



**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:** 08/26/2018

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 08/23/2018

**CERTIFICATE #** 2015-559

**ACCOUNT #** 484115AK5550

**ALTERNATE KEY #** 31753

**TAX DEED APPLICATION #** 41794

**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:

Condominium Parcel known as Building 46, Unit 105 of RAMBLEWOOD EAST, a Condominium, according to the Declaration of Condominium thereof, dated December 13, 1973, recorded in Official Records Book 5583, at Page 581, of the Public Records of Broward County, Florida.

**PROPERTY ADDRESS:** 4146 NW 90 AVENUE #105, CORAL SPRINGS FL 33065

### OWNER OF RECORD ON CURRENT TAX ROLL:

30D TEAM LLC

17707 NW MIAMI CT #101

MIAMI, FL 33169 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

30D TEAM LLC

Instrument: 113551234

17707 NW MIAMI COURT #101

MIAMI, FL 33169 (Per Certificate of Title)

JOSE L PEREZ, REGISTERED AGENT

O/B/O 30D TEAM LLC

17707 NW MIAMI CT

MIAMI, FL 33169 (Per Sunbiz)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

ATCF II FLORIDA-A LLC

P.O. BOX 54972

NEW ORLEANS, LA 70154 (Tax Deed Applicant)

FREDERICK MITTEL AND JERRILYN MITTEL

OR: 42410, Page: 1233

23 SEATHORN PATH

PALM COAST, FL 32164

(Per Mortgage for Prior owner(s). No satisfaction or release found of record.)

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

OR: 49049, Page: 866  
OR: 49141, Page: 1674

CITY OF CORAL SPRINGS  
FIRE INSPECTION DIVISION  
DEPARTMENT OF DEVELOPMENT SERVICES  
9551 WEST SAMPLE ROAD  
CORAL SPRINGS, FL 33065 (Per Order)

OR: 49429, Page: 172

CITY OF CORAL SPRINGS  
CODE COMPLIANCE DIVISION  
DEPARTMENT OF DEVELOPMENT SERVICES  
9551 WEST SAMPLE ROAD  
CORAL SPRINGS, FL 33065 (Per Order)

OR: 49862, Page: 1299

PARAMOUNT DISASTER RECOVERY LLC  
3300 SW 11 STREET  
DEERFIELD BEACH, FL 33442 (Per Notice of Commencement)

Instrument: 115038899

RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC.  
4139A NW 88TH AVE  
CORAL SPRINGS, FL 33065 (Per Sunbiz. Declaration recorded in 5583-581.)

STEVEN A. WEINBERG, REGISTERED AGENT  
O/B/O RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC.  
7805 SW 6TH COURT  
PLANTATION, FL 33324 (Per Sunbiz)

**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4841 15 AK 5550

**CURRENT ASSESSED VALUE:** \$37,940

**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: 27118, Page: 409

Warranty Deed

OR: 32619, Page: 1187

Warranty Deed

OR: 42410, Page: 1231

**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



<b>Site Address</b>	<b>4146 NW 90 AVENUE #105, CORAL SPRINGS FL 33065</b>	<b>ID #</b>	4841 15 AK 5550
<b>Property Owner</b>	30D TEAM LLC	<b>Millage</b>	2812
<b>Mailing Address</b>	17707 NW MIAMI CT #101 MIAMI FL 33169	<b>Use</b>	04
<b>Abbr Legal Description</b>	RAMBLEWOOD EAST CONDO UNIT 105 BLDG 46		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$5,410	\$48,690	\$54,100	\$41,730	
2017	\$3,790	\$34,150	\$37,940	\$37,940	\$1,206.15
2016	\$3,350	\$30,130	\$33,480	\$22,970	\$424.13

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$54,100	\$54,100	\$54,100	\$54,100
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$41,730	\$54,100	\$41,730	\$41,730
<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>	\$41,730	\$54,100	\$41,730	\$41,730

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/5/2016	CET-D	\$7,400	113551234			
6/27/2006	WD	\$110,000	42410 / 1231			
1/8/2002	WD	\$43,000	32619 / 1187			
9/30/1997	WD	\$26,400	27118 / 409			
6/1/1988	WD	\$30,000	15528 / 185			
				<b>Adj. Bldg. S.F.</b>		690
				<b>Units/Beds/Baths</b>		1/1/1.5
				<b>Eff./Act. Year Built: 1975/1974</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
28			S					
M			S					
1			.05					

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #41794

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 January 2019, 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:

30D TEAM LLC 17707 NW MIAMI COURT #101 MIAMI, FL 33169	30D TEAM LLC 4146 NW 90 AVENUE #105 CORAL SPRINGS, FL 33065	ATCF II FLORIDA-A LLC P.O. BOX 54972 NEW ORLEANS, LA 70154	CITY OF CORAL SPRINGS, CODE COMPLIANCE DIVISION, DEPARTMENT OF DEVELOPMENT SERVICES 9551 WEST SAMPLE ROAD CORAL SPRINGS, FL 33065
CITY OF CORAL SPRINGS, CODE ENFORCEMENT DIVISION, DEVELOPMENT SERVICES DEPARTMENT 9551 WEST SAMPLE ROAD CORAL SPRINGS, FL 33065	CITY OF CORAL SPRINGS, FIRE INSPECTION DIVISION, DEPARTMENT OF DEVELOPMENT SERVICES 9551 WEST SAMPLE ROAD CORAL SPRINGS, FL 33065	FREDERICK MITTEL AND JERRILYN MITTEL 23 SEATHORN PATH PALM COAST, FL 32164	JOSE L PEREZ, REGISTERED AGENT O/B/O 30D TEAM LLC 17707 NW MIAMI CT MIAMI, FL 33169
PARAMOUNT DISASTER RECOVERY LLC 3300 SW 11 STREET DEERFIELD BEACH, FL 33442	RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC. 4139A NW 88TH AVE CORAL SPRINGS, FL 33065	STEVEN A. WEINBERG, REGISTERED AGENT O/B/O RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC. 7805 SW 6TH COURT PLANTATION, FL 33324	CITY OF CORAL SPRINGS 9551 WEST SAMPLE RD CORAL SPRINGS, FL 33065

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 January 2019 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 41794

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: 484115-AK-5550  
Certificate Number: 559  
Date of Issuance: 05/26/2016  
Certificate Holder: ATCF II FLORIDA-A LLC  
Description of Property: RAMBLEWOOD EAST CONDO  
UNIT 105 BLDG 46

A condominium, according to the declaration of condominium recorded on O R Book 5583, at Page 581, and all exhibits and amendments thereof, Public Records of Broward County, FL

Name in which assessed: 30D TEAM LLC  
Legal Titleholders: 30D TEAM LLC  
17707 NW MIAMI CT #101  
MIAMI, FL 33169

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 20th day of February, 2019. 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 17th day of January, 2019.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By: 

Dana F. Buker  
Deputy

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

Publish: DAILY BUSINESS REVIEW  
Issues: 01/17/2019, 01/24/2019, 01/31/2019 & 02/07/2019  
Minimum Bid: 2934.68



## 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 BARBARA JEAN COOPER, 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

41794

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 559

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

01/17/2019 01/24/2019 01/31/2019 02/07/2019

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.

*Barbara Jean Cooper*

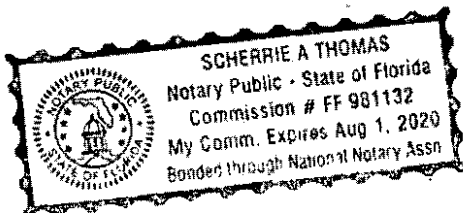
Sworn to and subscribed before me this

7 day of FEBRUARY, A.D. 2019

*Scherrie A Thomas*

(SEAL)

BARBARA JEAN COOPER personally known to me



#### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 41794

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: 484115-AK-5550

Certificate Number: 559

Date of Issuance: 05/26/2016

Certificate Holder:

ATCF II FLORIDA-A LLC

Description of Property:

RAMBLEWOOD EAST CONDO  
UNIT 105 BLDG 46

A condominium, according to  
the declaration of condominium

recorded on O R Book 5583, at  
Page 581, and all exhibits and  
amendments thereof, Public  
Records of Broward County, FL

Name in which assessed:

30D TEAM LLC

Legal Titleholders:

30D TEAM LLC

17707 NW MIAMI CT #101

MIAMI, FL 33169

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 20th  
day of February, 2019. 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 17th day of January,  
2019.

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: 2934.68  
401-314

1/17-24-31 2/7 19-14/0000367427B

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

**RETURN OF SERVICE**

Assignment # 8312 Please Route To Supervisor Service Sheet # 19-000723  
BROWARD COUNTY, FL vs. 300 TEAM LLC TD 41794  
PLAINTIFF VS. DEFENDANT  
TAX NOTICE COUNTY/BROWARD  
TYPE OF WRIT COURT HEARING DATE  
300 TEAM LLC 4146 NW 90 AVENUE #105  
SERVE CORAL SPRINGS, FL 33065  
RECEIVED A C A D DETENTION TAX NOTICE FROM  
Received this process on 1/7/2019  
Date

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

JULIE AIKMAN, SUPV.

