARDENS, FL 33014

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



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

## Detail by Entity Name

Florida Profit Corporation  
COOKIES & CRACKERS CORP.

### Filing Information

<b>Document Number</b>	F41090
<b>FEI/EIN Number</b>	59-2153528
<b>Date Filed</b>	08/19/1981
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	03/12/1985

### Principal Address

15907 NW 52ND AVE.  
MIAMI GARDENS, FL 33014

Changed: 04/25/2010

### Mailing Address

15907 NW 52ND AVE.  
MIAMI GARDENS, FL 33014

Changed: 04/25/2010

### Registered Agent Name & Address

GOMEZ, JUAN  
15907 NW 52ND AVE.  
MIAMI GARDENS, FL 33014

Name Changed: 04/18/2016

Address Changed: 04/25/2010

### Officer/Director Detail

#### **Name & Address**

Title PST

GOMEZ, JUAN  
15907 NW 52ND AVE.  
MIAMI GARDENS, FL 33014

Title VI

GOMEZ, ISMAEL  
 15907 NW 52ND AVE.  
 MIAMI GARDENS, FL 33014

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2015	04/25/2015
2016	04/18/2016
2017	04/03/2017

### Document Images

<a href="#">04/03/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/18/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/19/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/13/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/13/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/11/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/19/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/22/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/12/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/15/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/16/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/24/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/09/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/08/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/02/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/05/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/04/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/15/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/01/1996 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/18/1995 -- ANNUAL REPORT</a>	View image in PDF format



**City of Fort Lauderdale  
Code Enforcement Board**

**FINAL ORDER**

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

**Case #:** CE15020614

**v.**

**COOKIES & CRACKERS CORP**  
15907 NW 52 AVE  
MIAMI, FL 33014

**Tenant:**

**Respondent(s)**

**Address of Violation(s): 2621 NW 18 CT**

**Legal Description:**

9232120380  
LAUDERDALE MANOR HOMESITES  
34-21 B  
LOT 16 BLK 2

This cause having come before the Code Enforcement Board for a Hearing on **Oct. 27, 2015** and based on the evidence, the Code Enforcement Board enters the following **FINDINGS OF FACT** and **CONCLUSIONS OF LAW** and **FINAL ORDER**:

**FINDINGS OF FACT and CONCLUSIONS OF LAW**

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

FBC(2010) 105.4.18

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. A WOOD FENCE WITH TWO GATES HAS BEEN ERECTED ON THE PROPERTY.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

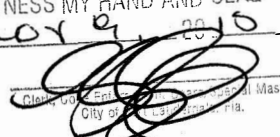


**FINAL ORDER**

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

VIOLATION	DAILY AMOUNT
FBC(2010) 105.4.18	\$20.00
FBC(2010) 110.9	\$20.00

I certify this document to be a true and correct copy of the original.  
11/24/2015  
11/24/2015 on 10/9/2015

**WITNESS MY HAND AND SEAL**  
  
City Clerk  
City of Fort Lauderdale, Florida



**City of Fort Lauderdale  
Code Enforcement Board**

**FINAL ORDER**

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

**Case #: CE15020614**

**v.**

**COOKIES & CRACKERS CORP  
15907 NW 52 AVE  
MIAMI, FL 33014**

**Tenant:**

**Respondent(s)**

**Corrective Action(s):**

FBC (2010) 105.4.18

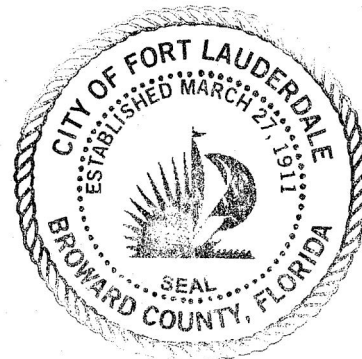
Engage the services of a licensed and certified architect or engineer to prepare plans detailing the corrective actions and it must show the scope of the work to be done, engage the services of a licensed contractor to submit the plans and the permit's applications, the drawings will be required to conform to all applicable codes before being approved. When these plans are approved, a permit will be issued by the Building Department. To apply as an Owner Builder, it only can be used for residential permits, and if you're going to reside on the property for the next 12 months. If you're going to rent it or sell it in the next 12 months you will need a G.C. to obtain the permits.

All required field inspections have to be scheduled and the work approved. The sub-permits and the master building permits must have received the final approved inspection before this case is in full compliance and closed.

We ask for your cooperation in having the aforementioned conditions corrected within 30 days from the receipt of this notice to avoid further action by the City of Fort Lauderdale.

FBC (2010) 110.9

SEE FBC 105.4.18



**Upon complying with corrective action(s), Respondent(s) MUST notify GEORGE OLIVA, 954-828-6556 who shall inspect the property to verify compliance.**

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

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

WITNESS MY HAND AND SEAL

on 2019 2/27  
  
Clerk, Code Enforcement Board, City of Fort Lauderdale, Fla.



**City of Fort Lauderdale  
Code Enforcement Board**

**FINAL ORDER**

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

**Case #:** CE15020614

**v.**

**COOKIES & CRACKERS CORP**  
15907 NW 52 AVE  
MIAMI, FL 33014

**Tenant:**

**Respondent(s)**

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

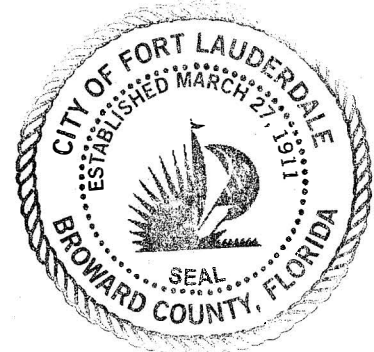
**After 3 months from the filing of any such lien, which lien remains unpaid, the city attorney may foreclose upon the lien in the same manner as mortgage liens are foreclosed.**

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

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

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

**DONE AND ORDERED** on this 27<sup>th</sup> day of October, 2015.



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

WITNESS MY HAND AND SEAL

on Nov 9, 2015

*[Signature]*  
Clerk, Code Enforcement Board  
City of Fort Lauderdale



**City of Fort Lauderdale  
Code Enforcement Board**

**FINAL ORDER**

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

**Case #:** CE15020614

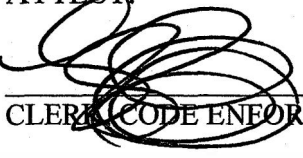
v.

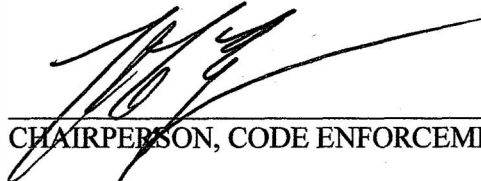
**COOKIES & CRACKERS CORP**  
15907 NW 52 AVE  
MIAMI, FL 33014

**Tenant:**

**Respondent(s)**

ATTEST:

  
\_\_\_\_\_  
CLERK, CODE ENFORCEMENT BOARD

  
\_\_\_\_\_  
CHAIRPERSON, CODE ENFORCEMENT BOARD

STATE OF FLORIDA:

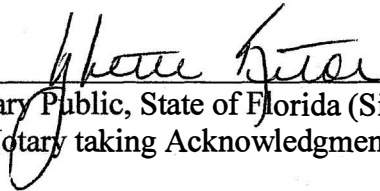
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 6 day of November 2015, by Porshia Goldwire as Clerk and Howard Elfman as Chairperson of the Code Enforcement Board for the City of Fort Lauderdale, who are personally known to me or have produced \_\_\_\_\_ as identification.

(SEAL)



NOTARY PUBLIC  
MY COMMISSION # EE 148871  
EXPIRES: December 30, 2015  
Bonded Third Budget Notary Services

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




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

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

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

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

WITNESS MY HAND AND SEAL  
on NOV 9 2015

  
\_\_\_\_\_  
Clerk, Code Enforcement Board, Special Master  
City of Fort Lauderdale, Fla.

5

Tax Deed File No. 24078 DR-506  
Property Identification No. 8227 00 0504 R.01/95

**Tax Deed**

State of Florida

County of Broward

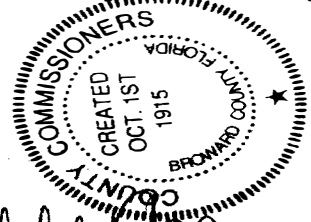
The following Tax Sale Certificate Numbered 11149 issued on May 28, 2004 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 20<sup>th</sup> day of February, 2008, offered for sale as required by law for cash to the highest bidder and was sold to: GOLDHAND CONSTRUCTION INC

whose address is: 3325 GRIFFIN ROAD, STE 172, FORT LAUDERDALE, FL 33312, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 21<sup>ST</sup> day of FEBRUARY, 2008, in the County of Broward, State of Florida, in consideration of the sum of (\$4,055.00) Four Thousand Fifty Five and (00/100) Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

**THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS**

27-48-42 S 105 OF E 165 OF W 475 OF NE1/4 OF SE1/4 OF SW1/4



Witness: [Signature]  
[Signature]

State of Florida

[Signature] (Seal)  
Clerk of Circuit Court or County Comptroller  
Deputy County Administrator  
Broward County, Florida

County of Broward

On this 21<sup>st</sup> day of FEBRUARY, 2008, before me Joe Ann Edwards personally appeared Polly Cacurak Clerk of Circuit Court or County Comptroller Deputy County Administrator in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

[Signature]

NOTARY PUBLIC STATE OF FLORIDA  
Joe Ann Edwards  
Commission # DD708440  
Expires: AUG. 26, 2011  
BONDED THRU ATLANTIC BONDING CO, INC

3



Board of County Commissioners, Broward County, Florida  
Finance and Administrative Services Department  
REVENUE COLLECTION DIVISION  
**NOTICE OF APPLICATION FOR TAX DEED NO. 24078**

NOTICE is hereby given that GUPTA SATYABALA  
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:

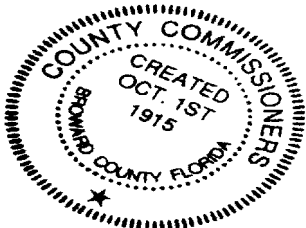
Certificate No. [REDACTED] Year of Issuance 05/28/04

Description of Property: PROP ID# 8227 00 0504  
27-48-42 S 105 OF E 165 OF W  
475 OF NE1/4 OF SE1/4 OF  
SW1/4

Name in which assessed: GOLDHAND CONSTRUCTION INC &  
BARON, MARYLIN TRSTEE

Legal Titleholder: MARYLIN S. BARON, Trustee of Land Trust &  
GOLDHAND CONSTRUCTION, INC.

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 20<sup>th</sup> day of FEBRUARY 2008 at  
The Governmental Center, 115 S. Andrews Avenue, Room 302, Fort Lauderdale, Florida at 10:00 A.M.  
Dated this 11<sup>th</sup> day of JANUARY 2008.



Bertha Henry  
Interim County Administrator  
REVENUE COLLECTION DIVISION

By: Polly Cacurak  
Deputy  
Polly Cacurak

Publish: DAILY BUSINESS REVIEW  
Issues: 01/17, 01/24, 01/31, 02/07, 2008

Board of County Commissioners, Broward County, Florida  
Revenue Collection Division

CERTIFICATE OF MAILING NOTICES

Tax Deed No. 24078

STATE OF FLORIDA

SS.

COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 25<sup>th</sup> day of January, 2008, 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:

GOLDHAND CONSTRUCTION INC  
4557 N JEFFERSON AVE  
MIAMI BEACH, FL 33140-2937

MARYLIN S. BARON, TRUSTEE  
4557 N JEFFERSON AVE  
MIAMI BEACH, FL 33140-2937

CITY OF POMPANO BEACH  
CITY HALL - LIEN DEPT  
100 W ATLANTIC BLVD  
POMPANO BEACH, FL 33060-6099

GOLD HANDS CONSTRUCTION CORP  
% ELI BOHODANAH  
3325 GRIFFIN RD, STE 172  
DANIA, FL 33312-5500

CHASE MANHATTAN BANK, USA  
200 WHITE CLAY CENTER DR  
NEWARK, DE 19711-5486

CRYSTAL I LLC  
P.O. BOX 100736  
ATLANTA, GA 30384-0736

NORRIS LUMLEY  
1559 NW 15 WAY  
POMPANO BEACH, FL 33060

CREDIT ACCEPTANCE CORPORATION  
% JACOBSON LAW GROUP  
PO BOX 19639  
PLANTATION, FL 33318

CINDY ANN BARWELL, ESQ  
1300 SW 20 ST  
BOCA RATON, FL 33486-6843

CHASE MANHATTAN BANK  
200 WHITE CLAY CENTER DR.  
NEWARK, DE 19711

GRADY L WHITAKER  
428 NW 35 ST  
BOCA RATON, FL 33431

Broward County Highway Construction and Engineering Division;  
Right of Way Section, Attn: Richard Tomese, P.E.  
One N. University Dr., Ste 300-B  
Plantation, FL 33324-2038

(INTER-OFFICE)

Broward County Water & Wastewater, Attn: Len Neff  
2555 W. Copans Rd., Pompano Beach, FL 33069

(INTER-OFFICE)

Broward County Sheriff's Dept.  
Attn: - Civil Division Ft. Lauderdale, FL 33315

(INTER-OFFICE)

Public Works Dept.; Real Property  
Governmental Center, Rm. 326, Attn: Dale C. Wilson  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

Broward County Office of Urban Planning and Redevelopment; Planning Services Division  
Governmental Center, Rm. 329K, Attn: Donald A. Stone  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

Broward County Environmental Protection Department  
115 S. Andrews Avenue, Room A-240  
Fort Lauderdale, FL 33301

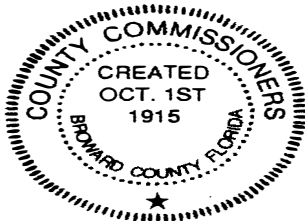
(INTER-OFFICE)

I certify that notice was provided pursuant to Florida Statutes, Section 197.02(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 25<sup>th</sup> day of January, 2008, 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  
Revenue Collection Division

By Polly Gacurak  
Deputy

Polly Gacurak

Tax Deed File No. 23391

DR-506

Property

R.01/95

Identification No. 484227-00-0504

# Tax Deed

State of Florida

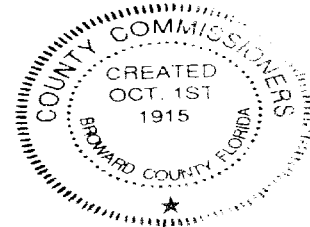
County of Broward

The following Tax Sale Certificate Numbered 26090 issued on 6/01/2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 22ND day of DECEMBER 2010, offered for sale as required by law for cash to the highest bidder and was sold to: COOKIES & CRACKERS CORP whose address is: 15907 NW 52<sup>ND</sup> AVENUE, MIAMI GARDENS, FL 33014 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this 22<sup>ND</sup> day of DECEMBER, 2010 in the County of Broward, State of Florida, in consideration of the sum of (\$)SEVEN THOUSAND (\$7,000.00) Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

**THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS**

27-48-42  
S 105 OF E 165 OF W 475 OF NE1/4  
OF SE1/4 OF SW1/4



Witness:

*[Handwritten signatures]*

*[Handwritten signature]* (Seal)  
Clerk of Circuit Court or County Comptroller  
Deputy County Administrator

Broward County, Florida

State of Florida

County of Broward

On this 22<sup>ND</sup> day of DECEMBER, 2010, before me MICHAEL JOHANSEN personally appeared Bertha Henry, County Administrator, by Michael Snedeker, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

*[Handwritten signature]*

NOTARY PUBLIC-STATE OF FLORIDA  
Michael L. Johansen  
Commission #DD746141  
Expires: JAN. 06, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

3

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

**NOTICE OF APPLICATION FOR TAX DEED NUMBER 23391**

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: 484227-00-0504  
Certificate Number: 19919  
Date of Issuance: 06/01/2007  
Certificate Holder: CRYSTAL I LLC  
27-48-42  
Description of Property: S 105 OF E 165 OF W 475 OF NE1/4  
OF SE1/4 OF SW1/4  
  
Name in which assessed: GOLDHAND CONSTRUCTION INC  
Legal Titleholders: GOLDHAND CONSTRUCTION INC  
3325 GRIFFIN RD STE 172  
FORT LAUDERDALE, FL 33312

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 22nd day of December, 2010 at 10:00 AM at:

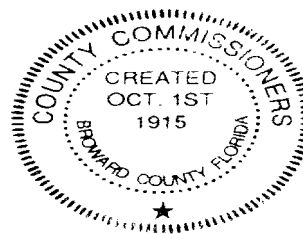
The Governmental Center  
115 S. Andrews Avenue, Room 302  
Fort Lauderdale, Florida

Dated this 18th day of November, 2010.

Bertha Henry  
County Administrator  
REVENUE COLLECTION DIVISION

By: Polly Cacurak

Polly Cacurak  
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.

**SUBJECT TO REAL ESTATE TAXES FOR TAX YEARS 2008 & 2009**

Publish: DAILY BUSINESS REVIEW  
Issues: 11/18/2010, 11/24/2010, 12/02/2010 & 12/09/2010  
Minimum Bid: 3308.22

401-314

**THIS TAX DEED IS SUBJECT TO  
ALL EXISTING PUBLIC PURPOSE  
UTILITY & GOVERNMENT  
EASEMENTS**

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

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed № 23391 FINAL**

STATE OF FLORIDA

SS.

COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 19th day of NOVEMBER, 2010, 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:

GOLDHAND CONSTRUCTION INC  
3325 GRIFFIN RD STE 172  
FORT LAUDERDALE FL 33312

GOLDHAND CONSTRUCTION INC &  
BARON, MARYLIN TRSTEE  
4557 N JEFFERSON AVE  
MIAMI BEACH, FL 33141

CITY OF POMPANO BEACH  
100 West Atlantic Boulevard, SUITE 420  
Pompano Beach, Florida 33060

SPORTAILOR, INC AND OCEAN BANK  
C/O IVAN CASTANEDA, SVP 780 NW 42 AVENUE  
MIAMI, FL 33126

CITY OF POMPANO BEACH  
100 W ATLANTIC BLVD  
POMPANO BEACH, FL 33060-6099

Broward County Code Enforcement,  
Permitting Licensing & Protection Division  
Attn: Diane Johnson  
GCE-1 North University Dr  
Plantation, FL 33324

Broward County Highway Construction & Engineering Division;  
Right of Way Section, Attn: Richard Tornese, P.E.  
One N. University Dr., Ste 300-B  
Plantation, FL 33324

Broward County Water & Wastewater,  
Attn: Len Neff  
2555 W. Copans Rd., Pompano Beach, FL

Public Works Dept.; Real Property Attn: Dale C. Wilson  
Governmental Center, Rm. 326,  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

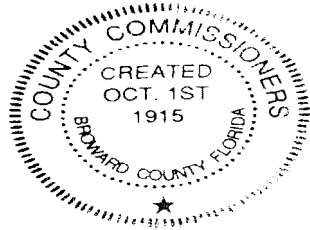
Broward County Sheriff's Dept.  
Attn: - Civil Division  
Ft. Lauderdale, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.02(4)

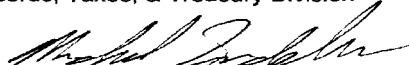
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 19th day of NOVEMBER, 2010, 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 Michael Snedeker

2

Code Enforcement Division  
Department of Development Services  
City of Coral Springs  
9551 West Sample Road  
Coral Springs, Florida 33065

**CITY OF CORAL SPRINGS, FLORIDA  
SPECIAL MAGISTRATE HEARING  
CERTIFICATION OF LIEN/ADMINISTRATIVE COST**

CITY OF CORAL SPRINGS, FLORIDA

CASE NO. 12-10875

Petitioner  
vs.

**COOKIES AND CRAKERS CORPORATION**

**Respondent (s)**

Administrative Hearing Date: JANUARY 9, 2013

Property Address: 8191 WILES ROAD AUXILIARY  
Legal Description: PINE RIDGE SOUTH ADDITION 138-32 B PARCEL D  
Folio Number: 4841-10-11-0040

Pursuant to the Extension Order issued on **October 11, 2012**, the Respondent was given until **November 7, 2012** to comply the above referenced case. The Respondent complied on **November 9, 2012**; however, a notice of hearing was issued on **November 13, 2012** to advise the Respondent to pay the administrative costs on or before **November 5, 2012** pursuant to the Final Order or a hearing would be held on **January 9, 2012** to certify the administrative costs.

Based upon the testimony of Petitioner, the administrative costs are hereby certified.


This Certification of Lien will be recorded in the Public Records of the Office of the Clerk of the Circuit Court in and for Broward County, Florida. Pursuant to Section 162.09, Florida Statutes, once recorded this document shall constitute a lien against the land on which the violation(s) exist, and upon any other real or personal property owned by Respondent(s).

If any person desires to appeal, pursuant to section 162.11, Florida Statutes, such person will need a record of the proceedings that includes the testimony and evidence upon which the appeal is based.

Certification of Lien ordered at Coral Springs, this 9<sup>th</sup> day of January, 2013. Executed January 9<sup>th</sup>, 2013.

Attest:

CITY OF CORAL SPRINGS, FLORIDA

  
Eugene M. Steinfeld, Special Magistrate

Copies to:

Cookies and Crackers Corporation, Attention: Isaac Gomes, Registered Agent, 15907 Northwest 52 Avenue, Miami Gardens, Florida 33014

case # 12-10875 (cookies and crackers corporation)  
certification of lien/administrative cost  
doc: 121073 (01/09/12)

**CERTIFIED**  
I certify this to be an original record of the  
City of Coral Springs.  
WITNESSETH my hand and official seal of the  
City of Coral Springs, Florida this 14<sup>th</sup> day  
of January, 2013  
Stephanie City Clerk 1551

①



CFN 2013R0985115  
OR Bk 28954 Pgs 2055 - 2056 (2pgs)  
RECORDED 12/17/2013 10:24:48  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

IN THE COUNTY COURT IN AND FOR  
MIAMI-DADE COUNTY, FLORIDA

CASE NO: 13-007416 CC 23

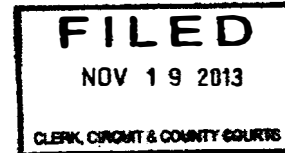
MARK MCKENZIE

Plaintiff,  
Vs.

COOKIES & CRACKERS CORP.

Defendant.

*DND*



**FINAL JUDGMENT**

This action was heard after entry of default against defendant and

**IT IS ADJUDGED** that plaintiff, Mark McKenzie of 18181 NE 31<sup>st</sup> Court, Unit 107, Aventura, Florida 33160, recover from defendant, Cookies & Crackers Corp. of 15907 N.W. 52<sup>nd</sup> Avenue, Miami Gardens, Florida 33014, the sum of \$11,488.24 on principal, \$3,300.00 for attorney's fees with costs in the sum of \$586.00, making a total of \$15,374.24, which shall bear interest at 4.75% annually, for which let execution issue.

**ORDERED** at Miami-Dade County, Florida on \_\_\_\_\_, 2013.

DONE AND ORDERED in  
Chambers at Miami-Dade County, Florida, on 11/19/13.

*Charles Johnson*  
CHARLES JOHNSON  
COUNTY COURT JUDGE



**FINAL ORDERS AS TO ALL PARTIES**  
**SRS DISPOSITION NUMBER 12**  
 THE COURT DISMISSES THIS CASE AGAINST  
 ANY PARTY NOT LISTED IN THIS FINAL ORDER  
 OR PREVIOUS ORDER(S). THIS CASE IS CLOSED  
 AS TO ALL PARTIES.  
 Judge's Initials CJ

The parties served with this Order are indicated in the accompanying 11th Circuit email confirmation which includes all emails provided by the submitter. The movant shall IMMEDIATELY serve a true and correct copy of this Order, by mail, facsimile, email or hand-delivery, to all parties/counsel of record for whom service is not indicated by the accompanying 11th Circuit confirmation, and file proof of service with the Clerk of Court.

Signed original order sent electronically to the Clerk of Courts for filing in the Court file.

