

TitleExpress[®]

A service of Grant Street Group

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 10/29/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 10/27/2020

CERTIFICATE # 2015-11013

ACCOUNT # 494234033780

ALTERNATE KEY # 358915

TAX DEED APPLICATION # 42399

COUNTY, STATE: BROWARD, FL

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

LEGAL DESCRIPTION:

LOT 1, LESS THE NORTH 15 FEET THEREOF, AND LOTS 2, 3 AND 4, BLOCK 121, PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE(S) 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND SITUATE, NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA

PROPERTY ADDRESS: 1245 NW 1 AVENUE, FORT LAUDERDALE FL 33311

OWNER OF RECORD ON CURRENT TAX ROLL:

ABACOS Y3K HOLDINGS LLC

1034 NW 7 AVE

FORT LAUDERDALE, FL 33311 (Matches Property Appraiser record.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

ABACOS Y3K HOLDINGS LLC

Instrument: 114554896

1034 NW 7TH AVENUE

FORT LAUDERDALE, FL 33311 (Per Certificate of Title)

BRAD HERTZ, REGISTERED AGENT

O/B/O ABACOS Y3K HOLDINGS, LLC

2800 WEST SR 84, SUITE 118 ROOM #21

FORT LAUDERDALE, FL 33312 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:

1233 CORP., INC.

Instrument: 113788564

305 S.E. 11 AVENUE

FORT LAUDERDALE, FL 33301

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

JOEL CHRISTENSON, REGISTERED AGENT

O/B/O 1233 CORP., INC.

3021 NE 47 STREET

FORT LAUDERDALE, FL 33308 (Per Sunbiz)

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

TLOA OF FLORIDA LLC
CAPITOL ONE BANK
C/O TLOA HOLDINGS, LLC
PO BOX 54077
NEW ORLEANS, LA 70154-4077 (Tax Deed Applicant)

CITY OF FORT LAUDERDALE
CODE ENFORCEMENT BOARD
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301 (Per Lien and Order)

OR: 31256, Page: 1667
OR: 38478, Page: 76

CITY OF FORT LAUDERDALE
COMMUNITY INSPECTIONS BUREAU
300 NORTHWEST FIRST AVENUE
FORT LAUDERDALE, FL 33301 (Per Lien 31256-1667.)

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301 (Per Orders)

OR: 42696, Page: 40
OR: 46345, Page: 1955
OR: 49024, Page: 378
Instrument: 115397407
Instrument: 115925846

CITY OF FORT LAUDERDALE
COMMUNITY INSPECTIONS DIVISION
700 NORTHWEST 19TH AVENUE
FORT LAUDERDALE, FL 33311 (Per Lien 42696-40)

CITY OF FORT LAUDERDALE
CODE ENFORCEMENT DIVISION
BUILDING DEPARTMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311 (Per Lien 46345-1955 and 49024-378)

CITY OF FORT LAUDERDALE
CODE ENFORCEMENT DIVISION
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311 (Per Order 115397407 and 115925846)

CITY OF FORT LAUDERDALE
FINANCE DEPARTMENT
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301 (Per Liens)

Instrument: 113337645
Instrument: 116559498

1233 CORP, INC.
ROGER L. BROWN, ESQUIRE
CARPENTER & BROWN, P.A.
800 EAST CYPRESS CREEK ROAD, STE 204
FORT LAUDERDALE, FL 33334 (Per Lis Pendens)

Instrument: 114397949

CITY OF FORT LAUDERDALE
CITY COMMISSION
(Per Resolutions. No address found on documents.)

Instrument: 115720640
Instrument: 115793103
Instrument: 115980964

STEVE WILLIAMSON

Instrument: 116139801

515 NW 7TH TER

FORT LAUDERDALE, FL 33311 (Per Notice of Adverse Possession)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 4942 34 03 3780

CURRENT ASSESSED VALUE: \$333,140

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: 26888, Page: 277
Certificate of Title	OR: 29267, Page: 579
Warranty Deed	OR: 29840, Page: 878
Mortgage	OR: 29840, Page: 881
Assignment of Mortgage	OR: 29840, Page: 893
Warranty Deed	OR: 30192, Page: 146
Corrective Assignment of Mortgage (Corrects Assignment in 29840-893.)	OR: 30362, Page: 1781
Re-recorded Assignment of Mortgage (Corrects Assignments in 29840-893 and 30362-1781.)	OR: 31191, Page: 352
Assignment of Mortgage	OR: 32074, Page: 1334
Quit Claim Deed	OR: 45892, Page: 902
Quit Claim Deed	Instrument: 113531857
Assignment of Mortgage	Instrument: 113788558

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

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #42399

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of December 2020, 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:

ABACOS Y3K HOLDINGS
LLC
1034 NW 7TH AVENUE
FORT LAUDERDALE, FL
33311

ABACOS Y3K HOLDINGS
LLC
1245 NW 1 AVENUE
FORT LAUDERDALE, FL
33311

ABACOS Y3K HOLDINGS
LLC
2800 W STATE RD 84 #118-
21
FORT LAUDERDALE, FL
33312

*ALLEN, GARTH T
CORDERO, LIGIA
1241 NW 1 AVE
FORT LAUDERDALE, FL
33311

*ALLEN, GARTH T
CORDERO, LIGIA
1241 NW 1 AVE
FORT LAUDERDALE, FL
33311

*BRATHOLT, KEVIN W
312 W 93 ST APT 136
NEW YORK, NY 10025

*CITY OF FORT
LAUDERDALE
100 N ANDREWS AVE
FORT LAUDERDALE, FL
33301

*JUSTE, MARIE
13348 TANGERINE BLVD
WEST PALM BEACH, FL
33412

1233 CORP, INC., ROGER L.
BROWN, ESQUIRE,
CARPENTER & BROWN,
P.A.
800 EAST CYPRESS CREEK
ROAD, STE 204
FORT LAUDERDALE, FL
33334

1233 CORP., INC.
305 S.E. 11 AVENUE
FORT LAUDERDALE, FL
33301

BRAD HERTZ, REGISTERED
AGENT O/B/O ABACOS
Y3K HOLDINGS, LLC
2800 WEST SR 84, SUITE
118 ROOM #21
FORT LAUDERDALE, FL
33312

CARPENTER & BROWN, P.
A.
800 EAST CYPRESS CREEK
ROAD, STE 204
FORT LAUDERDALE, FL
33334

CHI GRP INVESTMENTS
678, LLC
2065 RIVERLAND RD
FORT LAUDERDALE, FL
33312

CITY OF FORT
LAUDERDALE
ATTN: CITY ATTORNEY
OFFICE
100 N ANDREWS AVE 7TH
FLOOR
FORT LAUDERDALE, FL
33301

CITY OF FORT
LAUDERDALE SPECIAL
MAGISTRATE
100 NORTH ANDREWS
AVENUE
FORT LAUDERDALE, FL
33301

CITY OF FORT
LAUDERDALE, CITY
COMMISSION
100 NORTH ANDREWS
AVENUE
FORT LAUDERDALE, FL
33301

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

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

CITY OF FORT
LAUDERDALE, CODE
ENFORCEMENT DIVISION,
DEPARTMENT OF
SUSTAINABLE
DEVELOPMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL
33311

CITY OF FORT
LAUDERDALE,
COMMUNITY
INSPECTIONS BUREAU
300 NORTHWEST FIRST
AVENUE
FORT LAUDERDALE, FL
33301

CITY OF FORT
LAUDERDALE,
COMMUNITY
INSPECTIONS DIVISION
700 NORTHWEST 19TH
AVENUE
FORT LAUDERDALE, FL
33311

CITY OF FORT
LAUDERDALE, FINANCE
DEPARTMENT
100 NORTH ANDREWS
AVENUE
FORT LAUDERDALE, FL
33301

JOEL CHRISTENSON,
REGISTERED AGENT O/B/O
1233 CORP., INC.
3021 NE 47 STREET
FORT LAUDERDALE, FL
33308

STEVE WILLIAMSON
515 NW 7TH TER
FORT LAUDERDALE, FL
33311

TLOA OF FLORIDA LLC.
CAPITOL ONE BANK, C/O
TLOA HOLDINGS, LLC
PO BOX 54077
NEW ORLEANS, LA
70154-4077

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

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of December 2020 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 42399

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: 494234-03-3780

Certificate Number: 11013

Date of Issuance: 05/26/2016

Certificate Holder: TLOA OF FLORIDA LLC

Description of Property: AN ADVERSE POSSESSION RETURN HAS BEEN SUBMITTED TO THE PROPERTY APPRAISER FOR THIS PARCEL
See Additional Legal on Tax Roll

LOT 1, LESS THE NORTH 15 FEET THEREOF, AND LOTS 2, 3 AND 4, BLOCK 121, PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE(S) 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND SITUATE, NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA

Name in which assessed: ABACOS Y3K HOLDINGS LLC

Legal Titleholders: ABACOS Y3K HOLDINGS LLC
2800 W STATE RD 84 #118-21
FORT LAUDERDALE, FL 33312

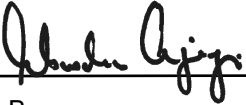
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of January, 2021. 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 3rd day of November, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi
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: 12/17/2020, 12/24/2020, 12/31/2020 & 01/07/2021

Minimum Bid: 25333.83

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 SCHERRIE A. THOMAS, 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

42399

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER 11013

in the XXXXX Court
was published in said newspaper in the issues of

12/17/20 12/24/20 12/31/20 01/07/2021

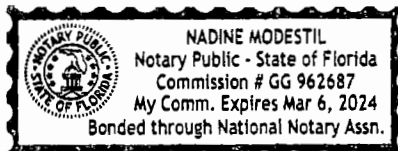
Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and 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.

Scherrie A. Thomas

Sworn to and subscribed before me this
29 day of APRIL, A.D. 2019

Nadine Modestil
(SEAL)

SCHERRIE A. THOMAS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 42399**

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: 494234-03-3780
Certificate Number: 11013
Date of Issuance: 05/26/2016
Certificate Holder:
TLOA OF FLORIDA LLC

Description of Property:
AN ADVERSE POSSESSION RETURN HAS BEEN SUBMITTED TO THE PROPERTY APPRAISER FOR THIS PARCEL
See Additional Legal on Tax Roll LOT 1, LESS THE NORTH 15 FEET THEREOF, AND LOTS 2, 3 AND 4 BLOCK 121, PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE(S) 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND SITUATE, NOW LYING AND BEING BROWARD COUNTY, FLORIDA

Name in which assessed:
ABACOS Y3K HOLDINGS LLC
Legal Titleholders:
ABACOS Y3K HOLDINGS LLC
2800 W STATE RD 84 #118-21
FORT LAUDERDALE, FL 33312

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on the 20th day of January, 2021. 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 3rd day of November, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)
By: Abiodun Ajayi
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: 25333.83
401-314
12/17-24-31 1/7 20-08/0000501527B

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20040624

Broward County, FL VS Abacos Y3K Holdings LLC

RETURN OF SERVICE



Court Case # TD 42399

Hearing Date: 01/20/2021

Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Abacos Y3K Holdings LLC 1245 NW 1 Avenue Fort Lauderdale FL 33311**

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section
115 S. Andrews Ave.
Room A-100
Fort Lauderdale FL 33301

Date: 12/11/2020 Time: 1:27 PM

On Abacos Y3K Holdings 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 copy of the complaint petition or initial pleading by the following method:

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

COMMENTS: Post tax deed notice on fence which is located on the empty lot.

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

**Gregory Tony, Sheriff
Broward County, Florida**

By: *V. Harper*

D.S.

V. Harper, #9750

RECEIPT INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494234-03-3780 (TD #42399)

WARNING

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

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

RECEIVED SHERIFF
2020 DEC -9 AM 7:41
BROWARD COUNTY, FLORIDA

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 December 31, 2020\$17,670.75

Or

* Amount due if paid by January 19, 2021\$17,853.22

*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 January 20, 2021 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

ABACOS Y3K HOLDINGS LLC
1245 NW 1 AVENUE
FORT LAUDERDALE, FL 33311

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20040624

Broward County, FL VS Abacos Y3K Holdings LLC

RETURN OF SERVICE

Court Case # TD 42399

Hearing Date: 01/20/2021

Received by CCN 10647

12/15/2020 7:22 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Abacos Y3K Holdings LLC 2800 W State Road 84 #118-21 Fort Lauderdale FL 33312**

Served:

X

Not Served:

Broward County Revenue-Delinquent Tax Section
 115 S. Andrews Ave.
 Room A-100
 Fort Lauderdale FL 33301

Date: 12/15/2020 Time: 9:54 AM

On Abacos Y3K Holdings 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 copy of the complaint petition or initial pleading by the following method:

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

COMMENTS: Posted front view of property.

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

**Gregory Tony, Sheriff
 Broward County, Florida**

By:

D.S.

R. Murray, #10647

RECEIPT INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494234-03-3780 (TD # 42399)

RECEIVED SHERIFF
2020 DEC -9 AM 7:41
BROWARD COUNTY, FLORIDA

WARNING

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

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

**ORIGINAL
DOCUMENT**

NOTE

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Or

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

ABACOS Y3K HOLDINGS LLC
2800 W STATE RD 84 #118-21
FORT LAUDERDALE, FL 33312

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ABACOS Y3K HOLDINGS, LLC

Filing Information

Document Number	L14000163958
FEI/EIN Number	APPLIED FOR
Date Filed	10/21/2014
Effective Date	10/21/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/08/2020

Principal Address

2800 West SR 84
#21
FORT LAUDERDALE, FL 33312

Changed: 01/08/2020

Mailing Address

2800 West SR 84 Suite 118 room #21
ft lauderdale, FL 33312

Changed: 01/08/2020

Registered Agent Name & Address

HERTZ, BRAD
2800 West SR 84
Suite 118 room #21
ft lauderdale, FL 33312

Name Changed: 01/08/2020

Address Changed: 01/08/2020

Authorized Person(s) Detail

Name & Address

Title MANAGER

BRANKEE LLC

2800 WEST SR 84
SUITE 118 ROOM 21
FT LAUDERDALE, FL 33312

Annual Reports

Report Year	Filed Date
2018	01/10/2018
2019	01/08/2020
2020	01/08/2020

Document Images

01/08/2020 -- REINSTATEMENT	View image in PDF format
06/10/2019 -- CORLCRACHG	View image in PDF format
01/10/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
03/15/2016 -- ANNUAL REPORT	View image in PDF format
02/20/2015 -- ANNUAL REPORT	View image in PDF format
10/21/2014 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Florida Profit Corporation
1233 CORP., INC.

Filing Information

Document Number	P08000071931
FEI/EIN Number	27-2048826
Date Filed	07/31/2008
Effective Date	08/01/2008
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/30/2015

Principal Address

3021 NE 47 Street
Ft. Lauderdale, FL 33308

Changed: 04/25/2018

Mailing Address

3021 NE 47 Street
Ft. Lauderdale, FL 33308

Changed: 04/25/2018

Registered Agent Name & Address

christenson, joel
3021 NE 47 Street
Fort Lauderdale, FL 33308

Name Changed: 05/31/2019

Address Changed: 06/24/2020

Officer/Director Detail

Name & Address

Title PTS

Christenson, Mary
3021 NE 47 Street
Ft. Lauderdale, FL 33308

Annual Reports

Report Year	Filed Date
2018	04/25/2018
2019	05/31/2019
2020	06/24/2020

Document Images

06/24/2020 -- ANNUAL REPORT	View image in PDF format
05/31/2019 -- ANNUAL REPORT	View image in PDF format
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04/11/2017 -- ANNUAL REPORT	View image in PDF format
04/13/2016 -- ANNUAL REPORT	View image in PDF format
11/30/2015 -- REINSTATEMENT	View image in PDF format
05/04/2010 -- ANNUAL REPORT	View image in PDF format
11/18/2009 -- REINSTATEMENT	View image in PDF format
07/31/2008 -- Domestic Profit	View image in PDF format

Prepared by: Danielle Lee

Record and Return to:

QUIT CLAIM DEED

This Quit Claim Deed made on the 23 day of FEBRUARY, 2016

Between PHILLIP SCOTTY RAGSDALE, whose mailing address is: 1245 NW 1st Ave

FORT LAUDERDALE, FL 33311, hereinafter together called the First Party,
and CHI GRP INVESTMENTS 678, LLC, Whose mailing address is:

1245 NW 1st Ave, FORT LAUDERDALE FL 33311

Hereinafter called the Second Party,

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

Legal Description: PROGRESSO 2-18 D LOT 1 LESS ST, 2 TO 4 BLK 121. (Lot 1, less the North 15 feet and all of Lots 2, 3 and 4, Block 121, PROGRESSO, according to the map or plat thereof, recorded in Plat Book 2, Page 18, of the Public Records of Broward County, Florida)

A/K/A: 1245 NW 1st AVE FORT LAUDERDALE FL 33311

Subject to covenants, restrictions, easements of record and taxes for the current year.

TAX FOLIO NUMBER: 4942 34 03 3780

To have and to hold the same together with all and singular the appurtenance thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity, and claim whatsoever of the first party either in law or equity, to the only proper use, benefit and on behalf of the said Second Party.

IN WITNESS WHEREOF, the First party has caused these presents to be executed in their names, , this 23 day of February, 2016.