9884 Attorney

☒ Served

☐ Not Served - see comments

1/9/19 at 3:53 pm  
Date Time

On 300 TEAM LLC, 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: Posted

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

SCOTT J. ISRAEL, SHERIFF  
BROWARD COUNTY, FLORIDA

BY: [Signature] 881 D.S.

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 484115-AK-5550 (TD #41794)

RECEIVED  
SHERIFF

2019 JAN -7 AM 8:55

## WARNING

BROWARD COUNTY  
FLORIDA

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 January 31, 2019 .....\$3,280.48

Or

\* Amount due if paid by February 19, 2019 .....\$3,318.68

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

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON February 20, 2019 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**

30D TEAM LLC  
4146 NW 90 AVE #105  
CORAL SPRINGS, FL 33065

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

## Detail by Entity Name

Florida Limited Liability Company  
30D TEAM LLC

### Filing Information

<b>Document Number</b>	L16000118804
<b>FEI/EIN Number</b>	APPLIED FOR
<b>Date Filed</b>	06/20/2016
<b>Effective Date</b>	06/13/2016
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

17707 NW MIAMI CT  
MIAMI, FL 33169 UN

### Mailing Address

17707 NW MIAMI CT  
MIAMI, FL 33169 UN

### Registered Agent Name & Address

PEREZ, JOSE L  
17707 NW MIAMI CT  
MIAMI, FL 33169

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

PEREZ, JOSE L  
17707 NW MIAMI CT  
MIAMI, FL 33169 UN

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2017	04/24/2017
2018	03/20/2018

### Document Images

[03/20/2018 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/24/2017 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/20/2016 -- Florida Limited Liability](#)

[View image in PDF format](#)



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

## Detail by Entity Name

Florida Not For Profit Corporation

RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION,INC

### Filing Information

<b>Document Number</b>	723711
<b>FEI/EIN Number</b>	59-1545606
<b>Date Filed</b>	06/21/1972
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	12/26/1995

### Principal Address

4139A NW 88TH AVE  
CORAL SPRINGS, FL 33065

Changed: 07/22/2011

### Mailing Address

4139A NW 88TH AVE  
CORAL SPRINGS, FL 33065

Changed: 07/22/2011

### Registered Agent Name & Address

WEINBERG, STEVEN A  
7805 SW 6TH COURT  
PLANTATION, FL 33324

Name Changed: 07/22/2011

Address Changed: 07/22/2011

### Officer/Director Detail

#### **Name & Address**

Title D

NEIRA, DIANA  
4272 NW 89TH AVENUE # 202  
CORAL SPRINGS, FL 33065

Title VR

BUCHHOLZ, RONALD  
4272 NW 89th Avenue # 106  
CORAL SPRINGS, FL 33065

Title Director

Morales, Esteban antonio  
4278 NW 89TH AVENUE #201  
CORAL SPRINGS, FL 33065

Title T

RODRIGUEZ, JESUS  
4273 NW 89TH AVE #102  
CORAL SPRINGS, FL 33065

Title P

DAMASCENO, NICK  
P O BOX 982  
POMPANO BEACH, FL 33061

Title S

ZERBARINI, MILDRED  
4121 NW 88TH AVENUE # 102  
CORAL SPRINGS, FL 33065

Title Director

Bazinsky, TARA  
10073 NW 16 Street  
Coral Springs, FL 33071

**Annual Reports**

Report Year	Filed Date
2016	04/11/2016
2017	03/06/2017
2018	03/05/2018

**Document Images**

<a href="#">03/05/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/11/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2015 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">07/22/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/04/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/03/2010 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">04/21/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/15/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/05/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/21/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/30/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/26/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/29/2004 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">04/13/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/07/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/19/2002 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">07/19/2002 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">07/01/2002 -- Off/Dir Resignation</a>	View image in PDF format
<a href="#">03/18/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/07/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/24/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/17/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/21/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/17/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/14/1996 -- ANNUAL REPORT</a>	View image in PDF format

\*\*\*\* FILED: BROWARD COUNTY, FL Howard C. Forman. CLERK 2/24/2016 7:35:47 AM.\*\*\*\*

**In the Circuit Court of the Seventeenth Judicial Circuit  
In and for Broward County, Florida**

RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC  
Plaintiff

COCE-15-022467

VS

Division 51

UNKNOWN TENANT 1 , MITTEL, PATRICK , UNKNOWN TENANT 2  
Defendant

**Certificate of Title**

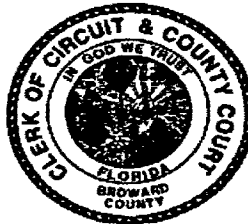
The undersigned, Howard C Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on February 05, 2016, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections

The following property in Broward County, Florida

- SEE ATTACHMENT -

Was sold to 30D TEAM LLC  
17707 NW MIAMI COURT #101 MIAMI, FL, 33169

Witness my hand and the seal of this court on February 24, 2016



Howard C Forman, Clerk of Circuit Courts  
Broward County, Florida

Total consideration  
\$7,400 00  
Doc Stamps \$51 80

2 PGS



Pg. 2

QDCE 15-22467

Condominium Parcel known as Building 46, Unit 105 of RAMBLEWOOD EAST, a Condominium, according to the Declaration of Condominium thereof, dated December 13, 1973, recorded in O.R. Book 5583, at Page 581, of the Public Records of Broward County, Florida, and as amended.

This Document Prepared By and Return to:  
Star Title Services, Inc.  
11011 Sheridan Street, Suite 304  
Cooper City, FL 33026

Parcel ID Number: 18115-AK-55500

## Warranty Deed

This Indenture, Made this 27th day of June, 2006 A.D., Between  
Peter Crowley, a single man

of the County of Broward, State of Florida, grantor, and  
Patrick Mittel, a single man

whose address is: 4146 NW 90th Avenue, Coral Springs, FL 33065

of the County of Broward, State of Florida, grantee.

**Witnesseth** that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Broward State of Florida to wit:

Condominium Parcel known as Building 46, Unit 105 of RAMBLEWOOD EAST, a Condominium, according  
to the Declaration of Condominium thereof, dated December 13, 1973, recorded in Official Records Book 5583,  
at Page 581, of the Public Records of Broward County, Florida.

Subject to current taxes, easements and restrictions of record.

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

**In Witness Whereof**, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: FRANK DeSAATCHI  
Witness

Peter Crowley (Seal)  
P.O. Address: 6230 Plunket Street, Hollywood, Florida 33023

Printed Name: Eric D Rosenberg  
Witness

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this  
Peter Crowley, a single man

27th day of June, 2006 by

he is personally known to me or he has produced his Florida driver's license as identification



Eric D Rosenberg  
My Commission DD139633  
Expires October 04, 2006

Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

APPROVAL OF TRANSFER

KNOW ALL MEN BY THESE PRESENTS:

That pursuant to the Declaration of Condominium Association of RAMBLEWOOD EAST by and through its Board of Directors, has approved and does by these presents prove the transfer of that certain UNIT46105

FROM: Peter CrowleyTO: Patrick Mittel

WITNESS WHEREOF, the Association has caused these presents to be executed this 6 day of June, 2006.

Signed, Sealed and  
Delivered in the  
presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

STATE OF FLORIDA  
COUNTY OF BROWARD

Peter Vay - Pres.  
Officer - Title  
PETER VAY  
Print Name  
Rita N. Scott, V.P.  
Officer - Title  
Rita N. Scott  
Print Name

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

Peter Vay & Rita N. Scott


known to me to be the pres and VICE pres of the Association named in the foregoing instrument, and who acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said Association.

WITNESS my hand and Official Seal in the Broward County and State of Florida last aforesaid this 6 day of June, A.D. 2006.

Erica B. Thalenfeld  
Notary Public  
State of Florida at Large

My Commission Expires:

formsapproval of transfer-condo

NOTARY PUBLIC-STATE OF FLORIDA  
 Erica B. Thalenfeld  
Commission # DD525327  
Expires: MAR. 06, 2010  
Bonded Thru Atlantic Bonding Co., Inc.