\_\_\_\_\_  
 Circuit Judge

cc:  
 Cookies & Crackers Corp.  
 15907 N.W. 52<sup>nd</sup> Avenue  
 Miami Gardens, Florida 33014

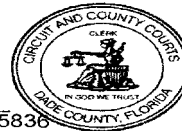
Law Office of Frank Wolland  
 12865 West Dixie Highway  
 North Miami, Florida 33161

STATE OF FLORIDA, COUNTY OF DADE  
 I HEREBY CERTIFY that this is a true copy of the  
 original filed in this office on DEC 17 2013 of  
 \_\_\_\_\_  
 WITNESS my hand and Official Seal  
 HARVEY RUVIN, CLERK, of Circuit and County Courts  
 \_\_\_\_\_  
 76047



Bk 28921 Pg 2857 CFN 20130922421 11/21/2013 10:23:04 Pg 2 of 2 Mia-Dade Cty, FL

STATE OF FLORIDA, COUNTY OF DADE  
 I HEREBY CERTIFY that the foregoing is a true and  
 correct copy of the original on file in this  
 office December 13 AD 20 13  
 HARVEY RUVIN, CLERK, of Circuit and County Courts.  
 Deputy Clerk Harvey Ruvín  
 Harvey Ruvín, Clerk 1265836





**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE  
BROWARD COUNTY BOARD OF COMMISSIONERS  
PLANNING AND REDEVELOPMENT DIVISION  
CODE AND ZONING ENFORCEMENT SECTION  
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

**BROWARD COUNTY**, a political subdivision  
of the State of Florida,

**Complainant**

CASE NO.: **13-0262**  
CODE ENFORCEMENT BOARD II/  
SPECIAL MAGISTRATE

v. **COOKIES & CRACKERS CORP.**  
**15907 NW 52ND AVE**  
**MIAMI GARDENS, FL 33014**

**Respondent**

**ORDER IMPOSING  
PENALTY AND LIEN**

THIS CAUSE came on for public hearing before the BROWARD COUNTY CODE ENFORCEMENT BOARD SPECIAL MAGISTRATE on July 2, 2013, after due notice to the RESPONDENT(S); at which time the SPECIAL MAGISTRATE heard testimony under oath, received evidence and issued oral FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER, which was reduced to writing and furnished to RESPONDENT(S).

Said ORDER required RESPONDENT(S) to take certain corrective action by a time certain, as more specifically set forth in that ORDER, attached hereto as Exhibit "A" for violations on the following property:

Address: 3001 NW 5 CT, FT. LAUDERDALE, FL 33311 Folio number: 0205-15-1710  
Legal desc.: BOULEVARD GARDENS FIRST ADD31-46 BLOT 29 BLK 9

After due notice to the RESPONDENT(S), at a further public hearing before the SPECIAL MAGISTRATE ON April 1, 2014, an AFFIDAVIT OF NONCOMPLIANCE bearing the date of November 4, 2013 was filed with the SPECIAL MAGISTRATE by the code enforcement officer, which AFFIDAVIT certifies under oath that the required corrective action was not taken as ordered, more particularly described in Exhibit "B" attached hereto; and wherein the RESPONDENT(S) was/were given the opportunity to contest the Affidavit of Noncompliance. The SPECIAL MAGISTRATE determined that the RESPONDENT(S) did not comply with the ORDER dated July 2, 2013.

Accordingly, the SPECIAL MAGISTRATE assessed the RESPONDENT penalties for the period of noncompliance of (215) days commencing August 30, 2013 (which was the date of required compliance) through and including April 1, 2014. The accrued penalties of (\$50.00) Dollars per day for said period total (\$10,750.00) Dollars, plus the previously ordered (\$0.00) Dollars for administrative costs.

Additionally, it is Ordered that the RESPONDENT reimburse the County (\$0.00) Dollars for any costs for reasonable repairs made pursuant to Subsection 162.09(1), Florida Statutes, as set forth in the ORDER, attached hereto as Exhibit "A", if Broward County was so authorized.

5

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE  
BROWARD COUNTY BOARD OF COMMISSIONERS  
PLANNING AND REDEVELOPMENT DIVISION  
CODE AND ZONING ENFORCEMENT SECTION  
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

This ORDER IMPOSING PENALTY/LIEN shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the property described above and upon all real and/or personal property owned by the RESPONDENT(S) pursuant to Chapter 162 Florida Statutes.

DONE AND ORDERED this 1<sup>st</sup> day of April, 2014.

BROWARD COUNTY CODE ENFORCEMENT BOARD/  
SPECIAL MAGISTRATE

BY: \_\_\_\_\_  
SPECIAL MAGISTRATE

Print Name: Garvin Coday

I HEREBY CERTIFY that a true and correct copy of the above and foregoing ORDER IMPOSING PENALTY/LIEN has been filed for the record on APRIL 1, 2014 and has been furnished to the Respondent(s) this 2 day of APRIL, 2014, at the following address: COOKIES AND CRACKERS 15907 NW 52 Ave, Miami Gardens, FL 33014

BY: \_\_\_\_\_  
Clerk for the Special Magistrate

Print Name: VENICE COOK

Planning and Redevelopment Division  
CODE AND ZONING ENFORCEMENT SECTION  
1 North University Drive, Box #302  
Plantation, FL 33324-2038

# EXHIBIT A

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE  
BROWARD COUNTY BOARD OF COMMISSIONERS  
PLANNING AND REDEVELOPMENT DIVISION  
ZONING CODE SERVICES SECTION  
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

INSTR # 111730227  
OR BK 50069 Pages 524 - 525  
RECORDED 08/09/13 04:39:55 PM  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 1016  
#1, 2 Pages

**BROWARD COUNTY**, a political subdivision  
of the State of Florida,

CASE NO.: **13-0262**  
CODE ENFORCEMENT SPECIAL MAGISTRATE

**Complainant**

v. **COOKIES & CRACKERS CORP.  
15907 NW 52ND AVE  
MIAMI GARDENS, FL 33014**

**Respondent(s)**

**ORDER**  
Findings of Fact, Conclusions of Law,  
and Final Order

THIS CAUSE came on for public hearing on JULY 02, 2013, after due notice to the Respondent(s); and the BROWARD COUNTY CODE ENFORCEMENT II/SPECIAL MAGISTRATE (SPECIAL MAGISTRATE) having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issues its FINAL ORDER as follows:

**I. FINDINGS OF FACT:**

- a. The Respondent(s) is(are) and have been the OWNER(S) of real property located at,  
Address: 3001 NW 5 CT, FT. LAUDERDALE, FL 33311  
Folio#: 0205-15-1710  
Legal Desc.: BOULEVARD GARDENS FIRST ADD31-46 BLOT 29 BLK 9
- b. The record indicates that the Respondent(s) was/were properly served with a Notice of Hearing pursuant to Section 162.12, Florida Statutes and Chapter 8-1/2, Broward County Code of Ordinances.
- c. The Respondent(s) ( was/were  was/were not) present at the hearing.
- d. The Respondent(s) (has/have) allowed the following violation(s) to exist on the real property herein described: SIGNS OF CHIPPING AND FADED PAINT, GRAFFITI AND OTHER DISCOLORATION ON BUILDING OR STRUCTURE.
- e. The violation ( was  was not) determined to be a serious threat to the public health, safety or welfare.

**II. CONCLUSIONS OF LAW:**

The foregoing FINDINGS OF FACT constitutes a violation of the following section(s) of the Broward County Code of Ordinances: 39-133(e)(1)

**III. ORDER**

THEREFORE, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW it is hereby ORDERED that the Respondent(s) shall take all corrective actions within ( 30 ) days from the date of this ORDER. If compliance with this ORDER within such time is not achieved, the Respondent(s) shall be subject to a penalty of \$50.00 for each and every day the violation(s) continue(s) past the time period specified. In addition, in accordance with Florida State Statutes 162.09(1), if the violations were determined to be a threat to the public health, safety, welfare, the County is authorized to remedy all violations with whatever means necessary and assess reasonable costs along with the fine. Respondent(s) is/are also assessed an additional fine of \$0.00 for administrative costs. If a repeat violation of this same code provision is observed within five (5) years of the date of this order, the Respondent(s) may be subject to a fine not to exceed five hundred (\$500.00) dollars per day plus costs.

The Respondent shall, upon complying with this Order, notify the clerk for the SPECIAL MAGISTRATE by calling 954-765-4400 or sending a written request to the above address, requesting an inspection of the property to verify compliance.

The SPECIAL MAGISTRATE shall retain jurisdiction over this matter and the parties thereto during the time for compliance and in any matter relating to compliance or noncompliance with the SPECIAL MAGISTRATE'S ORDER, including a request for rehearing or a request for reduction of penalty or extension of the compliance date. Should a dispute arise concerning compliance, either party may request a further hearing before the SPECIAL MAGISTRATE within thirty (30) days from the date of this ORDER.

Failure to comply with this ORDER and take corrective action within the period specified in this ORDER shall result in a code enforcement officer/inspector executing an AFFIDAVIT OF NONCOMPLIANCE, and will result in this matter coming before the SPECIAL MAGISTRATE for a further hearing, at which time you may appear to contest the Affidavit of Noncompliance. A hearing shall not be necessary for the SPECIAL MAGISTRATE to issue an ORDER IMPOSING PENALTY, which may be recorded in the public records of Broward County, Florida, thereafter constituting a lien on the real property and personal property of the Respondent as provided by law, and which, if unresolved three (3) months after the date of recording, may be authorized for foreclosure.

DONE AND ORDERED THIS 30<sup>th</sup> DAY OF July, 2013

**BROWARD COUNTY CODE ENFORCEMENT BOARD  
SPECIAL MAGISTRATE**

BY: [Signature]  
Print Name: Gavin Caddy

I HEREBY CERTIFY that a true and correct copy of the above and foregoing FINAL ORDER has been filed for record this 30 day of July, 2013, and a copy thereof furnished to the Respondent(s) this 7 day of August, 2013, at the following address:  
15907 NW 52 Ave, Miami Gardens, Fl 33014

BY: [Signature]  
CLERK FOR THE SPECIAL MAGISTRATE  
Print Name: VENICE COOK

CASE NO.: 13-0262

**BROWARD COUNTY**, a political subdivision  
of the State of Florida,

**Complainant**

v. **COOKIES & CRACKERS CORP.**

**Respondent(s)**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

CASE NO.: **13-0262**  
CODE ENFORCEMENT BOARD II/  
SPECIAL MAGISTRATE

**EXHIBIT B**

**AFFIDAVIT OF  
NONCOMPLIANCE**  
(After Hearing)

I, Gerald Henry, Code Enforcement Officer for Broward County Planning and Redevelopment Division, Code and Zoning Enforcement Section, who, after being duly sworn, deposes and says:

1. That on July 2, 2013, the Broward County Code Enforcement SPECIAL MAGISTRATE held a public hearing and issued an ORDER in the above styled cause.
2. That, pursuant to said ORDER, RESPONDENT(S) was/were to have taken certain corrective action by or before August 30, 2013.
3. That I performed an inspection of the property located at 3001 NW 5 CT, FT. LAUDERDALE, FL 33311 on November 4, 2013.
4. That the inspection revealed that the corrective action ordered by the SPECIAL MAGISTRATE has not been taken in that: Violation of Broward County Code Section: 39-133(e)(1) still remains; SIGNS OF CHIPPING OR FADED PAINT, GRAFFITI, OR OTHER DISCOLORATION ON BUILDING OR STRUCTURE..

FURTHER AFFIANT SAYETH NOT.

Dated this 4 day of November, 2013.

Gerald Henry  
Signature of Code Enforcement Officer  
Print Name: Gerald Henry

PERSONALLY appeared before, the undersigned authority, duly authorized to administer oaths and take acknowledgments, GERALD HENRY, who first being duly sworn, acknowledges before me that the information contained herein is true and correct. He/she is personally known to me and did take an oath.

WITNESS my hand and official seal this 4 day  
of November, 2013.

Venice W. Cook  
Notary Public

NOTARY PUBLIC-STATE OF FLORIDA  
Venice W. Cook  
Commission # DD978020  
Expires: APR. 26, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE  
BROWARD COUNTY BOARD OF COMMISSIONERS  
PLANNING AND REDEVELOPMENT DIVISION  
ZONING CODE SERVICES SECTION  
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

**BROWARD COUNTY**, a political subdivision  
of the State of Florida,

CASE NO.: **13-0262**  
CODE ENFORCEMENT SPECIAL MAGISTRATE

**Complainant**

v. **COOKIES & CRACKERS CORP.  
15907 NW 52ND AVE  
MIAMI GARDENS, FL 33014**

**ORDER**  
Findings of Fact, Conclusions of Law,  
and Final Order

**Respondent(s)**

THIS CAUSE came on for public hearing on JULY 02, 2013, after due notice to the Respondent(s); and the BROWARD COUNTY CODE ENFORCEMENT II/SPECIAL MAGISTRATE (SPECIAL MAGISTRATE) having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issues its FINAL ORDER as follows:

**I. FINDINGS OF FACT:**

- a. The Respondent(s) is(are) and have been the OWNER(S) of real property located at,  
Address: 3001 NW 5 CT, FT. LAUDERDALE, FL 33311  
Folio#: 0205-15-1710  
Legal Desc.: BOULEVARD GARDENS FIRST ADD31-46 BLOT 29 BLK 9
- b. The record indicates that the Respondent(s) was/were properly served with a Notice of Hearing pursuant to Section 162.12, Florida Statutes and Chapter 8-1/2, Broward County Code of Ordinances.
- c. The Respondent(s) (\_\_\_ was/were  was/were not) present at the hearing.
- d. The Respondent(s) (has/have) allowed the following violation(s) to exist on the real property herein described: SIGNS OF CHIPPING AND FADED PAINT, GRAFFITI AND OTHER DISCOLORATION ON BUILDING OR STRUCTURE.
- e. The violation (\_\_\_ was  was not) determined to be a serious threat to the public health, safety or welfare.