Phillip 'scotty' Ragsdale

First Party: PHILLIP SCOTTY RAGSDALE

[Signature]

Gabriel Perez

1st Witness to: PHILLIP SCOTTY RAGSDALE

Gabriel Perez

1st Witness Printed Name

[Handwritten Signature]

2nd Witness to: PHILLIP SCOTTY RAGSDALE

[Handwritten Signature]

2nd Witness Printed Name

State of FLORIDA }
County of BROWARD }

The foregoing instrument is acknowledged before me on this 23 day of February, 2016
by Phillip Ragsdale

who are personally known to me or who have produced Florida State Identification
Card [Redacted] as identification and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

[Handwritten Signature]

NOTARY PUBLIC

My commission expires



Purchase Agreement for Sale of Home

Phillip Scotty Ragsdale, (Seller), as owner of the Real Property located at 1245 NW 1st Avenue, Fort Lauderdale FL,33311 and concerning its transfer, conveyance and sale to CHI INVESTMENTS 678, LLC, STAUCH WOLF Officer/MM/Advisor (Buyer) on this date named below, I have been made aware of, and I have read and understand the following statements of facts and terms:

- 1) In consideration for the sellers signing of this agreement and transfer of the title on this property to buyer Seller will receive \$10,00.00, once all mortgage and title issues have been cleared up.
 - 2) Buyer is purchasing this property with the knowledge of certain debts on the property. Therefore, all attempts will be made by the seller and buyer to outline these costs. The mortgage will stay in mortgages name until it is paid off or assumed by a future known or unknown purchaser. The mortgage on this property may contain a due on sale clause that means the lender has the right to call the entire note due and payable upon transfer of title. That the buyer, accepting conveyance, has no intentions of assuming said loan, however.
 - 3) Seller has agreed to sell this property and shall sign all needed documents to execute this sale at the time of the sale and/or in the future should any additional documents be needed to perfect the title.
 - 4) Buyer is purchasing this property with the knowledge of certain debts on the property but is not aware of any foreclosure or list pendants.
 - 5) The mortgage will stay in mortgages name until it is paid off or assumed by a future known or unknown purchaser, or short sale. That the buyer, accepting conveyance, has no intentions of assuming said loan.
 - 6) Seller has agreed to sell this property and shall sign all needed documents to execute this sale at the time of sale and/or in the future should any additional documents need to be signed to perfect title and/or short sale this property.
- **HOMEOWNER'S RIGHT OF CANCELLATION**
 - **YOU MAY CANCEL THIS AGREEMENT FOR FORECLOSURE-RELATED RESCUE SERVICES WITHOUT ANY PENALTY OR OBLIGATION WITHIN 3 BUSINESS DAYS FOLLOWING THE DATE THIS AGREEMENT IS SIGNED BY YOU.THE FORECLOSURE-RESCUE CONSULTANT IS PROHIBITED BY LAW FROM ACCEPTING ANY MONEY, PROPERTY, OR OTHER FORM OF**

PAYMENT FROM YOU UNTIL ALL PROMISED SERVICES ARE COMPLETE. IF FOR ANY REASON YOU HAVE PAID THE CONSULTANT BEFORE CANCELLATION, YOUR PAYMENT MUST BE RETURNED TO YOU NO LATER THAN 10 BUSINESS DAYS AFTER THE CONSULTANT RECEIVES YOUR CANCELLATION NOTICE. TO CANCEL THIS AGREEMENT, A SIGNED AND DATED COPY OF A STATEMENT THAT YOU ARE CANCELING THE AGREEMENT SHOULD BE MAILED TO 8676 GRIFFIN ROAD, COOPER CITY, FL 33328 OR DELIVERED TO BRAD HERTZ AT SAME ADDRESS NO LATER THAN MIDNIGHT 3 BUSINESS DAYS FOLLOWING THE DATE THIS AGREEMENT IS SIGNED BY YOU IMPORTANT: IT IS RECOMMENDED THAT YOU CONTACT YOUR LENDER OR MORTGAGE SERVICER BEFORE SIGNING THIS AGREEMENT. YOUR LENDER OR MORTGAGE SERVICER MAY BE WILLING TO NEGOTIATE A PAYMENT PLAN OR A RESTRUCTURING WITH YOU FREE OF CHARGE.

- I UNDERSTAND THAT UNDER THIS AGREEMENT I AM SELLING MY HOME TO THE OTHER UNDERSIGNED PARTY.
- NOTICE TO THE HOMEOWNER/SELLER
- PLEASE READ THIS FORM COMPLETELY AND CAREFULLY. IT CONTAINS VALUABLE INFORMATION REGARDING CANCELLATION RIGHTS. BY THIS CONTRACT, YOU ARE AGREEING TO SELL YOUR HOME. YOU MAY CANCEL THIS TRANSACTION AT ANY TIME BEFORE 5:00 P.M. OF THE THIRD BUSINESS DAY FOLLOWING RECEIPT OF THIS NOTICE.
- THIS CANCELLATION RIGHT MAY NOT BE WAIVED IN ANY MANNER BY YOU OR BY THE PURCHASER. ANY MONEY PAID DIRECTLY TO YOU BY THE PURCHASER MUST BE RETURNED TO THE PURCHASER AT CANCELLATION. ANY MONEY PAID BY YOU TO THE PURCHASER MUST BE RETURNED TO YOU AT CANCELLATION.
- TO CANCEL, SIGN THIS FORM AND RETURN IT TO THE PURCHASER BY 5:00 P.M. NO LATER THAN MIDNIGHT 3 BUSINESS DAYS FOLLOWING THE DATE THIS AGREEMENT . IT IS BEST TO MAIL IT BY CERTIFIED MAIL OR OVERNIGHT DELIVERY,

RETURN RECEIPT REQUESTED, AND TO KEEP A PHOTOCOPY OF THE SIGNED FORM AND YOUR POST OFFICE RECEIPT.

- I (we) hereby cancel this transaction.
- Seller's Signature Phillip 'Scotty' Ragdale
- Printed Name of Seller Phillip 'Scotty' Ragdale
- Seller's Signature Phillip 'Scotty' Ragdale
- Printed Name of Seller Phillip 'Scotty' Ragdale
- Date February 23, 2016 A.D.

On this 23rd day of February 2016, we the owners of the property with the address listed above, have full authority to sign this document and set our name(s):

Phillip 'Scotty' Ragdale
Print Name

Phillip 'Scotty' Ragdale
Signature

CERTIFICATION

I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida.
WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 05th day of March, 2019
Wesley J. Long City Clerk



RESOLUTION NO. 19-43

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, MADE PURSUANT TO CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE, FLORIDA, ASSESSING AGAINST THE PROPERTIES DESCRIBED IN THE SCHEDULE ATTACHED HERETO THE COST AND EXPENSE OF LOT CLEARING AND IMPOSING A SPECIAL ASSESSMENT LIEN AGAINST EACH PROPERTY FOR THE ASSESSED AMOUNT, AND DIRECTING THE PROPER CITY OFFICIALS TO RECORD A NOTICE OF SPECIAL ASSESSMENT LIEN IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

WHEREAS, the lots or parcels described on the report of lot clearing/cleaning charges attached hereto were found to be in violation of Sec. 18-14 of the Code of Ordinances of the City of Fort Lauderdale, Florida and a nuisance for excessive overgrowth, rubbish, trash and debris; and

WHEREAS, the property owners owning the lots or parcels described in the attached report of lot clearing/cleaning charges were provided with Notice of Violations of Code Section 18-12 and failed to voluntarily comply the violation within the time prescribed by Code Section 18-13; and

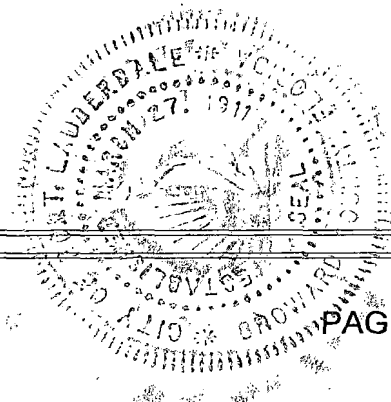
WHEREAS, as a result of failure of the property owners to maintain their lots or parcels in accordance with Code Section 18-12, the City of Fort Lauderdale abated the violation in accordance with Code Section 18-14; and

WHEREAS, a statement of the cost and expense incurred in abating the public nuisance was served upon the property owners, but the property owners failed to reimburse the City for such costs and expenses; and

WHEREAS, pursuant to Code Section 18-16, the property owners have been given the opportunity to contest the charges, but did not;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the costs and expenses incurred by the City of Fort Lauderdale in abating the public nuisances of the properties, described in the attached report of lot clearing/cleaning charges under the process and procedures set forth in Code Sections 18-12, 18-13, 18-14 and 18-15 are hereby assessed against such properties, and a special assessment lien is hereby imposed against such properties.

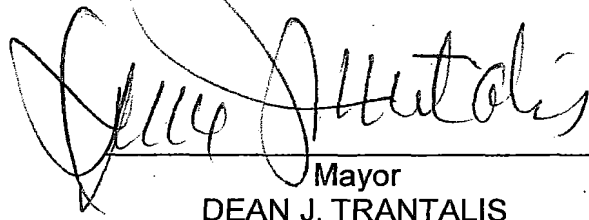


RESOLUTION NO. 19-43

PAGE 2

SECTION 2. That the proper City officials are hereby authorized and directed to record a notice or claim of special assessment lien in the Public Records of Broward County, Florida as against the properties described in the attached report.

ADOPTED this the 5th day of March, 2019.



Mayor
DEAN J. TRANTALIS

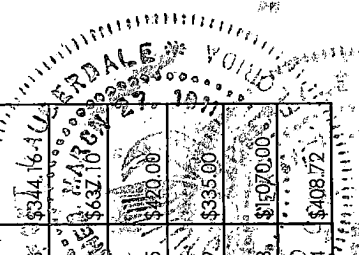
ATTEST:



City Clerk
JEFFREY A. MODARELLI

Lot Clearing and Cleaning Report for March 5, 2019 Commission Meeting

PROPERTY OWNER	SITE ADDRESS	LEGAL DESCRIPTION	DATE COMPLIED	FOLIO #	CASE #	\$AMOUNT OWED
1 20TH AVE INVESTMENTS LLC A & S MANAGEMENT & CONSULTANCY SERVICES INC	280 SW 20 AVENUE	ROBERTSON PARK 22-30 B LOT 7 BLK 1	8/20/2018	5042 09 21 0051	CE18070135	\$583.30
2 CONSULTANCY SERVICES INC A & S MANAGEMENT & CONSULTANCY SERVICES INC	405 NW 19 AVENUE	DORSEY PARK 4TH ADD 25-26 B LOT 12 BLK 21	9/21/2018	5042 04 27 0400	CE18090882	\$425.00
3 CONSULTANCY SERVICES INC 4TH STREET HOLDINGS, LLC % SONN & ASSOCIATES	405 NW 19 AVENUE	DORSEY PARK 4TH ADD 25-26 B LOT 12 BLK 21	7/23/2018	5042 04 27 0400	CE18061399	\$353.00
4 & ASSOCIATES	501 NE 4 STREET	RESUB BLK 32 NORTH LAUDERDALE 5-25 B LOT 20 BLK 32	10/8/2018	5042 03 03 0520	CE18091113	\$575.00
5 515 INC	513 NE 4 STREET	RESUB BLK 32 NORTH LAUDERDALE 5-25 B LOT 22 BLK 32	10/8/2018	5042 03 03 0510	CE18091117	\$452.00
6 NY INVESTMENT GROUP LLC	516 NW 21 TERRACE	RIVER GARDENS 19-23 B LOT 9 BLK 1	9/14/2018	5042 05 07 0070	CE18090787	\$384.10
7 MCCORMICK, QUEEN ESTHER WILLIAMS	NW 21 TERRACE	WASHINGTON PARK 19-22 B LOT 14 LESS PART DESC'D AS COMM AT SW COR OF LOT 14, BEING THE MOST SLY COM COR TO LOTS 14 & 13 SE ALG SLY/L LOT 14 FOR 32.00, NW 45.00, NE 29.88 TO ELY/L LOT 14, N ALG E/L 36.18 TO NE COR, NW 6.51 TO NW COR, SW ALG COM/L BET LOTS 14 & 13 TO POB BLK 13	9/22/2018	5042 05 01 2060	CE18090900	\$303.16
8 CEASER, CHINO & MCCALL, SYLVESTER ETAL	NW 14 TERRACE	LINCOLN PARK CORR PLAT 5-2 B LOT 36 TO 38 BLK 3	9/22/2018	5042 04 11 0740	CE18091199	\$482.00
9 723 NW 19 AVENUE LLC TROUT, JOHN & TROUT, THOMAS	723 NW 19 AVENUE	LIBERTY PARK 7-27 B LOT 4 TO 6 BLK 2	10/4/2018	5042 04 18 0100	CE18092064	\$410.00
10 TROUT, THOMAS TROUT, JOHN & TROUT, THOMAS	NW 20 AVENUE	LIBERTY PARK 7-27 B LOT 6 BLK 10	9/22/2018	5042 04 18 0600	CE18080803	\$311.00
11 SMITH, INELL A EST	NW 20 AVENUE	LIBERTY PARK 7-27 B LOT 6 BLK 10	9/22/2018	5042 04 18 0610	CE18080802	\$311.00
12 BLACK TIGER GROUP 2 LLC	W SISTRUNK BOULEVARD	NORTH LAUDERDALE 1-48 D LOT 1 LESS R/W, 2 LESS R/W BLK 16	9/21/2018	5042 03 01 1900	CE18090696	\$344.16
13 KHAN, MOHAMMAD	1757 NE 8 STREET	PROGRESSO 2-18 D E 67.5 OF LOTS 10 & 11 & W1/2 OF LOTS 10 & 11 BLK 237	8/28/2018	4942 34 05 9460	CE18072335	\$637.10
14 DARBY, LOUISE EST COOPER, CORBEL G & COOPER, HILDA	808 NW 16 AVENUE	LINCOLN PARK SIXTH ADD AMEN PLAT 7-2 B LOT 3.4 BLK 3	9/16/2018	5042 04 17 0430	CE18090115	\$120.00
15 USMCA INVESTMENTS CORP	NW 19 TERRACE	DURRS SUB 11-18 B LOT 5.6 BLK 4	10/4/2018	5042 04 19 0170	CE18100079	\$335.00
16	920 NW 2 AVENUE	PROGRESSO 2-18 D LOT 33 TO 36 BLK 209	9/28/2018	4942 34 05 6170	CE18082278	\$15070.00
17	943 NW 13 STREET	LAUDERDALE MANORS ADD 30-10 B LOT 23 W 45, 24 LESS W 60 BLK K	10/4/2018	4942 33 21 2290	CE18082094	\$408.72



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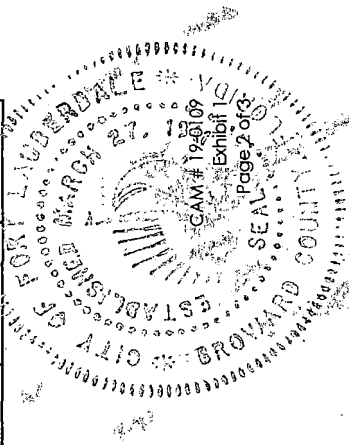
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Lot Clearing and Cleaning Report for March 5, 2019 Commission Meeting

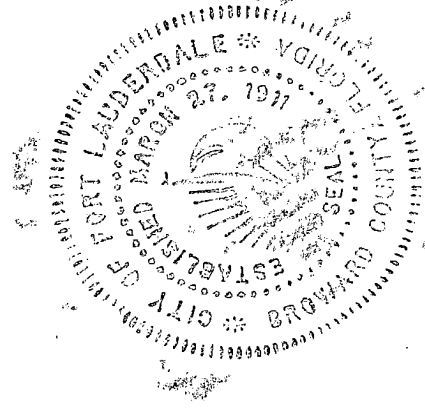
	PROPERTY OWNER	SITE ADDRESS	LEGAL DESCRIPTION	DATE COMPLIED	FOLIO #	CASE #	\$AMOUNT OWED
18	GIRONA, JULIA OLMEDA, RAPHAEL	1040 SW 30 STREET	OAK GROVE 27-16 B LOT 14 BLK 3	8/27/2018	5042 21 16 0960	CE18080726	\$502.58
19	COCKING, MATTHEW	1110 NE 5 AVENUE	PROGRESSO 2-18 D LOT 30 BLK 145	9/21/2018	4942 34 04 0930	CE18091247	\$345.52
20	JNL INVESTMENTS LLC	1223 NW 6 COURT	HOME BEAUTIFUL PARK 2-47 B LOT 12 BLK B	8/27/2018	5042 04 04 0270	CE18081720	\$412.00
21	ABACOS Y3K HOLDINGS LLC	1245 NW 1 AVENUE	PROGRESSO 2-18 D LOT 1 LESS ST.2 TO 4 BLK 121	9/28/2017	4942 34 03 3780	CE18082374	\$260.00
22	TREMBLAY, MARGOT D EST	1484 SW 32 STREET	MANGO GARDENS 29-31 B LOT 4 BLK 1	10/5/2018	5042 21 18 0040	CE18081491	\$346.44
23	VICTORES, NORMA	1531 NW 12 AVENUE	LAUDERDALE VILLAS 29-37 B LOT 26 BLK K	8/7/2018	4942 33 28 3600	CE18070922	\$475.10
24	ECOLAND-GROUP PROPERTIES LLC	1706 NW 7 COURT	LINCOLN PARK FIRST ADD CORR PLAT 5-1 B LOT 3 W 2.85,4.5 E1/2 BLK 17	9/14/2018	5042 04 12 0610	CE18081352	\$352.70
25	B F S CONSTRUCTION LLC	NW 9 STREET	LAUDERDALE HOMESITES FIRST ADD 3-42 B LOT 6 BLK 3	9/14/2018	5042 04 09 0270	CE18090416	\$309.50
26	TURNER, ELDRIDGE CURRY, MARY T EST	NW 9 COURT	LAUDERDALE HOMESITES SECOND ADD 3-45 B LOT 5,6 BLK A	9/14/2018	5042 04 10 0030	CE18090417	\$361.94
27	CAMPBELL, PATRICE	2161 SW 35 AVENUE	FAIRFAX BROLLIAR ADD SEC 4 39-18 B LOT 16 BLK W	9/10/2018	5042 18 18 0260	CE18090311	\$415.60
28	HOWARD, JERRYLIA	NW 6 STREET	RIVER GARDENS 19-23 B LOT 3 LESS RD BLK 6	9/27/2018	5042 05 07 0970	CE18082067	\$568.98
29	RIVERLAND VILLAGE PARK HOA INC % WILLIAM J LYNN CPA - REG AGENT	RIVERLAND DRIVE	RIVERLAND VILLAGE PARK 78-10 B PARCEL A	8/26/2018	5042 08 23 0260	CE18080178	\$1,226.14
30	STODDARD, LARRY JR	NW 20 STREET	NORTH WEST LAUDERDALE 25-25 B LOT 3 BLK 3	9/1/2018	4942 29 04 0830	CE18082119	\$456.94
31	GARRETT, STEVEN S	NW 24 STREET	GOLDEN RIDGE 57-12 B LOT 6 W 35 BLK 8	9/24/2018	4942 29 13 0390	CE18090394	\$330.44
32	MC FARLANE, CHRISTINE	3505 SW 12 COURT	BREEZYWAY MANOR 28-18 B LOT 2, BLK 4	9/10/2018	5042 18 11 0500	CE18090399	\$367.16



