



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

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 03/20/2018

REPORT EFFECTIVE DATE: 20 YEARS UP TO 03/20/2018

CERTIFICATE # 2014-22979

ACCOUNT # 514230082520

ALTERNATE KEY # 739252

TAX DEED APPLICATION # 40367

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

Lot 21, Block 34, SECTION 4, LAKE FOREST SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 38, Page 4 of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 3700 SW 32 AVENUE, WEST PARK FL 33023-6310

OWNER OF RECORD ON CURRENT TAX ROLL:

MARK KAPLAN

11936 SW 9 MNR

DAVIE, FL 33325-3893 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

MARK KAPLAN

OR: 41399, Page: 641

3700 S.W. 32ND AVENUE

HOLLYWOOD, FL 33023 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

LB-AMNIA 14 LLC

PO BOX 37531

BALTIMORE, MD 21297-7531 (Tax Deed Applicant)

BROWARD COUNTY

OR: 28154, Page: 3

CODE AND ZONING ENFORCEMENT DIVISION

GOVERNMENTAL CENTER ANNEX

115 S ANDREWS AVENUE

FORT LAUDERDALE, FL 33301 (Per Lien)

BROWARD COUNTY

OR: 39742, Page: 665

BOARD OF COUNTY COMMISSIONERS

COMMUNITY CODE COMPLIANCE DIVISION

955 SOUTH FEDERAL HIGHWAY 4TH FLOOR

FORT LAUDERDALE, FL 33301 (Per Notice)

CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023 (Per Order)

OR: 50698, Page: 855
OR: 51011, Page: 1607
Instrument: 113632828
Instrument: 114212399
Instrument: 114768550

TOWN OF DAVIE
CODE ENFORCEMENT
(Per Order. No address found on document.)

Instrument: 114455851

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 30 08 2520

CURRENT ASSESSED VALUE: \$130,130

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 14444, Page: 883

Divorce Judgment

OR: 41534, Page: 1009

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

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

Christina Young

Title Examiner



Site Address	3700 SW 32 AVENUE, WEST PARK FL 33023-6310	ID #	5142 30 08 2520
Property Owner	KAPLAN,MARK	Millage	3513
Mailing Address	11936 SW 9 MNR DAVIE FL 33325-3893	Use	01

Abbreviated Legal Description	LAKE FOREST SEC 4 38-4 B LOT 21 BLK 34
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The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$33,750	\$110,910	\$144,660	\$124,000	
2017	\$33,750	\$96,380	\$130,130	\$112,730	\$4,774.48
2016	\$15,000	\$87,490	\$102,490	\$102,490	\$4,350.20

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$144,660	\$144,660	\$144,660	\$144,660
Portability	0	0	0	0
Assessed/SOH	\$124,000	\$144,660	\$124,000	\$124,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$124,000	\$144,660	\$124,000	\$124,000

Sales History			
Date	Type	Price	Book/Page or CIN
1/31/2006	QCD	\$100	41399 / 641
5/1/1987	WD	\$50,000	14444 / 883

Land Calculations		
Price	Factor	Type
\$4.50	7,500	SF
Adj. Bldg. S.F. (Card, Sketch)		1292
Units		1
Eff./Act. Year Built: 1959/1958		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
35	8							
R	1							
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #40367

**STATE OF FLORIDA
COUNTY OF BROWARD**

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of July 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:

CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023

KAPLAN, MARK
11936 SW 9 MNR
DAVIE, FL 33325-3893

CITY OF WEST PARK
1965 S STATE RD 7
WEST PARK, FL 33023

LB-AMNIA 14 LLC
PO BOX 37531
BALTIMORE, MD 21297-7531

MARK KAPLAN
3700 S.W. 32ND AVENUE
HOLLYWOOD, FL 33023

BROWARD COUNTY, BOARD OF
COUNTY COMMISSIONERS,
COMMUNITY CODE
COMPLIANCE DIVISION
955 SOUTH FEDERAL HIGHWAY
4TH FLOOR
FORT LAUDERDALE, FL 33301

*RAMPERSAD, SHELDON H/E
RAMPERSAD, WINSTON
3640 SW 32 AVE
HOLLYWOOD, FL 33023

*APARICIO, FRANCISCA H/E
APARICIO, SANTIAGO ET AL
3710 SW 32 AVE
WEST PARK, FL 33023-6310

*GARCIA, ANGELA
VELASCO, MARCO ANTONIO
GARCIA
3711 SW 33 AVE
WEST PARK, FL 33023

*DIXON, STEVEN E & NORMA
3701 SW 33 AVE
WEST PARK, FL 33023-6323

*TELFORT, STENLEY
3641 SW 33 AVE
WEST PARK, FL 33023

BROWARD COUNTY, CODE
AND ZONING ENFORCEMENT
DIVISION
GOVERNMENTAL CENTER
ANNEX,
115 S ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

TOWN OF DAVIE, CODE
ENFORCEMENT
6591 ORANGE DR
DAVIE, FL 33314

CLERK OF COURTS PARKING
DIVISION
201 SE 5 ST RM 137
FORT LAUDERDALE, FL 33301

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

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

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 2nd day of July 2018 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 40367

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: 514230-08-2520
Certificate Number: 22979
Date of Issuance: 06/01/2015
Certificate Holder: LB-AMNIA 14 LLC
Description of Property: LAKE FOREST SEC 4 38-4 B
LOT 21 BLK 34

Name in which assessed: KAPLAN, MARK
Legal Titleholders: KAPLAN, MARK
11936 SW 9 MNR
DAVIE, FL 33325-3893

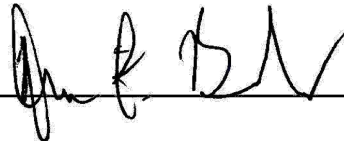
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of August, 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 12th day of July, 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: 07/12/2018, 07/19/2018, 07/26/2018 & 08/02/2018
Minimum Bid: 36215.54

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

40367
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 22979

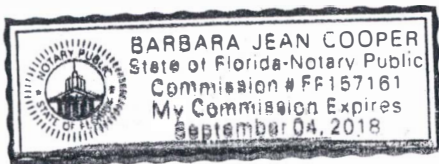
in the XXXX Court,
was published in said newspaper in the issues of

07/12/2018 07/19/2018 07/26/2018 08/02/2018

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.