**II. CONCLUSIONS OF LAW:**

The foregoing FINDINGS OF FACT constitutes a violation of the following section(s) of the Broward County Code of Ordinances: 39-133(e)(1)

**III. ORDER**

THEREFORE, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW it is hereby ORDERED that the Respondent(s) shall take all corrective actions within ( 30 ) days from the date of this ORDER. If compliance with this ORDER within such time is not achieved, the Respondent(s) shall be subject to a penalty of \$50.00 for each and every day the violation(s) continue(s) past the time period specified. In addition, in accordance with Florida State Statutes 162.09(1), if the violations were determined to be a threat to the public health, safety, welfare, the County is authorized to remedy all violations with whatever means necessary and assess reasonable costs along with the fine. Respondent(s) is/are also assessed an additional fine of \$0.00 for administrative costs. If a repeat violation of this same code provision is observed within five (5) years of the date of this order, the Respondent(s) may be subject to a fine not to exceed five hundred (\$500.00) dollars per day plus costs.

The Respondent shall, upon complying with this Order, notify the clerk for the SPECIAL MAGISTRATE by calling 954-765-4400 or sending a written request to the above address, requesting an inspection of the property to verify compliance.

The SPECIAL MAGISTRATE shall retain jurisdiction over this matter and the parties thereto during the time for compliance and in any matter relating to compliance or noncompliance with the SPECIAL MAGISTRATE'S ORDER, including a request for rehearing or a request for reduction of penalty or extension of the compliance date. Should a dispute arise concerning compliance, either party may request a further hearing before the SPECIAL MAGISTRATE within thirty (30) days from the date of this ORDER.

Failure to comply with this ORDER and take corrective action within the period specified in this ORDER shall result in a code enforcement officer/inspector executing an AFFIDAVIT OF NONCOMPLIANCE, and will result in this matter coming before the SPECIAL MAGISTRATE for a further hearing, at which time you may appear to contest the Affidavit of Noncompliance. A hearing shall not be necessary for the SPECIAL MAGISTRATE to issue an ORDER IMPOSING PENALTY, which may be recorded in the public records of Broward County, Florida, thereafter constituting a lien on the real property and personal property of the Respondent as provided by law, and which, if unresolved three (3) months after the date of recording, may be authorized for foreclosure.

DONE AND ORDERED THIS 30<sup>th</sup> DAY OF July, 2013

**BROWARD COUNTY CODE ENFORCEMENT BOARD  
SPECIAL MAGISTRATE**

BY: [Signature]  
Print Name: Gavin Caddy

I HEREBY CERTIFY that a true and correct copy of the above and foregoing FINAL ORDER has been filed for record this 30 day of July, 2013, and a copy thereof furnished to the Respondent(s) this 7 day of August, 2013, at the following address: 15907 NW 52 Ave, Miami Gardens, Fl 33014

BY: [Signature]  
CLERK FOR THE SPECIAL MAGISTRATE  
Print Name: VENICE COOK

CASE NO.: 13-0262

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE  
BROWARD COUNTY BOARD OF COMMISSIONERS  
PLANNING AND REDEVELOPMENT DIVISION  
CODE AND ZONING ENFORCEMENT SECTION  
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

**NOTICE OF LIEN**

CASE NO.: 13-0262

KNOW ALL PERSONS by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of this ORDER IMPOSING PENALTY AND LIEN (attached) has been recorded in the Public Records of Broward County, Florida, and, therefore, constitute a lien against the real property owned by:

**COOKIES & CRACKERS CORP.  
15907 NW 52ND AVE  
MIAMI GARDENS, FL 33014**

and legally described as:

Address: 3001 NW 5 CT, FT. LAUDERDALE, FL 33311

**LEGAL DESCRIPTION:** BOULEVARD GARDENS FIRST ADD31-46 BLOT 29 BLK 9

**FOLIO NUMBER:** 0205-15-1710

The amount stated herein remains an unpaid balance of \$10,750.00.

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure, if unpaid and if the subject property is non-homestead-exempt, within three (3) months of the recording date.

BROWARD COUNTY  
CODE ENFORCEMENT BOARD II/SPECIAL  
MAGISTRATE

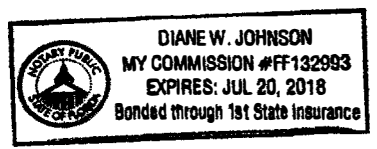
BY: *Venice Cook*

Print Name: VENICE COOK

Title: ADMINISTRATIVE COORDINATOR

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August, 2014, by VENICE COOK, well known to be to be the person who acknowledged before me that he/she executed the foregoing instrument on behalf of the CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE, for the purposes therein expressed, and who was duly authorized to do so.

(SEAL)



*Diane W. Johnson*  
(Signature) Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped

This document is being re-recorded to include the Notice of Lien page.



**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE  
BROWARD COUNTY BOARD OF COMMISSIONERS  
PLANNING AND REDEVELOPMENT DIVISION  
CODE AND ZONING ENFORCEMENT SECTION  
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

**BROWARD COUNTY**, a political subdivision  
of the State of Florida,

**Complainant**

v. **COOKIES & CRACKERS CORP.  
15907 NW 52ND AVE  
MIAMI GARDENS, FL 33014**

**Respondent**

CASE NO.: **13-0262**  
CODE ENFORCEMENT BOARD II/  
SPECIAL MAGISTRATE

**ORDER IMPOSING  
PENALTY AND LIEN**

THIS CAUSE came on for public hearing before the BROWARD COUNTY CODE ENFORCEMENT BOARD SPECIAL MAGISTRATE on July 2, 2013, after due notice to the RESPONDENT(S); at which time the SPECIAL MAGISTRATE heard testimony under oath, received evidence and issued oral FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER, which was reduced to writing and furnished to RESPONDENT(S).

Said ORDER required RESPONDENT(S) to take certain corrective action by a time certain, as more specifically set forth in that ORDER, attached hereto as Exhibit "A" for violations on the following property:

Address: 3001 NW 5 CT, FT. LAUDERDALE, FL 33311 Folio number: 0205-15-1710  
Legal desc.: BOULEVARD GARDENS FIRST ADD31-46 BLOT 29 BLK 9

After due notice to the RESPONDENT(S), at a further public hearing before the SPECIAL MAGISTRATE ON April 1, 2014, an AFFIDAVIT OF NONCOMPLIANCE bearing the date of November 4, 2013 was filed with the SPECIAL MAGISTRATE by the code enforcement officer, which AFFIDAVIT certifies under oath that the required corrective action was not taken as ordered, more particularly described in Exhibit "B" attached hereto; and wherein the RESPONDENT(S) was/were given the opportunity to contest the Affidavit of Noncompliance. The SPECIAL MAGISTRATE determined that the RESPONDENT(S) did not comply with the ORDER dated July 2, 2013.

Accordingly, the SPECIAL MAGISTRATE assessed the RESPONDENT penalties for the period of noncompliance of (215) days commencing August 30, 2013 (which was the date of required compliance) through and including April 1, 2014. The accrued penalties of (\$50.00) Dollars per day for said period total (\$10,750.00) Dollars, plus the previously ordered (\$0.00) Dollars for administrative costs.

Additionally, it is Ordered that the RESPONDENT reimburse the County (\$0.00) Dollars for any costs for reasonable repairs made pursuant to Subsection 162.09(1), Florida Statutes, as set forth in the ORDER, attached hereto as Exhibit "A", if Broward County was so authorized.

INSTR # 112304063  
OR BK 50798 Pages 972 - 976  
RECORDED 05/22/14 09:39:41 AM  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 2085  
#1, 5 Pages

15

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE  
BROWARD COUNTY BOARD OF COMMISSIONERS  
PLANNING AND REDEVELOPMENT DIVISION  
CODE AND ZONING ENFORCEMENT SECTION  
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

This ORDER IMPOSING PENALTY/LIEN shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the property described above and upon all real and/or personal property owned by the RESPONDENT(S) pursuant to Chapter 162 Florida Statutes.

DONE AND ORDERED this 1<sup>st</sup> day of April, 2014.

BROWARD COUNTY CODE ENFORCEMENT BOARD/  
SPECIAL MAGISTRATE

BY: \_\_\_\_\_  
SPECIAL MAGISTRATE

Print Name: Gravin Corley

I HEREBY CERTIFY that a true and correct copy of the above and foregoing ORDER IMPOSING PENALTY/LIEN has been filed for the record on APRIL 1, 2014 and has been furnished to the Respondent(s) this 2 day of APRIL, 2014, at the following address: COOKIES AND CRACKERS 15907 NW 52 AVE, Miami Gardens, FL 33014

BY: \_\_\_\_\_  
Clerk for the Special Magistrate

Print Name: VENICE COOK

Planning and Redevelopment Division  
CODE AND ZONING ENFORCEMENT SECTION  
1 North University Drive, Box #302  
Plantation, FL 33324-2038

# EXHIBIT A

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE  
BROWARD COUNTY BOARD OF COMMISSIONERS  
PLANNING AND REDEVELOPMENT DIVISION  
ZONING CODE SERVICES SECTION  
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

INSTR # 111730227  
OR BK 50069 Pages 524 - 525  
RECORDED 08/09/13 04:39:55 PM  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 1016  
#1, 2 Pages

**BROWARD COUNTY**, a political subdivision  
of the State of Florida,

CASE NO.: **13-0262**  
CODE ENFORCEMENT SPECIAL MAGISTRATE

**Complainant**

v. **COOKIES & CRACKERS CORP.  
15907 NW 52ND AVE  
MIAMI GARDENS, FL 33014**

**ORDER**  
Findings of Fact, Conclusions of Law,  
and Final Order

**Respondent(s)**

THIS CAUSE came on for public hearing on JULY 02, 2013, after due notice to the Respondent(s); and the BROWARD COUNTY CODE ENFORCEMENT II/SPECIAL MAGISTRATE (SPECIAL MAGISTRATE) having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issues its FINAL ORDER as follows:

**I. FINDINGS OF FACT:**

- a. The Respondent(s) is(are) and have been the OWNER(S) of real property located at,  
Address: 3001 NW 5 CT, FT. LAUDERDALE, FL 33311  
Folio#: 0205-15-1710  
Legal Desc.: BOULEVARD GARDENS FIRST ADD31-46 BLOT 29 BLK 9
- b. The record indicates that the Respondent(s) was/were properly served with a Notice of Hearing pursuant to Section 162.12, Florida Statutes and Chapter 8-1/2, Broward County Code of Ordinances.
- c. The Respondent(s) ( was/were  was/were not) present at the hearing.
- d. The Respondent(s) (has/have) allowed the following violation(s) to exist on the real property herein described: SIGNS OF CHIPPING AND FADED PAINT, GRAFFITI AND OTHER DISCOLORATION ON BUILDING OR STRUCTURE.
- e. The violation ( was  was not) determined to be a serious threat to the public health, safety or welfare.

**II. CONCLUSIONS OF LAW:**

The foregoing FINDINGS OF FACT constitutes a violation of the following section(s) of the Broward County Code of Ordinances: 39-133(e)(1)

III. ORDER

THEREFORE, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW it is hereby ORDERED that the Respondent(s) shall take all corrective actions within ( 30 ) days from the date of this ORDER. If compliance with this ORDER within such time is not achieved, the Respondent(s) shall be subject to a penalty of \$50.00 for each and every day the violation(s) continue(s) past the time period specified. In addition, in accordance with Florida State Statutes 162.09(1), if the violations were determined to be a threat to the public health, safety, welfare, the County is authorized to remedy all violations with whatever means necessary and assess reasonable costs along with the fine. Respondent(s) is/are also assessed an additional fine of \$0.00 for administrative costs. If a repeat violation of this same code provision is observed within five (5) years of the date of this order, the Respondent(s) may be subject to a fine not to exceed five hundred (\$500.00) dollars per day plus costs.