18
19

Lot Clearing and Cleaning Report for March 5, 2019 Commission Meeting

PROPERTY OWNER	SITE ADDRESS	LEGAL DESCRIPTION	DATE COMPLIED	FOLIO #	CASE #	\$AMOUNT OWED
LINPRO COMMERCE CENTER PROPERTY 33 OWNERS ASSOCIATION INC	NW 54 STREET	LINPRO LONESTAR PARK 124-12 B PT OF TRACT A DESC'D, A STRIP 60' WIDE LYING IN NW 1/4 OF SEC 18, 60' STRIP LYING 30' ON EACH SIDE OF FOL DESC'D C/L COMM AT C/L INTERSEC OF NW 35 AVE & NW 54 ST W 528.52, N 30 TO POB, N 420, NE, N, NW 188.50, W 551.03, NLY 307.19, N 196.21, NW 174.66, NE 152.07 TO PT ON S R/W/L OF PROSPECT FIELD RD & PT OF TERMINATION AKA: PT OF NW 54 ST, NW 35 TERR & NW 36 AVE	9/7/2018	4942 18 26 0015	CE18080272	\$632.50
ROYAL LEGACY LLC 34 FERNANDEZ-DAVILA, LILIANA	SW 13 COURT	DAVIE BOULEVARD PARK 23-6 B LOT 5 BLK 5	10/2/2018	5042 18 05 0470	CE18090106	\$404.00
LINPRO LONESTAR LAND PARTNERS 35 LIMITED	NW 36 AVENUE	LINPRO LONESTAR PARK 124-12 B TRACT A LESS PT DESC AS: COMM AT C/L OF NW 35 AVE & NW 54 ST, W ALG C/L FOR 81.17, N 30 TO POB, N 791.70, W 387.92, S 792.74, E 417.35 TO POB & LESS OR 15710/422, LESS OR 15972/120, LESS OR 16300/978, LESS OR 16300/981, LESS OR 16699/647, LESS OR 16922/975, LESS OR 17545/691, LESS OR 21556/464 & LESS OR 27101/32	9/7/2018	4942 18 26 0014	CE18080274	\$661.60
TOTAL:						\$16,233.66



A (4)

CERTIFICATION

I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida.
WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 20th day of April, 2019.
[Signature] City Clerk

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RESOLUTION NO. 19-44

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PURSUANT TO CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE, FLORIDA, SPECIALLY ASSESSING AGAINST THE PROPERTIES DESCRIBED IN THE REPORT ATTACHED HERETO THE EXPENSES AND ADMINISTRATIVE COSTS OF SECURING AND BOARDING UP BUILDINGS LOCATED THEREON WHICH WERE FOUND TO BE PUBLIC NUISANCES, IMPOSING SPECIAL ASSESSMENT LIENS AGAINST THE RESPECTIVE PROPERTIES FOR THE CORRESPONDING ASSESSED AMOUNTS, AND DIRECTING THE CITY CLERK TO RECORD NOTICE OF THE SPECIAL ASSESSMENT LIENS IN THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.

WHEREAS, pursuant to Section 18-7 of the Code of Ordinances of the City of Fort Lauderdale, Florida, the Building Director or his duly authorized designee for the City of Fort Lauderdale found and determined the structures or buildings on the properties described in the attached report to be public nuisances; and

WHEREAS, pursuant to Section 18-7 of the Code of Ordinances of the City of Fort Lauderdale, Florida, the structures or buildings, or portion thereof, were found to be vacant and unoccupied and were unsecured; and

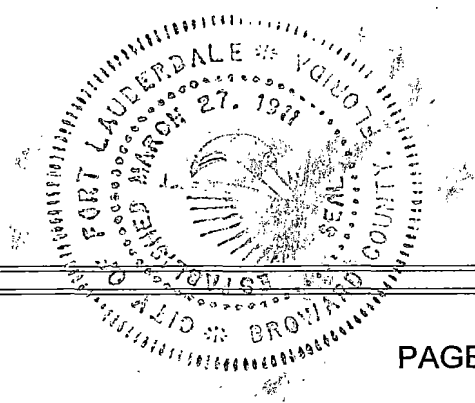
WHEREAS, the Building Director for the City of Fort Lauderdale has caused the buildings in question to be secured and boarded up and the City has incurred expenses and administrative costs therefor; and

WHEREAS, a statement of the expenses and administrative costs incurred by the City of Fort Lauderdale has been served upon the owners of the properties listed on the attached report and the owners have failed to pay to the City the expenses and administrative costs incurred in securing the buildings;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That pursuant to Section 18-15 of the Code of Ordinances of the City of Fort Lauderdale, Florida, the expenses and administrative costs incurred by the City of Fort Lauderdale in securing and boarding up buildings found to be public nuisances and located on the properties described in the attached report are hereby specially assessed against the properties respectively, and a special assessment lien is imposed against each such property in the corresponding amount.

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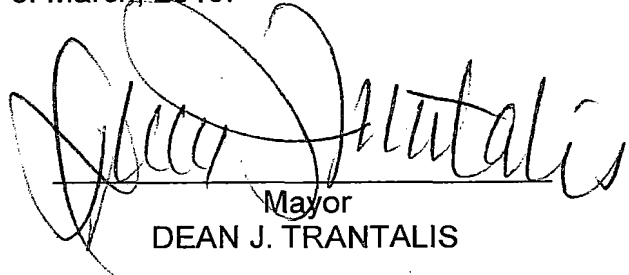


RESOLUTION NO. 19-44

PAGE 2

SECTION 2. That the City Clerk is directed to record notice of the special assessment liens in the Official Records of Broward County, Florida.

ADOPTED this the 5th day of March, 2019.



Mayor
DEAN J. TRANTALIS

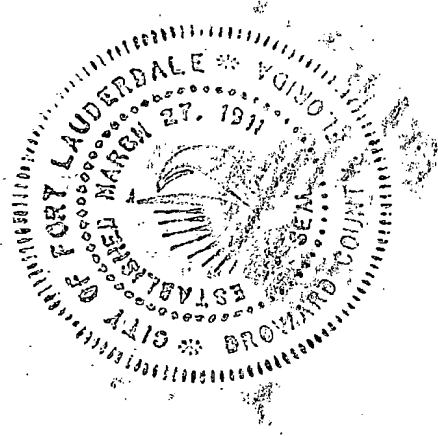
ATTEST:



City Clerk
JEFFREY A. MODARELLI

Board Up Report for March 5, 2019 Commission Meeting

	PROPERTY OWNER	SITE ADDRESS	LEGAL DESCRIPTION	DATE COMPLIED	FOLIO #	CASE #	CONTESTED	\$Amount Owed
1	MCCORMICK, QUEEN ESTER TIMMONS, DAVID	435 NW 19 AVE	DORSEY PARK 4 TH ADD 25-26 B LOT 5BLK 21	9/15/2018	0204270330	CEI8082027	NO	\$4,187.00
2	CONE, WILLIAM J & ELECTA C	1018 NW 6 ST	TUSKEGGE PARK 3-9 B PART OF LOT 5 AS ENCROACHMENT OF ONE-STORY CBS ON CERT OF SURVEY BY MCLAUGHLIN CO. FIELD BOOK LB 31-59, JOB ORDER NO H-6241, A COPY OF WHICH IS RECORDED WITH OR 6282/639, LOT 6 LESS RD BLK 3	1/22/2018	0204050160	CEI8010929	NO	\$1,372.00
3	LSF9 MASTER PARTICIPATION TR US BANK TR % CALIBER HOME LN INC	1040 SW 30 ST	OAK GROVE 27-16 B LOT 14 BLK 3	9/5/2018	0221160960	CEI8082046	NO	\$6,829.50
4	V BOLDEN & R BOLDEN REV LIV TR	1227 NW 6 ST	HOME BEAUTIFUL PARK 2-47 B LOT 13 LESS RD BLK A	9/26/2018	0204040090	CEI8091848	NO	\$617.00
5	ABACOS Y3K HOLDINGS LLC	1245 NW 1 AVE	PROGRESSO 2-18 D LOT 1 LESS ST 2 TO 4 BLK 121	10/4/2018	9234033780	CEI8082287	NO	\$10,003.00
6	PARACHA INVESTMENTS LLC	2090 NE 55 CT	CORAL RIDGE ADD B 41-47 B LOT 11 BLK 3	8/31/2018	9213060730	CEI8072456	NO	\$2,737.00





**RETURN OF REAL PROPERTY IN ATTEMPT TO ESTABLISH
 ADVERSE POSSESSION WITHOUT COLOR OF TITLE**

Section 95.18, Florida Statutes

DR-452
 R. 07/13
 Provisional
 Effective 01/14

**THIS RETURN DOES NOT CREATE ANY INTEREST
 ENFORCEABLE BY LAW IN THE DESCRIBED PROPERTY**

For residential structures, a person who occupies or attempts to occupy a residential structure solely by claim of adverse possession prior to making a return, commits trespass under s. 810.08, F.S. A person who occupies or attempts to occupy a residential structure solely by claim of adverse possession and offers the property for lease to another commits theft under s. 812.014, F.S.

COMPLETED BY ADVERSE POSSESSION CLAIMANT

The person claiming adverse possession (claimant) must file this return with the property appraiser in the county where the property is located as required in s. 95.18(1), F.S.

Name of claimant(s)	Steve Williamson		
Mailing address	515 NW 7th Ter		Phone 954 687 6023
	Fort Lauderdale, FL 33311		Parcel ID, if available 4942 34 033780
	<input type="checkbox"/> the property claimed is only a portion of this parcel ID		

Date of filing	9/30/2019	Date claimant entered into possession of property	
Legal description of property claimed		Fields will expand online, or you may add pages.	
Must be full and complete. If the property appraiser cannot identify the property from the legal description, you may be required to obtain a survey.			
Progresso - 2-18 - D LOT & LESS ST, 2 TO 4 BLK 121 Parcel # [494234033780]			

This property has been: (Check all that apply.)	<input type="checkbox"/> protected by substantial enclosure	<input checked="" type="checkbox"/> cultivated, maintained, or improved in a usual manner
--	---	---

Describe your use of the property, in detail below.
 cultivate and improvements.

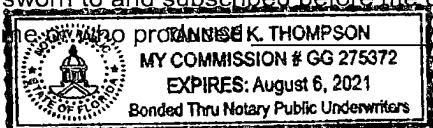
Dates of payments of any outstanding taxes or liens levied by the state, county or municipality:
 On 09/30/2019 - Outstanding \$6,477.02 And liens

Under penalty of perjury, I declare that I have read the foregoing return and that the facts stated in it are true and correct. I further acknowledge that the return does not create any interest enforceable by law in the described property.

Signature of claimant(s) Steve Williamson

State of Florida
 County of Broward

This instrument was sworn to and subscribed before me on 30th September 2019 by Steve Williamson personally known to me as Steve Williamson Driver's License as identification.



[Signature]
 Signature and seal, notary public

COMPLETED BY PROPERTY APPRAISER

Received in the office of the property appraiser of <u>Broward</u> County, Florida, on <u>Oct 9, 2019</u>
A signed copy of this return has been delivered to the claimant(s). A copy will be sent to the owner of record.
<u>[Signature]</u> Signature, property appraiser or deputy
<u>10/3/19</u> Date

TO THE OWNER OF RECORD

A tax payment made by the owner of record before April 1 the year after the taxes were assessed will have priority over a payment made by the claimant. An adverse possession claim will be removed if the owner of record or tax collector furnishes a receipt to the property appraiser showing payment of taxes by the owner of record during the period of the claim. (S. 95.18, F.S.)

This return is a public record and may be inspected by any person under s. 119.01, F.S.



CLAIM OF LIEN

STATE OF FLORIDA:

COUNTY OF BROWARD:

ACCOUNT: 2141073

FOLIO #: 9234033780

THIS INSTRUMENT PREPARED BY
FINANCE DEPARTMENT
CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301
954-828-4650

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED
LINDA LOGAN-SHORT, WHO BEING DULY SWORN, SAYS THAT HE/SHE IS THE DIRECTOR OF
FINANCE/DESIGNEE OF THE LIENOR HEREIN, THE CITY OF FORT LAUDERDALE WHOSE
ADDRESS IS 100 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA, 33301 AND THAT IN
PURSUANCE OF A CONTRACT WITH NAME: ABACOS Y3K HOLDINGS LLC

ADDRESS: 1245 NW 1ST AVE

LIENOR FURNISHED MUNICIPAL UTILITY SERVICES ON THE FOLLOWING DESCRIBED REAL
PROPERTY IN BROWARD COUNTY, FLORIDA :

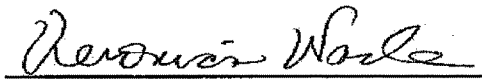
PROPERTY DESCRIPTION: LOT 1 LESS ST,2 TO 4 BLK 121

PROPERTY SUBDIVISION : PROGRESSO 2-18 D

OWNED BY :
ABACOS Y3K HOLDINGS LLC
1034 NW 7 AVE
FORT LAUDERDALE, FL 33311

THERE REMAINS UNPAID \$360.70 PLUS COSTS AND
ADDITIONAL CHARGES AS SPECIFIED BY APPLICABLE
ORDINANCES AND FURNISHED THE FIRST OF THE SAME
ON 09/07/2018, AND THE LAST OF THE SAME ON
05/17/2019, IN WHICH AMOUNT THE CITY OF FORT
LAUDERDALE CLAIMS A LIEN UPON SAID PROPERTY.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


VERONICA WADE


DIRECTOR OF FINANCE/DESIGNEE
CITY OF FORT LAUDERDALE

SWORN TO AND SUBSCRIBED BEFORE ME THE

18th DAY OF May 2020


NOTARY PUBLIC, STATE OF FLORIDA



BRIDGET B PATTERSON
MY COMMISSION # GG 051166
EXPIRES: December 25, 2020
Bonded Thru Budget Notary Services

ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved Recording Information

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE18120878

vs.

ABACOS Y3K HOLDINGS LLC
Respondent(s)

That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 9234033780

Legal: PROGRESSO 2-18 D LOT 1 LESS ST,2 TO 4 BLK 121

More commonly known as: 1245 NW 1 AVE

2. That the Special Magistrate did issue on the 7th day of March 2019, a Final Order in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Final Order into compliance on or before the 17th day of March 2019 or pay a fine in the amount of \$100.00 per day for the violation of 18-12(a).
3. On June 6, 2019 the Special Magistrate found that the respondent(s) did not comply with the Final Order and any subsequent orders on or before the date specified therein, based on the testimony and evidence as presented. The Special Magistrate, on the 6th day of June, 2019, did impose a fine in the amount of \$8,200.00 which continues to accrue.
4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
5. The City shall record a certified copy of this Order in the Public Records of Broward County 30 days from the above date of the Special Magistrate Hearing. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

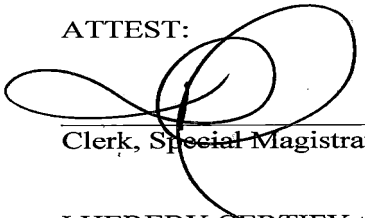
Case No: CE18120878
Property: 1245 NW 1 AVE

LIEN AND FORECLOSURE NOTICE:

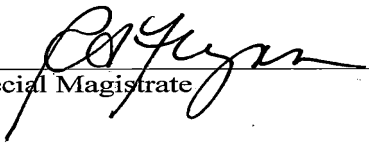
Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 6th day of June 2019.

ATTEST:



Clerk, Special Magistrate



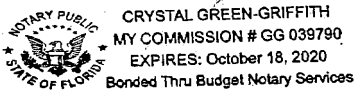
Special Magistrate

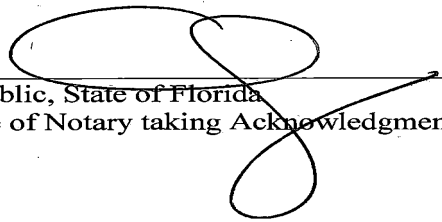
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Rose-Ann Flynn, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 17th day of June 2019, by Katrina Jordan as Clerk and Rose-Ann Flynn as Special Magistrate for the City of Fort Lauderdale, who are personally known to me or have produced N/A as identification.

(SEAL)





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

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

Commission Number: _____

This instrument prepared by and returns to:

Crystal Green-Griffith
Code Enforcement Division
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311
(954) 828-4608

CERTIFICATION

I certify this to be a true and correct
copy of the record of the City of
Fort Lauderdale, Florida.