[Handwritten signature]
Sworn to and subscribed before me this
2nd day of AUGUST, A.D. 2018
[Handwritten signature]

(SEAL)
GUERLINE WILLIAMS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 40367**

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: 514230-08-2520
Certificate Number: 22979
Date of Issuance: 06/01/2015

Certificate Holder:
LB-AMNIA 14 LLC
Description of Property:
LAKE FOREST SEC 4 38-4 B
LOT 21 BLK 34

Name in which assessed:
KAPLAN, MARK

Legal Titleholders:
KAPLAN, MARK
11936 SW 9 MNR
DAVIE, FL 33325-3893

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of August, 2018. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net
*Pre-registration is required to bid.
Dated this 12th day of July, 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: 35704.37
401-314
7/12-19-26 8/2 18-19/0000324709B

Assignment: 8165 Service Sheet # 18-030813
SERVE A S A P - RETURN TO TAX NOTICE TRAY
BROWARD COUNTY, FL vs. KAPLAN, MARK TD 40367
 PLAINTIFF TAX SALE NOTICE VS. COUNTY/BROWARD DEPENDANT 8/15/2018 CASE
 TYPE OF WRIT COURT HEARING DATE
KAPLAN, MARK 3700 SW 32 AVENUE
 SERVE WEST PARK, FL 33023

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

Received this process on 7/10/2018 7/12/18
 Date 7:00am 8:05
 Served
 Not Served - see comments
7/12/18 at 11:40am
 Date Time

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

INDIVIDUAL SERVICE

SUBSTITUTE SERVICE:

- At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: _____, in accordance with F.S. 48.031(1)(a)
- To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)
- To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

- To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
- To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
- To _____, as resident agent of said corporation in accordance with F.S. 48.091

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

POSTED RESIDENTIAL: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183
 1st attempt date/time: _____ 2nd attempt date/time: _____

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

OTHER RETURNS: See comments

COMMENTS: 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: WJ 8165 D.S.
11/15/18

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514230-08-2520 (TD #40367)

RECEIVED SHERIFF
2018 JUL 10 AM 9:44
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 July 31, 2018\$30,425.71

Or

* Amount due if paid by August 14, 2018\$30,798.99

*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 August 15, 2018 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

KAPLAN, MARK
3700 SW 32 AVENUE
WEST PARK FL 33023-6310

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

BROWARD COUNTY SHERIFF'S OFFICE

P.O. BOX 9507 FORT LAUDERDALE, FLORIDA 33310

RETURN OF SERVICE

Assignment: 13192 *SERVE A S.A.P. - RETURN TO TAX NOTICE TRAY Service Sheet # 18-030815

BROWARD COUNTY, FL vs. KAPLAN, MARK TD 40367

TAX SALE NOTICE VS. COUNTY/BROWARD DEFENDANT 8/15/2018

PLAINTIFF TYPE OF WRIT COURT HEARING DATE

KAPLAN, MARK SERVE 11936 SW 9 MANOR DAVIE, FL 33325

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

Received this process on 7/10/2018 7/11/18 @ 1:30 PM
 Date
 Served
 Not Served - see comments
7/12/18 at 0949
 Date Time

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

INDIVIDUAL SERVICE

SUBSTITUTE SERVICE:

- At the defendant's usual place of abode on "any person residing therein who is 15 years of age or older", to wit: _____, in accordance with F.S. 48.031(1)(a)
- To _____, the defendant's spouse, at _____ in accordance with F.S. 48.031(2)(a)
- To _____, the person in charge of the defendant's business in accordance with F.S. 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business

CORPORATE SERVICE:

- To _____, holding the following position of said corporation _____ in the absence of any superior officer in accordance with F.S. 48.081
- To _____, an employee of defendant corporation in accordance with F.S. 48.081(3)
- To _____, as resident agent of said corporation in accordance with F.S. 48.091

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

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

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

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

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

OTHER RETURNS: See comments

COMMENTS: 7/12/18 posted on gate

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

SCOTT J. ISRAEL, SHERIFF
 BROWARD COUNTY, FLORIDA

BY: [Signature] 13192 D.S.
[Signature]

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514230-08-2520 (TD # 40367)

RECEIVED SHERIFF
2018 JUL 10 AM 9:44
BROWARD COUNTY, FLORIDA

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

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

**ORIGINAL
DOCUMENT**

NOTE

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MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Amount due if paid by July 31, 2018\$30,425.71
- Or
- * Amount due if paid by August 14, 2018\$30,798.99

*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 August 15, 2018 UNLESS THE BACK TAXES ARE PAID.

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

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

KAPLAN, MARK
11936 SW 9 MNR
DAVIE, FL 33325-3893

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

87-212243

This instrument was prepared by:
Name JAMES F. POLLACK, P.A.
Address 6401 S.W. 87th Avenue,
Suite 205, Miami, FL 33173

Warranty Deed

 (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture. Made this 12th day of May 1987, Between

EUGENE FLEISCHER and RUTH FLEISCHER, his wife,

of the County of Broward, State of Florida, grantor*, and
MARK KAPLAN, a single man

whose post office address is 3700 S.W. 32nd Avenue, Hollywood, Fl.

of the County of _____, State of _____, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of (\$10.00)
TEN AND 00/100-----

Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 21, Block 34, SECTION 4, LAKE FOREST SUBDIVISION, according
to the Plat thereof, as recorded in Plat Book 38, Page 4 of the
Public Records of Broward County, Florida.

Subject to taxes and assessments for the year 1987 and all
subsequent years.

Subject to conditions, restrictions, limitations and easements if
any of record.

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

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

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written
Signed, sealed and delivered in our presence.

[Signature]

[Signature] (Seal)
EUGENE FLEISCHER
[Signature] (Seal)
RUTH FLEISCHER

_____ (Seal)

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
EUGENE FLEISCHER and RUTH FLEISCHER, his wife,

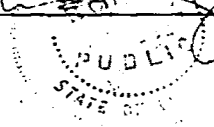
to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that
he/she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of May
19 87.

My commission expires:

[Signature]
Notary Public

RECORDED IN THE BOOK 14444 PAGE 833
CELENE BRUCE



REC 14444 PAGE 833

see 14444

2

BOARD OF COUNTY COMMISSIONERS, BROWARD COUNTY, FLORIDA
COMMUNITY CODE COMPLIANCE DIVISION
955 SOUTH FEDERAL HIGHWAY 4th FLOOR
FORT LAUDERDALE, FL 33301
(954)765-4914 EXT 287

NOTICE OF NONCOMPLIANCE
WITH LAND CLEARANCE CODE OF BROWARD COUNTY

Owner: MARK KAPLAN

Date: 05/23/05

3700 SW 32 AVE
HOLLYWOOD FL 33023-0310

ACTION FILE#: 05-00608
FOLIO #: 1230-08-252

RE: CHAPTER 39, ARTICLE X, PROPERTY MAINTENANCE, OF THE BROWARD
COUNTY CODE OF ORDINANCES.

Property legal description:

LAKE FOREST SEC 4 38-4B LOT 21 BLK 34

LOCATION: 3700 SW 32 AV HOLLYWOOD FL 33023

The property described above is in violation of the Broward County Code of Ordinances as referenced above and as determined by inspection of the property on the date of 05/17/05 by the Community Code Compliance Division.

Pursuant to Section 39-133, Broward County Code of Ordinances, this Notice of Noncompliance is hereby recorded in the public records of Broward County, Florida, in order to place all subsequent owners of the property on notice of the land clearing violation existing on the property and the duty to clear said violation and properly maintain the property.