**STATEWIDE TITLE CORP.**6600 TAFT STREET  
HOLLYWOOD, FL 33024INSTR # 101607689  
OR BK 32619 PG 1187  
RECORDED 01/14/2002 08:15 AM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 301.00  
DEPUTY CLERK 1923a

Parcel ID Number: 18115-AK-55500

**Warranty Deed**This Indenture, Made this 8th day of January, 2002 A.D., Between  
JOSEPHINE JAYA, a single womanof the County of Palm Beach, State of Florida, grantor, and  
PETER CROWLEY, a single man

whose address is: 4146 NW 90 Avenue, Unit 105, Coral Springs, FL 33065

of the County of Broward, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Broward State of Florida to wit:Condominium Parcel known as Building 46, Unit 105 of RAMBLEWOOD EAST,  
a Condominium, according to the Declaration of Condominium thereof,  
dated December 13, 1973, recorded in O.R. Book 5583, at Page 581, of  
the Public Records of Broward County, Florida, and as amended.Subject to: (1) Taxes for year of closing and subsequent years;  
(2) zoning and/or restrictions and prohibitions imposed by  
governmental authority; (3) restrictions and other matters appearing  
on the plat and/or common to the subdivision; (4) utility easements  
of record.

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

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: **BARTON S STROCK**

Witness

Printed Name: **Ellen Robbins**

Witness

JOSEPHINE JAYA

P.O. Address: 604 Bridgewood Drive, Boca Raton, FL 33434

(Seal)

STATE OF Florida  
COUNTY OF BrowardThe foregoing instrument was acknowledged before me this  
JOSEPHINE JAYA, a single woman

8th day of January, 2002 by

she is personally known to me or she has produced her Florida driver's license as identification.

Printed Name: **BARTON S. STROCK**

Notary Public

My Commission Expires:

BARTON S. STROCK  
My Comm Exp. 8/25/04  
No. CC 955460  
[ ] Personally Know [ ] Other I.D.

**RAMBLEWOOD EAST CONDOMINIUM ASSOCIATES, INC.  
4139A N.W. 88<sup>TH</sup> AVENUE  
CORAL SPRINGS, FLORIDA 33065**

**CERTIFICATE OF APPROVAL OF PURCHASER**

THIS IS TO CERTIFY THAT PETER J. CROWLEY III  
has been approved by the **RAMBLEWOOD EAST CONDOMINIUM  
ASSOCIATION, INC.** as the purchaser(s) of the following described property in  
Broward County, Florida:

Condominium Parcel known as building No. 46 Unit No. 105  
of Ramblewood East, A Condominium, according to the recorded  
Declaration of Condominium thereof, recorded in the Official  
Records Book 5583, at Pages 581-687 of the Public Records of  
Broward County, Florida.

Such approval has been given pursuant to the provisions of the  
Declaration of Condominium of said Condominium.

Dated this 7th day of January, 2002..

**A COPY OF THE EXECUTED DEED  
SHALL BE FORWARDED TO RAMBLE-  
WOOD EAST CONDOMINIUM AT  
4139A N.W. 88<sup>TH</sup> AVENUE, CORAL  
SPRINGS, FLORIDA 33065**

**RAMBLEWOOD EAST CONDOMINIUM  
ASSOCIATION, INC.**

By

MEMBER

MEMBER

WITNESS

*Linous Angel*

**FOR THE BOARD OF DIRECTORS**

WITNESS

*Marta J. Horn*

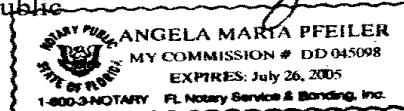
STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME personally appeared JEROME GROPPER, STEVE WOLF, OR MARK  
HURVITZ, known to me to be a member of the Board of Directors of the  
**RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC.** and they  
acknowledge the execution thereof.

SWORN TO AND SUBSCRIBED before me at Broward County, Florida,  
This 7th day of January, 2002.

My Commission Expires:

*Angela Maria Pfeiler*  
Notary Public



97-537059 T#003  
10-10-97 11:56AM

\$ 184.80  
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

BK27118PG0409

Prepared by and return to:  
Patricia P. Carnivale  
SPRINGS TITLE INSURANCE, INC.  
2425 E. Commercial Blvd, Suite 101  
Pt. Lauderdale, Florida 33308

## WARRANTY DEED

THIS INDENTURE, Made this 30th day of September, 1997, Between Edith Kravetz, a single woman, through her attorney-in-fact, Arthur Simsohn, whose post office address is 9316 E. BOCA GARDENS PARKWAY, BOCA RATON, FL 33496 hereinafter called Grantor\*, to Josephine Jaya, a single woman, whose post office address is 4146 NW 90 Avenue, Unit 105, Coral Springs, FL 33065, in the County of Broward, State of Florida, Grantee\*

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

The Condominium Parcel known as Building 46, Unit 105 of RAMBLEWOOD EAST, a Condominium, according to the Declaration of Condominium thereof, dated December 13, 1973, recorded in O. R. Book 5583, at Page 581, of the Public Records of Broward County, Florida, and as amended.

Subject to all of the provisions of the Declaration of Condominium and Exhibits attached thereto, and any and all restrictions, reservations, easements and limitations of record which the party of the second part assumes and agrees to perform and abide by, and subject to taxes for the year 1997 and subsequent years.

(Taxpayers I.D. No. \_\_\_\_\_)  
Folio No. 18115-AK-55500

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that the said land is free of all encumbrances except as listed above.

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

3

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

Signed, sealed and delivered  
in the presence of:

Thomas Bailey  
First Witness sign name  
THOMAS BAILEY  
First Witness print name  
Patricia F. Carnivale  
Second Witness sign name  
PATRICIA F. CARNIVALE  
Second Witness print name

Edith Kravetz  
EDITH KRAVETZ  
by: Arthur Simsohn  
Arthur Simsohn, Attorney in Fact  
Pursuant to Durable Power of Attorney,  
filed under Clerk's File No. 97-53705.7

STATE OF FLORIDA

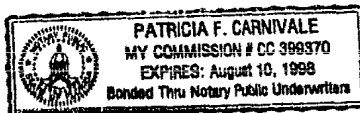
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 30th day of September, 1997, by Arthur Simsohn, Attorney in Fact for Edith Kravetz, a single woman, who has produced Driver's License as identification and who (did)(did not) take an oath.

Patricia F. Carnivale  
Notary Public

(Print/type notary's name)

My commission expires:



BK27118PG0410

RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC.  
4139A N.W. 88TH AVENUE  
CORAL SPRINGS, FLORIDA 33065

CERTIFICATE OF APPROVAL OF PURCHASER

THIS IS TO CERTIFY THAT JOSEFINA JAYA  
has been approved by the RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION,  
INC. as the purchaser(s) of the following described property in  
Broward County, Florida:

Condominium Parcel known as Building No. 46 Unit No. 105  
of Ramblewood East, A Condominium, according to the recorded  
Declaration of Condominium thereof, recorded in the Official  
Records Book 5583, at Pages 581-687 of the Public Records of  
Broward County, Florida.

Such approval has been given pursuant to the provisions of  
the Declaration of Condominium of said Condominium.

Dated this 29th day of August, 1997

RAMBLEWOOD EAST CONDOMINIUM  
ASSOCIATION, INC.

By Sid Wachsberger  
PRESIDENT  
FOR THE BOARD OF DIRECTORS

WITNESS [Signature]

WITNESS [Signature]

STATE OF FLORIDA  
COUNTY OF BROWARD

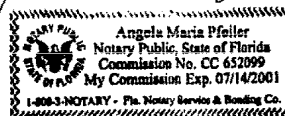
RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

BEFORE ME personally appeared SID WACHSBERGER  
known to me to be a member of the Board of Directors of the  
RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC. and he acknowledges  
the execution thereof.

SWORN TO AND SUBSCRIBED before me at Broward County, Florida,  
this 29th day of August, 1997

Angela Maria Pfeiler  
Notary Public

My Commission Expires:



BK 27118P60411

194161 K-06-97



2

This Document Prepared By and Return to:  
Star Title Services, Inc.  
11011 Sheridan Street, Suite 304  
Cooper City, FL 33026

## Real Estate Mortgage

THIS MORTGAGE made this 26th day of June A.D. 2006 between Patrick Mittel, a single man

herein called Mortgagor, in consideration of the sum named in the promissory note herein described received from Frederick Mittel and Jerrilyn Mittel, husband and wife

herein called Mortgagee, (the terms "Mortgagor" and "Mortgagee" include all parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns, the term "note" includes all promissory notes described herein) Mortgagor hereby mortgages to Mortgagee the real property in Broward County, Florida described as:

Condominium Parcel known as Building 46, Unit 105 of RAMBLEWOOD EAST, a Condominium, according to the Declaration of Condominium thereof, dated December 13, 1973, recorded in Official Records Book 5583, at Page 581, of the Public Records of Broward County, Florida.

THIS IS A PURCHASE MONEY FIRST MORTGAGE.

Upon the death of the Mortgagee, this Mortgage shall be considered satisfied, and the unpaid principal and interest in connection with the note secured by this Mortgage shall be forgiven and the Note shall be considered paid in full.