The Respondent shall, upon complying with this Order, notify the clerk for the SPECIAL MAGISTRATE by calling 954-765-4400 or sending a written request to the above address, requesting an inspection of the property to verify compliance.

The SPECIAL MAGISTRATE shall retain jurisdiction over this matter and the parties thereto during the time for compliance and in any matter relating to compliance or noncompliance with the SPECIAL MAGISTRATE'S ORDER, including a request for rehearing or a request for reduction of penalty or extension of the compliance date. Should a dispute arise concerning compliance, either party may request a further hearing before the SPECIAL MAGISTRATE within thirty (30) days from the date of this ORDER.

Failure to comply with this ORDER and take corrective action within the period specified in this ORDER shall result in a code enforcement officer/inspector executing an AFFIDAVIT OF NONCOMPLIANCE, and will result in this matter coming before the SPECIAL MAGISTRATE for a further hearing, at which time you may appear to contest the Affidavit of Noncompliance. A hearing shall not be necessary for the SPECIAL MAGISTRATE to issue an ORDER IMPOSING PENALTY, which may be recorded in the public records of Broward County, Florida, thereafter constituting a lien on the real property and personal property of the Respondent as provided by law, and which, if unresolved three (3) months after the date of recording, may be authorized for foreclosure.

DONE AND ORDERED THIS 30<sup>th</sup> DAY OF July, 2013

BROWARD COUNTY CODE ENFORCEMENT BOARD  
SPECIAL MAGISTRATE

BY: [Signature]  
Print Name: Garvin Caddy

I HEREBY CERTIFY that a true and correct copy of the above and foregoing FINAL ORDER has been filed for record this 30 day of July, 2013, and a copy thereof furnished to the Respondent(s) this 7 day of August, 2013, at the following address: 15907 NW 52 Ave, Miami Gardens, Fl 33014

BY: [Signature]  
CLERK FOR THE SPECIAL MAGISTRATE  
Print Name: VENICE COOK

CASE NO.: 13-0262

**BROWARD COUNTY**, a political subdivision  
of the State of Florida,

**Complainant**

v. **COOKIES & CRACKERS CORP.**

**Respondent(s)**

CASE NO.: **13-0262**  
CODE ENFORCEMENT BOARD II/  
SPECIAL MAGISTRATE

**EXHIBIT B**

**AFFIDAVIT OF  
NONCOMPLIANCE**  
(After Hearing)

**STATE OF FLORIDA  
COUNTY OF BROWARD**

I, Gerald Henry, Code Enforcement Officer for Broward County Planning and Redevelopment Division, Code and Zoning Enforcement Section, who, after being duly sworn, deposes and says:

1. That on July 2, 2013, the Broward County Code Enforcement SPECIAL MAGISTRATE held a public hearing and issued an ORDER in the above styled cause.
2. That, pursuant to said ORDER, RESPONDENT(S) was/were to have taken certain corrective action by or before August 30, 2013.
3. That I performed an inspection of the property located at 3001 NW 5 CT, FT. LAUDERDALE, FL 33311 on November 4, 2013.
4. That the inspection revealed that the corrective action ordered by the SPECIAL MAGISTRATE has not been taken in that: Violation of Broward County Code Section: 39-133(e)(1) still remains; SIGNS OF CHIPPING OR FADED PAINT, GRAFFITI, OR OTHER DISCOLORATION ON BUILDING OR STRUCTURE..

FURTHER AFFIANT SAYETH NOT.

Dated this 4 day of November, 2013.

Signature of Code Enforcement Officer

Print Name: Gerald Henry

PERSONALLY appeared before, the undersigned authority, duly authorized to administer oaths and take acknowledgments, GERALD HENRY, who first being duly sworn, acknowledges before me that the information contained herein is true and correct. He/she is personally known to me and did take an oath.

WITNESS my hand and official seal this 4 day  
of November, 2013.

Notary Public

NOTARY PUBLIC-STATE OF FLORIDA  
Venice W. Cook  
Commission # DD978020  
Expires: APR. 26, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.



**FINAL ORDER IMPOSING  
FINE/CLAIM OF LIEN**

**CE # 14030444**

**CITY OF LAUDERHILL**

Petitioner,

vs.

**COOKIES & CRACKERS CORP**

**15907 NW 52 AVE MIAMI, FL 33014**

Respondent(s)

The Code Enforcement ("Board")/Special Master, having heard testimony at the Hearing held on the 4th day of September, 2014 and based on the evidence, the Board pursuant to a 7/0 vote/Special Master, enters the following:

**FINDINGS OF FACT: In violation for**

<b>Ordinance/Regulation</b>	<b>Section</b>	<b>Description</b>	<b>Date Complied</b>	<b>Date Board Order Comply (Orig/New)</b>	<b>Daily Fine</b>
Land Development Regulation - SCH Q...	Section 1.B:	Clean and/or paint, repair, or replace doors to be free of damage and/or discoloration....		(Orig) 7/12/2014 (New) 7/12/2014	\$35.00
Land Development Regulation - SCH Q...	Section 1.D:	Repair/replace broken windows...		(Orig) 7/12/2014 (New) 7/12/2014	\$35.00
Code of Ordinance - Chapter10...	Section 10-15(f):	Unsecured vacant structures/buildings and dilapidated fences/walls prohibited....		(Orig) 7/12/2014 (New) 7/12/2014	\$35.00

**PROPERTY IN VIOLATION**

<b>Issue Date</b>	9/10/2014
<b>CE #</b>	14030444
<b>Folio</b>	494126CM0520
<b>Recipient</b>	COOKIES & CRACKERS CORP
<b>Address</b>	15907 NW 52 AVE MIAMI, FL 33014
<b>Identified By</b>	5415 NW 24 St LAUDERHILL, FL 33313
<b>Verified By</b>	Broward Property Appraiser City Records

**CONCLUSIONS OF LAW:**

The fines shall continue to accrue daily with interest until payment is received in full by the City. These fines are being imposed pursuant to Florida Statutes, Sections 162.06 and 162.09 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent. The City shall also be entitled to the costs of prosecution and/or costs of repairs in the total amount of \$85.00 which is due on or before 7/12/2014 which covers the costs of the prosecution and recording in relation to this violation.

If the Respondent again repeats the same violation, the Respondent will then be a repeat violator of this Code Section pursuant to Florida Statutes Section 162.06. As a repeat violator, the Respondent may be fined up to \$500.00 per day.

**COMPLIANCE/RELEASE OF LIEN:** Once the Respondent corrects the above violation, the Respondent must contact the City Code Enforcement Department in order to obtain a Notice of Compliance. Once a Notice of Compliance is obtained and once all past due fines, interest and costs are paid, a Release of Lien can be obtained.

**RATIFICATION/CERTIFICATION OF FINE:** These fines were ratified and certified by the Code Board/Special Master at a hearing held on 9/4/2014 prior to the imposition of the Claim of Lien.

**APPEAL:** You may appeal a Final Order by filing an action in the Circuit Court. You must file within (30) THIRTY DAYS of the date of the Final Order. You will be required to furnish a transcript of the minutes of the Board. You can contact the City Clerk to obtain a copy.

**RECONSIDERATION/MITIGATION:** If you wish to request a reconsideration/mitigation of the time/fine after an Order has been issued, you must forward a written request to the Chief Code Officer, 5581 W. Oakland Park Blvd., Lauderhill, Florida, 33313, within **sixty (60)** months of the date of the Order.

**COMMENTS:**

**CERTIFIED COPY:** We hereby certify that this is the Original executed and notarized Final Order Imposing Fine/Claim of Lien which shall bear the original signature and seal of the undersigned notary public. This Certified Original may be recorded in the Public Records of Broward County and thereafter shall constitute a lien against the property pursuant to Florida Statutes, Section 162.09(3). The City shall retain the Original recorded lien on file for at least twenty (20) years.

DONE AND ORDERED this 10th day of September, 2014.



Dorothy Rich  
Chairperson, Code Enforcement Board

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 10 day of September 2014  
by Dorothy Rich

  
NOTARY PUBLIC, STATE OF FLORIDA

Personally known X or produced identification \_\_\_\_\_  
Type of identification produced \_\_\_\_\_



SANDRA G. SCOTT  
MY COMMISSION # EE 171194  
EXPIRES: February 19, 2016  
Bonded thru Budget Notary Services

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**CITY OF CORAL SPRINGS, FLORIDA  
CODE COMPLIANCE DIVISION  
SPECIAL MAGISTRATE HEARING**

**ORDER IMPOSING FINE/CERTIFICATION OF LIEN**

**CITY OF CORAL SPRINGS, FLORIDA**

Petitioner

vs.

**CASE NO: 15-2496**

**COOKIES & CRACKERS CORP**

Respondent(s)

Certification of Lien Hearing Date: OCTOBER 8, 2015

Property Address: 8191 WILES RD AUX  
Legal Description: PINE RIDGE SOUTH ADDITION 138-32 B PARCEL D  
Folio: 4841-10-11-0040

Pursuant to the Order of **August 13, 2015** the Respondent(s) were given until **September 12, 2015** to comply the above referenced case.

Based upon the testimony presented, in accordance with Section 162.09, Florida Statutes, the Special Magistrate certifies as follows:

1. The Respondent(s) violated the Order and the Respondent(s) continues to violate the Order; therefore the Special Magistrate imposes and certifies the following violation and the respective fine, plus administrative costs, which shall continue to accrue, beginning the date indicated below, until the Respondent(s) come into compliance or until a judgment is entered based upon the certification of fine.

Violation(s):	Beginning Date for Accrual:	Fine Amount:
No. 1 (T&L)	SEPTEMBER 13, 2015	\$100.00 PER DAY
No. 2 (LMRQ)	SEPTEMBER 13, 2015	\$100.00 PER DAY
No. 3 (LMD2)	SEPTEMBER 13, 2015	\$100.00 PER DAY
No. 4 (OGL)	SEPTEMBER 13, 2015	\$100.00 PER DAY
No. 5 (MLSR)	SEPTEMBER 13, 2015	\$100.00 PER DAY
No. 6 (LMOM)	SEPTEMBER 12, 2015	\$100.00 PER DAY
No. 7 (PLM)	SEPTEMBER 13, 2015	\$100.00 PER DAY

**CERTIFIED**


I certify this to be an original record of the  
City of Coral Springs.

WITNESSETH my hand and official seal of the  
City of Coral Springs, Florida this 27<sup>th</sup> day  
of October, 20 15.

Ripon Morales Asst. City Clerk



2. Interest on the daily fine amount shall continue to accrue until total fine and costs are paid by the Respondent(s) or until a judgment is entered based upon this certification of fine. In determining the fine amount to be imposed, consideration was given to: (1) the gravity of the violation(s), (2) any actions taken by the Respondent(s) to correct the violation(s); and (3) any previous violation(s) committed by the Respondent(s).
3. That this Certification, together with the original Final Order, will be recorded in the Public Records of the Office of the Clerk of the Circuit Court in and for Broward County, Florida. Pursuant to Section 162.09, Florida Statutes, these documents, once recorded, shall constitute a lien against the land on which the violations(s) exist, and upon any other real or personal property owned by Respondent(s).
4. If any person desires to appeal, pursuant to section 162.11, Florida Statutes, such person will need a record of the proceedings, which includes the testimony, and evidence upon which the appeal is based.

DONE AND ORDERED in Coral Springs, Florida, October 8, 2015. Executed October  2015

CITY OF CORAL SPRINGS, FLORIDA

  
\_\_\_\_\_  
Mitchell S. Kraft, Special Magistrate

Copies provided to:

COOKIES & CRACKERS CORP, % REG. AGENT ISAAC GOMEZ, 15907 NW 52 AVE, HIALEAH FL 33014

**CITY OF CORAL SPRINGS  
CODE COMPLIANCE DIVISION  
SPECIAL MAGISTRATE HEARING**

**FINAL ORDER**

**CITY OF CORAL SPRINGS, FLORIDA**  
Petitioner

vs.