Failure to clear the violation may result in a SPECIAL ASSESSMENT LIEN being placed against the property, if Broward County clears the violation, in the amount of the actual costs to Broward county for correcting the violation or causing it to be corrected, together with an administrative fee which shall be set by resolution of the Board of County Commissioners to administer and enforce this code.

BROWARD COUNTY
COMMUNITY CODE COMPLIANCE DIVISION

Anna Westbrook
CODE ENFORCEMENT OFFICER

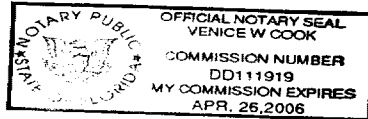
FOR FURTHER INFORMATION CONTACT: (954) 765-4914 X 287

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 day of May A.D. 2005

Venice W. Cook
NOTARY PUBLIC, State of Florida

MY COMMISSION EXPIRES:

502-18



2

This Instrument prepared by and returned to:
ELLEN GILBERT-ROSE, ESQ.
633 South Federal Highway, 8th Floor
Post Office Box 14333
Fort Lauderdale, Florida 33302-4333
Telephone: (954) 760-4433
Folio No.: 87-212243

Grantee(s) SS#:

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 31st day of January, 2006, by RHEA R. MORGAN, a married woman to, MARK KAPLAN, her Husband, "Grantors", to MARK KAPLAN, "Grantee", whose post office address is 3700 S.W. 32nd Avenue, Hollywood, Florida 33023.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires)

WITNESSETH, That the said first party, for and consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand that the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

Lot 21, Block 34, SECTION 4, LAKE FOREST SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 38, Page 4 of the Public Records of Broward County, Florida.

Subject to conditions, restrictions, limitations and easements if any of record.

This Deed is being executed pursuant to a Marital Settlement Agreement as equitable distribution of the parties' property.

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

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Shari Stein
Witness
SHARI STEIN
Printed Name of Witness

Rhea R. Morgan
RHEA R. MORGAN

(3)

Linda L. Perry
Witness
LINDA L. PERRY
Printed Name of Witness

Chyse Dimpson
Witness
CHYSE DIMPSON
Printed name of Witness

Ellen Gilbert Rose
Witness
Ellen Gilbert Rose
Printed Name of Witness

Mark Kaplan
MARK KAPLAN

STATE OF FLORIDA)
COUNTY OF BROWARD)

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, appeared RHEA R. MORGAN, () personally known to me or () who has produced _____ as identification and who executed the foregoing instrument and she acknowledged before me that she executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of January, 2006.

Linda L. Perry
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:



STATE OF FLORIDA)
COUNTY OF BROWARD)

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, appeared MARK KAPLAN () personally known to me or () who has produced _____ as identification and who executed the foregoing instrument and he acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of January, 2006.



My Commission Expires

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

This document was prepared with information supplied by the client and no title search was performed.

7
DB

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

CASE NO.: 04-007074 (37/93)

IN RE: THE MARRIAGE OF

RHEA R. MORGAN,
Petitioner/Wife,

and

MARK KAPLAN,
Respondent/Husband.

CIRCUIT CIVIL-3
06 FEB 13 PM 0:37
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLORIDA

**FINAL JUDGMENT OF DISSOLUTION OF
MARRIAGE AND CONVEYANCE OF REAL PROPERTY**

THIS CAUSE, having come on before the Court on February 13, 2006, for Final Hearing of Dissolution of Marriage, and the Court having reviewed the pleadings, having heard the testimony of the Counterpetitioner/Husband, MARK KAPLAN, and examined proof as to his residency, and being otherwise fully advised in the premises, the Court makes the following findings of fact and conclusions of law:

- A. This Court has jurisdiction over the subject matter and the parties hereto.
- B. The Husband has been a resident of the State of Florida for more than six (6) months next before filing his Counterpetition for Dissolution of Marriage.
- C. On December 27, 2005 the parties entered into a Marital Settlement Agreement which this Court finds to be fair, just and reasonable on its face. Said Agreement was entered into by the parties freely and voluntarily, after full disclosure, and upon advice of counsel.
- D. Irreconcilable differences have arisen between the parties and the Court finds that the marriage of the parties is irretrievably broken.

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E. There are no children born of this marriage.

After due consideration of the aforestated findings of fact and conclusions of law, it is hereby **ORDERED AND ADJUDGED** as follows:

1. The marriage between the parties is dissolved a vinculo matrimonii.
2. The Marital Settlement Agreement which was entered into on December 27, 2005 and which has been filed in this matter, is hereby ratified and incorporated into this Judgment, but shall not be merged into the Final Judgment and shall survive same, and the parties are ordered to comply with all of the provisions thereto.
3. Pursuant to Fla. R.C.P. 1.570(d), this Judgment shall have the effect of a duly executed conveyance that is recorded in the county where the judgment is recorded as follows:
from Rhea M. Morgan, hereinafter a single woman known as Rhea Reinstein Morgan, to Mark Kaplan, hereinafter a single man, the following property located at 3700 S.W. 32nd Avenue, Hollywood, Florida 33023:

Lot 21, Block 34, SECTION 4, LAKE FOREST SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 38, Page 4 of the Public Records of Broward County, Florida.

4. Pursuant to Fla. R.C.P. 1.570(d), this Judgment shall have the effect of a duly executed conveyance that is recorded in the county where the judgment is recorded as follows: from Rhea M. Morgan, hereinafter a single woman known as Rhea Reinstein Morgan, to Mark Kaplan, hereinafter a single man, the following property located at: 11936 S.W. 9th Manor, Davie, Florida 33325:

A portion of Block 2 of LAKE PINE VILLAGE, according to the Plat thereof, as recorded in Plat Book 111, Page 30, of the Public Records of Broward County, Florida, being more particularly described as follows: COMMENCING at the Southeast corner of Lot 42 of said Block 2; thence South 89°44'34" West along the South line of said Block 2, said line being further described as being on the South

line of LAKE PINE VILLAGE, a distance of 539.53 feet; thence North 00°15'26" West, a distance of 46.92 feet to the POINT OF BEGINNING of this description; thence South 89°44'34" West, a distance of 43.33 feet; thence North 00°15'26" West, a distance of 28.08 feet; thence North 89°44'34" East, a distance of 8.33 feet; thence North 00°15'26" West, a distance of 6.00 feet; thence North 89°44'34" East, a distance of 23.50 feet thence South 00°15'26" East, a distance of 5.00 feet; thence North 89°44'34" East, a distance of 11.50 feet; thence South 00°15'26" East, a distance of 29.08 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Broward County, Florida.

5. The Wife's maiden name is hereby restored and she shall from this date forward be known as: RHEA REINSTEIN MORGAN.
6. Each party is specifically ordered to take whatever action is reasonable and necessary to carry out the intent and purpose of the aforestated Agreement and this Judgment, and to conduct themselves in a manner conducive thereto.
7. The Court retains jurisdiction over the parties and subject matter to enter such further orders as may be necessary to enforce and/or modify the aforestated Agreement and this Final Judgment.

DONE AND ORDERED in Chambers, at Fort Lauderdale, Broward County, Florida this 13th day of February, 2006.