TOGETHER with all easements, connected therewith, improvements now or hereafter made thereon, fixtures attached thereto, any furniture or furnishings located thereon or therein and any reversions, remainders, rents, issues and profits thereof as security for the payment of the promissory note, a copy of which is attached.

AND Mortgagor hereby covenants:

1. That Mortgagor is in actual possession and seized of said real property in fee simple with full power and lawful right to mortgage the same; that said property is free from all liens and encumbrances except as set forth herein; that Mortgagor fully warrants the title to said real property and will defend the same against lawful claims of all persons whomsoever.

2. To pay all money required by said note and this mortgage, or either, promptly when due.

3. To pay all taxes, assessments, levies, liabilities, obligations and encumbrances of every description now on or which may hereafter accrue on said property, this mortgage and the debt secured hereby, or any of these, when due. If any part thereof is not paid when due, Mortgagee may pay it without waiving the option to foreclose this mortgage or any other right hereunder.

4. To pay all costs and expenses together with reasonable attorney's fees (including appellate proceedings) incurred by Mortgagee because of any default by Mortgagor under this mortgage and said note, or either.

5. To keep the improvements now or hereafter on said property insured against loss by fire or other hazards included in the terms "extended coverage" and "other perils" in the amount secured by this mortgage by an insurer approved by Mortgagee. The policy shall be held by and made payable to Mortgagee by standard New York mortgagee clause without contribution as Mortgagee's interest may appear. If any money becomes payable under such policy, then all checks for said money will be made payable to Mortgagor and Mortgagee and the proceeds shall be first applied to restore the mortgaged property to the condition it was immediately before the loss occurred and if there be any excess or if the property not so restored then Mortgagee may apply the same to the payments last due on the debt secured hereby or may permit Mortgagor to use it, or any part thereof, for other purposes without waiving or impairing any lien or right hereunder. If Mortgagor fails to obtain such policy, Mortgagee may procure it and pay therefor without waiving the option to foreclose this mortgage or any other right hereunder.

6. To permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof.

7. That if said property, or any part thereof, is taken by eminent domain, Mortgagee shall have the right to receive and apply all money paid for such taking to the payments last due on the debt secured hereby or may permit Mortgagor to use it, or any part thereof, for other purposes without waiving or impairing any lien or right under this mortgage. If the remaining part of said property is inadequate security for the unpaid balance of said debt, Mortgagee may accelerate payment thereof immediately.

8. That if Mortgagee shall hold another mortgage or lien on said property, a default under such other mortgage or lien shall constitute a default under this mortgage also. Any default under this mortgage shall likewise constitute a default under such other mortgage or lien. If foreclosure proceedings under any mortgage or lien (whether held by Mortgagee or another) affecting said property are instituted, this shall constitute a default under this mortgage.

9. That Mortgagee may forbear to enforce defaults under this mortgage and said note, or either, or may extend the time for payment of any money secured hereby or may take other or additional security and may deal directly with any owner of said property in all respects pertaining to this mortgage and said note, or either, without notice to or the consent of any person liable under this mortgage and said note, or either, and without discharging or affecting the liability of any person liable under this mortgage and said note, or either.

PCU 3

**Real Estate Mortgage - Page 2**

10. That the rents, profits, income, issues and revenues of said property (including any personal property located thereon or therein) are assigned and pledged as further security for the payment of the debt secured hereby with the right (but no duty) on the part of Mortgagee to demand and receive and apply them on said debt at any time after a default hereunder. If suit is instituted to foreclose or reform this mortgage or to determine the validity or priority thereof, Mortgagee shall be entitled to appointment of a receiver pendente lite without notice for said property and of all rents, income, profits, issues and revenue thereof. It is covenanted and agreed that the court shall forthwith appoint a receiver of said property and of such rents, income, profits, issues and revenues. Such appointment shall be made as a matter of strict right to Mortgagee without reference to the adequacy or inadequacy of the value of the property hereby mortgaged or to the solvency or insolvency of Mortgagor.

11. That if any dispute arises involving said note and this mortgage, or either, wherein Mortgagee incurs any costs (regardless of whether or not legal proceedings are instituted) or if any action or proceeding (including appellate proceedings) shall be maintained by any person other than Mortgagee wherein Mortgagee is made a party, all expenses incurred by Mortgagee to prosecute or defend the rights created by this mortgage and said note, or either, together with reasonable attorney's fees and costs, whether same be rendered for negotiation, trial or appellate work, shall be paid by Mortgagor.

12. That if any money secured hereby is not fully paid within **THIRTY (30)** days after it becomes due, or if any covenant or agreement of said note and this mortgage, or either, is breached, Mortgagee shall have the option to accelerate payment of the entire principal and any other money secured hereby as immediately due and payable without notice. Time is of the essence of this mortgage. Any payment made by Mortgagee under paragraphs 3, 4, 5, or 11 shall bear interest at the maximum legal rate from the date of payment and shall be secured by this mortgage. No waiver of or failure to enforce any default or obligation under this mortgage and said note, or either, shall constitute a waiver of any subsequent default or of the terms of either instrument. If there is any conflict between the terms of this mortgage and said note, the terms of this mortgage shall prevail.

**In Witness Whereof**, the mortgagor has hereunto set his hand and seal the day and year first above written

**Signed, sealed and delivered in our presence:**

Printed Name:  
Witness

Eric D Rosenberg

Printed Name:  
Witness

PAUL C. GREENBAUM

Patrick Mittel  
Patrick Mittel

(Seal)

P.O. Address: 4146 NW 90th Avenue, Coral Springs, FL 33065


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

The foregoing instrument was acknowledged before me this 26th day of June, 2006 by Patrick Mittel, a single man

he is personally known to me or he has produced his Florida driver's license as identification.

Printed Name:  
Notary Public

My Commission Expires:

 Eric D Rosenberg  
My Commission DD139633  
Expires October 04, 2006

**MORTGAGE NOTE**

\$ 110,000.00

Coral Springs

, Florida  
June 26th, 2006

For value received, the undersigned jointly and severally agrees and promises to pay to the order of:  
Frederick Mittel and Jerrilyn Mittel, husband and wife

the principal sum of \$ 110,000.00 with interest thereon at the rate of Zero per centum per annum from the  
date hereof until maturity, the interest being payable as set forth below in lawful money of the United States of America at:  
23 Seathorn Path, Palm Coast, Florida 32164

or such other address as the holder from time to time may specify by written notice to the maker, the principal and interest  
to be paid as follows:

This note is secured by a purchase money mortgage of even date herewith, executed by maker in favor of the  
herein named payee and is given as part of the purchase price for the real property described in said mortgage.

Principal payable in monthly installments of \$400.00 (Four Hundred and 00/100 dollars) each commencing on  
the 1st day of August, 2006, and continuing on the 1st day of each and every month thereafter until the note is  
paid in full.

Upon the death of the Lender, any unpaid principal and interest will be forgiven, and this loan will be  
considered paid in full.

This note with interest is secured by a mortgage on real estate, of even date herewith, and shall be construed and  
enforced accordingly.

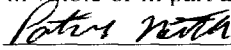
If there is a default in payment of any of the sums or interest or in said mortgage, or in the performance of any  
agreements contained herein or in said mortgage, and it continues for a period of FIFTEEN (15) days then, at the  
option of the holder of the note, the principal sum then remaining unpaid with accrued interest shall immediately become due  
and collectible without notice, time being of the essence of this contract, and the principal sum and accrued interest shall  
both bear interest at the highest rate allowable by law from the date of default until paid. All sums paid under this note shall  
be credited first to accrued interest and then to principal. Failure to exercise this option shall not constitute a waiver of the  
right to exercise the same in the event of any subsequent default.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay  
reasonable attorneys' fees and expenses in the enforcement of this note prior or subsequent to judgment and in any and all  
trial and appellate tribunals, whether suit be brought or not if, after maturity of this note or default, counsel shall be employed  
to collect this note or to protect the security of said mortgage.

The indebtedness evidenced by this note may be prepaid in whole or in part at any time without penalty or premium.