WITNESSETH my hand and official seal of
the City of Fort Lauderdale, Florida, this
the 15th day of July, 2019.
Wendy S. Boyd City Clerk

RESOLUTION NO. 19-106

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PURSUANT TO CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE, FLORIDA, SPECIALLY ASSESSING AGAINST THE PROPERTIES DESCRIBED IN THE REPORT ATTACHED HERETO THE EXPENSES AND ADMINISTRATIVE COSTS OF SECURING AND BOARDING UP BUILDINGS LOCATED THEREON WHICH WERE FOUND TO BE PUBLIC NUISANCES, IMPOSING SPECIAL ASSESSMENT LIENS AGAINST THE RESPECTIVE PROPERTIES FOR THE CORRESPONDING ASSESSED AMOUNTS, AND DIRECTING THE CITY CLERK TO RECORD NOTICE OF THE SPECIAL ASSESSMENT LIENS IN THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA.

WHEREAS, pursuant to Section 18-7 of the Code of Ordinances of the City of Fort Lauderdale, Florida, the Building Director or his duly authorized designee for the City of Fort Lauderdale found and determined the structures or buildings on the properties described in the attached report to be public nuisances; and

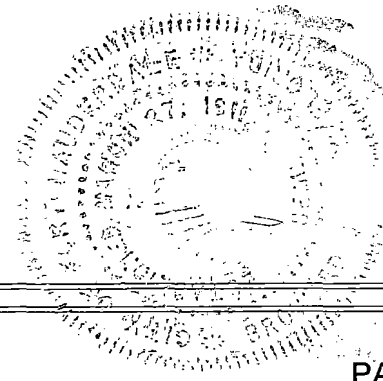
WHEREAS, pursuant to Section 18-7 of the Code of Ordinances of the City of Fort Lauderdale, Florida, the structures or buildings, or portion thereof, were found to be vacant and unoccupied and were unsecured; and

WHEREAS, the Building Director for the City of Fort Lauderdale has caused the buildings in question to be secured and boarded up and the City has incurred expenses and administrative costs therefor; and

WHEREAS, a statement of the expenses and administrative costs incurred by the City of Fort Lauderdale has been served upon the owners of the properties listed on the attached report and the owners have failed to pay to the City the expenses and administrative costs incurred in securing the buildings;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

(3)



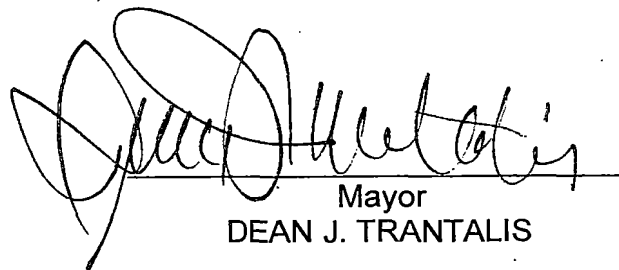
RESOLUTION NO. 19-106

PAGE 2

SECTION 1. That pursuant to Section 18-15 of the Code of Ordinances of the City of Fort Lauderdale, Florida, the expenses and administrative costs incurred by the City of Fort Lauderdale in securing and boarding up buildings found to be public nuisances and located on the properties described in the attached report are hereby specially assessed against the properties respectively, and a special assessment lien is imposed against each such property in the corresponding amount.

SECTION 2. That the City Clerk is directed to record notice of the special assessment liens in the Official Records of Broward County, Florida.

ADOPTED this the 4th day of June, 2019.



Mayor
DEAN J. TRANTALIS

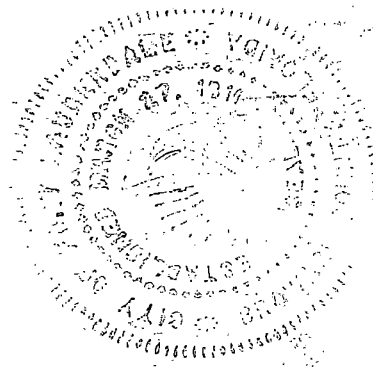
ATTEST:



City Clerk
JEFFREY A. MODARELLI

Board Up Report for June 4, 2019 Commission Meeting

	PROPERTY OWNER	PROPERTY ADDRESS	COMMISSION DISTRICT	LEGAL DESCRIPTION	FOLIO NUMBER	CASE NUMBER	COMPLIANCE DATE	AMOUNT OWED
1	GHOMESHI, NEDA	824 SE 6 CT	4	RIO VISTA C J HECTORS RESUB 1-24 B LOT 1 & BEG AT NW COR LOT TBLK 15.W 2 1/2.S 142.E 2 1/2. N 142 TO BEG BLK 15	0211052180	CE18900307	10/5/2018	\$9,772.00
2	WALKER, HARVEY LEE	958 NW 24 AVE	3	FRANSUN SQUARE 56-6 B THAT PT OF BLK 1 DESC AS BEG AT SW COR BLK 1,NLY 123.78'FOR POB,N 17.42,E 72.S 17.42. W 72 TO POB	0205270022	CE18050982	6/15/2018	\$3,567.00
3	ABACOS 73K HOLDINGS LLC	1245 NW 1 AVE	2	PROGRESSO 2-18 D LOT 1 LESS ST.2 TO 4 BLK 121	9234033780	CE18121641	1/14/2019	\$597.00



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

CASE NO. 98-649 CACE 14

FIRST FRANKLIN FINANCIAL CORPORATION,
a Delaware corporation,

Plaintiff,

vs.

LUIS R. DEJESUS, ANY UNKNOWN SPOUSE
OF LUIS R. DEJESUS, RICK BRUNS,
PARTIES/TENANTS IN POSSESSION OF UNIT 1,
IF ANY, PARTIES/TENANTS IN POSSESSION OF UNIT 2,
IF ANY, PARTIES/TENANTS IN POSSESSION OF
UNIT 3, IF ANY, PARTIES/TENANTS IN POSSESSION
OF UNIT 4, IF ANY,

Defendants.

CIRCUIT CIVIL
99 FEB 19 AM 10:08
FILED FOR RECORD
CLERK OF CIRCUIT COURT
BROWARD COUNTY, FLA.

BK29267PG0579

CERTIFICATE OF TITLE

I, ROBERT E. LOCKWOOD, Clerk of the above-entitled Court, do hereby certify that I
executed and filed a Certificate of Sale in this action on February 8, 1999, for the real property described herein and that
no objections to the sale have been filed within the time allowed for filing objections.

The following described real property in Broward County, Florida:

1245 N.W. 1st Avenue
Ft. Lauderdale, Florida 33305
Lots 1 through 4, Block 121, PROGRESSO, according to the Plat thereof, as recorded in Plat Book
2, Pages 18, of the Public Records of Broward County, Florida, excepting therefrom the North 15 feet
of said Lot 1, said lands situate lying and being in Broward County, Florida.

was sold to FIRST FRANKLIN FINANCIAL CORPORATION,
2150 N. First Street San Jose, CA 95131

WITNESS my hand and the seal of this Court this 19 day of February, 1999.

\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
COUNTY ADMIN.

ROBERT LOCKWOOD, as Clerk of Court

By [Signature]
as Deputy Clerk

SEAL

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



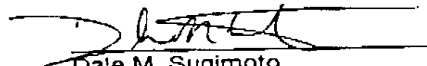
OPTION ONE
MORTGAGE CORPORATION

**OPTION ONE MORTGAGE CORPORATION
SECRETARY'S CERTIFICATE**

I, Dale M. Sugimoto, Assistant Secretary of Option One Mortgage Corporation, hereby certify that the following is a true and exact copy of the document entitled "Consent By Directors to Resolutions in Lieu of Special Meeting" dated January 29, 1998.

Witness my signature and seal of said corporation this 30th day of January, 1998.

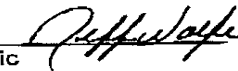
(seal)


Dale M. Sugimoto
Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF ORANGE

Subscribed and sworn to me, a Notary Public in and for the jurisdiction aforesaid, this 30th day of December, 1997.




Notary Public

(notary seal)



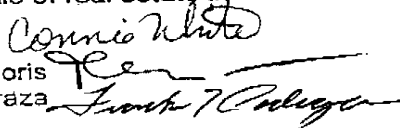
OPTION ONE MORTGAGE CORPORATION
CONSENT BY DIRECTORS TO RESOLUTIONS
IN LIEU OF SPECIAL MEETING

January 29, 1998

The undersigned, constituting all of the directors of OPTION ONE MORTGAGE CORPORATION, a California corporation, acting pursuant to Section 307 of the California General Corporation Law, hereby consent to the adoption of the following resolution so that the same shall have the same force and effect as if unanimously adopted at a duly held meeting of the Board of Directors:

"RESOLVED, that the employees of this corporation set forth below be and they are hereby appointed and elected as Assistant Secretaries of this corporation, for the sole purpose of executing any of the following documents from time to time on behalf of this corporation: Mortgage Assignments, Note Endorsements, Substitution of Trustees, Reconveyance Documents, Assumption Agreements, Affidavits of Indebtedness, Verification of Mortgages, Military Affidavits, Conveyance Deeds, including Warranty, Grant and Quit Claim Deeds, HUD-1 Settlement Statements, and other normal and customary documents related to a sale of real estate in all states that we do business in.


Connie White
Peter A. Gregoris
Frank T. Podraza



to have such office at the pleasure of this Board of Directors."

Dated: January 29, 1998


Robert Dubrish


Bret G. Wilson

PLEASE RETURN TO
TRANS STATE TITLE INS CORP
3050 Aventura Blvd. #300
Aventura, Fl. 33180



INSTR # 99550265
OR BK 29840 PG 0881
RECORDED 09/13/99 01:32 PM
COMMISSION
BROWARD COUNTY
DOC STMP-M 315.00
INT TAX 180.00
DEPUTY CLERK 1006

THIS INSTRUMENT WAS PREPARED BY:
KENNETH M. JONES
MOODY, JONES, MONTEFUSCO & KRAUSE, P.A.
#201, 1333 S. University Drive
Plantation, Florida 33324
(954) 473-6605

THIS MORTGAGE DEED

Executed this 30th day of August, 1999 by **VICTOR CARNERO**, a single man, whose mailing address is 1243 NW 13th St., Ft. Lauderdale, FL & 1245 NW 1 Ave., Ft. Lauderdale, FL 33055 hereinafter called the **MORTGAGOR**, to **MESHNICK MORTGAGE CORP., and/or assigns**, whose address is 1440 SW 15th Street, Boca Raton, FL 33486 hereinafter called the **MORTGAGEE**:

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

WITNESSETH: that for good and valuable consideration, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the **MORTGAGOR** hereby grants, bargains, sells, remises, conveys and confirms unto the **MORTGAGEE** all the certain land and all improvements thereon, of which the **MORTGAGOR** is now seized and in possession situate in Broward County, Florida:

Lot 1, LESS the North 15 feet thereof and Lots 2, 3 and 4, in Block 121, of **PROGRESSO**, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida, situate, lying and being in Broward County, Florida

a/k/a 1243 NW 13th St., Ft. Lauderdale, FL & 1245 NW 1 Ave., Ft. Lauderdale, FL 33055

Together with all interest which Borrower(s) now has or may hereafter acquire in or to said property and in and to: (a) all easements and rights of way appurtenant thereof; and (b) all buildings, structures, improvements, fixtures, and appurtenances now or hereafter placed thereon, including, but not limited to, all apparatus and equipment, whether or not physically affixed to the land or any building, used to provide or supply air-cooling, air conditioning, heat, gas, water, lights, power, refrigeration, ventilation, laundry, drying, dishwashing, garbage, disposal or other services; and all waste vent systems, antennas, pool equipment, window coverings, drapes and drapery rods, carpeting and floor covering, awnings, ranges, ovens, water heaters and attached cabinets; it being intended and agreed that such items be conclusively deemed to be affixed thereto.

All payments due under any note secured hereby shall be deemed late unless received at the mortgagee's designated place of payment on or before the due date. it shall be the responsibility of

9

the mortgagor, if payments are mailed, to mail same in sufficient time so that they are received on or before the due date.

ALL REPAIRS NECESSARY TO PUT THE HOUSE IN SALEABLE CONDITION MUST BE COMPLETED WITHIN 90 DAYS OR THIS MORTGAGE WILL BE IN DEFAULT.

Mortgagor agrees to provide mortgagee with a copy of the paid receipt for the real estate taxes on the property on or before December 31st of each year. In the event this receipt is not received by that time, this mortgage will be in default. The Mortgagor will provide proof of one year paid up casualty (and flood insurance) at least 30 days prior to the annual expiration date of the insurance policy for the full insurable value of the property. In the event this is not received by that time then this mortgage will be in default.

The mortgagor does hereby appoint Ashley Smith whose address is 2020 NE 163 st Suite 300 NMB FL 33162 as his agent for service of process with regard to any mortgage foreclosure action or other lawsuit filed in regard to this mortgage or the note secured thereby. This appointment shall remain in full force and effect until such time as the mortgagee is notified in writing, by return receipt mail and said agent has been removed and the name of a Successor Agent and address is supplied to the mortgagee.

The Mortgagor certifies that the above-described property does not constitute his/her homestead, nor is it contiguous to his/her homestead. This property is being purchased for investment purposes. The Mortgagor's current homestead address is ~~1245 NW 1 Avenue, Ft. Lauderdale, FL 33055~~ and has been his/her homestead for the past 6 years. 19300 Royal Berkshire Drive Miami Lakes, FL 33015

This is a **PURCHASE MONEY FIRST** Mortgage.

1. **FEE SIMPLE:** To Have and To Hold the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the MORTGAGEE, in fee simple.

And the MORTGAGOR covenants with the MORTGAGEE that the MORTGAGOR is indefeasibly seized of said land in fee simple: that the MORTGAGOR has good right and lawful authority to convey said land as aforesaid; that the MORTGAGOR will make such further assurances to perfect the fee simple title to said land in the MORTGAGEE as may reasonably be required; that the MORTGAGOR hereby full warrants the title to said land and will defend the same against that lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except as specifically set forth herein.

2. **WARRANTIES:** And the said MORTGAGOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

3. **PROMISSORY NOTE:** PROVIDED ALWAYS, that if said MORTGAGOR shall pay unto said MORTGAGEE the certain promissory note hereinafter substantially copied or identified, to wit:

MORTGAGE NOTE

\$90,000.00

Plantation, Florida

August 30, 1999

FOR VALUE RECEIVED the undersigned promises to pay to the order of MESHNICK MORTGAGE CORP., and/or assigns, the principal sum of **NINETY**

THOUSAND DOLLARS, together with interest thereon at the rate of **FIFTEEN 15%** percent per annum from **DATE HEREOF** both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Monthly interest only payments in the amount of \$1,125.00 due on the first day of each month commencing October 1, 1999 and continuing monthly thereafter on the first day of each month. Monthly payments shall continue until September 1, 2000, at which time the entire principal balance of \$90,000.00 plus accrued interest shall be due and payable in full. In the event this note is prepaid at any time during the note term there will be no prepayment charge. If any payment is not received by payee within five (5) days of its due date, a late charge equal to 10% of the payment shall also be due and payable. **THIS IS AN INTEREST ONLY NOTE.**

BUYER SHALL WITHIN 90 DAYS OBTAIN TWO SEPARATE FOLIO NUMBERS FOR EACH PROPERTY ADDRESS OR BUYER IS IN DEFAULT.

ONCE BUYER HAS OBTAINED SEPARATE FOLIO NUMBERS: 1243 NW 13TH STREET, FT. LAUDERDALE, FL CAN BE RELEASED FROM THIS MORTGAGE FOR THE SUM OF \$50,000.00.

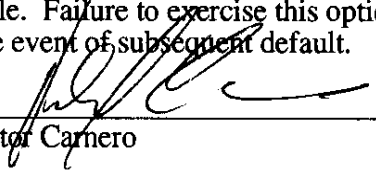
1245 NW 1 AVENUE, FT. LAUDERDALE, FL CAN BE RELEASED FROM THIS MORTGAGE FOR THE SUM OF \$50,000.00.

In the event the maturity date of this note is extended, the mortgage broker, Meshnick Mortgage Corp., shall be entitled to a broker's commission of 2% of the balance of the note to be paid by the borrower on the date of the extension.

All payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness.

The maker and endorser of this note further agrees to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. This note shall be in default if all payments are not made within five (5) days of their due date. All payments hereunder shall bear interest at the rate of 18% per annum from date of default until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment or principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall, at the option of the holder, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at:
1440 SW 15th Street
Boca Raton, FL 33486
or such other place as shall be
designated by the holder of
this note in writing

 (SEAL)
Victor Carnero

and shall perform, comply with and abide by each and every agreement, stipulation, condition and covenant thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, terminate and be null and void.

4. TAXES and INSURANCE: And the MORTGAGOR hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities,

obligations, and encumbrances of every nature on said property and to provide proof of payment of the same to mortgagee by December 31st of the tax year; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now and hereafter on said land fully insured against all casualties (including flood and windstorm) in a sum of not less than HIGHEST INSURABLE VALUE, NOT LESS THAN \$90,000.00 in a company or companies acceptable to the MORTGAGEE, the policy or policies to be held by, and payable to, said MORTGAGEE, and in the event any sum of money becomes payable by virtue of such insurance the MORTGAGEE shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the MORTGAGOR for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the MORTGAGEE because of the failure of the MORTGAGOR to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the MORTGAGOR fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the MORTGAGEE may pay the same, without waiving or affecting the right to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida, and shall be secured by the lien of this mortgage.

5. GRACE PERIOD: If any sum of money herein referred to be not promptly paid within **FIVE (5)** days next after the same becomes due, or if each and every the agreements, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith without notice become due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the MORTGAGEE to exercise any of the rights or options under said note or this mortgage shall not act as a waiver of any rights or options accrued or thereafter accruing.

6. DEFAULT:

A. In the event of any default, the entire principal balance, plus accrued interest shall immediately become due without notice. The undersigned hereby waives demand, presentment, notice of dishonor, protest, and all other notices of default.

B. In the event of default in payment or if foreclosure or other proceedings are initiated, the MORTGAGEE or its agent has the right to enter the property at a reasonable hour to inspect the mortgaged property or to show the property to potential purchasers.