CIRCUIT JUDGE

Copies furnished to:

Ellen Gilbert-Rose, Esq.
Attorney for Husband

Linda L. Perry, Esq.
Attorney for Wife

9



City of West Park
1965 S State Road 7
West Park, FL 33023

CITY OF WEST PARK

Petitioner,

vs.

Case No: 13070004
Name: KAPLAN, MARK
Address: 3700 SW 32 AVE West Park, FL 33023

Violation Address: 3700 SW 32ND Ave West Park, FL 33023

Legal Description: LAKE FOREST SEC 4 38-4 B LOT 21 BLK 34
Respondent(s)

CODE ENFORCEMENT MAGISTRATE ORDER CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT MAGISTRATE of the CITY OF WEST PARK, FLORIDA on 03/13/2014 and upon the presentation of testimony and other evidence in this case, the Magistrate finds:

1. The respondent owns/manages certain real property located at:
3700 SW 32ND Ave West Park, FL 33023
more particularly described as
LAKE FOREST SEC 4 38-4 B LOT 21 BLK 34
which is the subject of this Code Enforcement Magistrate proceeding.
2. The Code Enforcement Order required the Respondent(s) to take corrective action with specific compliance dates as shown below:

5

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings.	9/23/2013	\$100.00
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v		

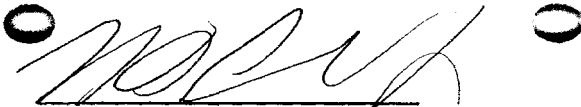
3. Under oath, the Code Enforcement Officer testified to the Code Enforcement Magistrate on Thursday, March 13, 2014 that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s).
4. Accordingly, it having been brought to the Magistrate's attention that the Respondent(s) did not comply with the above Order, the Special Magistrate has considered the gravity of the violation, any actions by the Respondent to remedy the violation, and any previous violations of the Respondent, and a fine is hereby certified, in the amounts shown below, where the dates shown are the dates previously set by the Code Enforcement Special Magistrate for compliance, or a Final Judgment is entered by a court of competent jurisdiction.

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings.	9/23/2013	\$100.00
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v		

Notes:

In addition, enforcement costs of \$150.00 are certified herein. This Order, which may be amended, can be recorded and shall, upon recordation, constitute a lien against all property owned by the Respondent pursuant to Chapter 162 of the Florida Statutes.

Ordered this March 24, 2014



Michael D. Cirullo, Jr.
Magistrate
City of West Park, FL

STATE OF FLORIDA
COUNTY OF BROWARD

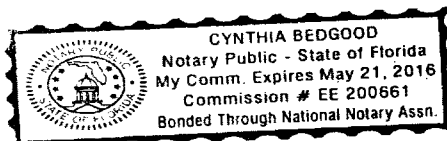
Sworn to and subscribed before me this 34 day of March, 2014.


NOTARY PUBLIC, STATE OF FLORIDA

Personally known or produced identification _____

Type of identification produced _____

cc: KAPLAN, MARK





City of West Park
P.O. Box 5710
West Park, FL 33083-5710

CE No. 13070004

MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Date: 09/17/2013
Owner Name: KAPLAN,MARK
Address: 3700 SW 32 AVE West Park, FL 33023
Folio: 514230082520
Site Address: 3700 SW 32ND Ave West Park, FL 33023
Legal Description: LAKE FOREST SEC 4 38-4 B LOT 21 BLK 34

THIS CAUSE came before the Magistrate on Thursday, September 12, 2013. The evidence or stipulated agreement between the parties results in the following findings of fact:

That KAPLAN,MARK at the property located at 3700 SW 32ND Ave West Park, FL 33023 did violate the following sections of the City of West Park Code of Ordinances:

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings.	9/23/2013	\$100.00
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v		

Notes:

The City is authorized to alleviate health and safety issues and costs to be charged to the property owner for future occurrences.

The Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of West Park Code of Ordinances exist; therefore it is hereby ordered as follows:

That KAPLAN,MARK is hereby ordered to correct the violation(s) on or before the dates shown above. If the violation(s) are not not corrected before the dates noted, and considering the gravity of the violation, any actions taken by the owner, and any previous violations of the owner as evidenced by the record in this case, a fine will be imposed in the amounts shown above for every day that the violation continues to exist after the required compliance date.

In addition, enforcement costs of \$50.00 are certified herein.

All payments must be made by check or money order, payable to the City Of West Park, Please include violation address and case number. City of West Park mailing address: P.O. Box 5710 West Park, FL 33083.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-766-2710).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on Thursday, November 14, 2013 to consider certifying the fine. If the fine is certified at that time, an administrative cost of \$300.00 will also be imposed against the property, then a certified copy of the order certifying the fine shall be recorded in the Public Records of Broward County, and once recorded, shall constitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$500.00 per day

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of the date of this order.

Dated this September 23, 2013

Michael D. Cirullo, Jr.
Magistrate
City of West Park, FL

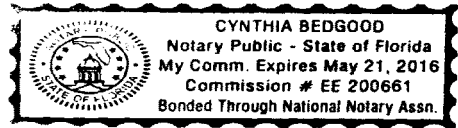
STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 23 day of September, 2013.

NOTARY PUBLIC, STATE OF FLORIDA

Personally known or produced identification

Type of identification produced _____





City of West Park
1965 S State Road 7
West Park, FL 33023

CITY OF WEST PARK

Petitioner,

vs.

Case No: 13070004
Name: KAPLAN, MARK
Address: 3700 SW 32 AVE West Park, FL 33023
Violation Address: 3700 SW 32ND Ave West Park, FL 33023
Legal Description: LAKE FOREST SEC 4 38-4 B LOT 21 BLK 34
Respondent(s)

CODE ENFORCEMENT MAGISTRATE ORDER CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT MAGISTRATE of the CITY OF WEST PARK, FLORIDA on 06/19/2014 and upon the presentation of testimony and other evidence in this case, the Magistrate finds:

1. The respondent owns/manages certain real property located at:
3700 SW 32ND Ave West Park, FL 33023
more particularly described as
LAKE FOREST SEC 4 38-4 B LOT 21 BLK 34
which is the subject of this Code Enforcement Magistrate proceeding.
2. The Code Enforcement Order required the Respondent(s) to take corrective action with specific compliance dates as shown below:

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	it shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings.	9/23/2013	\$100.00
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v		

- Under oath, the Code Enforcement Officer testified to the Code Enforcement Magistrate on Thursday, June 19, 2014 that the City has incurred additional costs to remedy health and safety violations on the property.
- Accordingly, it having been brought to the Magistrate's attention that the following amounts are certified as owed to the City for cost recovery:

Certify cost recovery for the following invoices:

- 11-14-13 - \$4,890
- 1-16-14 - \$150
- 3-31-14 - \$150
- 6-5-14 - \$1,895

In addition, enforcement costs of \$150.00 are certified herein. This Order, which may be amended, can be recorded and shall, upon recordation, constitute a lien against all property owned by the Respondent pursuant to Chapter 162 of the Florida Statutes.