**MAKER'S ADDRESS:**

4146 NW 90th Avenue  
Coral Springs, FL 33065

  
Patrick Mittel

(Seal)

AFTER RECORDING - RETURN TO:

BP 18-003318

PERMIT NUMBER:

**NOTICE OF COMMENCEMENT**

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 484115AK5510-5640

SUBDIVISION RAMBLEWOOD EAST CONDOS BLOCK TRACT LOT BLDG 46 UNIT 101-207

4146 NW 90 AVE, CORAL SPRINGS, FL 33065

2. GENERAL DESCRIPTION OF IMPROVEMENT:

40 YEAR SAFETY INSPECTION PROGRAM REPAIRS + ANY ASSOCIATED REPAIRS INCLUDING ROOFS

3. OWNER INFORMATION: a. Name R.E.C.A

b. Address 4139-A NW 88 AVE, CORAL SPRINGS, FL 33065

c. Interest in property RESIDENCES

d. Name and address of fee simple titleholder (if other than Owner) N/A

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:

PARAMOUNT DISASTER RECOVERY LLC 3300 SW 11 STREET, DEERFIELD BEACH, FL 33442 754-227-7741

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:

N/A

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER:

N/A

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER:

N/A

8. In addition to himself or herself, Owner designates the following to receive a copy of the Licnor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER:

N/A

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): APRIL 18, 2020

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

*M. Zerbanni*  
Signature of Owner or  
Owner's Authorized Officer/Director/Partner/Manager

State of Florida  
County of Broward

*Mildred Zerbanni* (Secretary)  
Print Name and Provide Signatory's Title/Office

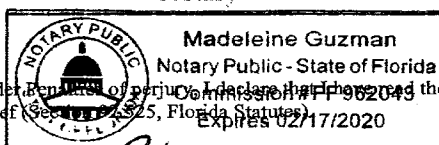
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of April, 2018

By *Mildred Zerbanni*, as *SEC*  
(name of person) (type of authority, ...e.g. officer, trustee, attorney in fact)

For *RECA*  
(name of party on behalf of whom instrument was executed)

Personally known or produced the following type of identification:

Notary



*Madeleine Guzman*  
(Signature of Notary Public)

Under penalty of perjury, I declare that I am a Notary Public in and for the State of Florida, and that the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 713.13, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:

By *M. Zerbanni* (Secretary) By

12  
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  
ORDER IMPOSING FINE/CERTIFICATION OF LIEN**

CITY OF CORAL SPRINGS, FLORIDA

Petitioner

CASE NO.09-11782

vs.

**RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC**

Respondent(s)  
\_\_\_\_\_ /

Certification of Lien Hearing Date: SEPTEMBER 18, 2012

Property Address: **4161 NORTHWEST 90 AVENUE 205**  
Legal description: **RAMBLEWOOD EAST CONDO UNIT 205 BLDG 61**  
Folio Number: **4841-15-AK-7720**

Pursuant to the Final Order of **August 22, 2012**, the Respondent was given until **September 12, 2012** 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) comes into compliance or until a judgment is entered based upon the certification of fine.

Violation(s):	Beginning Date for Accrual:	Fine Amount:
No. 1 (013A)	September 13, 2012	\$ 250.00 PER DAY

2. Interest on the daily fine amount shall continue to accrue until total fine and costs are paid by the Respondent 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 to correct the violation(s); and (3) any previous violation(s) committed by the Respondent.

case # 09-11782 (ramblewood east condo assn inc)  
certification of lien  
doc: 111852 (09/18/12)

Page 1 of 2

**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 3rd day  
of October, 2012  
Thomas Test City Clerk

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 Respondents.
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.

Certification of Lien ordered at Coral Springs, this 18<sup>th</sup> day of September, 2012. Executed September 28<sup>th</sup>, 2012.

CITY OF CORAL SPRINGS, FLORIDA  
  
Alan Gabriel, Special Magistrate

Copies to:

Ramblewood East Condominium Association, Inc, c/o Kaye Bender Rembaum, P.L., Attention: Robert L. Kaye, Esquire, 1200 Park Central Boulevard South, Pompano Beach, Florida 33064  
Ramblewood East Condominium Association, Inc, c/o Steven A. Weinberg, Registered Agent, 7805 Southwest 6 Court, Plantation, Florida 33324  
Ramblewood East Condominium Association, Inc, c/o Nich Damasceno, President, Post Office Box 982, Pompano Beach, Florida 33061

case # 09-11782 (ramblewood east condo assn inc)  
certification of lien  
doc: 111852 (09/18/12)

**CITY OF CORAL SPRINGS  
FIRE INSPECTION DIVISION  
SPECIAL MAGISTRATE HEARING**

**FINAL ORDER**

CITY OF CORAL SPRINGS, FLORIDA  
Petitioner

**Case No. 09-11782**

vs.

RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC

**Respondent.**  
\_\_\_\_\_

Hearing Date: **AUGUST 22, 2012**

Present for Petitioner: FIRE INSPECTOR JOHN BERGER WAS PRESENT ON BEHALF OF FIRE INSPECTOR BRUNO MATOS

Present for Respondent: NO ONE WAS PRESENT ON BEHALF OF THE RESPONDENT

Violation:

No. 1 **FIRE DOOR REQUIRED (013A)** (NEED TO REPLACE FRONT DOOR WITH A SOLID DOOR WITH NO OPENINGS) / NATIONAL FIRE PROTECTION ASSOCIATION 101, SECTION 31.3.6.2.1

Record indicates the Respondent owns certain real property as described below:

Property Address: **4161 NORTHWEST 90 AVENUE 205**  
Legal Description: **RAMBLEWOOD EAST CONDO UNIT 205 BLDG 61**  
Folio: **4841-15-AK-7720**

**Notice:**

  X   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 violations committed by the respondent (s).

Final order (fire): (ramblewood east condo assn inc)  
09-11782 (08/22/12)  
doc: 111359

Violation(s)

Compliance Date:

Fine Amount:

No. 1 (013A)

SEPTEMBER 12, 2012

\$250.00 PER DAY

**Certification of Lien Date: SEPTEMBER 18, 2012 FOR VIOLATION NO. 1**

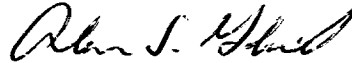
Hearing will be held on this date if subject property not complied by above referenced compliance date(s).  
Hearing will be held in City Commission Chambers, 9551 West Sample Road, Coral Springs, Florida, on  
or about 9:00AM. You have a right to be heard at this hearing.

***You are further ordered to contact the City's Fire Inspection Division (954-346-1396) to arrange for re-inspection of the property to verify compliance with this final order. IT IS YOUR RESPONSIBILITY TO NOTIFY THE FIRE INSPECTION DIVISION OF COMPLIANCE.***

In addition, the Special Magistrate orders that if Respondent has a repeat violation of the referenced code provision within five (5) years of the date of this final order, Respondent 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, this 22<sup>nd</sup> day of August, 2012. Executed  
August 24<sup>th</sup>, 2012.

CITY OF CORAL SPRINGS, FLORIDA



Alan L. Gabriel, Special Magistrate

**Copies Provided To:**

Ramblewood East Condominium Association, Inc, c/o Kaye Bender Rembaum, P.L., Attention: Robert L. Kaye, Esquire, 1200 Park Central Boulevard South, Pompano Beach, Florida 33064  
Ramblewood East Condominium Association, Inc, c/o Steven A. Weinberg, Registered Agent, 7805 Southwest 6 Court, Plantation, Florida 33324  
Ramblewood East Condominium Association, Inc, c/o Nich Damasceno, President, Post Office Box 982, Pompano Beach, Florida 33061

The Respondent 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 Enforcement 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.

Final order (fire): (ramblewood east condo assn inc)  
09-11782 (08/22/12)  
doc: 111359



6  
Code Compliance 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  
ORDER IMPOSING FINE/CERTIFICATION OF LIEN**

**CITY OF CORAL SPRINGS, FLORIDA**

Petitioner

CASE NO. 12-16456

vs

**RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC.**

Respondent(s)

Certification of Lien Hearing Date: MAY 22, 2013

Property Address: 4122 NORTHWEST 88 AVENUE 103  
Legal Description: RAMBLEWOOD EAST CONDO UNIT 103 BUILDING 22  
Folio: 4841-15-AK-2170

Pursuant to the Order of **April 11, 2013**, the Respondent was given until **May 14, 2013** 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 violations 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 (BCV)	MAY 15, 2013	\$150.00 PER DAY

2. Interest on the daily fine amount shall continue to accrue until total fine and costs are paid by the Respondent 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 to correct the violation(s); and (3) any previous violation(s) committed by the Respondent.
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.

case #12-16456 (ramblewood east condominium association, inc.)  
certification of lien (05/22/13)  
doc: 122789 - sv

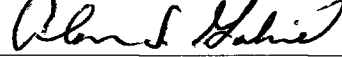
Page 1 of 2

**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 3rd day  
of June 20 13  
[Signature] City Clerk

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.

Certification of Lien ordered at Coral Springs, this 22<sup>nd</sup> day of May, 2013. Executed May 3<sup>rd</sup>, 2013.

CITY OF CORAL SPRINGS, FLORIDA



Alan L. Gabriel, Special Magistrate

Copies mailed to:

Ramblewood East Condominium Association, Inc., 4139A Northwest 88 Avenue, Coral Springs, Florida 33065  
Steven A. Weinberg, 7805 Southwest 6 Court, Plantation, Florida 33324

case #12-16456 (ramblewood east condominium association, inc.)  
certification of lien (05/22/13)  
doc: 122789 - sv

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

**FINAL ORDER**

CITY OF CORAL SPRINGS, FLORIDA  
Petitioner

**Case No. 12-16456**

vs.

**RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC.**  
Respondents

Hearing Date: APRIL 11, 2013

Present for Petitioner: DEREK W. HALL, STRUCTURAL INSPECTOR

Present for Respondent: NO ONE WAS PRESENT ON BEHALF OF THE RESPONDENT

Violation(s):

No. 1 **FLORIDA BUILDING CODE – FBC (BCV)** (PER STRUCTURAL INSPECTOR LARRY YAGODSINZKI – INTERIOR ALTERATIONS – BOTH BATHROOM VANITIES REPLACED AND TILE REPLACED IN ONE BATHROOM WITHOUT PERMITS AND MANDATORY INSPECTIONS) / MUNICIPAL CODE, SECTION 5-0, FLORIDA BUILDING CODE/BROWARD COUNTY AMENDMENTS, SECTIONS 105.1 AND 110.3

Record indicates the Respondent owns certain real property as described below:

Property Address: 4122 NORTHWEST 88 AVENUE 103

Legal Description: RAMBLEWOOD EAST CONDO UNIT 103 BUILDING 22

Folio: 4841-15-AK-2170

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).

Violation(s)	Compliance Date:	Fine Amount:
No. 1 (BCV)	MAY 14, 2013	\$150.00 PER DAY

Certification of Lien Date: MAY 22, 2013 for violation No 1

final order: (ramblewood east condominium association, inc.)  
12-16456 (04/11/13)  
doc: 122362

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 9:00AM. You have a right to be heard at this hearing.

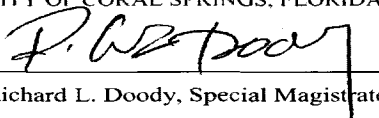
***You are further ordered to contact the City's Code Compliance Division (954-346-1720) to arrange for re-inspection of the property to verify compliance with this final order. IT IS YOUR RESPONSIBILITY TO NOTIFY THE CODE ENFORCEMENT DIVISION OF COMPLIANCE.***

***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 Respondent has a repeat violation of the referenced code provision within five (5) years of the date of this final order, Respondent 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, April 11, 2013. Executed April 20, 2013

CITY OF CORAL SPRINGS, FLORIDA



Richard L. Doody, Special Magistrate

Copy(ies) provided to:

Ramblewood East Condominium Association, Inc., 4139A Northwest 88 Avenue, Coral Springs, Florida 33065

Steven A. Weinberg, 7805 Southwest 6 Court, Plantation, Florida 33324

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.

final order: (ramblewood east condominium association, inc.)  
12-16456 (04/11/13)  
doc: 122362

Fire Inspection 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  
ORDER IMPOSING FINE/CERTIFICATION OF LIEN**

CITY OF CORAL SPRINGS, FLORIDA

Petitioner

CASE NO. 09-12175

vs.

**RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION**

Respondent (s)

Certification of Lien Hearing Date: DECEMBER 19, 2012

Property Address: 4276 NORTHWEST 89 AVENUE #201  
Legal Description: RAMBLEWOOD EAST CONDO BUILDING 76 UNIT 201  
Folio: 4841-15-CB-1060

Pursuant to the Order of **November 15, 2012**, the Respondent was given until **December 5, 2012** to comply the above referenced case. An Affidavit of Non Compliance was issued on December 11, 2012.

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 violations 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 (013A)	DECEMBER 6, 2012	\$100.00 PER DAY

2. Interest on the daily fine amount shall continue to accrue until total fine and costs are paid by the Respondent 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 to correct the violation(s); and (3) any previous violation(s) committed by the Respondent.
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 Respondents.

case # 09-12175 (ramblewood east condo assn)  
certification of lien  
doc: 121303 (12/19/12)

Page 1 of 2

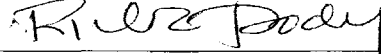
**CERTIFIED**  
I certify this to be an original record of the  
City of Coral Springs.  
WITNESSETH my hand and official seal of the  
City of Coral Springs, Florida this 14th day  
of January, 2013  
Thomas City Clerk

(4)

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.

Certification of Lien ordered at Coral Springs, this 19<sup>th</sup> day of December, 2012. Executed January 5, 2013.

CITY OF CORAL SPRINGS, FLORIDA



Richard L. Doody, Special Magistrate

Copies to:

Ramblewood East Condominium Association, Inc., 4139A Northwest 88 Avenue, Coral Springs, Florida 33065  
Ramblewood East Condominium Association, Inc., c/o B. Baroukh, Secretary, R. Buchholz, Vice President,  
4139A, Northwest 88 Avenue, Coral Springs, Florida 33065  
Ramblewood East Condominium Association, Inc., Nick Damasceno, President, Post Office Box 982, Pompano  
Beach, Florida 33061  
Kaye and Bender, P.L. Attention: Brittany Rubbo, Esquire Re: Ferguson, 1200 Park Central Boulevard South,  
Pompano Beach, Florida 33064

case # 09-12175 (ramblewood east condo assn)  
certification of lien  
doc: 121303 (12/19/12)

**CITY OF CORAL SPRINGS  
FIRE INSPECTION DIVISION  
SPECIAL MAGISTRATE HEARING**

**FINAL ORDER**

CITY OF CORAL SPRINGS, FLORIDA  
Petitioner

**Case No. 09-12175**

vs.

RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC.  
Respondent.

Hearing Date: NOVEMBER 15, 2012

Present for Petitioner: BRUNO MATOS, FIRE INSPECTOR

Present for Respondent: THE RESPONDENT WAS NOT PRESENT

**Violations:**

No. 1 **FIRE DOOR REQUIRED (013A)** (FAILURE TO REPLACE/INSTALL A FIRE RATED DOOR WHICH SHALL HAVE NO LESS THAN A 20-MINUTE FIRE PROTECTION RATING IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION 101, SECTION 8.3. FAILURE TO REPLACE/INSTALL FRONT DOOR WITH A SOLID DOOR WITH NO OPENINGS – BUILDING PERMIT REQUIRED) / NATIONAL FIRE PROTECTION ASSOCIATION 101, SECTION 31.3.6.2.1

Record indicates the Respondent owns certain real property as described below:

Property Address: 4276 NORTHWEST 89 AVENUE #201  
Legal Description: RAMBLEWOOD EAST CONDO BUILDING 76 UNIT 201

**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 violations committed by the respondent (s).

Final order: ramblewood east condominium  
Association, inc. (bm)  
09-12175 (11/15/12)  
doc: 120652

Violation(s)  
No. 1 (013A)

Compliance Date:  
DECEMBER 5, 2012

Fine Amount:  
\$100.00 PER DAY

Certification of Lien Date: December 19, 2012 for violation No. 1

***You are further ordered to contact the City's Code Enforcement Division (954-346-1396) to arrange for re-inspection of the property to verify compliance with this final order. IT IS YOUR RESPONSIBILITY TO NOTIFY THE CODE ENFORCEMENT DIVISION OF COMPLIANCE.***

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 9:00AM. You have a right to be heard at this hearing.

In addition, the Special Magistrate orders that if Respondent has a repeat violation of the referenced code provision within five (5) years of the date of this final order, Respondent 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, this 15<sup>th</sup> of November, 2012. Executed November 20<sup>th</sup>, 2012.

CITY OF CORAL SPRINGS, FLORIDA

  
Eugene M. Steinfeld, Special Magistrate

**Copies Provided To:**

Ramblewood East Condominium Association, Inc., 4139A Northwest 88 Avenue, Coral Springs, Florida 33065

Ramblewood East Condominium Association, Inc., c/o B. Baroukh, Secretary, R. Buchholz, Vice President, 4139A, Northwest 88 Avenue, Coral Springs, Florida 33065

Ramblewood East Condominium Association, Inc., Nick Damasceno, President, Post Office Box 982, Pompano Beach, Florida 33061

Kaye and Bender, P.L. Attention: Brittany Rubbo, Esquire Re: Ferguson, 1200 Park Central Boulevard South, Pompano Beach, Florida 33064

The Respondent 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 Enforcement 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.

Final order: ramblewood east condominium  
Association, inc. (bm)  
09-12175 (11/15/12)  
doc: 120652



12  
Please Return Recorded Document To:  
Code Enforcement Division  
Development Services Department  
City of Coral Springs  
9551 West Sample Road  
Coral Springs, Florida 33065

**BEFORE THE SPECIAL MAGISTRATE  
CITY OF CORAL SPRINGS**

**ORDER IMPOSING FINE/CERTIFICATION OF LIEN**

CITY OF CORAL SPRINGS

Petitioner  
vs.

Case: 09-11933

**RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC.**  
Respondent  
\_\_\_\_\_

The above referenced case was heard on June 27, 2012. The Respondent was found in violation of the City Code and given until July 26, 2012 to comply **the fire door required** violation. An Affidavit of Non-Compliance for the violation was issued on July 26, 2012.