C. To the extent of the indebtedness of the MORTGAGOR to the MORTGAGEE described herein or secured hereby, the MORTGAGOR is hereby subrogated to the lien or liens and to the rights of the owners and holders thereof of each and every mortgage, lien or other encumbrance of the land described herein which is paid and/or satisfied, in whole or in part, out of the proceeds of the loan described herein or secured hereby, and the respective liens of said mortgages, liens or other encumbrances shall be and the same and each of them hereby is preserved and shall pass to and be held by the MORTGAGEE herein as security for the indebtedness to the MORTGAGEE herein described or hereby secured, to the same extent that it would have been preserved and would have been passed to and been held by the MORTGAGEE had it been duly and regularly assigned, transferred, set over, and delivered unto the MORTGAGEE by separate deed of assignment, notwithstanding the fact that the same may be satisfied and canceled of record, it being the intention of the parties hereto that the same will be satisfied and canceled of record by the holders thereof at or about the time of the recording of this mortgage.

D. Upon any default by MORTGAGOR hereunder and following the acceleration of maturity, a tender of payment of the amount necessary to satisfy the entire indebtedness secured hereby, made at any time prior to the foreclosure sale by MORTGAGOR, or by any one in behalf of the MORTGAGOR, shall constitute an evasion of the payment terms of the mortgage note and

shall be deemed to be a voluntary prepayment thereunder, and any such payment to the extent permitted by law will therefore include the premium, required under the prepayment privilege, if any, contained in the mortgage note.

E. That if at any time while this mortgage is in default the mortgaged property shall be abandoned, vacated or left unattended, the MORTGAGEE, if in its discretion such steps are necessary for protection of the property, shall have the right, power and authority at its option to enter the property, and to secure same by changing locks thereon, to paint and repair such premises, and to place signs thereon notifying that it has taken possession of the premises and may also place signs thereon offering to sell the premises subject to its acquisition of title thereto by foreclosure proceedings or otherwise; and any such action by the MORTGAGEE as described above shall not be deemed to be a trespass or trespasses or unlawful detainer upon such premises. All sums paid or advanced by the MORTGAGEE in the protection of the mortgaged premises as herein provided shall be charged to the mortgage account and become an integral part thereof subject in all respects to the terms, conditions and covenants of the aforesaid promissory note and this mortgage as fully and to the same extent as though a part of the original indebtedness held within said note and secured by this mortgage, excepting, however, that said sums shall be repaid to the MORTGAGEE forthwith upon its demands and be in addition to the regular monthly installments provided by the promissory note.

F. In the event of a default by the MORTGAGOR under the terms and conditions of this mortgage or the promissory note secured hereby, and the MORTGAGOR shall either, prior or subsequent to said default, remove or cause to be removed all or substantially all of the MORTGAGOR'S personal property on the mortgaged property, then such default and removal of personal property shall constitute an abandonment of the mortgaged premises by the MORTGAGOR. Upon acquisition of title to the mortgaged property by the MORTGAGEE by foreclosure sale or otherwise, the MORTGAGEE shall have the right to remove from the mortgaged property any and all personal property therein contained and no liability shall attach to the MORTGAGEE to account for such personal property or for damages occasioned by the loss, theft or removal of such personal property.

7. FORBEARANCE BY MORTGAGEE NOT A WAIVER: Any forbearance by MORTGAGEE in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of, or preclude the exercise of any such right or remedy. The procurement of insurance of the payment of taxes of other liens or charges by the MORTGAGEE shall not be a waiver of MORTGAGEE'S right to accelerate the maturity of the indebtedness secured by this MORTGAGE.

8. ATTORNEY'S FEES: As used in this MORTGAGE and in the note, "attorney's fees" shall include attorney's fees, if any, which may be awarded by an appellate court.

9. APPLICATION OF PAYMENTS:

A. Unless applicable law provides otherwise all payments received by MORTGAGEE under the note shall be applied by MORTGAGEE first in payment of amounts advanced by MORTGAGEE on MORTGAGOR'S behalf, then to interest payable on the note, then to the principal on the note.

B. If monthly payment is received in the form of a check and if the check is returned to the MORTGAGEE due to insufficient funds, MORTGAGOR shall pay to the MORTGAGEE the maximum collection charge permitted by law.

10. CONDEMNATION: The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the mortgaged property, or part thereof, or proceeds from conveyance in lieu of condemnation, are hereby assigned and shall be paid to MORTGAGEE.

In the event of a total or partial taking of the property, the proceeds shall be applied to the sums secured by this mortgage, with the excess, if any, paid to MORTGAGOR, unless



INSTR # 99550267
OR BK 29840 PG 0893
RECORDED 09/13/99 01:32 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1006

This instrument prepared by
KENNETH M. JONES
MOODY, JONES, AND MONTEFUSCO, P.A.
1333 S. University Drive #201
Plantation, FL 33324

ASSIGNMENT OF MORTGAGE

Know All Men By These Presents: That MESHNICK MORTGAGE CORP., a Florida Corporation party of the first part, whose address is 1440 S.W. 15th Street, Boca Raton, Florida, 33486 in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars, and other valuable considerations, received from or on behalf of HARVEY I. MESHNICK, TRUSTEE U/T/D 3/26/98, whose address is 1440 S.W. 15th Street, Boca Raton, Florida, 33486, party of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, assign, transfer and set over unto the said party of the second part a certain mortgage bearing date the 29th day of June 1999 made by Friendship Investment Co., Inc., whose address is 530 N.E. 2nd Street, Delray Beach, Florida 33484 in favor of MESHNICK MORTGAGE CORP., a Florida Corporation, and recorded in Official Records Book 29840 Page 0881 of the public records of Palm Beach County, Florida, upon the following described piece or parcel of land, situate and being in said County and State, to-wit:

Lot 36, Block 12, DELRAY SHORES 1ST ADDITION, according to the plat thereof, as recorded in Plat Book 28, page 2, of the Public records of Palm Beach County, Florida.

Together with the note or obligation described in said mortgage, and the moneys due and to become due thereon, with interest from the 29th day of June, 1999.

To Have and to Hold the same unto the said party of the second part, his heirs, legal representatives, successors and assigns forever.

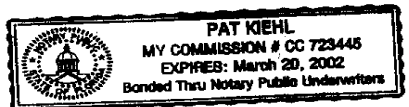
Aug In Witness Whereof, I have hereunto set my hand and seal, this 30 day of _____, 1999

Signed, sealed and delivered in the presence of:
Jean Rosenberg
WITNESS
Witness Print Name JEAN ROSENBERG
Pat Kiehl
WITNESS
Witness Print Name Pat Kiehl

MESHNICK MORTGAGE CORP.
a Florida corporation
By Harvey I. Meshnick
Harvey I. Meshnick, President
1440 S.W. 15th Street
Boca Raton, Florida 33486

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 30 day of August, 1999 by Harvey I. Meshnick, as President of MESHNICK MORTGAGE CORP, a Florida Corporation, who is personally known to me or who has produced _____ as identification.



Pat Kiehl
Name: ~~DANIELLE PANACCLONE~~ Pat Kiehl
Notary Public State of Florida
Commission Number:
My Commission Expires:

0

TRANS STATE TITLE INS CORP
3050 Aventura Blvd. #300
Aventura, FL 33180

INSTR # 100169168
OR BK 30362 PG 1781
RECORDED 03/24/2000 04:23 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1932

This instrument prepared by:
GARY A. BODZIN, ESQ.
3050 Aventura Blvd., Suite #300
Aventura, FL 33180
(305) 931-5000
FOLIO # 19234-03-37800

CORRECTIVE ASSIGNMENT OF MORTGAGE

Know All Men By These Presents: That MESHNICK MORTGAGE CORP., a Florida Corporation, party of the first part, whose address is 1440 S.W. 15th Street, Boca Raton, Florida 33486, in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars, and other valuable considerations, received from or on behalf of HARVEY I. MESHNICK, TRUSTEE U/T/D 3/26/98, whose address is 1440 S.W. 15th Street, Boca Raton, Florida, 33486, party of the second part, at or before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, assign, transfer and set over unto the said party of the second part a certain mortgage bearing date the 29th day of June, 1999, made by Friendship Investment Co., Inc., whose address is 530 N.E. 2nd Street, Delray Beach, Florida 33484, in favor of MESHNICK MORTGAGE CORP., a Florida Corporation, and recorded in Official Records Book 29840, Page 881, of the public records of Broward County, Florida, upon the following described piece or parcel of land, situate and being in said County and State, to-wit:

Lot 1, LESS the North 15 feet thereof, and Lots 2, 3 and 4, in Block 121, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, situate, lying and being in Broward County, Florida.

(This assignment corrects assignment in ORB 29840/893, due to faulty legal description).

Together with the note or obligation described in said mortgage, and the moneys due and to become due thereon, with interest from the 29th day of June, 1999.

To Have and to Hold the same unto the said party of the second part, his heirs, legal representatives, successors and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal, this 16 day of March 2000.

Signed, sealed and delivered in the presence of:

Dan Rosenberg
Witness (print: DAN ROSENBERG)
Grace Schneider
Witness (print: GRACE SCHNEIDER)

MESHNICK MORTGAGE CORP.,
a Florida corporation

By: Harvey I. Meshnick, Pres
Harvey I. Meshnick, Pres.
1440 S.W. 15th Street
Boca Raton, FL 33486

STATE OF FLORIDA
COUNTY OF PALM BEACH ss.

The foregoing instrument was acknowledged before me this 16 day of March 2000 by Harvey I. Meshnick, as President of MESHNICK MORTGAGE CORP., a Florida Corporation, who is personally known to me or who has produced identification

Grace Schneider
Notary Public, State of Florida at large
Commission Number:
My Commission Expires:

Grace Schneider
My Commission CC884128
Expires November 26, 2005

(1)



INSTR # 100771803
OR BK 31191 PG 0352
 RECORDED 01/17/2001 09:08 AM
 COMMISSION
 BROWARD COUNTY
 DEPUTY CLERK 2020

This instrument prepared by :
 KENNETH M. JONES
 MOODY, JONES, MONTEFUSCO & KRAUSE, P.A.
 1333 S. University Drive #201
 Plantation, FL 33324

ASSIGNMENT OF MORTGAGE

Know All Men By These Presents: That MESHNICK MORTGAGE CORP., a Florida corporation, party of the first part, in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars, and other valuable considerations, received from or on behalf of HARVEY I. MESHNICK, TRUSTEE U/T/D 3/26/98 whose address is 1440 SW 15th St., Boca Raton, FL 33486 party of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, assign, transfer and set over unto the said party of the second part a certain mortgage bearing the date of August 30, 1999 made by VICTOR CARNERO in favor of MESHNICK MORTGAGE CORP. and recorded in Official Records Book 29840, Page 0881 of the Public Records of Broward County, Florida, upon the following described piece or parcel of land, situate and being in said County and State, to-wit:

Lot 1, LESS the North 15 feet thereof and Lots 2, 3 and 4, in Block 121, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida, situate, lying and being in Broward County, Florida.

a/k/a 1243 NW 13th St., Ft. Lauderdale, FL
 & 1245 NW 1st Ave., Ft. Lauderdale, FL

(This Assignment corrects assignment in ORB 29840/893, due to faulty legal description and corrects and ORB 30362/1781)

Together with the note or obligation described in said mortgage, and the moneys due and to become due thereon, with interest from the 30 day of August, 1999.

To Have and to Hold the same unto the said party of the second part, their heirs, legal representatives, successors and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal, this 9 day of January 1, 2001.

Signed, sealed and delivered in the presence of:

MESHNICK MORTGAGE CORP.,
 a Florida corporation
 Harvey I. Meshnick, President

Elizabeth Ballejo
 Witness
Elizabeth Ballejo
 Witness Print Name

Jody L. Silverstein
 Witness
Jody L. Silverstein
 Witness Print Name

STATE OF FLORIDA
 COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 9 day of January, 2001 by HARVEY I. MESHNICK as President of MESHNICK MORTGAGE CORP, a Florida corporation, on behalf of the corporation. He is personally known to me or who has produced _____ as identification.

 Elizabeth Ballejo
 MY COMMISSION # CC765764 EXPIRES
 August 9, 2002
 BONDED THRU TROY FAIN INSURANCE, INC.

Elizabeth Ballejo
 Name:
 Notary Public State of Florida
 Commission Number:
 My Commission Expires:

INSTR # 101308446
OR BK 32074 PG 1334
RECORDED 09/06/2001 10:50 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1037

asThis instrument prepared by
KENNETH M. JONES
MOODY, JONES, MONTEFUSCO & KRAUSE, P.A.
1333 S. University Drive #201
Plantation, FL 33324

ASSIGNMENT OF MORTGAGE

Know All Men By These Presents: That HARVEY I. MESHNICK TRUSTEE U/T/D 3/26/98, party of the first part, whose address is 7173 Montrico Drive, Boca Raton, Florida 33433 in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars, and other valuable considerations, received from or on behalf of MESHNICK LIMITED PARTNERSHIP, DATED JANUARY 3, 2001, GENERAL PARTNER, HARVEY I. MESHNICK, AS TRUSTEE OF THE MESHNICK REVOCABLE MANAGEMENT TRUST DATED JANUARY 3, 2001, whose address is 7173 Montrico Drive, Boca Raton, Florida 33433, party of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, assign, transfer and set over unto the said party of the second part those certain mortgages in favor of MESHNICK MORTGAGE CORP., a Florida Corporation, upon the following described pieces or parcels of land, situate and being in said County and State, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE

Together with the note or obligation described in said mortgage, and the moneys due and to become due thereon, with interest from the 28 day of August, 2001.

To Have and to Hold the same unto the said party of the second part, his heirs, legal representatives, successors and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal, this 28 day of Aug, 2001.

Signed, sealed and delivered in the presence of:

Elizabeth Balloj
Witness
Elizabeth Ballojos
Print Name
Jody Silverstein
Witness
Jody L. Silverstein
Print Name

BY Harvey I. Meshnick
Harvey I. Meshnick, Trustee
7173 Montrico Drive
Boca Raton, Florida 33433

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 28 day of August, 2001 by Harvey I. Meshnick, Trustee who is personally known to me or who has produced _____ as identification.

 Elizabeth Ballojos
MY COMMISSION # CC765764 EXPIRES
August 9, 2002
BONDED THRU TROY FAIR INSURANCE, INC.

Elizabeth Ballojos
Name:
Notary Public State of Florida
Commission Number:

 Elizabeth Ballojos
MY COMMISSION # CC765764 EXPIRES
August 9, 2002
BONDED THRU TROY FAIR INSURANCE, INC.

1. Assignment dated August 31, 2000 made by Thomas Friday assigned to Harvey I. Meshnick, Trustee, U/T/D 3/26/98 by assignment recorded September 9, 2000 in O.R. 30820 at Page 515 of the Public Records of Broward County, Florida

Legal: Lot 33, Block 4, MIAMI GARDENS ESTATES, according to the Plat thereof, as recorded in Plat Book 22, at Page 2, of the Public Records of Broward County, Florida
a/k/a 5607 SW 27th St, Hollywood, FL

2. Assignment dated September 20, 2000 made by Jacqueline Hyatt assigned to Harvey I. Meshnick, Trustee, U/T/D 3/26/98 by assignment recorded October 30, 2000 in O.R. 30971 at Page 1134 of the Public Records of Palm Beach County, Florida

Legal: Lot 35, Block 16, AMENDED PLAT OF FAIRVIEW, according to the Plat thereof, as recorded in Plat Book 10, at Page 25, of the Public Records of Broward County, Florida
a/k/a 701 SW 7th St., Pompano Beach, FL

3. Assignment dated September 28, 2000 made by Piranha Properties, Inc, assigned to Harvey I. Meshnick, Trustee, U/T/D 3/26/98 by assignment recorded September 29, 2000 in O.R. 30898 at Page 1027 of the Public Records of Broward County, Florida

Legal: The North 24 feet of Lot 30 and the South 29 feet of Lot 31, Block 7, COLLEGE PARK, according to the plat thereof, recorded in Plat Book 33, page 42, of the Public Records of Broward County, Florida
a/k/a 700 NW 2 Way, Deerfield Beach, FL 33441

4. Assignment dated October 6, 2000 made by Stephen Clukey, assigned to Harvey I. Meshnick, Trustee, U/T/D 3/26/98 by assignment recorded October 6, 2000 in O.R. 30926 at Page 1783 of the Public Records of Broward County, Florida

Legal: Lot 8, Block 1, LAKE ISLAND, according to the Plat thereof recorded in Plat Book 79, at Page 39, of the Public Records of Broward County, Florida
a/k/a 213 NW 14 Ct, Pompano, FL

5. Assignment dated February 2, 2001 made by Kelly DeSouza assigned to Harvey I. Meshnick, Trustee, U/T/D 3/26/98 by assignment recorded February 2, 2000 in O.R. 31291 at Page 535 of the Public Records of Broward County, Florida

Legal: Lot 15, Block 19 of UNIVERSITY PARK PARCELS 1 AND 2, according to the Plat thereof, as recorded in Plat Book 101, at Page 35 of the Public Records of Broward County, Florida
a/k/a 8821 SW 22nd St., Miramar, FL

6. Assignment dated February 9, 2001 made by Glofak Enterprises, Inc., assigned to Harvey I. Meshnick, Trustee, U/T/D 3/26/98 by assignment recorded February 9, 2001 in O.R. 31298 at Page 981 of the Public Records of Broward County, Florida

Legal: Lot 6, Block 4, GOLDEN RIDGE ADDITION, according to the Plat thereof, as recorded in Plat Book 59, at Page 3, of the Public Records of Broward County, Florida
a/k/a 2431 NW 30th Terrace, Ft. Lauderdale, FL

7. Assignment dated February 28, 2001 made by Karla DeCastro assigned to Harvey I. Meshnick, Trustee, U/T/D 3/26/98 by assignment recorded February 28, 2001 in O.R. 31598 at Page 228 of the Public Records of Broward County, Florida

Legal: Lot 36, Block 3 of RODGERS HEIGHTS according to the Plat thereof, as recorded in Plat Book 25, at Page 45 of the Public Records of Broward County, Florida
a/k/a 6120 SW 35 Street, Miramar, FL

3. Assignment dated January 9, 2001 made by Victor Carnero, assigned to Harvey I. Meshnick, Trustee, U/T/D 3/26/98 by assignment recorded January 17, 2001 in O.R. 31191 at Page 352 of the Public Records of Broward County, Florida

Legal: Lot 1 less the North 15 feet thereof and Lots 2, 3 and 4 in Block 121, of PROGRESSO according to the Plat thereof, as recorded in Plat Book 2, at Page 18, of the Public Records of Broward County, Florida
a/k/a 1243 NW 13th St., Ft. Lauderdale, FL
& 1245 NW 1st Ave., Ft. Lauderdale, FL

This instrument prepared by
KENNETH M. JONES
MOODY, JONES & MONTEFUSCO, P.A.
1333 S. University Drive #201
Plantation, FL 33324

ASSIGNMENT OF MORTGAGE

Know All Men By These Presents: That MESHNICK LIMITED PARTNERSHIP, DATED JANUARY 3, 2001, GENERAL PARTNER, HARVEY I. MESHNICK, AS TRUSTEE OF THE MESHNICK REVOCABLE MANAGEMENT TRUST DATED JANUARY 3, 2001, party of the first part, whose address is 7173 Montrico Drive, Boca Raton, Florida 33433 in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars, and other valuable considerations, received from or on behalf of CAMILLA MORTGAGE FUNDING, INC., whose address is 5280 N.W. 55 Boulevard, #102, Coconut Creek, Florida 33073, party of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, assign, transfer and set over unto the said party of the second part that certain mortgage in favor of MESHNICK LIMITED PARTNERSHIP, DATED JANUARY 3, 2001, GENERAL PARTNER, HARVEY I. MESHNICK, AS TRUSTEE OF THE MESHNICK REVOCABLE MANAGEMENT TRUST DATED JANUARY 3, 2001, upon the following described pieces or parcels of land, situate and being in said County and State, to-wit:

Lot 1, LESS the North 15 feet thereof and Lots 2, 3 and 4, in block 121, of PROGREGGO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade county, Florida, situate, lying and being in Broward County, Florida
Borrower: VICTOR CARNERO OR BK 29840

Pg 0881

THIS ASSIGNMENT IS WITHOUT RECOURSE.

Together with the note or obligation described in said mortgage, and the moneys due and to become due thereon, with interest from the date of this Assignment.

To Have and to Hold the same unto the said party of the second part, his heirs, legal representatives, successors and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal, this 28 day of June, 2004.

Signed, sealed and delivered in the presence of:

Adam Rosenberg

Witness

ADAM ROSENBERG

Print Name

Grace Schneider

Witness

Grace Schneider

Print Name

MESHNICK LIMITED PARTNERSHIP
dated 1/3/01

By *Harvey I. Meshnick*

General Partner, Harvey I. Meshnick
as Trustee of Meshnick Revocable
Management Trust dated 1/3/01

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 28 day of June, 2004 by Harvey I. Meshnick, Trustee of the Meshnick Revocable Management Trust dated 1/3/01 and as General Partner of Meshnick Limited Partnership dated 1/3/01 who is personally known to me or who has produced _____ as identification.

Commission Number:

Name: _____
Notary Public State of Florida

AD

Prepared by and Return to:
BRADFORD J. BEILLY, ESQ.
1144 S.E. 3RD AVENUE
FORT LAUDERDALE, FL 33316

ASSIGNMENT OF NOTE AND MORTGAGE

Camila Mortgage Funding, Inc., having an office with a mailing address at 416 S.E. 18 Court, Fort Lauderdale, FL 33316 ("Assignor"), in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, assign, transfer and set over unto 1233 Corp., Inc., having a mailing address of 305 S.E. 11 Avenue, Fort Lauderdale, FL 33301 ("Assignee"), all right, title and interest in and to that certain mortgage and note dated August 30, 1999, made by Victor Carnero, a single man, in favor of Meshnick Mortgage Corp., and/or assigns, such mortgage recorded in the Official Records of Broward County, Florida at O.R. Book 29840, at Page 0881, together with the note in the original principal amount of \$90,000 described in said Mortgage, and the monies to become due thereon, upon the following described parcel of land and improvements thereon:

Lot 1, LESS the North 15 feet thereof and Lots 2, 3, and 4, in Block 121 of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida, situate, lying and being in Broward County, Florida.

a/k/a 1243 NW 13th St., Ft. Lauderdale, FL & 1245 NW 1 Ave., Ft. Lauderdale, FL 33055

Together with all right, title and interest in and to that certain lender's title insurance policy FA-36-342750 in the amount of \$112,500 issued by First American Title Insurance Company.

Assignor hereby represents and warrants that Assignor owns and holds said Mortgage, Note and lender's title insurance policy, has good right to grant, bargain, sell, assign, transfer and set over unto Assignee such Mortgage, Note and lender's title insurance policy and will defend same against lawful claims of all persons whomsoever.

To have and to hold the same unto Assignee, its/his/her/their legal representatives, successors and assigns forever.

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed and

delivered in his respective name this 1 day of July, 2016.

Signed, sealed and delivered
in the presence of :

Camila Mortgage Funding, Inc.

Sherril Nance
Witness: Sherril Nance

By: Joel Christenson
Joel Christenson, President

Latavia Striggles
Witness: Latavia Striggles

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 1 day of July 2016,
2016 by Joel Christenson, as President of Camila Mortgage Funding, Inc., who is
personally known to me or who produced a driver's license as identification.
plus FL CDL Exp. 2018



ERICA FREDERICK
MY COMMISSION # FF 153585
EXPIRES: September 30, 2018
Bonded Thru Budget Notary Services

Erica Frederick
Notary Public

Prepared by and Return to:
Eileen S. Hill
A Complete Closing, Inc.
8320 W. Sunrise Blvd., Ste. 203
Plantation, Fl. 33322

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of December, 1999, between VICTOR J. CARNERO, a single man, party of the first part, whose address is: 1300 Keyway Blvd and WM. MEREDITH TR., INC., a Florida Corporation, whose address is: 121 N. W. 27 Ave., Ft. Lauderdale, of the County of Broward, State of Florida, Party of the Second Part:

WITNESSETH

That the said party of the first party, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations to them in hand paid by party of the second part, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, release, convey and confirm to the party of the second part, their heirs and assigns forever, the following described property, situate, lying and being in Broward County, Florida, to-wit:

Lot 1, less the North 15 feet thereof and Lots 2, 3, and 4, in Block 121, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida, situate lying and being in Broward County, Florida.

Subject to that certain first mortgage to MESHNICK MORTGAGE CORP. in the original amount of \$90,000.00.

SUBJECT TO: Zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing on the plat and/or common to the subdivision, and taxes for the current year and all subsequent years.

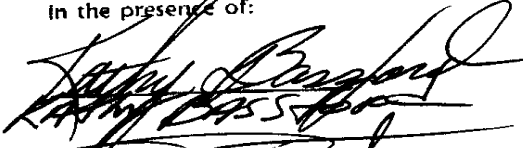
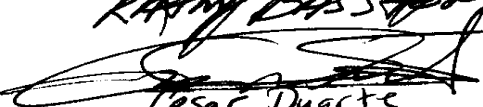
TOGETHER WITH; all singular the tenements, hereditaments and appurtenances belonging or in any wise appertaining to the real property.

TO HAVE AND TO HOLD the same unto the said Party of the Second Part, their heirs and assigns, forever, in fee simple.

AND the said party of the first part does covenant with the said party of the second part that they are lawfully seized of the said premises and they are free from all encumbrances, they have good right and lawful authority to sell same and that the said party of the first part does hereby fully warrant the title to said land and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set their hands and seals the day and year first above written.


Signed, sealed and delivered
in the presence of:



Cesar Duarte
STATE OF FLORIDA
COUNTY OF _____


VICTOR J. CARNERO

I HEREBY CERTIFY that on this 22nd day of December, 1999 before me personally appeared, VICTOR J. CARNERO, a single man who signed the foregoing instrument, and acknowledged before me that he executed the same for the use and purpose therein expressed. He is personally known to me or who has produced Drivers License as proof of his identification and did/did not take an oath.

WITNESS my hand and official seal this 22nd day of December, 1999.

My commission expires: _____
NOTARY PUBLIC - STATE OF FLORIDA
KATHY BASSFORD
COMMISSION # CC668906
EXPIRES 10-28-2000
BONDED THRU A&A 1-888-NOTARY-1

NOTARY PUBLIC STATE OF FLORIDA



INSTR # 100818536
OR BK 31256 PG 1667
 RECORDED 02/08/2001 07:34 AM
 COMMISSION
 BROWARD COUNTY
 DEPUTY CLERK 1019

CLAIM OF LIEN

ORDER IMPOSING A FINE

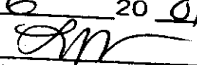
CODE ENFORCEMENT BOARD
 CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved for Recording Information

CITY OF FORT LAUDERDALE
 Petitioner,

CASE NO. CE00062135

v.
 WM MEREDITH TR INC
 Respondent(s)

I certify this document to be a true
 and correct copy of the original.
 WITNESS MY HAND AND SEAL
 on 2/6 20 01

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

That pursuant to Section 162.09 of the Florida Statutes, the City of Fort Lauderdale Code Enforcement Board ("Board"), 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 9234033780

Legal: PROGRESSO, 2-18 D, LOT 1 LESS ST, 2 TO 4, BLK 121

More commonly known as: 1245 N.W. 1st Avenue

2. That the Board did issue on the 26th day of September, 2000, an order in the above captioned case commanding the above named respondent(s) to bring the violations specified in said Final Order into compliance on or before the 28th day of November, 2000, or pay a fine in the amount of \$100.00 per day for each day of non-compliance thereafter.
3. That the respondent(s) did not comply with the Final Order on or before the date specified therein as evidenced by the Inspector filing an executed Affidavit of Non-Compliance with the Board.
4. It is the order of this Board that the fine specified in said Final Order is hereby confirmed and ratified, and shall accrue at the per diem specified until such time as the above named Respondent(s) shall comply with said Final Order, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
5. It is the Order of this Board that the fine shall constitute a lien against the above described real property.

DEFERRED ITEM
 Return Document To
 Business Operations


(2)

Case No: CE00062135
Property: 1245 N.W. 1st Avenue

LIEN AND FORECLOSURE NOTICE:

Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 23rd day of January, 2001.

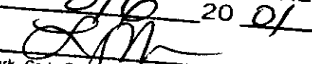


Chairperson
Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

I certify this document to be a true
and correct copy of the original.
WITNESS MY HAND AND SEAL
on 2/6 20 01


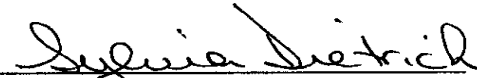
Clerk, Code Enforcement Board/Special Master
City of Fort Lauderdale, Fla.

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared _____, Chairperson of the Code Enforcement Board, know to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

WITNESS my hand and official seal in the County and State as aforesaid this 23rd day of January, 2001.

This instrument prepared by:
Lisa N. Hodapp, Esq.
Assistant City Attorney
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301



NOTARY PUBLIC, State of Florida

Print Name _____

OFFICIAL NOTARY SEAL SYLVIA DIETRICH NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC934596 MY COMMISSION EXP. MAY 8, 2004
--

My Commission Expires _____

Return to:
Sylvia Dietrich
Community Inspections Bureau
City of Fort Lauderdale
300 Northwest First Avenue
Fort Lauderdale, Florida 33301
(954) 761-5701

20

ORDER IMPOSING A FINE

CODE ENFORCEMENT BOARD
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved for Recording Information

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE00062135

v.
WM MEREDITH TR INC
Respondent(s)

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

WITNESS MY HAND AND SEAL

on 11/27 20 04

Gene Bazer
Clerk, Code Enforcement Board/Special Master
City of Fort Lauderdale, Fla.

That pursuant to Section 162.09 of the Florida Statutes, the City of Fort Lauderdale Code Enforcement Board ("Board"), 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 9234033780

Legal: PROGRESSO, 2-18 D, LOT 1 LESS ST, 2 TO 4, BLK 121

More commonly known as: 1245 NW 1 AVENUE

2. That on the 26th day of September, 2000 the Code Enforcement Board issued a Final Order in this case commanding the above- named Respondent(s) to correct the violations specified in that Final Order on or before the 28th day of November, 2000, or pay a fine in the amount of \$100.00 per day for each day of non-compliance thereafter.
3. That on the 23rd day of January, 2001, the Code Enforcement Board determined that the Respondent(s) had failed to timely correct the violations and issued an Order Imposing a Fine/ Claim of Lien that the City of Fort Lauderdale recorded in Official Record Book 31256, Pages 1667 and 1668 of the Public Records of Broward County. That the Board and the City of Fort Lauderdale did so in good faith and pursuant to the provisions of Chapter 162, Florida Statutes.
4. That on the 24th day of August, 2004, the Code Enforcement Board held a hearing pursuant to Massey v. Charlotte County, 842 So.2nd 142 (Fla. 2 DCA 2003), in order to establish whether compliance had been timely made for each violation, and in order to establish the dates for compliance for the violations found to have been untimely corrected, and in order to impose a fine for each of the violations found to have been untimely corrected.
5. That the respondent(s) did not comply with the Final Order on or before the date specified therein.
6. It is the order of the Code Enforcement Board that the fine specified in said Final Order is hereby imposed, and shall accrue at the per diem specified until such time as the above

2

Case No: CE00062135
Property: 1245 NW 1 AVENUE

I certify this document to be a true
and correct copy of the original.
WITNESS MY HAND AND SEAL
on 19th 20 04
Que Brazill
Clerk, Code Enforcement Board/Special Master
City of Fort Lauderdale, Fla.

named Respondent(s) shall comply with said Final Order, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.

- 7. The City may record a certified copy of this Order in the Public Records of Broward County. Once recorded, this Order shall constitute al lien on the subject property as well as on any other real or personal property owned by the Respondent(s).

Today's Order Imposing a Fine/Claim of Lien rehabilitates any defects that may exist in the earlier recorded Order Imposing a Fine/Claim of Lien due to the City's inability to provide the Respondent(s) with a Section 162.09 hearing before today.

LIEN AND FORECLOSURE NOTICE:

Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 28th day of September, 2004.

Gerald D. Jordan
Chairperson
Code Enforcement Board

ATTEST:
Que Brazill
Clerk, Code Enforcement Board

STATE OF FLORIDA
COUNTY OF BROWARD

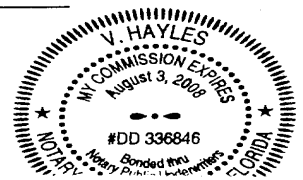
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Gerald D. Jordan, Chairperson of the Code Enforcement Board, known to me and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State as aforesaid this 28th day of September, 2004.

This instrument prepared by:
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

V. Hayles
NOTARY PUBLIC, State of Florida
Vernon Hayles
Print Name

My Commission Expires



35

ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved for Recording Information

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE05110794

v.

WM MEREDITH TR INC.
Respondent(s)

That pursuant to Section 162.09 of the Florida Statutes, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

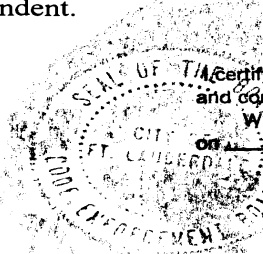
- 1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 9234033780

Legal: PROGRESSO 2-18 D LOT 1 LESS ST, 2 TO 4 BLK 121

More commonly known as: 1245 NW 1 AVENUE

- 2. That the Special Magistrate did issue on the 16th day of March 2006, a Final Order in the above captioned case commanding the above named respondent(s) to bring the violations specified in said Final Order into compliance on or before the 15th day of April 2006, or pay a fine in the amount of \$100.00 per day for each day of non-compliance thereafter.
- 3. That the respondent(s) did not comply with the Final Order on or before the date specified therein as evidenced by the Inspector filing an executed Affidavit of Non-Compliance with the Special Magistrate. The respondent did comply with the Special Magistrate's Order on the 2nd day of August 2006. The Special Magistrate on the 3rd day of August 2006 did impose a fine in the amount of \$1,000.00.
- 4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
- 5. The City shall record a certified copy of this Order in the Public Records of Broward County. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

Certify this document to be a true and correct copy of the original.
 WITNESS MY HAND AND SEAL
 ON 09/05 2006


 Clerk, Code Enforcement Board/Special Magistrate
 Unsafe Structures Board
 City of Fort Lauderdale, Fla.

2

Case No: CE05110794
Property: 1245 NW 1 AVENUE

LIEN AND FORECLOSURE NOTICE:

Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 3rd day of August 2006.


Special Magistrate

ATTEST:

Clerk, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Meah Tell, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

WITNESS my hand and official seal in the County and State as aforesaid this 10 day of August 2006.