**Case No: 15-2496**

**COOKIES & CRACKERS CORP**  
Respondent

Hearing Date: AUGUST 13, 2015

Present for Petitioner: Jean Placide, Code Compliance Officer

Present for Respondent: Isaac Gomez was present at the hearing on behalf of the Respondent

Violation(s):

**No. 1 ORDINANCE:**

Section 8-20(a); Municipal Code of Ordinances of the City of Coral Springs, Florida: Failure to keep property, adjoining unpaved portions of the public rights-of-way, swales and canal banks clean and free of any accumulation of garbage, trash or litter.

**VIOLATION TEXT: T & L TRASH AND LITTER**

Failure to keep property clean and free of any accumulation of garbage, trash or litter  
**Failure to remove misc. trash and litter from the entire property**

**No. 2 ORDINANCE:**

Section 250835 of the Land Development Code of Ordinances of the City of Coral Springs, Florida: Failure to maintain landscaping.

**VIOLATION TEXT: LMRQ LANDSCAPE MAINTENANCE REQUIREMENTS**

Failure to maintain all landscaping on the property  
**Failure to remove overgrown tree limbs at the entrance of the complex from Wiles Rd**  
Repeat violation Re: Case #12-10875

**No. 3 ORDINANCE:**

Section 250835 B (9) through (16) of the Land Development Code of Ordinances of the City of Coral Springs, Florida: Failure to maintain required trees in a healthy living condition.

**VIOLATION TEXT LMD2 LANDSCAPE MAINTENANCE/DEAD TREE**

Failure to maintain required trees in a healthy living condition  
**Failure to remove dead/ dying trees from the premises and to replace them with living plant materials**

**No. 4 ORDINANCE:**

Section 8-20 (b) of the Municipal Code of Ordinances of the City of Coral Springs, Florida: Failure to remove untended vegetation from property, adjoining portions of rights-of-way, swales, and/or canal banks.

**VIOLATION TEXT: OGL OVERGROWN LAWN**

Failure to mow, trim and edge the lawn so that it presents a neat and orderly appearance.  
**Failure to maintain all grassy areas through the property (Repeat violation Re: Case #12-10875)**

**No. 5 ORDINANCE:**

Section 250833 of the Land Development Code of Ordinances of the City of Coral Springs: Failure to meet minimum landscape requirements.

**VIOLATION TEXT: MLSR MINIMUM LANDSCAPE REQUIREMENTS**

Failure to meet minimum landscape requirements

**Failure to replace dead/ missing hedges along the concrete wall of the property**

**No. 6 ORDINANCE:**

Section 250834 (8) of the Land Development Code of Ordinances of the City of Coral Springs, Florida: Plant material and installation requirements, mulch: Failure to install a mulch in all landscaped areas not covered by buildings, pavement, sod, decorative stones, preserved areas and annual flower beds. Each tree shall have a ring of organic mulch no less than eighteen (18) inches beyond its trunk in all directions. Mulch must be kept a minimum of six (6) inches from the trunk of any tree. The use of heat-treated mulch obtained from Melaleuca, Eucalyptus, or other invasive plant species is encouraged in order to reduce their impact on the environment and to preserve the remaining native plant communities. For this reason the use of Cypress mulch is strongly discouraged.

**VIOLATION TEXT: LMOM LANDSCAPE REQUIRED MULCH**

Failure to adhere to the requirements for installation of mulch

**Failure to install mulch in all landscaped areas**

**No. 7 ORDINANCE:**

Section 250814 the Land Development of the Code of Ordinances of the City of Coral Springs, Florida: failure to maintain parking surface.

**VIOLATION TEXT: PLM PARKING LOT MAINTENANCE**

Failure to properly maintain the parking surface

**Failure to repair/ fill misc. potholes throughout the lot, access aisles etc.**

Record indicates the Respondents own certain real property as described below:

Property Address: 8191 WILES RD AUX  
Legal Description: PINE RIDGE SOUTH ADDITION 138-32 B PARCEL D  
Folio: 4841-10-11-0040

Notice:

Petitioner provided proof of notice pursuant to Section 162.12, Florida Statutes; and/or

Respondent Stipulated to Notice

Based upon the testimony and evidence, Petitioner, City, met its burden of providing substantial competent evidence that the alleged violation does in fact exist on the subject property. Therefore, based upon the finding of facts and conclusions of law, the undersigned Special Magistrate finds the Respondent is guilty of the following violation(s) and shall comply by the designated compliance date or face a per diem fine, as indicated, for each day the subject property remains in violation beyond the compliance date. In determining the fine amount imposed, consideration was given to the gravity of the violation (s), any actions taken by the respondent (s) to correct the violation (s); and any previous VIOLATION committed by the respondent (s).

<u>Violation(s)</u>	<u>Compliance Date:</u>	<u>Fine Amount:</u>
No. 1 (T&L)	SEPTEMBER 12, 2015	\$100.00 PER DAY
No. 2 (LMRQ)	SEPTEMBER 12, 2015	\$100.00 PER DAY
No. 3 (LMD2)	SEPTEMBER 12, 2015	\$100.00 PER DAY
No. 4 (OGL)	SEPTEMBER 12, 2015	\$100.00 PER DAY
No. 5 (MLSR)	SEPTEMBER 12, 2015	\$100.00 PER DAY
No. 6 (LMOM)	SEPTEMBER 12, 2015	\$100.00 PER DAY
No. 7 (PLM)	SEPTEMBER 12, 2015	\$100.00 PER DAY

Certification of Lien Date: OCTOBER 8, 2015 for violation(s) No. 1, No. 2, No. 3, No. 4, No. 5, No. 6 and No. 7

Hearing will be held on this date if subject property not complied by above referenced compliance date(s). Hearing will be held in City Commission Chambers, 9551 West Sample Road, Coral Springs, Florida, on or about 9:00 AM. You have a right to be heard at this hearing.

***You are further ordered to contact the City's Code Compliance Division (954-344-5949) to arrange for re-inspection of the property to verify compliance with this final order. IT IS YOUR RESPONSIBILITY TO NOTIFY THE CODE COMPLIANCE DIVISION OF COMPLIANCE.***

***In addition to the above, the Respondent shall be responsible for paying the applicable administrative costs which shall be determined upon compliance date, pursuant to the Resolution 2011-39 adopted by the City Commission on September 20, 2011. Non-payment of administrative cost will result in a lien being recorded against the property.***

Finally, the Special Magistrate orders that if Respondents have a repeat violation of the referenced code provision within five (5) years of the date of this final order, Respondents may be deemed to be a repeat violator and a fine not to exceed five thousand and no/100 dollars (\$5,000.00) per day per violation may be imposed.

DONE AND ORDERED in Coral Springs, Florida, August 13, 2015. Executed August 20, 2015

CITY OF CORAL SPRINGS, FLORIDA

  
Richard L. Doody, Special Magistrate

**Copy(ies) provided to:**

COOKIES & CRACKERS CORP, % REG. AGENT: ISAAC GOMEZ, 15907 NW 52 AVE, HIALEAH FL 33014

The Respondents may seek a rehearing of this case by filing a written motion for rehearing within ten (10) calendar days of execution of this Order. The motion shall set forth any issues that were overlooked or omitted at the hearing but shall not consist of re-argument of the case. The motion shall be filed with the Special Magistrate Clerk, Code Compliance Division, City of Coral Springs, 9551 W. Sample Road, Coral Springs, Florida 33065 (see section 190.3, City Land Development Code). A party may appeal the decision of the special magistrate by certiorari to circuit court within thirty (30) days of the date of rendition of the decision as provided by the Florida Rules of Appellate Procedure. See section 162.11, Florida Statutes. A record of the proceedings is required.

This Warranty Deed Made the 20th day of March A. D. 19 81 by

Henry Blum

hereinafter called the grantor, to

John Duncan, of 2701 Hammondville Road, Pompano Beach, Florida

whose postoffice address is  
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the 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 \$3000.00 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 County, Florida, viz:

The South 105 feet of the East 165 feet of the West 475 feet, of the Northeast one-quarter (NE $\frac{1}{4}$ ), of the Southeast one-quarter (SE $\frac{1}{4}$ ), of the Southwest One-Quarter (SW $\frac{1}{4}$ ), of Section 27, Township 48 South, Range 42 East, Broward county, State of Florida.

To-gether with an easement, on the West 30 feet, and the South 30 feet, and the East 10 Feet, of the above described plot, for the Public use here of as Streets, Roads, Sidewalks, ~~alley~~ alley and Utilities.

**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 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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 80

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*James W. Easley*  
*John Blum*

*Henry Blum*

STATE OF *Florida*  
COUNTY OF *Palm Beach*

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that

WITNESS my hand and official seal in the County and State last aforesaid this *20* day of

*James W. Easley*  
A. D. 1981

This instrument prepared by: *Henry Blum* Notary Public, State of Florida at Large  
Address *2305 S. Flagler Drive*  
*W. Palm Beach, Fl. 33401* My Commission Expires Jan. 12, 1984  
*W. Palm Beach, Fl. 33401*

SPACE BELOW FOR RECORDERS USE

*\$ 13.50* has been paid  
to Broward County for Documentary  
Stamp Tax as required by law.  
*James R. [Signature]* Deputy

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
**F. T. JOHNSON**  
COUNTY ADMINISTRATOR

LETTER TO: *Sgt. Defelice Bay*  
*515 SE Sawchuck St*  
*FL 33301*

85 SEP 20 PM 4:34

OFF 12838 PAGE 12

*ms*

Tax Deed File No. 22405  
Property Identification No. 8227-00-0504

DR-506  
R. 01/95

# Tax Deed

State of Florida

County of BROWARD

FOR OFFICIAL USE ONLY

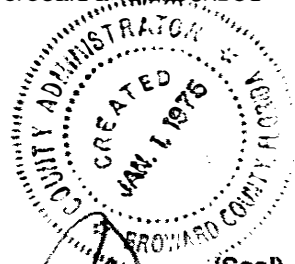
The following Tax Sale Certificate Numbered 9696 issued on May 29, 1998 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 26th day of February, 2003, offered for sale as required by law for cash to the highest bidder and was sold to MARYLIN S. BARON, Trustee of Land Trust dated 2/26/03, and GOL HAN CONSTRUCTION, INC.

whose address is 4557 N. JEFFERSON AVE., MIAMI BEACH, FL 33141, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 26th day of February, 2003, in the County of BROWARD, State of Florida, in consideration of the sum of (\$5,530.00) Five Thousand Five Hundred Thirty and no/100.....Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

**THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS**

27-48-42  
S 105 OF E 165 OF W 475 OF  
NE 1/4 OF SE 1/4 OF SW 1/4



Witness: [Signature]  
[Signature]  
State of Florida

[Signature] (Seal)  
Clerk of Circuit Court or County Comptroller  
Deputy County Administrator  
BROWARD County, Florida.

WILL CALL

County of BROWARD

On this 26th day of February, 2003, before me, John Cameron Story, Jr. personally appeared Indra C. Lalsingh, Deputy Co. Admin., Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

[Signature]  
JOHN CAMERON STORY, JR.