Ordered this July 2, 2014

Michael D. Cirullo, Jr.
Magistrate

City of West Park, FL

STATE OF FLORIDA
COUNTY OF BROWARD

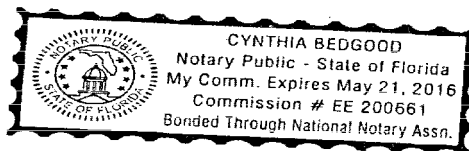
Sworn to and subscribed before me this 2nd day of July, 2014.

NOTARY PUBLIC, STATE OF FLORIDA

Personally known or produced identification _____

Type of identification produced _____

cc: KAPLAN, MARK





City of West Park
1965 S State Road 7
West Park, FL 33023

CITY OF WEST PARK

Petitioner,

vs.

Case No:

15070017

Name:

KAPLAN, MARK

Address:

11936 SW 9 MNR DAVIE, FL 33325-3893

Violation Address:

3700 SW 32ND Ave West Park, FL 33023

Legal Description:

LAKE FOREST SEC 4 38-4 B LOT 21 BLK 34

Respondent(s)

CODE ENFORCEMENT MAGISTRATE ORDER CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT MAGISTRATE of the CITY OF WEST PARK, FLORIDA on 01/28/2016 and upon the presentation of testimony and other evidence in this case, the Magistrate finds:

1. The respondent owns/manages certain real property located at:

3700 SW 32ND Ave West Park, FL 33023

more particularly described as

LAKE FOREST SEC 4 38-4 B LOT 21 BLK 34

which is the subject of this Code Enforcement Magistrate proceeding.

2. The Code Enforcement Order required the Respondent(s) to take corrective action with specific compliance dates as shown below:

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Complied
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings. ...	12/2/2015	\$200.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v			12/3/2015

3. Under oath, the Code Enforcement Officer testified to the Code Enforcement Magistrate on Thursday, January 28, 2016 that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s).
4. Accordingly, it having been brought to the Magistrate's attention that the Respondent(s) did not comply with the above Order, the Special Magistrate has considered the gravity of the violation, any actions by the Respondent to remedy the violation, and any previous violations of the Respondent, and a fine is hereby certified, in the amounts shown below, where the dates shown are the dates previously set by the Code Enforcement Special Magistrate for compliance, or a Final Judgment is entered by a court of competent jurisdiction.

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Complied
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings. ...	12/2/2015	\$200.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v			12/3/2015

Notes:
Certified fines plus previous unpaid \$50 Admin Fee. Also ordered to pay the following cost recovery invoices: #101 - \$350.00, #090 - \$500.00 and #113 - \$150.00.

In addition, enforcement costs of \$150.00 are certified herein. This Order, which may be amended, can be recorded and shall, upon recordation, constitute a lien against all property owned by the Respondent pursuant to Chapter 162 of the Florida Statutes.

Ordered this February 4, 2016

Michael D. Cirullo, Jr.
 Magistrate
 City of West Park, FL

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 4th day of February, 2016, by
Michael D. Cirullo, Jr., Magistrate for the City of West Park, FL.

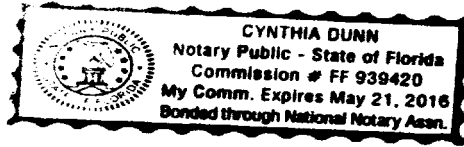
Cynthia Dunn
NOTARY PUBLIC, STATE OF FLORIDA

Personally known or produced identification

Type of identification produced _____

cc: KAPLAN, MARK
Case No:

15070017





City of West Park
1965 S State Road 7
West Park, FL 33023

CE No. 15070017

MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Date: 11/17/2015
Owner Name: KAPLAN,MARK
Address: 11936 SW 9 MNR DAVIE, FL 33325-3893
Folio: 514230082520
Site Address: 3700 SW 32ND Ave West Park, FL 33023
Legal Description: LAKE FOREST SEC 4 38-4 B LOT 21 BLK 34

THIS CAUSE came before the Magistrate on Thursday, November 12, 2015. The evidence or stipulated agreement between the parties results in the following findings of fact:

That KAPLAN,MARK at the property located at 3700 SW 32ND Ave West Park, FL 33023 did violate the following sections of the City of West Park Code of Ordinances:

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Completed
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings.	12/2/2015	\$200.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v			

Notes:

Ordered to pay invoice #101 - \$350.00 and invoice #090 - \$500.00 to the City for maintenance. The City is authorized to alleviate immediate health and safety issues subject to the option of the City Attorney.

The Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of West Park Code of Ordinances exist; therefore it is hereby ordered as follows:

That KAPLAN,MARK is hereby ordered to correct the violation(s) on or before the dates shown above. If the violation(s) are not not corrected before the dates noted, and considering the gravity of the violation, any actions taken by the owner, and any previous violations of the owner as evidenced by the record in this case, a fine will be imposed in the amounts shown above for every day that the violation continues to exist after the required compliance date.

In addition, enforcement costs of \$50.00 are certified herein.

All payments must be made by check or money order, payable to the City Of West Park, Please include violation address and case number. City of West Park mailing address: 1965 S State Road 7 West Park, FL 33083.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-766-2715).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on Thursday, January 28, 2016 to consider certifying the fine. If the fine is certified at that time, an administrative cost of \$300.00 will also be imposed against the property, then a certified copy of the order certifying the fine shall be recorded in the Public Records of Broward County, and once recorded, shall constitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$500.00 per day

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of the date of this order.

Dated this November 20, 2015

Michael D. Cirullo, Jr.
Magistrate
City of West Park, FL

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 20 day of November, 2015

NOTARY PUBLIC, STATE OF FLORIDA

Personally known or produced identification

Type of identification produced _____





City of West Park
1965 S State Road 7
West Park, FL 33023

CITY OF WEST PARK

Petitioner,

vs.

Case No: 16070014
Name: KAPLAN, MARK
Address: 11936 SW 9 MNR DAVIE, FL 33325

Violation Address: 3700 SW 32 AVE, WEST PARK, FL 33023

Legal Description: LAKE FOREST SEC 4 38-4 B LOT 21 BLK 34
Respondent(s)

CODE ENFORCEMENT MAGISTRATE ORDER CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT MAGISTRATE of the CITY OF WEST PARK, FLORIDA on 11/10/2016 and upon the presentation of testimony and other evidence in this case, the Magistrate finds:

1. The respondent owns/manages certain real property located at:
3700 SW 32 AVE, WEST PARK, FL 33023
more particularly described as
LAKE FOREST SEC 4 38-4 B LOT 21 BLK 34
which is the subject of this Code Enforcement Magistrate proceeding.
2. The Code Enforcement Order required the Respondent(s) to take corrective action with specific compliance dates as shown below:

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Completed
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings. ...	10/8/2016	\$50.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-117 (a). - Pruning.	Tree pruning. All trees must be pruned in accordance to ANSI standards for pruning as established by the American National Standards Institute (ANSI A300, as amended). No person shall abuse a tree located within the city unless the abuse is necessary	10/8/2016	\$50.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v	10/8/2016	\$50.00	

3. Under oath, the Code Enforcement Officer testified to the Code Enforcement Magistrate on Thursday, November 10, 2016 that the required corrective action was not taken as ordered, and that the violation (s) in question still exist(s).
4. Accordingly, it having been brought to the Magistrate's attention that the Respondent(s) did not comply with the above Order, the Special Magistrate has considered the gravity of the violation, any actions by the Respondent to remedy the violation, and any previous violations of the Respondent, and a fine is hereby certified, in the amounts shown below, where the dates shown are the dates previously set by the Code Enforcement Special Magistrate for compliance, or a Final Judgment is entered by a court of competent jurisdiction.


Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Completed
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings. ...	10/8/2016	\$50.00	
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CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v	10/8/2016	\$50.00	

Notes:

Certified non-payment of cost recovery invoices #012 - \$250.00 and #20160031 - \$380.00 and previous unpaid Admin Fee of \$50.00.

In addition, enforcement costs of \$150.00 are certified herein. This Order, which may be amended, can be recorded and shall, upon recordation, constitute a lien against all property owned by the Respondent pursuant to Chapter 162 of the Florida Statutes.

Ordered this 11/16/16



Jacob G. Horowitz
Magistrate
City of West Park, FL

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 16th day of November, 2016.



NOTARY PUBLIC, STATE OF FLORIDA

Personally known or produced identification _____

Type of identification produced _____



cc: KAPLAN, MARK



City of West Park
1965 S State Road 7
West Park, FL 33023

CE No. 16070014

MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Date: 09/15/2016
Owner Name: KAPLAN,MARK
Address: 11936 SW 9 MNR DAVIE, FL 33325
Folio: 514230082520
Site Address: 3700 SW 32 AVE, WEST PARK, FL 33023
Legal Description: LAKE FOREST SEC 4 38-4 B LOT 21 BLK 34

THIS CAUSE came before the Magistrate on Thursday, September 8, 2016. The evidence or stipulated agreement between the parties results in the following findings of fact:

That KAPLAN,MARK at the property located at 3700 SW 32 AVE, WEST PARK, FL 33023 did violate the following sections of the City of West Park Code of Ordinances:

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Completed
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings. ...	10/8/2016	\$50.00	
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CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v	10/8/2016	\$50.00	

Notes:

Repeat-NAP-Ordered to pay cost recovery invoice #012 - \$250.00 and comply by 10/8/16 or pay fine of \$50.00 per violation plus \$50.00 Admin fee.

The Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of West Park Code of Ordinances exist; therefore it is hereby ordered as follows:

That KAPLAN, MARK is hereby ordered to correct the violation(s) on or before the dates shown above. If the violation(s) are not not corrected before the dates noted, and considering the gravity of the violation, any actions taken by the owner, and any previous violations of the owner as evidenced by the record in this case, a fine will be imposed in the amounts shown above for every day that the violation continues to exist after the required compliance date.

In addition, enforcement costs of \$50.00 are certified herein.

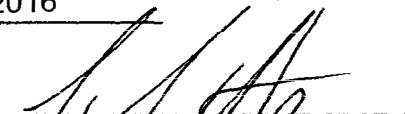
All payments must be made by check or money order, payable to the City Of West Park, Please include violation address and case number. City of West Park mailing address: 1965 S State Road 7 West Park, FL 33083.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-766-2715).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on Thursday, November 10, 2016 to consider certifying the fine. If the fine is certified at that time, an administrative cost of \$300.00 will also be imposed against the property, then a certified copy of the order certifying the fine shall be recorded in the Public Records of Broward County, and once recorded, shall constitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$500.00 per day

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of the date of this order.

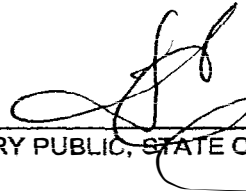
Dated this September 16, 2016



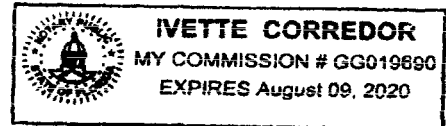
Jacob G. Morowitz
Magistrate
City of West Park, FL

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 16th day of September, 2016.



NOTARY PUBLIC, STATE OF FLORIDA



Personally known or produced identification

Type of identification produced _____



City of West Park
1965 S State Road 7
West Park, FL 33023

CITY OF WEST PARK

Petitioner,

vs.

Case No: 17020019
Name: KAPLAN, MARK
Address: 11936 SW 9 MNR DAVIE, FL 33325

Violation Address: 3700 SW 32 AVE, WEST PARK, FL 33023

Legal Description: LAKE FOREST SEC 4 38-4 B LOT 21 BLK 34
Respondent(s)

CODE ENFORCEMENT MAGISTRATE ORDER CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT MAGISTRATE of the CITY OF WEST PARK, FLORIDA on 10/19/2017 and upon the presentation of testimony and other evidence in this case, the Magistrate finds:

1. The respondent owns/manages certain real property located at:
3700 SW 32 AVE, WEST PARK, FL 33023
more particularly described as
LAKE FOREST SEC 4 38-4 B LOT 21 BLK 34
which is the subject of this Code Enforcement Magistrate proceeding.
2. The Code Enforcement Order required the Respondent(s) to take corrective action with specific compliance dates as shown below:

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Complied
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a) - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings.	6/10/2017	\$0.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-117 (a) - Pruning.	Tree pruning. All trees must be pruned in accordance to ANSI standards for pruning as established by the American National Standards Institute (ANSI A300, as amended). No person shall abuse a tree located within the city unless the abuse is necessary			
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a) - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v			

3. Under oath, the Code Enforcement Officer testified to the Code Enforcement Magistrate on Thursday, October 19, 2017 that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s).
4. Accordingly, it having been brought to the Magistrate's attention that the Respondent(s) did not comply with the above Order, the Special Magistrate has considered the gravity of the violation, any actions by the Respondent to remedy the violation, and any previous violations of the Respondent, and a fine is hereby certified, in the amounts shown below, where the dates shown are the dates previously set by the Code Enforcement Special Magistrate for compliance, or a Final Judgment is entered by a court of competent jurisdiction.

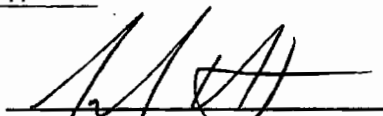
Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Complied
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a) - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings.	6/10/2017	\$0.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-117 (a) - Pruning.	Tree pruning. All trees must be pruned in accordance to ANSI standards for pruning as established by the American National Standards Institute (ANSI A300, as amended). No person shall abuse a tree located within the city unless the abuse is necessary			
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Notes:

Repeat - NAP - Ordered to pay cost recovery invoice #006 - \$375.00 plus \$150.00 Admin Fee.

In addition, enforcement costs of \$150.00 are certified herein. This Order, which may be amended, can be recorded and shall, upon recordation, constitute a lien against all property owned by the Respondent pursuant to Chapter 162 of the Florida Statutes.