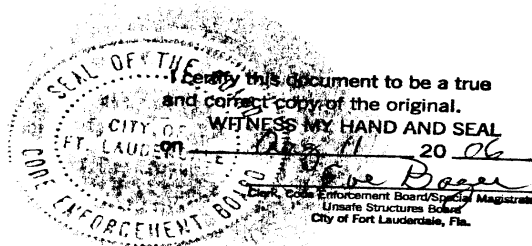
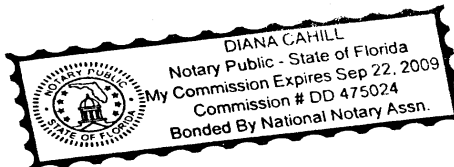
This instrument prepared by:
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301


NOTARY PUBLIC, State of Florida

Print Name

My Commission Expires

Return to:
Nadine L. Blue
Community Inspections Division
City of Fort Lauderdale
700 Northwest 19th Avenue
Fort Lauderdale, Florida 33311
(954) 828-5327



This Document Prepared By and Return to:
Jon Christenson
303 N.W. 14 Avenue
Fort Lauderdale, Fl 33311

Parcel ID Number: 4942 34 03 3780

QUITCLAIM DEED

This Quitclaim Deed, Made this 31th day of December 2008 A.D. between **Wm. Meredith Tr., Inc.**, a corporation existing under the laws of the State of Florida of the County of **Broward** State of **Florida**, GRANTOR, and **Phillip Scotty Ragsdale**, a married man whose address is : 4051 North Ocean Boulevard Suite 214, Ft. Lauderdale, Fl 33308 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 quitclaimed 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 :

Lot 1, LESS the North 15 feet thereof and Lots 2, 3 and 4 in Block 121 PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida, situate lying and being in Broward County, Florida.

SUBJECT TO: taxes for the current year and all subsequent years and all liens including code liens.

RESTRICTIONS: GRANTEE IS PROHIBITED FROM TRANSFERRING ANY OR ALL OF HIS INTEREST IN THIS PROPERTY EXCEPT BACK TO THE GRANTOR UNLESS GRANTEE SATISFIES ALL MORTGAGES.

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:

[Handwritten Signature]
Witness #1 Signature

Phillip 'Scotty' Ragsdale
Phillip Scotty Ragsdale, Pres.
Wm. Meredith Tr., Inc.

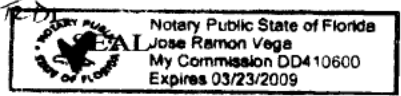
[Handwritten Name]
Witness #1 Printed Name

[Handwritten Signature]
Witness #2 Signature

[Handwritten Name]
Witness #2 Printed Name

State of Florida
County of Broward

In the foregoing instrument was acknowledged before me this 31st day of December, 2008, by Scotty Phillip Ragsdale who is personally known to me or has produced [Redacted] as identification.



My commission expires: 3/23/09

[Handwritten Signature]
Notary Signature
[Handwritten Name]
Printed Notary Signature

3

ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved for Recording Information

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE08100250

v.

RAGSDALE, PHILLIP SCOTTY
Respondent(s)

That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

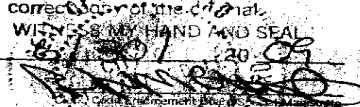
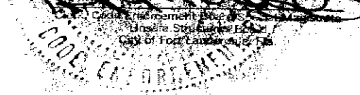
1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 9234033780

Legal: PROGRESSO 2-18 D LOT 1 LESS ST,2 TO 4 BLK 121

More commonly known as: 1245 NW 1 AVE

2. That the Special Magistrate did issue on the 5th day of February 2009, a Final Order in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Final Order into compliance on or before the 2nd day of April 2009, or pay a fine in the amount of \$100.00 per day for the violation of ordinance 9-328(b) for each day of non-compliance thereafter.
3. That the respondent(s) did not comply with the Final Order on or before the date specified therein as evidenced by the Inspector filing an executed Affidavit of Non-Compliance with the Special Magistrate
4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, and shall accrue at the per diem specified until such time as the above named Respondent(s) shall comply with said Final Order, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
5. The City shall record a certified copy of this Order in the Public Records of Broward County. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

I certify this document to be a true and correct copy of the original.
 WITNESS MY HAND AND SEAL
 on 07/01/09 2009

 Special Magistrate
 City of Fort Lauderdale, Florida


Case No: CE08100250
Property: 1245 NW 1 AVE

LIEN AND FORECLOSURE NOTICE:

Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 21st day of May, 2009.


Special Magistrate

ATTEST:


Clerk, Special Magistrate

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared H. Mark Purdy, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 21 day of May 2009, by H. Mark Purdy, as Special Magistrate and Brian McKelligett as Clerk, of the City of Ft. Lauderdale Special Magistrate proceedings. Who are personally known to me or have produced _____ as identification.
(SEAL)


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



ERIN M. PECK
MY COMMISSION # DD 745297
EXPIRES: December 30, 2011
Bonded thru Budget Notary Services

Name of Notary Typed, Printed or Stamped

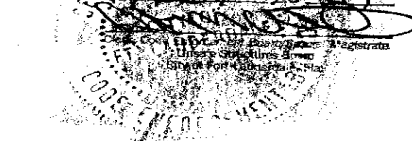
My Commission Expires: _____

Commission Number: _____

This instrument prepared by:
Code Enforcement Division
Building Department
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Return to:
Erin M. Peck
Code Enforcement Division
City of Fort Lauderdale
700 Northwest 19th Avenue
Fort Lauderdale, Florida 33311
(954) 828-5327

I certify this document to be a true and correct copy of the original.
WITNESSETH MY HAND AND SEAL
on _____



20

ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved for Recording Information

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE11070246

v.

RAGSDALE, PHILLIP SCOTTY
Respondent(s)

That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 9234033780

Legal: PROGRESSO 2-18 D LOT 1 LESS ST, 2 TO 4 BLK 121

More commonly known as: 1245 NW 1 AVE

2. That the Special Magistrate did issue on the 20th day of October 2011, a Final Order in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Final Order into compliance on or before the 19th day of January 2012, or pay a fine in the amount of \$25.00 per day for the violation of ordinance 9-276(c)(3) and \$25.00 per day for the violation of ordinance 9-280(b) for each day of non-compliance thereafter.
3. On July 19, 2012 the Special Magistrate found that the respondent(s) did not comply with the Final Order and any subsequent orders on or before the date specified therein, based on the testimony and evidence as presented. The Special Magistrate, on the 19th day of July 2012, did impose a fine in the amount of \$3,750.00, which will continue to accrue.
4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, and shall accrue at the per diem specified until such time as the above named Respondent(s) shall comply with said Final Order, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
5. The City shall record a certified copy of this Order in the Public Records of Broward County. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

Page 1 of 2

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

WITNESS MY HAND AND SEAL
on 8/24/12 2012

[Signature]
Clerk, Code Enforcement Board/Special Magistrate
Unsafe Structures Board
City of Fort Lauderdale, Fla.



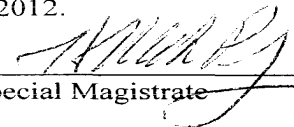
2

Case No: CE11070246
Property: 1245 NW 1 AVE

LIEN AND FORECLOSURE NOTICE:

Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 19th day of July, 2012.


Special Magistrate

ATTEST:


Clerk, Special Magistrate

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared H. Mark Purdy, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.


STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 19th day of July 2012, by Brian McKelligett as Clerk and H. Mark Purdy as Special Magistrate for the City of Fort Lauderdale, who are personally known to me or have produced _____ as identification.

(SEAL)



ERIN M. SACY
MY COMMISSION # EE 169377
EXPIRES: December 30, 2015
Bonded Thru Budget Notary Services


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

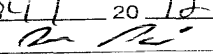
Name of Notary Typed, Printed or Stamped

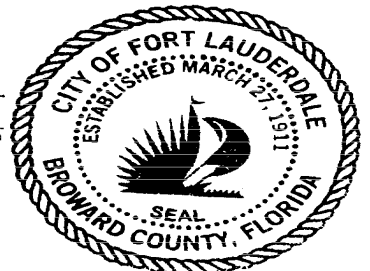
My Commission Expires: _____

Commission Number: _____

This instrument prepared by:
Code Enforcement Division
Building Department
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Return to:
Erin M. Sacy
Code Enforcement Division
City of Fort Lauderdale
700 Northwest 19th Avenue
Fort Lauderdale, Florida 33311
(954) 828-5327

I certify this document to be a true
and correct copy of the original.
WITNESS MY HAND AND SEAL
on 8/24/12 2012

Clerk, Code Enforcement Board/Special Magistrate
Lien/Foreclosure Board
City of Fort Lauderdale, Fla.



5



CLAIM OF LIEN

STATE OF FLORIDA:

THIS INSTRUMENT PREPARED BY
FINANCE DEPARTMENT

COUNTY OF BROWARD:

CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301
954-828-5768

ACCOUNT: 2114282

FOLIO #: 9234033780

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED
*** DIRECTOR OF FINANCE/DESIGNEE *** , WHO BEING DULY SWORN, SAYS THAT HE/SHE IS
THE DIRECTOR OF FINANCE/DESIGNEE OF THE LIENOR HEREIN, THE CITY OF FORT
LAUDERDALE WHOSE ADDRESS IS 100 NORTH ANDREWS AVENUE, FORT LAUDERDALE,
FLORIDA, 33301 AND THAT IN PURSUANCE OF A CONTRACT WITH NAME: RAGSDALE PHILLIP
SCOTT

ADDRESS: 1245 NW 1ST AVE

LIENOR FURNISHED MUNICIPAL UTILITY SERVICES ON THE FOLLOWING DESCRIBED REAL
PROPERTY IN BROWARD COUNTY, FLORIDA :

PROPERTY DESCRIPTION: LOT 1 LESS ST,2 TO 4 BLK 121

PROPERTY SUBDIVISION : PROGRESSO 2-18 D

OWNED BY :
RAGSDALE, PHILLIP SCOTTY
1245 NW 1 AVE
FORT LAUDERDALE, FL 33311

THERE REMAINS UNPAID \$83.45 PLUS COSTS AND
ADDITIONAL CHARGES AS SPECIFIED BY APPLICABLE
ORDINANCES AND FURNISHED THE FIRST OF THE SAME
ON 05/07/2015, AND THE LAST OF THE SAME ON
09/29/2015, IN WHICH AMOUNT THE CITY OF FORT
LAUDERDALE CLAIMS A LIEN UPON SAID PROPERTY.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


ARNETTE L. TORRENCE


DIRECTOR OF FINANCE/DESIGNEE
CITY OF FORT LAUDERDALE

SWORN TO AND SUBSCRIBED BEFORE ME THE
4th DAY OF November 20 15

SWORN TO AND SUBSCRIBED BEFORE ME THE
5th DAY OF November 20 15


NOTARY PUBLIC, STATE OF FLORIDA


NOTARY PUBLIC, STATE OF FLORIDA



VERONICA WADE
MY COMMISSION # EE 213987
EXPIRES: July 4, 2016
Bonded Thru Budget Notary Services



LURA CARLSON ROGERS
MY COMMISSION # FF 076988
EXPIRES: December 16, 2017
Bonded Thru Budget Notary Services

Case Number: CACE-17-009558 Division: 11
Filing # 56629686 E-Filed 05/18/2017 02:47:42 PM

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

**1233 CORP, INC., a Florida corporation
Plaintiff**

CIRCUIT CIVIL DIVISION

v.

CASE NO:

**ABACOS Y3K HOLDINGS, LLC., a Florida
Limited liability company, and CHI GRP
INVESTMENTS 678, LLC, a Florida limited
Liability Company**

NOTICE OF LIS PENDENS

TO THE ABOVE STYLED DEFENDANTS AND ALL OTHERS WHOM IT MAY
CONCERN:

YOU ARE HEREBY NOTIFIED of the institution of this action by Plaintiff against you
seeking to foreclose a mortgage recorded in Official Records Book 29840, at Page 881 of
the following property in Broward County, Florida:

LOT 1, LESS THE NORTH 15 FEE THEREOF, AND LOTS 2, 3, AND 4, BLOCK
121, PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN
PLAT BOOK 2, PAGE(S) 18, OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA, SAID LANDS SITUATE, NOW LYING AND BEING IN
BROWARD COUNTY, FLORIDA.

Including the buildings, appurtenances, and fixture located thereon.

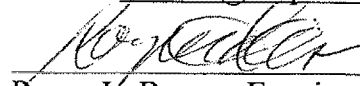
Property Address: 1245 NW 1st Avenue, Fort Lauderdale, FL 33311

Dated the 18 of May, 2017.

Respectfully submitted,

Carpenter & Brown, P.A.
800 East Cypress Creek Road, Ste 204
Fort Lauderdale, FL 33334
Telephone: 954-771-1850'
Facsimile: 954-491-3689
Email: rbrown@carpenter-brown.com
donnak@carpenter-brown.com

By: _____


Roger L. Brown, Esquire
Florida Bar No.: 141320

ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved Recording Information

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE17101193

v.

ABACOS Y3K HOLDINGS LLC
Respondent(s)

That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio: 9234033780

Legal: PROGRESSO 2-18 D LOT 1 LESS ST,2 TO 4 BLK 121

More commonly known as: 1245 NW 1 AVE

2. That the Special Magistrate did issue on the 15th day of March 2018, a Final Order in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Final Order into compliance on or before the 12th day of April 2018 or pay a fine in the amount of \$25.00 per day for the violation of 47-19.5.E.7., \$25.00 per day for the violation of 9-306, and \$25.00 per day for the violation of 9-313.(a).
3. On August 30, 2018 the Special Magistrate found that the respondent(s) did not comply with the Final Order and any subsequent orders on or before the date specified therein, based on the testimony and evidence as presented. The Special Magistrate, on the 30th day of August 2018, did impose a fine in the amount of \$6,950.00 which continues to accrue.
4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
5. The City shall record a certified copy of this Order in the Public Records of Broward County 30 days from the above date of the Special Magistrate Hearing. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

Case No: CE17101193
Property: 1245 NW 1 AVE

LIEN AND FORECLOSURE NOTICE:

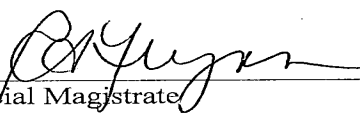
Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 30th day of August, 2018.

ATTEST:



Clerk, Special Magistrate



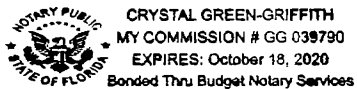
Special Magistrate

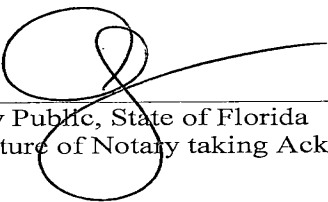
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Rose-Ann Flynn, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 11th day of September 2018, by Katrina Jordan Clerk and Rose-Ann Flynn as Special Magistrate for the City of Fort Lauderdale, who are personally known to me or have produced N/A as identification.

(SEAL)





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

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

Commission Number: _____

This instrument prepared by and returns to:

Crystal Green-Griffith
Code Enforcement Division
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311
(954) 828-4608

This Document Prepared By:
ARTHUR R. ROSENBERG, ESQUIRE
STEIN, ROSENBERG & WINIKOFF, P.A.
4875 N. FEDERAL HIGHWAY, 7TH FLOOR
FORT LAUDERDALE, FL. 33308

RETURNED
To:

Parcel ID Number:
Grantee #1 TIN:

Warranty Deed

This Indenture, Made this 6th day of August, 1997 A.D. Between
Rick Bruns, a single man,

of the County of Broward, State of Florida, grantor, and
Luis R. DeJesus, a single man,

whose address is: 1245 N.W. 1st Avenue, Fort Lauderdale, Florida 33305

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

Witnesseth that the GRANTOR, for and in consideration of the sum of
TEN & NO/100 (\$10.00) 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 and assigns forever, the following described land, situate, lying and being in the County of Broward State of Florida to wit:

Lots 1 through 4, Block 121, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida, excepting therefrom the North 15 feet of said Lot 1, said lands situate lying and being in Broward County, Florida

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

BK 26888PG0277

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:

[Signature]
Printed Name: EDWARD H. RENZULLI
Witness
[Signature]
Printed Name: Arthur R. Rosenberg
Witness

[Signature] (Seal)
Rick Bruns
P.O. Address 1140 S.E. 3rd Avenue, Fort Lauderdale, FL 33316

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 6th day of August, 1997 by
Rick Bruns, a single man,

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



Arthur R. Rosenberg
MY COMMISSION # CC581607 EXPIRES
September 2, 2000
BONDED THROUGH TROY FARM INSURANCE, INC

[Signature]
Printed Name: ARTHUR R. ROSENBERG
NOTARY PUBLIC
My Commission Expires:

97-107-17

DEJESUS

① PAF

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 8/8/2017 3:53:40 PM.****

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

ABACOS Y3K HOLDINGS LLC
Plaintiff
VS.

CACE-16-010041
Division: 11

CHI GRP INVESTMENTS 678 LLC ; CITY OF FT LAUDERDALE
FLORIDA
Defendant

Certificate of Title

The undersigned, Brenda D. Forman, Clerk of the Court, certifies that she executed and filed a certificate of sale in this action on July 25, 2017, 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:

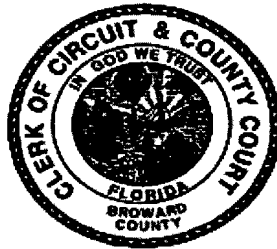
**LOT 1, LESS THE NORTH 15 FEET THEREOF, AND LOTS 2, 3 AND 4,
BLOCK 121, PROGRESSO, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 2, PAGE(S) 18, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA, SAID LAND SITUATE, NOW LYING
AND BEING IN BROWARD COUNTY, FLORIDA**

including the buildings, appurtenances, and fixtures located thereon.

Property address: 1245 NW 1st Avenue, Fort Lauderdale, FL 33311

Was sold to: ABACOS Y3K HOLDINGS LLC
1034 NW 7th Avenue Fort Lauderdale, FL, 33311

Witness my hand and the seal of this court on August 08, 2017.