John Cameron Story, Jr.  
Commission # DD 008704  
Expires June 18, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

3

Board of County Commissioners, Broward County, Florida  
Finance and Administrative Services Department

REVENUE COLLECTION DIVISION

NOTICE OF APPLICATION FORTAX DEED NO. 22405

NOTICE is hereby given that JOEL L. ISRAEL REVOCABLE TRUST and Coconut Grove Bank

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:

Certificate No. 9696 Year of Issuance 5/29/98

Description of Property: PROP. ID.# 8227 00 0504  
27-48-42  
S 105 OF E 165 OF W 475  
OF NE $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SW $\frac{1}{4}$

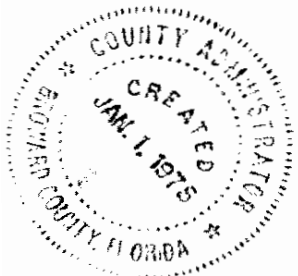
Name in which assessed: DUNCAN, JOHN

Legal Titleholder: JOHN DUNCAN

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 at the Courthouse door on the 26th day of February 20 03 at  
201 S.E. 6th Street, Fort Lauderdale, Florida at 10:00 A.M.  
Dated this 17th day of January 20 03



Roger J. Desjarlais  
County Administrator  
REVENUE COLLECTION DIVISION

By Indra C. Lalsingh  
Deputy  
Indra C. Lalsingh

Publish: DAILY BUSINESS REVIEW  
Issues: 1/23, 1/30, 2/6 & 2/13, 2003

Board of County Commissioners, Broward County, Florida  
Revenue Collection Division

**CERTIFICATE OF MAILING NOTICES**

**Tax Deed No. 22405**

**For Official Use Only**

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF BROWARD )

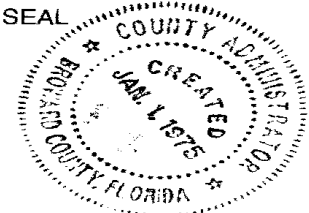
THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 6th day of February, A.D. 2003, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

- Duncan, John; 2701 Hammondville Rd., Pompano Beach, FL 33069-1135
- John Duncan, d/b/a J & S Construction; 540 NE 34 St., Pompano Beach, FL 33064
- Phillip T. Crenshaw; 3175 S. Congress Ave., Ste. 301, Lake Worth, FL 33461
- RE: Deed: John Duncan
- Grady L. Whitaker; 428 NW 35 St., Boca Raton, FL 33431
- RE: Mortgage: John Duncan
- Cindy A. Barwell, Esq.; 1300 SW 20 St., Boca Raton, FL 33486
- RE: Mortgage: John Duncan
- City of Pompano Beach, City Hall; 100 W. Atlantic Blvd., Pompano Beach, FL 33060
- RE: Liens: John Duncan
- Pompano Transfer & Recycling; 1951 N. Powerline Rd., Pompano Beach, FL 33069
- RE: Final Default Judgment: John Duncan d/b/a J & S Construction
- Scott B. Chapman, Esq.; PMB 399, 7040-4 W. Palmetto Park Rd., Ste 4, Boca Raton, FL 33433
- RE: Final Default Judgment: John Duncan d/b/a J & S Construction
- American Cable Systems of Florida d/b/a Continental Cablevision of Broward County (Jax) c/o AT&T Broadband Proptax Dept.; PO Box 173838, Denver, CO 80217-3838
- RE: Order of Contempt and Supplemental Judgment: John Duncan d/b/a J & S Construction
- Charles Brown Mirman, Esq.; 9350 S. Dixie Hwy, FL 10, Miami, FL 33156
- RE: Order of Contempt and Supplemental Judgment: John Duncan d/b/a J & S. Construction Associates Commercial Corp.; PO Box 119, South Bend, IN 46624
- RE: Default Final Judgment: John Duncan d/b/a J & S Construction
- Eric B. Zwiebel, PA ; 1876 N. University Dr., Mercede Executive Park, Ste. 201, Plantation, FL 33322
- RE: Default Final Judgment: John Duncan d/b/a J & S Construction
- Lybris Corp; 2021 Tyler St., Hollywood, FL 33020
- RE: Cert #12733; Sale of 2002
- Broward County Engineering Division; Right of Way Section, Attn: Henry Cook
- One N. University Dr., Ste 300-B
- Plantation, FL 33324-2038 (INTER-OFFICE)
- Office of Environmental Services, Attn: Len Neff
- 2555 W. Copans Rd., Pompano Beach, FL 33069 (INTER-OFFICE)
- Broward County Sheriff's Dept.
- Attn: - Civil Division Ft. Lauderdale, FL 33315 (INTER-OFFICE)
- Public Works Dept.; Real Property
- Governmental Center, Rm. 326, Attn: Dale C. Wilson
- 115 S. Andrews Ave., Ft. Lauderdale, FL 33301 (INTER-OFFICE)

Broward County Office of Economic Development, Urban Redevelopment Section, Rm A-540  
115 S. Andrews Ave., Ft. Lauderdale, FL 33301 (INTER-OFFICE)  
**I certify that notice was provided pursuant to Florida Statutes, Section 197.02(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 6th day of February A.D. 2003, in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.



**Roger J. Desjarlais**  
COUNTY ADMINISTRATOR  
Finance and Administrative Services Department  
Revenue Collection Division  
By Indra C. Lalsingh  
Deputy  
**Indra C. Lalsingh**



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

**DATE: February 1st, 2018**  
**PROPERTY ID # 484227-00-0504 (TD # 38904)**

# WARNING

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

MARK MCKENZIE  
18181 NE 31ST COURT, UNIT 107  
AVENTURA, FL 33160

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 15 COURT, POMPANO BEACH FL 33069 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES 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 February 28, 2018 .....\$7,047.76
- Or
- \* Amount due if paid by March 20, 2018 .....\$7,133.72

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 21, 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: February 1st, 2018**  
**PROPERTY ID # 484227-00-0504 (TD # 38904)**

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CITY OF LAUDERHILL, CODE ENFORCEMENT UNIT  
5581 W. OAKLAND PARK BLVD.  
LAUDERHILL, FL 33313

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

**DATE: February 1st, 2018**  
**PROPERTY ID # 484227-00-0504 (TD # 38904)**

# WARNING

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

COOKIES & CRACKERS CORP  
15907 NW 52ND AVENUE  
MIAMI GARDENS, FL 33014

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

**DATE: February 1st, 2018**  
**PROPERTY ID # 484227-00-0504 (TD # 38904)**

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CITY OF CORAL SPRINGS, CODE ENFORCEMENT DIVISION, DEPARTMENT OF  
DEVELOPMENT SERVICES  
9551 WEST SAMPLE ROAD  
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 15 COURT, POMPANO BEACH  
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& TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT  
LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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

**DATE: February 1st, 2018**  
**PROPERTY ID # 484227-00-0504 (TD # 38904)**

# WARNING

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BROWARD COUNTY CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE,  
BROWARD COUNTY BOARD OF COMMISSIONERS, PLANNING AND REDEVELOPMENT  
DIVISION, ZONING CODE SERVICES SECTION  
1 N. UNIVERSITY DRIVE  
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 15 COURT, POMPANO BEACH  
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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: February 1st, 2018  
PROPERTY ID # 484227-00-0504 (TD # 38904)

# WARNING

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JUAN GOMEZ, REGISTERED AGENT O/B/O COOKIES & CRACKERS CORP

15907 NW 52ND AVE.  
MIAMI GARDENS, FL 33014

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

**DATE: February 1st, 2018**  
**PROPERTY ID # 484227-00-0504 (TD # 38904)**

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

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

**DATE: February 1st, 2018**  
**PROPERTY ID # 484227-00-0504 (TD # 38904)**

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LAW OFFICE OF FRANK WOLLAND  
12865 WEST DIXIE HIGHWAY  
NORTH MIAMI, FL 33161

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: February 1st, 2018**  
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100 WEST ATLANTIC BLVD  
POMPANO BEACH, FL 33060

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CITY OF FORT LAUDERDALE, CODE ENFORCEMENT BOARD - BUILDING SERVICES  
DEPARTMENT  
700 NW 19TH AVENUE  
FORT LAUDERDALE, FL 33311

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CODE ENFORCEMENT BOARD - CITY OF FORT LAUDERDALE

100 NORTH ANDREWS AVENUE  
FORT LUADERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 15 COURT, POMPANO BEACH FL 33069 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES 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 February 28, 2018 .....\$7,047.76
- Or
- \* Amount due if paid by March 20, 2018 .....\$7,133.72

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 21, 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: February 1st, 2018**  
**PROPERTY ID # 484227-00-0504 (TD # 38904)**

# WARNING

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

\* HENLY, ANDREW  
PO BOX 331  
FORT LAUDERDALE, FL 33302-0331

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 15 COURT, POMPANO BEACH FL 33069 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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AMOUNT NECESSARY TO REDEEM: (See amounts below)

**MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

\* Amount due if paid by February 28, 2018 .....\$7,047.76  
Or  
\* Amount due if paid by March 20, 2018 .....\$7,133.72

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 21, 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: February 1st, 2018**  
**PROPERTY ID # 484227-00-0504 (TD # 38904)**

# WARNING

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

\* IRA L BLUE TR  
3010 NW 8 ST  
POMPANO BEACH, FL 33069-2141

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 15 COURT, POMPANO BEACH FL 33069 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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Or  
\* Amount due if paid by March 20, 2018 .....\$7,133.72

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 21, 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](http://www.broward.org/recordstaxestreasury)

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

**DATE: February 1st, 2018**  
**PROPERTY ID # 484227-00-0504 (TD # 38904)**

# WARNING

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

\* LUMLEY, NORRIS  
1559 NW 15 WAY  
POMPANO BEACH, FL 33060

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT NW 15 COURT, POMPANO BEACH FL 33069 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD IT CAN NOT BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by February 28, 2018 .....\$7,047.76  
Or  
\* Amount due if paid by March 20, 2018 .....\$7,133.72

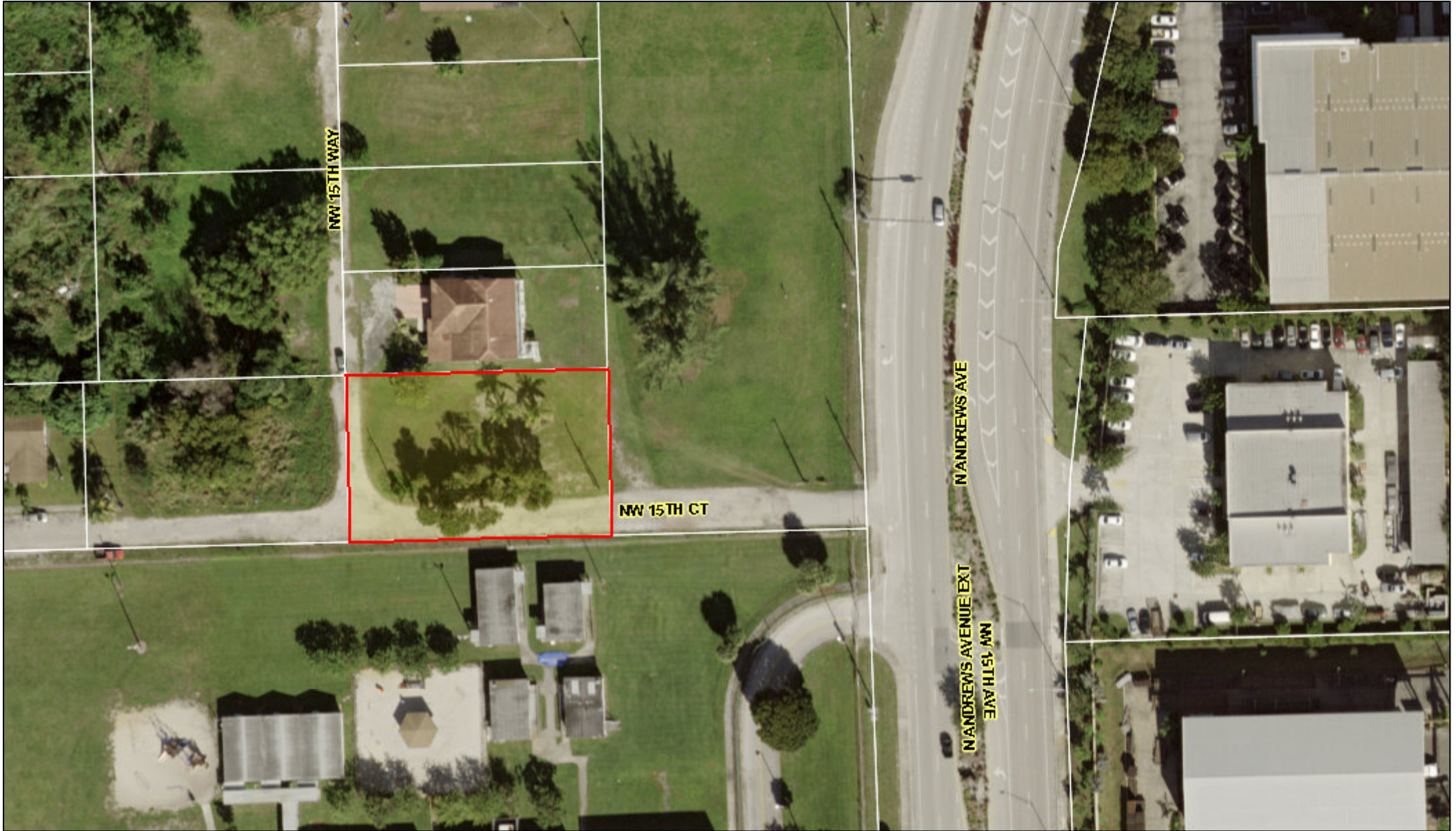
\*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON March 21, 2018 UNLESS THE BACK TAXES ARE PAID.