The property located at **4166 NORTHWEST 90 AVENUE 101**, Coral Springs, Florida and legally described as **RAMBLEWOOD EAST CONDO UNIT 101 BLDG 66**, Folio #**4841-15-AK-8290**, and is still in violation of the City Code.

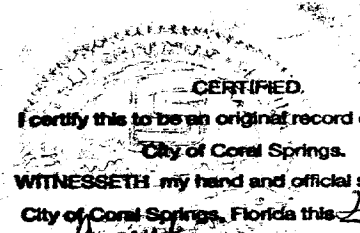
Therefore, pursuant to Section 162.09, Florida Statutes, the Special Magistrate certifies as follows:

1. The Order of June 27, 2012 required the Respondent to comply the violation by July 26, 2012 and if compliance was not met within the specified time frame, a fine of One Hundred and Fifty and 00/100 Dollars (\$150.00) **per day**, would commence and continue to accrue for each day thereafter that the violation exists.

2. The Respondent violated the Order of June 27, 2012 and the Respondent continues to violate the Order; therefore, the Special Magistrate imposes and certifies a fine in the amount of One Hundred and Fifty and 00/100 Dollars (\$150.00) **per day**, for the violation plus administrative costs, beginning July 27, 2012 which shall continue to accrue until the Respondent comes into compliance or until a judgment is entered based upon this certification of fine.

case 09-11933 (ramblewood east condominium association, inc. )  
certification of lien  
doc: 111029 (08/09/12)

Page 1 of 2

  
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 29th day  
of August, 20 12  
S. Thomas City Clerk

3. Interest on the daily fine amount shall continue to accrue until total fine and costs are paid by the Respondent 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 to correct the violation(s); and (3) any previous violation(s) committed by the Respondent.

4. 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 violation(s) exist, and upon any other real or personal property owned by Respondent.

5. 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.

Certification of Lien ordered at Coral Springs, this 9<sup>th</sup> day of August, 2012. Executed August 19, 2012.

ATTEST:

**Special Magistrate of the  
City of Coral Springs, Florida**

BY:   
Richard L. Doody, Special Magistrate

Copies provided to:

Ramblewood East Condominium Association, Inc. c/o Kaye, Bender, Rembaum, P.L., Attention Robert L. Kaye, Esquire, 1200 Park Central Boulevard South, Pompano Beach, Florida 33064

**CITY OF CORAL SPRINGS  
FIRE INSPECTION DIVISION  
SPECIAL MAGISTRATE HEARING**

**FINAL ORDER**

CITY OF CORAL SPRINGS, FLORIDA  
Petitioner

**Case No. 09-11933**

vs.

RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC

**Respondent.**  
\_\_\_\_\_ /

Hearing Date: **JUNE 27, 2012**

Present for Petitioner: BRUNO MATOS, FIRE INSPECTOR

Present for Respondent: NO ONE WAS PRESENT ON BEHALF OF THE RESPONDENT

Violation:

No. 1 **FIRE DOOR REQUIRED (013A)** (NEED TO REPLACE FRONT DOOR WITH A SOLID DOOR WITH NO OPENINGS) / NATIONAL FIRE PROTECTION ASSOCIATION 101, SECTION 31.3.6.2.1

Record indicates the Respondent owns certain real property as described below:

Property Address: **4166 NORTHWEST 90 AVENUE 101**  
Legal Description: **RAMBLEWOOD EAST CONDO UNIT 101 BLDG 66**  
Folio: **4841-15-AK-8290**

**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 violations committed by the respondent (s).

Final order (fire): (ramblewood east condo assn inc)  
09-11933 (06/27/12)  
doc: 110727

Violation(s)  
No. 1 (013A)

Compliance Date:  
JULY 26, 2012

Fine Amount:  
\$150.00 PER DAY

**Certification of Lien Date: AUGUST 9, 2012 FOR VIOLATION NO. 1**

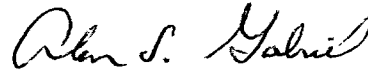
Hearing will be held on this date if subject property not complied by above referenced compliance date(s).  
Hearing will be held in City Commission Chambers, 9551 West Sample Road, Coral Springs, Florida, on or about 9:00AM. You have a right to be heard at this hearing.

***You are further ordered to contact the City's Fire Inspection Division (954-346-1396) to arrange for re-inspection of the property to verify compliance with this final order. IT IS YOUR RESPONSIBILITY TO NOTIFY THE FIRE INSPECTION DIVISION OF COMPLIANCE.***

In addition, the Special Magistrate orders that if Respondent has a repeat violation of the referenced code provision within five (5) years of the date of this final order, Respondent 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, this 27<sup>th</sup> day of June, 2012. Executed July 19<sup>th</sup>, 2012.

CITY OF CORAL SPRINGS, FLORIDA



Alan L. Gabriel, Special Magistrate

**Copies Provided To:**

Ramblewood East Condominium Association, Inc, c/o Kaye Bender Rembaum, P.L., Attention: Robert L. Kaye, Esquire, 1200 Park Central Boulevard South, Pompano Beach, Florida 33064

The Respondent 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 Enforcement 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.

Final order (fire): (ramblewood east condo assn inc)  
09-11933 (06/27/12)  
doc: 110727

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

**DATE: January 2nd, 2019**

**PROPERTY ID # 484115-AK-5550 (TD # 41794)**

# WARNING

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

30D TEAM LLC  
17707 NW MIAMI COURT #101  
MIAMI, FL 33169

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4146 NW 90 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.

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

\* Estimated Amount due if paid by January 31, 2019 .....\$3,309.28

Or

\* Estimated Amount due if paid by February 19, 2019 .....\$3,353.24

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 20, 2019 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

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**DATE: January 2nd, 2019**

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30D TEAM LLC  
4146 NW 90 AVENUE #105  
CORAL SPRINGS, FL 33065

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ATCF II FLORIDA-A LLC  
P.O. BOX 54972  
NEW ORLEANS, LA 70154

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

**DATE: January 2nd, 2019**

**PROPERTY ID # 484115-AK-5550 (TD # 41794)**

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

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

DATE: January 2nd, 2019

PROPERTY ID # 484115-AK-5550 (TD # 41794)

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DEPARTMENT  
9551 WEST SAMPLE ROAD  
CORAL SPRINGS, FL 33065

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

DATE: January 2nd, 2019

PROPERTY ID # 484115-AK-5550 (TD # 41794)

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CITY OF CORAL SPRINGS, FIRE INSPECTION DIVISION, DEPARTMENT OF  
DEVELOPMENT SERVICES  
9551 WEST SAMPLE ROAD  
CORAL SPRINGS, FL 33065

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

**DATE: January 2nd, 2019**

**PROPERTY ID # 484115-AK-5550 (TD # 41794)**

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FREDERICK MITTEL AND JERRILYN MITTEL  
23 SEATHORN PATH  
PALM COAST, FL 32164

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DATE: January 2nd, 2019

PROPERTY ID # 484115-AK-5550 (TD # 41794)

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JOSE L PEREZ, REGISTERED AGENT O/B/O 30D TEAM LLC

17707 NW MIAMI CT  
MIAMI, FL 33169

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PARAMOUNT DISASTER RECOVERY LLC  
3300 SW 11 STREET  
DEERFIELD BEACH, FL 33442

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RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC.

4139A NW 88TH AVE  
CORAL SPRINGS, FL 33065

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MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Estimated Amount due if paid by January 31, 2019 .....\$3,309.28

Or

\* Estimated Amount due if paid by February 19, 2019 .....\$3,353.24

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 20, 2019 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](http://www.broward.org/recordstaxestreasury)

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

DATE: January 2nd, 2019

PROPERTY ID # 484115-AK-5550 (TD # 41794)

# WARNING

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

STEVEN A. WEINBERG, REGISTERED AGENT O/B/O RAMBLEWOOD EAST  
CONDOMINIUM ASSOCIATION, INC.  
7805 SW 6TH COURT  
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4146 NW 90 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

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Or

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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: January 2nd, 2019**

**PROPERTY ID # 484115-AK-5550 (TD # 41794)**

# WARNING

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

CITY OF CORAL SPRINGS  
9551 WEST SAMPLE RD  
CORAL SPRINGS, FL 33065

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 4146 NW 90 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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\* Estimated Amount due if paid by January 31, 2019 .....\$3,309.28

Or

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

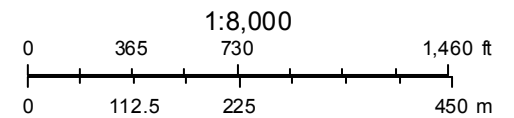


Property Id: 484115AK5550

\*\*Please see map disclaimer



November 6, 2018



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

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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	\$	