Ordered this November 15, 2017



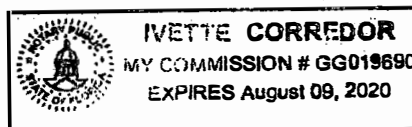
Jacob G. Horowitz
Magistrate
City of West Park, FL

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 15th day of November, 2017.



NOTARY PUBLIC, STATE OF FLORIDA



Personally known or produced identification

Type of identification produced _____

cc: KAPLAN,MARK



98-259808 T#005
05-05-98 12:21PM

Code and Zoning Enforcement Division
Governmental Center Annex
115 S. Andrews Avenue
Fort Lauderdale, FL 33301
(954) 468-3434 • FAX (954) 468-3401



NOTICE OF LIEN

CITATION NO: CZ002611
FOLIO NO: 1230-08-252

KNOW ALL MEN by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of an order imposing penalty and lien (attached) has been recorded in the public records of Broward County, Florida, and, therefore, constitutes a lien against the real and/or personal property of the following person(s) or entity:

MARK KAPLAN

said real property being described as:

**3700 SW 32 STREET
HOLLYWOOD, FLORIDA 33023**

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure if unpaid within three (3) months from said recordation date if the property does not carry homestead exemption.

BROWARD COUNTY

Stan Morris

BY: STAN MORRIS
Assistant Director
Code & Zoning Enforcement

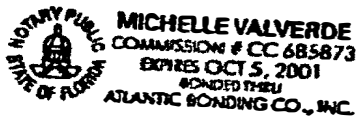
Sworn to and subscribed before me this
28th day of APRIL, 1998

Michelle Valverde

NOTARY PUBLIC

Commission:

94-00852
502-80



BK 28154PG0003

2 RA

ROBERT E. LOCKWOOD - CLERK
Circuit Court County Court
17th Judicial Circuit
In And For Broward County
Fort Lauderdale, Florida 33301

CLERK OF COURTS PARKING DIVISION
201 SE 6TH STREET ROOM 137
FORT LAUDERDALE, FLORIDA 33301
(305) 831-5804

HEARING DATE: 16th day of August, 1994

HEARING OFFICER:
STUART STARR

KAPLAN MARK
3700 SW 32 AVE
HOLLYWOOD, FL 33023

TIME FROM:
TO:

CITATION #: CZ002611
OFFENSE(S): OPEN AIR STORAGE ILL ITEMS RES

AN ADMINISTRATIVE HEARING WAS HELD THIS DATE ON THE ABOVE REFERENCED
CITATION. BASED ON THE STATEMENTS MADE BY THE DEFENDANT AND/OR
WITNESSES, AND THE EVIDENCE SUBMITTED, THE CITATION IS HEREBY HELD TO BE:

DISMISSED - GUILTY - NOT GUILTY

ADMINISTRATIVE COSTS \$ 15.00

FINE AMOUNT \$ 100.00

TOTAL AMOUNT DUE \$ 115.00

PAYMENT DUE DATE: August 26, 1994

SCHEDULE PAYMENTS: \$ _____ DUE EACH: MONTH _____ WEEK _____

WITNESSES: Resp Clement - no show by A BEGINNING: _____

EVIDENCE: _____

Stuart Starr
HEARING OFFICER

LOCP 7 (6/90) rev. 11/4/93

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

BK 28154PG0004

TOWN OF DAVIE
CODE ENFORCEMENT
SPECIAL MAGISTRATE

THE TOWN OF DAVIE, Broward
County, Florida, A Florida
Municipal Corporation,
Petitioner

CASE NO.17-018853
FOLIO 504012391500

v.

MARK KAPLAN,
Respondent(s).

FINAL ORDER WITH ASSESSMENT OF COSTS

THIS MATTER having come before the TOWN OF DAVIE, SPECIAL MAGISTRATE, for Final Hearing, pursuant to notice, on the 9th day of May, 2017, and the SPECIAL MAGISTRATE having heard the statement of the Town Code Enforcement Officer, and having reviewed the Town File in the matter, and being otherwise fully advised in the premises, finds and orders as follows:

1. The property which is the subject of this code compliance case is located at 11936 SW 9th Manor, all within the limits of the Town of Davie, Florida. Upon testimony heard and the evidence received, the Respondent(s) have entered into a Consent Agreement dated May 5, 2017, which is hereby ratified and approved.

2. The SPECIAL MAGISTRATE finds that derelict property, including but not limited to, plants, plastic containers and other debris were stored at the front of the residence on the property. Accordingly the SPECIAL MAGISTRATE finds that the Respondent(s) were in violation of Davie Town Code Section(s) 11-17 and were not in compliance with the aforesaid code sections at the time of the Final Hearing.

3. Pursuant to the Consent Agreement, the Respondents shall in all respects comply with Davie Town Code Section(s) 11-17 within forty-five (45) days from the date of the Consent Agreement, and thereafter remain continuously in compliance with the aforesaid sections.

4. Upon compliance with Davie Town Code Section(s) 11-17, Respondent(s) notify the Code Enforcement Officer of the Town of Davie of the fact of such compliance.

5. The Code Enforcement Officer of the Town of Davie is hereby directed to make an inspection of the subject property upon the expiration of the time proscribed for compliance herein, or, upon receipt of notice from Respondent(s) that Respondent(s) have complied with this SPECIAL MAGISTRATE'S Order, and thereafter from time to time to ensure compliance herewith, and to promptly report his findings regarding such inspection(s) to the SPECIAL MAGISTRATE.

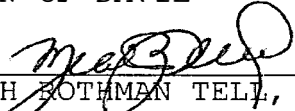
6. A cost recovery fine in the amount of \$250.00 to cover the costs incurred by the Town is hereby assessed. Said amount is due within thirty (30) days of the date of the Consent Agreement, and if not paid, may constitute a lien against any real or personal property of Respondent(s). In the event that said fine is not paid within the time allotted for payment, the Town Clerk of the Town of Davie is hereby directed to file and record this Order among the Public Records of Broward County, Florida.

7. In the event that the Code Enforcement Officer shall report to the SPECIAL MAGISTRATE that the Respondent(s) have failed to comply with this SPECIAL MAGISTRATE'S Order as set forth herein, the SPECIAL MAGISTRATE shall then consider the matter of additional administrative fines and liens as set forth in section 162.09, Florida Statutes

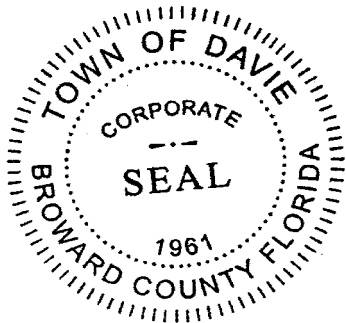
8. The SPECIAL MAGISTRATE retains jurisdiction over this matter to enforce this Final Order.

DONE AND ORDERED in Davie, Broward County, Florida this 16th day of May, 2017.

TOWN OF DAVIE

BY: 
MEAH BOTHMAN TELL, ESQUIRE
SPECIAL MAGISTRATE

Copies furnished:
MARK KAPLAN
(CERTIFIED MAIL)
Clerk, Special Magistrate Hearing
Town Prosecutor
Code Inspector



DATE: July 2nd, 2018
PROPERTY ID # 514230-08-2520 (TD # 40367)

WARNING

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

CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3700 SW 32 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by July 31, 2018\$30,425.71
- Or
- * Estimated Amount due if paid by August 14, 2018\$30,798.99

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 15, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

DATE: July 2nd, 2018
PROPERTY ID # 514230-08-2520 (TD # 40367)

WARNING

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

KAPLAN, MARK
11936 SW 9 MNR
DAVIE, FL 33325-3893

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3700 SW 32 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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www.broward.org/recordstaxestreasury

DATE: July 2nd, 2018
PROPERTY ID # 514230-08-2520 (TD # 40367)

WARNING

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CITY OF WEST PARK
1965 S STATE RD 7
WEST PARK, FL 33023

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- * Estimated Amount due if paid by August 14, 2018\$30,798.99

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www.broward.org/recordstaxestreasury

DATE: July 2nd, 2018
PROPERTY ID # 514230-08-2520 (TD # 40367)

WARNING

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LB-AMNIA 14 LLC
PO BOX 37531
BALTIMORE, MD 21297-7531

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- * Estimated Amount due if paid by July 31, 2018\$30,425.71
- Or
- * Estimated Amount due if paid by August 14, 2018\$30,798.99

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 15, 2018 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

DATE: July 2nd, 2018
PROPERTY ID # 514230-08-2520 (TD # 40367)

WARNING

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

MARK KAPLAN
3700 S.W. 32ND AVENUE
HOLLYWOOD, FL 33023

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

DATE: July 2nd, 2018
PROPERTY ID # 514230-08-2520 (TD # 40367)

WARNING

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

BROWARD COUNTY, BOARD OF COUNTY COMMISSIONERS
COMMUNITY CODE COMPLIANCE DIVISION
955 SOUTH FEDERAL HIGHWAY 4TH FLOOR
FORT LAUDERDALE, FL 33301

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www.broward.org/recordstaxestreasury

DATE: July 2nd, 2018
PROPERTY ID # 514230-08-2520 (TD # 40367)

WARNING

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

*RAMPERSAD, SHELDON H/E
RAMPERSAD, WINSTON
3640 SW 32 AVE
HOLLYWOOD, FL 33023

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www.broward.org/recordstaxestresury

DATE: July 2nd, 2018
PROPERTY ID # 514230-08-2520 (TD # 40367)

WARNING

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

*APARICIO, FRANCISCA H/E
APARICIO, SANTIAGO ET AL
3710 SW 32 AVE
WEST PARK, FL 33023-6310

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3700 SW 32 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: July 2nd, 2018
PROPERTY ID # 514230-08-2520 (TD # 40367)

WARNING

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

*GARCIA,ANGELA
VELASCO,MARCO ANTONIO GARCIA
3711 SW 33 AVE
WEST PARK, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 3700 SW 32 AVE, FL IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: July 2nd, 2018
PROPERTY ID # 514230-08-2520 (TD # 40367)

WARNING

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*DIXON, STEVEN E & NORMA
3701 SW 33 AVE
WEST PARK, FL 33023-6323

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DATE: July 2nd, 2018
PROPERTY ID # 514230-08-2520 (TD # 40367)

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*TELFORT, STENLEY
3641 SW 33 AVE
WEST PARK, FL 33023

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DATE: July 2nd, 2018
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BROWARD COUNTY,
ZONING ENFORCEMENT DIV
GOVERNMENTAL CENTER ANNEX,
115 S ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

CODE AND

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TOWN OF DAVIE, CODE ENFORCEMENT
6591 ORANGE DR
DAVIE, FL 33314

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CLERK OF COURTS PARKING DIVISION
201 SE 5 ST RM 137
FORT LAUDERDALE, FL 33301

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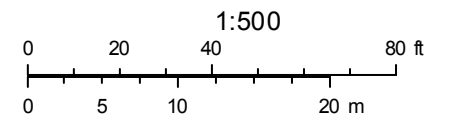
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www.broward.org/recordstaxestreasury



May 4, 2018



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<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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Street

City

TD 40367 AUGUST 2018 WARNING
CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023

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7037 2620 0000 2940 0127

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TD 40367 AUGUST 2018 WARNING
KAPLAN, MARK
11936 SW 9 MNR
DAVIE, FL 33325-3893

7017 2620 0000 2940 0134

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CERTIFIED MAIL® RECEIPT
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Street and

City, State

TD 40367 AUGUST 2018 WARNING

CITY OF WEST PARK

1965 S STATE RD 7

WEST PARK, FL 33023

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City

TD 40367 AUGUST 2018 WARNING
LB-AMNIA 14 LLC
PO BOX 37531
BALTIMORE, MD 21297-7531

7017 2620 0000 2940 0141

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Postage

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Total Price

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Sent To

Street Address

City, State

TD 40367 AUGUST 2018 WARNING

MARK KAPLAN

3700 S.W. 32ND AVENUE
HOLLYWOOD, FL 33023

7017 2620 0000 2940 0158

7017 2620 0000 2940 0165

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Postage

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Total Postage

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TD 40367 AUGUST 2018 WARNING

Sent To _____

Street and A _____

City, State, Z _____

*RAMPERSAD,SHELDON H/E
 RAMPERSAD,WINSTON
 3640 SW 32 AVE
 HOLLYWOOD, FL 33023

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Sent To

Street and #

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TD 40367 AUGUST 2018 WARNING

*APARICIO, FRANCISCA H/E

APARICIO, SANTIAGO ET AL

3710 SW 32 AVE

WEST PARK, FL 33023-6310

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*GARCIA,ANGELA
VELASCO,MARCO ANTONIO GARCIA
3711 SW 33 AVE
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*DIXON, STEVEN E & NORMA

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*TELFORT, STENLEY
3641 SW 33 AVE
WEST PARK, FL 33023

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City, State

TD 40367 AUGUST 2018 WARNING

TOWN OF DAVIE,
CODE ENFORCEMENT
6591 ORANGE DR
DAVIE, FL 33314

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

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CLERK OF COURTS PARKING DIVISION
201 SE 5 ST RM 137
FORT LAUDERDALE, FL 33301

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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TD 40367 AUGUST 2018 WARNING
BROWARD COUNTY, CODE AND ZONING
ENFORCEMENT DIVISION
GOVERNMENTAL CENTER ANNEX,
115 S ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

7017 0660 0000 3736 5177

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
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<input type="checkbox"/> Adult Signature Required	\$ _____
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BROWARD COUNTY,
BOARD OF COUNTY COMMISSIONERS,
COMMUNITY CODE COMPLIANCE DIVISION
955 SOUTH FEDERAL HIGHWAY 4TH FLOOR
FORT LAUDERDALE, FL 33301

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