Brenda D. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration: \$100.00
Doc Stamps: \$0.70

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

DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

WARNING

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

ABACOS Y3K HOLDINGS LLC
1034 NW 7TH AVENUE
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1245 NW 1 AVENUE, FORT LAUDERDALE, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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

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

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

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

- * Estimated Amount due if paid by December 31, 2020\$17,670.75
- Or
- * Estimated Amount due if paid by January 19, 2021\$17,853.22

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 20, 2021 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

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

DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

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1245 NW 1 AVENUE
FORT LAUDERDALE, FL 33311

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

DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

WARNING

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ABACOS Y3K HOLDINGS LLC
2800 W STATE RD 84 #118-21
FORT LAUDERDALE, FL 33312

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DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

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*ALLEN, GARTH T
CORDERO, LIGIA
1241 NW 1 AVE
FORT LAUDERDALE, FL 33311

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DATE: December 1st, 2020
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*BRATHOLT, KEVIN W
312 W 93 ST APT 136
NEW YORK, NY 10025

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www.broward.org/recordstaxestreasury

DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

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*CITY OF FORT LAUDERDALE
100 N ANDREWS AVE
FORT LAUDERDALE, FL 33301

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

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

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

DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

WARNING

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

*JUSTE, MARIE
13348 TANGERINE BLVD
WEST PALM BEACH, FL 33412

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1245 NW 1 AVENUE, FORT LAUDERDALE, FL 33311 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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AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

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

* Estimated Amount due if paid by December 31, 2020\$17,670.75
Or
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DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

WARNING

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

1233 CORP, INC., ROGER L. BROWN, ESQUIRE, CARPENTER & BROWN, P.A.

800 EAST CYPRESS CREEK ROAD, STE 204
FORT LAUDERDALE, FL 33334

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1245 NW 1 AVENUE, FORT LAUDERDALE, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

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1233 CORP., INC.
305 S.E. 11 AVENUE
FORT LAUDERDALE, FL 33301

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DATE: December 1st, 2020
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WARNING

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BRAD HERTZ, REGISTERED AGENT O/B/O ABACOS Y3K HOLDINGS, LLC

2800 WEST SR 84, SUITE 118 ROOM #21
FORT LAUDERDALE, FL 33312

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DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

WARNING

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CARPENTER & BROWN, P. A.
800 EAST CYPRESS CREEK ROAD, STE 204
FORT LAUDERDALE, FL 33334

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

DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

WARNING

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CHI GRP INVESTMENTS 678, LLC
2065 RIVERLAND RD
FORT LAUDERDALE, FL 33312

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WARNING

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CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FORT LAUDERDALE, FL 33301

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

DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

WARNING

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CITY OF FORT LAUDERDALE SPECIAL MAGISTRATE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

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CITY OF FORT LAUDERDALE, CITY COMMISSION
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

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CITY OF FORT LAUDERDALE, CODE ENFORCEMENT BOARD

100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

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CITY OF FORT LAUDERDALE, CODE ENFORCEMENT DIVISION, BUILDING DEPARTMENT

700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311

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CITY OF FORT LAUDERDALE, CODE ENFORCEMENT DIVISION, DEPARTMENT OF
SUSTAINABLE DEVELOPMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311

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CITY OF FORT LAUDERDALE, COMMUNITY INSPECTIONS BUREAU

300 NORTHWEST FIRST AVENUE
FORT LAUDERDALE, FL 33301

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

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

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

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

- * Estimated Amount due if paid by December 31, 2020\$17,670.75
- Or
- * Estimated Amount due if paid by January 19, 2021\$17,853.22

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 20, 2021 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

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

DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

WARNING

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

CITY OF FORT LAUDERDALE, COMMUNITY INSPECTIONS DIVISION

700 NORTHWEST 19TH AVENUE
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1245 NW 1 AVENUE, FORT LAUDERDALE, FL 33311 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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

DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

WARNING

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

CITY OF FORT LAUDERDALE, FINANCE DEPARTMENT
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1245 NW 1 AVENUE, FORT LAUDERDALE, FL 33311 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

WARNING

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

JOEL CHRISTENSON, REGISTERED AGENT O/B/O 1233 CORP., INC.

3021 NE 47 STREET
FORT LAUDERDALE, FL 33308

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1245 NW 1 AVENUE, FORT LAUDERDALE, FL 33311 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestresury

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

DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

WARNING

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

STEVE WILLIAMSON
515 NW 7TH TER
FORT LAUDERDALE, FL 33311

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

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

DATE: December 1st, 2020
PROPERTY ID # 494234-03-3780 (TD # 42399)

WARNING

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

TLOA OF FLORIDA LLC. CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC

PO BOX 54077
NEW ORLEANS, LA 70154-4077

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1245 NW 1 AVENUE, FORT LAUDERDALE, FL 33311 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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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
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TD 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE, COMMUNITY
INSPECTIONS BUREAU
300 NORTHWEST FIRST AVENUE
FORT LAUDERDALE, FL 33301

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| <input type="checkbox"/> Adult Signature Required | \$ | _____ |
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TD 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE, CODE
ENFORCEMENT DIVISION, DEPARTMENT OF
SUSTAINABLE DEVELOPMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311

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

See Reverse for Instructions

7020 0090 0000 7730 6391

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

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TD 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE, CODE
ENFORCEMENT DIVISION, BUILDING
DEPARTMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311

City, State, ZIP+4

7020 0640 0000 1594 0839

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

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**TD 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE, CODE
ENFORCEMENT BOARD
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301**

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

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TD 42399 JANUARY 2021 WARNING
CIT/ OF FORT LAUDERDALE, CITY
COMMISSION
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

7020 0640 0000 1594 0815

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

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TD 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE SPECIAL
MAGISTRATE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

7020 0640 0000 1594 0808

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

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TD 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FORT LAUDERDALE, FL 33301

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

See Reverse for Instructions

7020 0640 0000 1594 0792

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

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**TD 42399 JANUARY 2021 WARNING
CHI GRP INVESTMENTS 678, LLC
2065 RIVERLAND RD
FORT LAUDERDALE, FL 33312**

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

See Reverse for Instructions

7020 0640 0000 1594 0785

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

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TD 42399 JANUARY 2021 WARNING
CARPENTER & BROWN, P. A.
800 EAST CYPRESS CREEK ROAD, STE 204
FORT LAUDERDALE, FL 33334

7020 0640 0000 1594 0778

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

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**TD 42399 JANUARY 2021 WARNING
BRAD HERTZ, REGISTERED AGENT O/B/O
ABACOS Y3K HOLDINGS, LLC
2800 WEST SR 84, SUITE 118 ROOM #21
FORT LAUDERDALE, FL 33312**

City, State, ZIP+4®

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

See Reverse for Instructions

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

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TD 42399 JANUARY 2021 WARNING
1233 CORP., INC.
305 S.E. 11 AVENUE
FORT LAUDERDALE, FL 33301

7020 0640 0000 1594 0754

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

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TD 42399 JANUARY 2021 WARNING
1233 CORP, INC., ROGER L. BROWN,
ESQUIRE, CARPENTER & BROWN, P.A.
800 EAST CYPRESS CREEK ROAD, STE 204
FORT LAUDERDALE, FL 33334

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

See Reverse for Instructions

7020 0640 0000 1594 0747

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TD 42399 JANUARY 2021 WARNING
***JUSTE, MARIE**
13348 TANGERINE BLVD
WEST PALM BEACH, FL 33412

City, State, ZIP+4®

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

See Reverse for Instructions

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7020 0640 0000 1594 0723

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

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TD 42399 JANUARY 2021 WARNING
***CITY OF FORT LAUDERDALE**
100 N ANDREWS AVE
FORT LAUDERDALE, FL 33301

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

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TD 42399 JANUARY 2021 WARNING
***BRATHOLT, KEVIN W**
312 W 93 ST APT 136
NEW YORK, NY 10025

7020 0640 0000 1594 0716

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

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TD 42399 JANUARY 2021 WARNING
***ALLEN, GARTH T**
CORDERO, LIGIA
1241 NW 1 AVE
FORT LAUDERDALE, FL 33311

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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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TD 42399 JANUARY 2021 WARNING
*ALLEN, GARTH T
CORDERO, LIGIA
1241 NW 1 AVE
FORT LAUDERDALE, FL 33311

7020 0640 0000 1594 0693

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

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

Postmark
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Postage

TD 42399 JANUARY 2021 WARNING
ABACOS Y3K HOLDINGS LLC
2800 W STATE RD 84 #118-21
FORT LAUDERDALE, FL 33312

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

See Reverse for Instructions

7020 0640 0000 1594 0686

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

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

OFFICIAL USE

Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<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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TD 42399 JANUARY 2021 WARNING
ABACOS Y3K HOLDINGS LLC
1245 NW 1 AVENUE
FORT LAUDERDALE, FL 33311

City, State, ZIP+4®

7020 0640 0000 1594 0679

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

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

OFFICIAL USE

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

Postmark
Here

TD 42399 JANUARY 2021 WARNING
ABACOS Y3K HOLDINGS LLC
1034 NW 7TH AVENUE
FORT LAUDERDALE, FL 33311

7020 0640 0000 1594 0662

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Postage

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TD 42399 JANUARY 2021 WARNING
TLOA OF FLORIDA LLC. CAPITOL ONE BANK, C/O
TLOA HOLDINGS, LLC
PO BOX 54077
NEW ORLEANS, LA 70154-4077

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

See Reverse for Instructions

7020 0090 0000 7230 6452

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

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

OFFICIAL USE

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

Postmark
Here

TD 42399 JANUARY 2021 WARNING
STEVE WILLIAMSON
515 NW 7TH TER
FORT LAUDERDALE, FL 33311

7020 0090 0000 730 645

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

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

OFFICIAL USE

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

Postmark
Here

TD 42399 JANUARY 2021 WARNING
JOEL CHRISTENSON, REGISTERED AGENT
O/B/O 1233 CORP., INC.
3021 NE 47 STREET
FORT LAUDERDALE, FL 33308

City, State, ZIP+4™

7020 0090 0000 7730 6438

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

TD 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE, FINANCE
DEPARTMENT
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

City, state, ZIP+4®

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

See Reverse for Instructions

7020 0090 0000 7730 6421

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

**TD 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE, COMMUNITY
INSPECTIONS DIVISION
700 NORTHWEST 19TH AVENUE
FORT LAUDERDALE, FL 33311**

7020 0090 0000 7730 6414

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 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE SPECIAL
MAGISTRATE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301**



9590 9402 5685 9346 8335 47

7020 0640 0000 1594 0808

COMPLETE THIS SECTION

A. Signature

X *D. Ger*

- Agent
- Addressee

B. Received by (Printed Name)

Ger

C. Date of Delivery

1/21/17

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®

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 42399 JANUARY 2021 WARNING
STEVE WILLIAMSON
515 NW 7TH TER
FORT LAUDERDALE, FL 33311**



9590 9402 5685 9346 8333 87

2. Article Number (Transfer from service label)

7020 0090 0000 7730 6445

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *COW-19*
COW-19

- Agent
- Addressee

B. Received By (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5685 9346 8333 87

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

**BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
ATTN: TAX DEEDS SECTION
115 S. ANDREWS AVE, RM. A-100
FT. LAUDERDALE, FL 33301**

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 42399 JANUARY 2021 WARNING
 ABACOS Y3K HOLDINGS LLC
 2800 W STATE RD 84 #118-21
 FORT LAUDERDALE, FL 33312**



9590 9402 5685 9346 8336 84

2. Article Number (Transfer from service label)

7020 0640 0000 1594 0686

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *C-19*

- Agent
- Addressee

B. Received by (Printed Name)

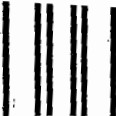
C. Date of Delivery

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

3. Service Type

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

USPS TRACKING#

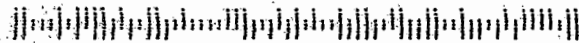


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5685 9346 8336 84

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •
BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
ATTN: TAX DEEDS SECTION
115 S. ANDREWS AVE, RM. A-100
FT. LAUDERDALE, FL 33301



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 42399 JANUARY 2021 WARNING

***ALLEN, GARTH T**

CORDERO, LIGIA

1241 NW 1 AVE

FORT LAUDERDALE, FL 33311



9590 9402 5685 9346 8336 39

2. Article Number (Transfer from service label)

7020 0640 0000 1594 0709

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

USPS TRACKING#



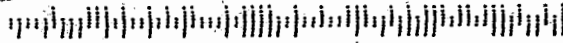
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5685 9346 8336 39

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
ATTN: TAX DEEDS SECTION
115 S. ANDREWS AVE, RM. A-100
FT. LAUDERDALE, FL 33301



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 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE, CODE
ENFORCEMENT DIVISION, DEPARTMENT
OF SUSTAINABLE DEVELOPMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311**



9590 9402 5685 9346 8335 23

Number (Transfer from service label)

7020 0090 0000 7730 6391
July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *COVID-19*

- Agent
- Addressee

B. Received by (Printed Name)

lw 1151

C. Date of Delivery

12-7

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

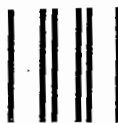
- Yes
- No

3. Service Type

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

Domestic Return Receipt

USPS TRACKING#



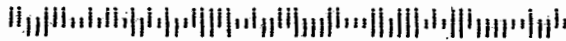
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5685 9346 8335 23

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
ATTN: TAX DEEDS SECTION
115 S. ANDREWS AVE, RM. A-100
FT. LAUDERDALE, FL 33301



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 42399 JANUARY 2021 WARNING
 *CITY OF FORT LAUDERDALE
 100 N ANDREWS AVE
 FORT LAUDERDALE, FL 33301**



9590 9402 5685 9346 8336 22

2. Article Number (Transfer from service label)

7020 0640 0000 1594 0723

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

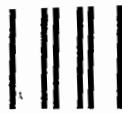
C. Date of Delivery

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

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

3. Service Type

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



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5685 9346 8336 22

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •
BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
ATTN: TAX DEEDS SECTION
115 S. ANDREWS AVE, RM. A-100
FT. LAUDERDALE, FL 33301

12/11/20

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 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE, CODE
ENFORCEMENT BOARD
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301**



9590 9402 5685 9346 8335 09

2. Article Number (Transfer from receipt)
7020 0640 0000 1594 0822

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

3. Service Type

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

USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5685 9346 8335 09

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box®

**BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
ATTN: TAX DEEDS SECTION
115 S. ANDREWS AVE, RM. A-100
FT. LAUDERDALE, FL 33301**

12/11/20

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 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE, CITY
COMMISSION
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301**



9590 9402 5685 9346 8335 54

2. Article Number (Transfer from service label)

7020 0640 0000 1594 0815

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

3. Service Type

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



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5685 9346 8335 54

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •

**BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
ATTN: TAX DEEDS SECTION
115 S. ANDREWS AVE, RM. A-100
FT. LAUDERDALE, FL 33301**

12/10/20

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 42399 JANUARY 2021 WARNING
***JUSTE, MARIE**
13348 TANGERINE BLVD
WEST PALM BEACH, FL 33412



9590 9402 5685 9346 8336 15

2. Article Number (transfer from service label)

7020 0640 0000 1594 0730

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

X

B. Received by (Printed Name) C. Date of Delivery

12-10

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE, COMMUNITY
INSPECTIONS DIVISION
700 NORTHWEST 19TH AVENUE
FORT LAUDERDALE, FL 33311**



9590 9402 5685 9346 8334 79

2. Article Number (Transfer from service label)

020 0090 0000 7730 6414

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID-19

- Agent
- Addressee

B. Received by (Printed Name)

EW-118

C. Date of Delivery

12-7

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

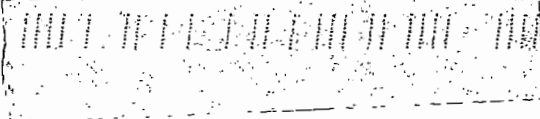
1. Article Addressed to:

**TD 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FORT LAUDERDALE, FL 33301**



9590 9402 5685 9346 8335 30

2. Article Number (Transfer from service label)



COMPLETE THIS SECTION ON DELIVERY

A. Signature

R DAvey

- Agent
- Addressee

B. Received by (Printed Name)

R DAvey

C. Date of Delivery

12-8

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

FD 42399 JANUARY 2021 WARNING
1233 CORP., INC.
305 S.E. 11 AVENUE
FORT LAUDERDALE, FL 33301



9590 9402 5685 9346 8336 08

2. Article Number (Transfer from service label)

7020 0640 0000 1574 0754

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

1/28/21

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®

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.

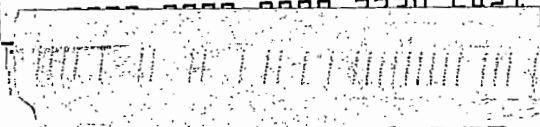
1. Article Addressed to:

FD 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE, FINANCE
DEPARTMENT
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301



9590 9402 5685 9346 8334 93

2. Article Number



COMPLETE THIS SECTION ON DELIVERY

A. Signature

D. Gandy Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

Debra *1/11/21*

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**TD 42399 JANUARY 2021 WARNING
CITY OF FORT LAUDERDALE, CODE
ENFORCEMENT DIVISION, BUILDING
DEPARTMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311**



9590 9402 5685 9346 8335 16

2. Article Number (Transit)

7020 0640 0000 1594 0839

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Coverup-19*

- Agent
- Addressee

B. Received by (Printed Name)

LW LISI

C. Date of Delivery

12-7

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 42399 JANUARY 2021 WARNING
 TLOA OF FLORIDA LLC. CAPITOL ONE BANK, C/O
 TLOA HOLDINGS, LLC
 PO BOX 54077
 NEW ORLEANS, LA 70154-4077



9590 9402 5685 9346 8333 94

2. Article Number (Transfer from carrier label)
0090 0000 7730 6452

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) *[Handwritten Name]* C. Date of Delivery *[Handwritten Date]*

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

3. Service Type
- | | |
|--|---|
| <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 (over \$500) | |

Domestic Return Receipt

USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5685 9346 8333 94

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
ATTN: TAX DEEDS SECTION
115 S. ANDREWS AVE, RM. A-100
FT. LAUDERDALE, FL 33301