Postmark  
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Postage

\$

Total Payment

\$

Sent To

Street Address

City, State, ZIP+4®

**TD 41794 FEBRUARY 2019 WARNING**  
**RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION,**  
**INC.**  
**4139A NW 88TH AVE**  
**CORAL SPRINGS, FL 33065**



9985 1960 0001 0961 5868

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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 Payment

Sent To

Street

City, S

**TD 41794 FEBRUARY 2019 WARNING**  
**30D TEAM LLC**  
**17707 NW MIAMI COURT #101**  
**MIAMI, FL 33169**

7018 1830 0001 0961 5851

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

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

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Postage

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Total Post

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Sent To

Street and

City, State, ZIP+4®

**TD 41794 FEBRUARY 2019 WARNING**  
CITY OF CORAL SPRINGS  
9551 WEST SAMPLE RD  
CORAL SPRINGS, FL 33065

4495 T960 T000 0961 5844  
7018 1830 0001 0961 5844

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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	\$	
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**TD 41794 FEBRUARY 2019 WARNING**

30D TEAM LLC

4146 NW 90 AVENUE #105  
CORAL SPRINGS, FL 33065

701A 1830 0001 0961 5837

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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	\$	
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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 41794 FEBRUARY 2019 WARNING**  
STEVEN A. WEINBERG, REGISTERED AGENT O/B/O  
RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC.  
7805 SW 6TH COURT  
PLANTATION, FL 33324

7018 1830 0001 0961 5769

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<input type="checkbox"/> Adult Signature Required	\$	
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Postage

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Total

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Sent to

Street

City, State

**TD 41794 FEBRUARY 2019 WARNING**

**ATCF II FLORIDA-A LLC**

**P.O. BOX 54972**

**NEW ORLEANS, LA 70154**

7018 1830 0001 0961 5806

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☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

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Total Pre

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Sent To **JOSE L PEREZ, REGISTERED AGENT O/B/O 30D TEAM LLC**

Street **17707 NW MIAMI CT**  
**MIAMI, FL 33169**

City, State, ZIP+4

Postmark  
Here



062 1960 0001 0961 5790

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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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Total Price

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Sent To

Street

City, State, ZIP+4™

**TD 41794 FEBRUARY 2019 WARNING**  
**FREDERICK MITTEL AND JERRILYN MITTEL**  
**23 SEATHORN PATH**  
**PALM COAST, FL 32164**

7018 1830 0001 0961 5783

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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	\$	
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Sent

Street

City, State, ZIP+4®

**TD 41794 FEBRUARY 2019 WARNING**  
**CITY OF CORAL SPRINGS, CODE ENFORCEMENT**  
**DIVISION, DEVELOPMENT SERVICES DEPARTMENT**  
9551 WEST SAMPLE ROAD  
CORAL SPRINGS, FL 33065

7018 1630 0001 0961 5776

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Required	\$
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Sent To

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City, State,

**TD 41794 FEBRUARY 2019 WARNING**  
**CITY OF CORAL SPRINGS, CODE COMPLIANCE DIVISION,**  
**DEPARTMENT OF DEVELOPMENT SERVICES**  
**9551 WEST SAMPLE ROAD**  
**CORAL SPRINGS, FL 33065**

7018 1830 0001 0961 5813

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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	\$	
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Stre.

City,

**TD 41794 FEBRUARY 2019 WARNING**  
**PARAMOUNT DISASTER RECOVERY LLC**  
**3300 SW 11 STREET**  
**DEERFIELD BEACH, FL 33442**

5295 1960 1000 0961 8975

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

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

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Total

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Street

City,

**TD 41794 FEBRUARY 2019 WARNING**  
CITY OF CORAL SPRINGS, FIRE INSPECTION DIVISION,  
DEPARTMENT OF DEVELOPMENT SERVICES  
9551 WEST SAMPLE ROAD  
CORAL SPRINGS, FL 33065

**SENDER: COMPLETE THIS SECTION**

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

**TD 41794 FEBRUARY 2019 WARNING**  
**CITY OF CORAL SPRINGS, CODE ENFORCEMENT**  
**DIVISION, DEVELOPMENT SERVICES DEPARTMENT**  
**9551 WEST SAMPLE ROAD**  
**CORAL SPRINGS, FL 33065**



9590 9402 3236 7196 3135 03

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

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

*[Handwritten Signature]*

- ☐ Agent
- ☐ Addressee

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

*Briana Thompson*

**C. Date of Delivery**

*11/9/19*

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

**3. Service Type**

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

nd Mail  
 d Mail Restricted Delivery  
 \$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. Addressee to:  
  
**TD 41794 FEBRUARY 2019 WARNING**  
**PARAMOUNT DISASTER RECOVERY LLC**  
**3309 SW 11 STREET**  
**DEERFIELD BEACH, FL 33442**



9590 9402 3236 7196 3136 19

2. Article Number. (Transfer from service label)

7018 1830 0001 0961 5813

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x *John B. Baper*

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

*JOHN B. BAPER*

C. Date of Delivery

*1-11-19*

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

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

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

1 Mail Restricted Delivery  
 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 41794 FEBRUARY 2019 WARNING**  
**30D TEAM LLC**  
**17707 NW MIAMI COURT #101**  
**MIAMI, FL 33169**



9590 9402 3236 7196 3135 65

2

7018 1830 0001 0961 5868

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**x** *Dmiller*

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

**DOMINIQUE RIZO**

C. Date of Delivery

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

3. Service Type

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

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

Restricted Delivery



**SENDER: COMPLETE THIS SECTION**

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

**TD 41794 FEBRUARY 2019 WARNING**  
**JOSE L PEREZ, REGISTERED AGENT O/B/O 30D TEAM LLC**  
**17707 NW MIAMI CT**  
**MIAMI, FL 33169**



9590 9402 3236 7196 3134 80

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** *[Handwritten Signature]*

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

*[Handwritten: DOMINIQUE RIZO]*

C. Date of Delivery


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

3. Service Type

- ☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail  
☐ Registered Mail Restricted Delivery (\$500)

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature  <input checked="" type="checkbox"/> <i>M. Gerbarin</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p><b>TD 41794 FEBRUARY 2019 WARNING</b>  <b>RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION,</b>  <b>INC.</b>  <b>4139A NW 88TH AVE</b>  <b>CORAL SPRINGS, FL 33065</b></p>		<p>B. Received by (Printed Name) C. Date of Delivery  <i>MILKED GERBARIN</i> <i>1.9.19</i></p>	
<p>2. Article Number (Transfer from service label)</p> <p><b>7018 1830 0001 0961 5820</b></p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery</p>			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature   <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p><b>TD 41794 FEBRUARY 2019 WARNING</b>  <b>CITY OF CORAL SPRINGS</b>  <b>9551 WEST SAMPLE RD</b>  <b>CORAL SPRINGS, FL 33065</b></p>		<p>B. Received by (Printed Name) C. Date of Delivery  <b>Brianna Thompson 1/9/19</b></p>	
<p>2. Article Number (Transfer from service label)</p> <p><b>7018 1830 0001 0961 5851</b></p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>		<p><input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	

**SENDER: COMPLETE THIS SECTION**

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

**TD 41794 FEBRUARY 2019 WARNING**  
**CITY OF CORAL SPRINGS, CODE COMPLIANCE DIVISION,**  
**DEPARTMENT OF DEVELOPMENT SERVICES**  
**9551 WEST SAMPLE ROAD**  
**CORAL SPRINGS, FL 33065**



9590 9402 3236 7196 3135 10

2. Article Number (Transfer from service label)

7018 1830 0001 0961 5776

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Signature]*

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

Brianna Thompson

C. Date of Delivery

1/9/19

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

3. Service Type

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

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

\*Mail 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.

**TD 41794 FEBRUARY 2019 WARNING**  
**CITY OF CORAL SPRINGS, FIRE INSPECTION DIVISION,**  
**DEPARTMENT OF DEVELOPMENT SERVICES**  
**9551 WEST SAMPLE ROAD**  
**CORAL SPRINGS, FL 33065**



9590 9402 3236 7196 0469 13

2. Article Number (Transfer from service label)

7018 1830 0001 0961 5875

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*[Signature]*

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

*Brianna Thompson*

C. Date of Delivery

*1/9/19*

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature</p> <p><input checked="" type="checkbox"/> M. Clough <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p><b>TD 41794 FEBRUARY 2019 WARNING</b>            STEVEN A. WEINBERG, REGISTERED AGENT O/B/O            RAMBLEWOOD EAST CONDOMINIUM ASSOCIATION, INC.            7805 SW 6TH COURT            PLANTATION, FL 33324</p>		<p>B. Received by (Printed Name)</p> <p>Mary J. Clough</p> <p>C. Date of Delivery</p> <p>1-10</p>	
		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p>If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7018 1830 0001 0961 5837</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery (\$500)</p>	
<p>9590 9402 3236 7196 3135 96</p>			