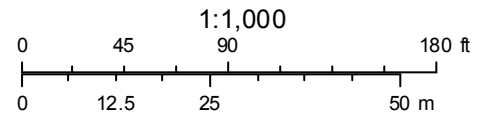
TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

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





March 15, 2018



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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

**OFFICIAL USE**

Certified Mail Fee

\$

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

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified

Adult Slt

Adult Slt

Postmark  
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Postage

\$

Total Post

\$

Sent To

**TD 38904 MARCH 2018 WARNING  
MARK MCKENZIE  
18181 NE 31ST COURT, UNIT 107  
AVENTURA, FL 33160**

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

See Reverse for Instructions

7016 1970 0000 8880 2012



U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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 Signer                       | \$ _____ |

Postmark  
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Postage

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Total Postage

\$

Sent To

Street and

City, State, ZIP+4®

**TD 38904 MARCH 2018 WARNING**  
CITY OF LAUDERHILL, CODE  
ENFORCEMENT UNIT  
5581 W. OAKLAND PARK BLVD.  
LAUDERHILL, FL 33313

PS Form 3800, April 2015 PSN 753002-000-9047

See Reverse for Instructions

7016 1970 0000 8880 2029

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee

\$

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

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Slip \$ \_\_\_\_\_
- Adult Signature Strip \$ \_\_\_\_\_

Postmark  
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Postage

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Total Postage

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Sent To

Street and

City, State, ZIP+4®

**TD 38904 MARCH 2018 WARNING**  
**COOKIES & CRACKERS CORP**  
**15907 NW 52ND AVENUE**  
**MIAMI GARDENS, FL 33014**

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

See Reverse for Instructions

7016 1970 0000 8880 2036

U.S. Postal Service<sup>™</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

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 | \$ _____ |

Postmark  
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Postage

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Total Post

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Sent To

Street an

City, Stat.

**TD 38904 MARCH 2018 WARNING**  
CITY OF CORAL SPRINGS,  
CODE ENFORCEMENT DIVISION,  
DEPARTMENT OF DEVELOPMENT SERVICES  
9551 WEST SAMPLE ROAD  
CORAL SPRINGS, FL 33065

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

See Reverse for Instructions

7016 1970 0000 8880 2042

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

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 S<sup>®</sup>  
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TD 38904 MARCH 2018 WARNING

BROWARD COUNTY CODE ENFORCEMENT BOARD II/SPECIAL  
MAGISTRATE, PLANNING AND REDEVELOPMENT DIVISION,  
ZONING CODE SERVICES SECTION

1 N. UNIVERSITY DRIVE  
PLANTATION, FL 33324

Postage

\$

Total Pos

\$

Sent To

Street and Apt. No., P.O. Box No.

City, State, ZIP+4®

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

See Reverse for Instructions

7016 1970 0000 8880 2050

U.S. Postal Service  
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

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 Sig \_\_\_\_\_

Postmark  
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Postage

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Total Post

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Sent To

Street and

City, State, ZIP+4®

TD 38904 MARCH 2018 WARNING  
JUAN GOMEZ, REGISTERED AGENT  
O/B/O COOKIES & CRACKERS CORP  
15907 NW 52ND AVE.  
MIAMI GARDENS, FL 33014

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

See Reverse for Instructions

7016 1970 0000 8880 2067

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

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 | \$ _____ |

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Postage

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Total Post

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Sent To

Street and

City, State, ZIP+4®

**TD 38904 MARCH 2018 WARNING**

CITY OF POMPANO BEACH

100 W. ATLANTIC BLVD., SUITE 467

POMPANO BEACH, FL 33060

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

See Reverse for Instructions

7016 1970 0000 8880 2074

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

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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**Total Postage**

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Sent To

Street and

City, State, ZIP+4®

**TD 38904 MARCH 2018 WARNING**  
**LAW OFFICE OF FRANK WOLLAND**  
**12865 WEST DIXIE HIGHWAY**  
**NORTH MIAMI, FL 33161**

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

See Reverse for Instructions

7016 1970 0000 8880 2061

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

7016 1970 0000 8880 2098

OFFICIAL USE

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 Required \$ \_\_\_\_\_

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Postage

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Total Post

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Sent To

Street an.

City, State, ZIP+4®

TD 38904 MARCH 2018 WARNING  
CITY OF POMPANO BEACH  
100 WEST ATLANTIC BLVD  
POMPANO BEACH, FL 33060

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

See Reverse for Instructions



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

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Certified Mail Fee

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

- Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
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 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
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Postage

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**TD 38904 MARCH 2018 WARNING**

**Total Postage** \$ CITY OF FORT LAUDERDALE, CODE ENFORCEMENT  
BOARD - BUILDING SERVICES DEPARTMENT

\$

700 NW 19TH AVENUE

Sent To

FORT LAUDERDALE, FL 33311

Street and Apt.

City, State, ZIP+

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

See Reverse for Instructions

7016 1970 0000 8880 2104

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

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

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Postage

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Total P

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Sent To

Street

City, State, ZIP+4™

TD 38904 MARCH 2018 WARNING  
CODE ENFORCEMENT BOARD -  
CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301

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

See Reverse for Instructions

7016 1970 0000 8880 2111

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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                    | \$ _____ |

Postmark  
Here

Postage

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Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP+4\*

TD 38904 MARCH 2018 WARNING  
\* HENLY, ANDREW  
PO BOX 331  
FORT LAUDERDALE, FL 33302-0331

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

See Reverse for Instructions

7016 1970 0000 8880 2128

U.S. Postal Service<sup>™</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee

\$ \_\_\_\_\_

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

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature I
- Adult Signature II

Postmark  
Here

Postage

\$ \_\_\_\_\_

Total Postage a

\$ \_\_\_\_\_

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4<sup>®</sup>

**TD 38904 MARCH 2018 WARNING**  
**\* IRA L BLUE TR**  
**3010 NW 8 ST**  
**POMPANO BEACH, FL 33069-2141**

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

See Reverse for Instructions

7016 1970 0000 8880 2135

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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 A

City, State, ZIP+4®

TD 38904 MARCH 2018 WARNING  
\* LUMLEY, NORRIS  
1559 NW 15 WAY  
POMPANO BEACH, FL 33060

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

See Reverse for Instructions

7016 1970 0000 8880 2142

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
 X Linda Kuhiman  Agent  Addressee

B. Received by (*Printed Name*)  
Linda Kuhiman

C. Date of Delivery  
2/26/2018

1. Article **TD 38904 MARCH 2018 WARNING**

CITY OF CORAL SPRINGS,  
 CODE ENFORCEMENT DIVISION,  
 DEPARTMENT OF DEVELOPMENT SERVICES  
 9551 WEST SAMPLE ROAD  
 CORAL SPRINGS, FL 33065

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



9590 9402 2806 7069 5886 38

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

2. Article Number **7016 1970 0000 8880 2043**

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

A. Signature

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*Norris Lumley*

C. Date of Delivery

*2/23/18*

1. Article

**TD 38904 MARCH 2018 WARNING**  
**\* LUMLEY, NORRIS**  
**1559 NW 15 WAY**  
**POMPANO BEACH, FL 33060**

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



9590 9402 2806 7069 5885 39

3. Service Type

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

2. Article Number

7016 1970 0000 8880 2142

(over \$500)



**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 38904 MARCH 2018 WARNING**  
 BROWARD COUNTY CODE ENFORCEMENT BOARD II/SPECIAL  
 MAGISTRATE, PLANNING AND REDEVELOPMENT DIVISION,  
 ZONING CODE SERVICES SECTION  
 1 N. UNIVERSITY DRIVE  
 PLANTATION, FL 33324



9590 9402 2806 7069 5886 21

2. Article Number (Transfer from service label)

7016 1970 0000 8880 2050

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *B. Bender*

- Agent
- Addressee

B. Received by (Printed Name)

*B. Bender*

C. Date of Delivery

*2/21*

D. Is delivery address different from item 1?  Yes

ES, enter delivery address below:  No



3. Service Type

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

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.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Shayna*

- Agent
- Addressee

B. Received by (Printed Name)

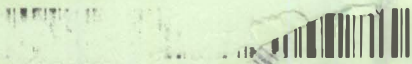
*Shayna*

C. Date of Delivery

1. Article Address

**TU38904 MARCH 2018 WARNING**  
**LAW OFFICE OF FRANK WOLLAND**  
**12865 WEST DIXIE HIGHWAY**  
**NORTH MIAMI, FL 33161**

delivery address different from item 1?  Yes  
 YES, enter delivery address below:  No



9590 9402 2806 7069 5885 91

2. Article Number (Transfer from service label)

7016 1970 0000 8880 2081

3. Service Type

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**TD 38904 MARCH 2018 WARNING  
CODE ENFORCEMENT BOARD -  
CITY OF FORT LAUDERDALE  
100 NORTH ANDREWS AVENUE  
FORT LUADERDALE, FL 33301**



9590 9402 2806 7069 5885 60

2. (Transfer from service label)

7016 1970 0000 8880 2111

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 *Debt*  Addressee

B. Received by (Printed Name) *Debt* C. Date of Delivery *2/20*

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

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

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®

**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.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name)  Yes  
 C. Date of Delivery  No

*C. Some* *02/20/16*

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

1. Article # **TD 38904 MARCH 2018 WARNING**  
**CITY OF LAUDERHILL, CODE**  
**ENFORCEMENT UNIT**  
**5581 W. OAKLAND PARK BLVD.**  
**LAUDERHILL, FL 33313**



9590 9402 2806 7069 5886 52

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

2. / **7016 1970 0000 8880 2029**

**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.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Boyd Hopkins*

Agent

Addressee

B. Received by (Printed Name)

*Boyd Hopkins*

C. Date of Delivery

*2/21/18*

1. Article A

**TD 38904 MARCH 2018 WARNING**  
**CITY OF POMPANO BEACH**  
**100 WEST ATLANTIC BLVD**  
**POMPANO BEACH, FL 33060**

Delivery address different from item 1?  Yes  
 If Yes, enter delivery address below:  No



9590 9402 2806 7069 5885 84

2. Article Number (Transfer from service label)

**7016 1970 0000 8880 2098**

3. Service Type

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

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

**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 Ad

**TD 38904 MARCH 2018 WARNING**  
**CITY OF POMPANO BEACH**  
**100 W. ATLANTIC BLVD., SUITE 467**  
**POMPANO BEACH, FL 33060**



9590 9402 2806 7069 5886 07

2. *Postage Number (Transfer from service label)*

**7016 1970 0000 8880 2074**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** *Boob Thompson*

- Agent
- Addressee

B. Received by *(Printed Name)*

*Boob Thompson*

C. Date of Delivery

- D. Is delivery address different from item 1?  Yes
- enter delivery address below:  No

3. Service Type

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



**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.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Jan Tan*

- Agent
- Addressee

B. Received by (Printed Name)

*[Signature]*

C. Date of Delivery

*2/20/18*

1. Article

**TD 38904 MARCH 2018 WARNING**  
**COOKIES & CRACKERS CORP**  
**15907 NW 52ND AVENUE**  
**MIAMI GARDENS, FL 33014**

Is delivery address different from item 1?  Yes  
 if YES, enter delivery address below:  No



9590 9402 2806 7069 5886 45

3. Service Type

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

2. Article

7016 1970 0000 8880 2036

**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 #

**TD 38904 MARCH 2018 WARNING**  
**JUAN GOMEZ, REGISTERED AGENT**  
**O/B/O COOKIES & CRACKERS CORP**  
 15907 NW 52ND AVE.  
 MIAMI GARDENS, FL 33014



9590 9402 2806 7069 5886 14

2. Article Number

7016 1970 0000 8880 2067

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Juan Gomez*

- Agent
- Addressee

B. Received by (Printed Name)

*Juan Gomez*

C. Date of Delivery

2/20/18

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

Registered Mail Restricted Delivery (over \$500)

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Number

**TD 38904 MARCH 2018 WARNING**  
**MARK MCKENZIE**  
**18181 NE 31ST COURT, UNIT 107**  
**AVENTURA, FL 33160**



9590 9402 2806 7069 5886 69

2. Article Number (Transfer from service label)

7016 1970 0000 8880 2012

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Handwritten Signature]*

Agent

Addressee

B. Received by (Printed Name)

*MARK MCKENZIE*

C. Date of Delivery

*Mar 26 2018*

Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery