



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

## **UPDATE REPORT**

**UPDATE ORDER DATE:** 05/16/2019

**REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO** 05/15/2019

**CERTIFICATE #** 2011-10899

**ACCOUNT #** 494136BA0060

**ALTERNATE KEY #** 366255

**TAX DEED APPLICATION #** 43021

**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:**

Apartment No. 106, in Building 19 of PARK SOUTH SIX, INC., a Condominium, according to the Declaration thereof, as recorded in Official Records Book 3818, Page 182, of the Public Records of Broward County, Florida, as amended; said lands situate, lying and being in Broward County, Florida.

**PROPERTY ADDRESS:** 1590 NW 43 AVENUE #106, LAUDERHILL FL 33313

### **OWNER OF RECORD ON CURRENT TAX ROLL:**

YVES MARIE JOAS

JASSODRA KIRSCH

4299 NW 16 ST #212

LAUDERHILL, FL 33313 (Matches Property Appraiser records.)

### **APPARENT TITLE HOLDER & ADDRESS OF RECORD:**

YVES MARIE JOAS AND JASSODRA KIRSCH

4299 NW 16 ST., #212

LAUDERHILL, FL 33313

(Per Re-Recorded Quit Claim Deed. Corrects Deed in 48253-1847.)

*NOTE: Images and attachments from previous search not included in update.*

### **MORTGAGE HOLDER OF RECORD:**

No new documents found

### **LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:**

No new documents found

**UPDATE REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 36 BA 0060

**CURRENT ASSESSED VALUE:** \$4,960

**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:**

No new documents found

\*\* Update search found no new recorded documents.

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

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

**Wendy Carter**

Title Examiner



<b>Site Address</b>	<b>1590 NW 43 AVENUE #106, LAUDERHILL FL 33313</b>	<b>ID #</b>	4941 36 BA 0060
<b>Property Owner</b>	JOAS,YVES MARIE KIRSCH,JASSODRA	<b>Millage</b>	1912
<b>Mailing Address</b>	4299 NW 16 ST #212 LAUDERHILL FL 33313	<b>Use</b>	00
<b>Abbr Legal Description</b>	PARK SOUTH SIX CONDO UNIT 106 BLDG 19		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$4,960		\$4,960	\$4,960	
2017	\$4,960		\$4,960	\$4,960	\$118.17
2016	\$4,940		\$4,940	\$4,940	\$115.54

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$4,960	\$4,960	\$4,960	\$4,960
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$4,960	\$4,960	\$4,960	\$4,960
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$4,960	\$4,960	\$4,960	\$4,960

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/28/2011	DRR-T		48326 / 1303			
10/18/2011	QCD-T	\$100	48253 / 1847			
8/25/2000	WD	\$25,000	31248 / 965			
9/1/1986	QCD	\$100	13764 / 634			
12/1/1977	WD	\$23,200				
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
L								
1								



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

## PROPERTY INFORMATION REPORT

**ORDER DATE:** 01/25/2019

**REPORT EFFECTIVE DATE:** 20 YEARS UP TO 01/24/2019

**CERTIFICATE #** 2011-10899

**ACCOUNT #** 494136BA0060

**ALTERNATE KEY #** 366255

**TAX DEED APPLICATION #** 43021

**COUNTY, STATE:** BROWARD, FL

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

### LEGAL DESCRIPTION:

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**PROPERTY ADDRESS:** 1590 NW 43 AVENUE #106, LAUDERHILL FL 33313

### OWNER OF RECORD ON CURRENT TAX ROLL:

YVES MARIE JOAS

JASSODRA KIRSCH

4299 NW 16 ST #212

LAUDERHILL, FL 33313 (Matches Property Appraiser records.)

### APPARENT TITLE HOLDER & ADDRESS OF RECORD:

YVES MARIE JOAS AND JASSODRA KIRSCH OR: 48326, Page: 1303

4299 NW 16 ST., #212

LAUDERHILL, FL 33313

(Per Re-Recorded Quit Claim Deed. Corrects Deed in 48253-1847.)

### MORTGAGE HOLDER OF RECORD:

None found.

### LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

K & K SOLUTIONS LLC

65 GLEN RD SUITE 611

GARNER, NC 27529 (Tax Deed Applicant)

LORD HILL REC. CENTERS, INC. AS THE  
SUCCESSOR IN INTEREST TO PARK  
SOUTH RECREATION CENTER, INC.

1331 NW 43RD AVE

LAUDERHILL, FL 33313 (Per Lien)

OR: 47707, Page: 360

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

OR: 48018, Page: 1950

CITY OF LAUDERHILL BUILDING DEPARTMENT  
5581 WEST OAKLAND PARK BOULEVARD  
LAUDERHILL, FL 33313 (Per Lien and Amended Lien.)

OR: 48032, Page: 228  
Instrument: 113176841

LORD HILL RECREATION CENTERS, INC. AS  
SUCCESSOR IN INTEREST TO PARK SOUTH  
RECREATION CENTER, INC.  
C/O GUY M SHIR, ESQ., KAHAN & SHIR, P.L.  
1800 NW CORPORATE BLVD., SUITE 200  
BOCA RATON, FL 33431-7336 (Per Lien)

OR: 48523, Page: 122

LORD HILL REC CENTERS INC. AS SUCCESSOR IN  
INTEREST TO REC CENTERS INC  
1331 NW 43 AVENUE  
LAUDERHILL, FL 33313 (Per Notice)

Instrument: 115494171

LORD HILL REC. CENTERS, INC  
LORD HILL RECREATION CENTER  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313 (Per Sunbiz. Lease recorded in 3820-1.)

MARIA JEVREMOV, REGISTERED AGENT  
O/B/O LORD HILL REC. CENTERS, INC  
1331 NW 43RD AVENUE  
LAUDERHILL, FL 33313 (Per Sunbiz)

(Lord Hill Rec. Centers, Inc. a/k/a Lord Hill Recreation Center, Inc.)

PARK SOUTH SIX, INC., A CONDOMINIUM  
1590 N.W. 43RD AVE.  
LAUDERHILL, FL 33313 (Per Sunbiz. Declaration recorded in 3818-182.)

CONSYWELIA HOWARD, REGISTERED AGENT  
O/B/O PARK SOUTH SIX, INC., A CONDOMINIUM  
1590 NW 43RD AVE 110  
LAUDERHILL, FL 33313 (Per Sunbiz)



**PROPERTY INFORMATION REPORT – CONTINUED**

**PARCEL IDENTIFICATION NUMBER:** 4941 36 BA 0060

**CURRENT ASSESSED VALUE:** \$4,960

**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:**

Lease OR: 3820, Page: 1

Quit Claim Deed OR: 13764, Page: 634

Divorce Judgment OR: 25891, Page: 502

Warranty Deed OR: 31248, Page: 965

Warranty Deed OR: 31248, Page: 966

Warranty Deed OR: 31248, Page: 967

Second Codicil to Last Will OR: 47453, Page: 1379

(This Probate document is being included to show that Joseph Kirsch is deceased and Jassodra Kirsch was his spouse. However, no death Certificate for Joseph Kirsch and no trust documents stating the successor named for his trust found in the Official Records.)

Quit Claim Deed OR: 48253, Page: 1847

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**Wendy Carter**

Title Examiner



<b>Site Address</b>	1590 NW 43 AVENUE #106, LAUDERHILL FL 33313	<b>ID #</b>	4941 36 BA 0060
<b>Property Owner</b>	JOAS,YVES MARIE KIRSCH,JASSODRA	<b>Millage</b>	1912
<b>Mailing Address</b>	4299 NW 16 ST #212 LAUDERHILL FL 33313	<b>Use</b>	00
<b>Abbr Legal Description</b>	PARK SOUTH SIX CONDO UNIT 106 BLDG 19		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

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	County	School Board	Municipal	Independent
<b>Just Value</b>	\$4,960	\$4,960	\$4,960	\$4,960
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$4,960	\$4,960	\$4,960	\$4,960
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$4,960	\$4,960	\$4,960	\$4,960

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/28/2011	DRR-T		48326 / 1303			
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				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
L								
1								

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #43021

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 August 2019, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF LAUDERHILL ATTN: ANA SANCHEZ 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	CITY OF LAUDERHILL BUILDING DEPARTMENT 5581 WEST OAKLAND PARK BOULEVARD LAUDERHILL, FL 33313	CITY OF LAUDERHILL CODE ENFORCEMENT UNIT 5581 W OAKLAND PARK BLVD LAUDERHILL, FL 33313	PARK SOUTH SIX, INC., A CONDOMINIUM 1590 N.W. 43RD AVE. LAUDERHILL, FL 33313
CONSYWELIA HOWARD, REGISTERED AGENT O/B/O PARK SOUTH SIX, INC., A CONDOMINIUM 1590 NW 43RD AVE 110 LAUDERHILL, FL 33313	LORD HILL REC. CENTERS, INC LORD HILL RECREATION CENTER 1331 N.W. 43RD AVENUE LAUDERHILL, FL 33313	LORD HILL RECREATION CENTER 1331 N.W. 43RD AVENUE LAUDERHILL, FL 33313	LORD HILL REC. CENTERS, INC. AS THE SUCCESSOR IN INTEREST TO PARK SOUTH RECREATION CENTER, INC. 1331 NW 43RD AVE LAUDERHILL, FL 33313
LORD HILL RECREATION CENTERS, INC. AS SUCCESSOR IN INTEREST TO PARK SOUTH RECREATION CENTER, INC. C/O GUY M SHIR, ESQ., KAHAN & SHIR, P.L. 1800 NW CORPORATE BLVD., SUITE 200 BOCA RATON, FL 33431-7336	LORD HILL REC CENTERS INC.AS SUCCESSOR IN INTEREST TO REC CENTERS INC 1331 NW 43 AVENUE LAUDERHILL, FL 33313	MARIA JEVREMOV, REGISTERED AGENT O/B/O LORD HILL REC. CENTERS, INC 1331 NW 43RD AVENUE LAUDERHILL, FL 33313	YVES MARIE JOAS 4299 NW 16 ST., #212 LAUDERHILL, FL 33313
YVES MARIE JOAS 1590 NW 43 AVENUE #106 LAUDERHILL, FL 33313	JASSODRA KIRSCH 4299 NW 16 ST., #212 LAUDERHILL, FL 33313	JASSODRA KIRSCH 1590 NW 43 AVENUE #106 LAUDERHILL, FL 33313	

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 August 2019 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

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

By \_\_\_\_\_  
Deputy Juliette M. Aikman

# Broward County, Florida

INSTR # 115926567  
Recorded 07/12/19 at 04:24 PM  
Broward County Commission  
1 Page(s)  
#1

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 43021

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: 494136-BA-0060  
Certificate Number: 10899  
Date of Issuance: 06/01/2012  
Certificate Holder: K & K SOLUTIONS LLC  
Description of Property: PARK SOUTH SIX CONDO  
UNIT 106 BLDG 19

Name in which assessed: JOAS, YVES MARIE KIRSCH, JASSODRA  
Legal Titleholders: JOAS, YVES MARIE  
KIRSCH, JASSODRA  
4299 NW 16 ST #212  
LAUDERHILL, FL 33313

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

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of September, 2019. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

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

Dated this 15th day of August, 2019.

Bertha Henry  
County Administrator  
RECORDS, TAXES, AND TREASURY DIVISION

By: Abiodun Ajayi

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: 08/15/2019, 08/22/2019, 08/29/2019 & 09/05/2019  
Minimum Bid: 2951.98

# Broward County, Florida

## RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

### NOTICE OF APPLICATION FOR TAX DEED NUMBER 43021

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Property ID: 494136-BA-0060

Certificate Number: 10899

Date of Issuance: 06/01/2012

Certificate Holder: K & K SOLUTIONS LLC

Description of Property: PARK SOUTH SIX CONDO  
UNIT 106 BLDG 19

Apartment No. 106, in Building 19 of PARK SOUTH SIX, INC., a Condominium, according to the Declaration thereof, as recorded in Official Records Book 3818, Page 182, of the Public Records of Broward County, Florida, as amended; said lands situate, lying and being in Broward County, Florida.

Name in which assessed: JOAS, YVES MARIE KIRSCH, JASSODRA

Legal Titleholders: JOAS, YVES MARIE  
KIRSCH, JASSODRA  
4299 NW 16 ST #212  
LAUDERHILL, FL 33313

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

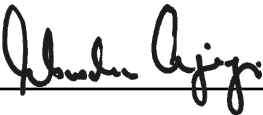
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By:  \_\_\_\_\_

Abiodun Ajayi  
Deputy

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Publish: DAILY BUSINESS REVIEW

Issues: 08/15/2019, 08/22/2019, 08/29/2019 & 09/05/2019

Minimum Bid: 2951.98

## BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Ft. Lauderdale, Broward County, Florida

### STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared GUERLINE WILLIAMS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

43021

NOTICE OF APPLICATION FOR TAX DEED  
CERTIFICATE NUMBER: 10899

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

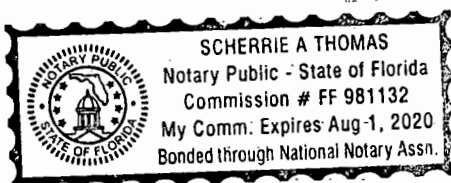
08/15/2019 08/22/2019 08/29/2019 09/05/2019

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
5 day of SEPTEMBER, A.D. 2019

(SEAL)

GUERLINE WILLIAMS personally known to me



### Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 43021

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Certificate Number: 10899

Date of Issuance: 06/01/2012

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K & K SOLUTIONS LLC

Description of Property:

PARK SOUTH SIX CONDO  
UNIT 106 BLDG 19

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Name in which assessed:

JOAS,YVES MARIE KIRSCH,  
JASSODRA

Legal Titleholders:

JOAS,YVES MARIE

KIRSCH,JASSODRA

4299 NW 16 ST #212

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broward.deedauction.net

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Bertha Henry

County Administrator

SEE ATTACHED

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 suc-  
cessful bidder is responsible to pay  
any outstanding taxes.

Minimum Bid: 2951.98

401-314

8/15-22-29 9/5 19-02/0000416197B



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

**RETURN OF SERVICE**

Assignment # 11002 SERVE ASAP - RETURN TO TAX NOTICE TRAY Service Sheet # 19-031607  
BROWARD COUNTY, FL vs. JOAS, YVES MARIE; ETAL TD 43021  
TAX SALE NOTICE VS. COUNTY/BROWARD DEFENDANT 9/18/2019 CASE  
TYPE OF WRIT HEARING DATE  
JOAS, YVES MARIE &/OR KIRSCH, JASSODRA 1500 NW 43 AVENUE, (VACANT RESIDENTIAL) #108  
SERVE LAUDERHILL, FL 33313

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

Received this process on  
8/5/2019  
Date

☒ Served  
☐ Not Served - see comments  
Date 8/6/19 at 1000 Time

On 9884 Attorney JOAS, YVES MARIE &/OR KIRSCH, JASSODRA in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

☐ **INDIVIDUAL SERVICE**

**SUBSTITUTE SERVICE:**

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

**CORPORATE SERVICE:**

- ☐ To \_\_\_\_\_, holding the following position of said corporation \_\_\_\_\_ in the absence of any superior officer in accordance with F.S. 48.081
- ☐ To \_\_\_\_\_, an employee of defendant corporation in accordance with F.S. 48.081(3)
- ☐ To \_\_\_\_\_, as resident agent of said corporation in accordance with F.S. 48.091
- ☐ **PARTNERSHIP SERVICE:** To \_\_\_\_\_, partner, or to \_\_\_\_\_, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

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

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

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

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

- ☒ **OTHER RETURNS:** See comments

COMMENTS: Posted

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

GREGORY TONY, SHERIFF  
BROWARD COUNTY, FLORIDA  
BY [Signature] D.S.  
V. BAERHASE

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494136-BA-0060 (TD #43021)

RECEIVED SHERIFF

2019 AUG -5 AM 8:30

# WARNING

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

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

## NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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

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

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

\* Amount due if paid by August 30, 2019 .....\$2,919.26

Or

\* Amount due if paid by September 17, 2019 .....\$2,951.98

\*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 September 18, 2019 UNLESS THE BACK TAXES ARE PAID.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

JOAS, YVES MARIE  
AND/OR  
KIRSCH, JASSODRA  
1590 NW 43 AVENUE #106  
LAUDERHILL, FL 33313  
(VACANT RESIDENTIAL)

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

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

**RETURN OF SERVICE**

Assignment: 11002 SERVE ASAP - RETURN TO TAX NOTICE TRAY Service Sheet # 19-031609

BROWARD COUNTY, FL vs. JOAS, YVES MARIE; ET AL TD 43021

TAX SALE NOTICE VS. COUNTY/BROWARD DEFENDANT: 9/16/2019 CASE

TYPE OF WRIT: JOAS, YVES MARIE AND/OR COURT: 4200 NW 16 STREET #212 HEARING DATE: 9/16/19

KIRSCH, JASSODRA SERVE: LAUDERHILL, FL 33313

Received this process on 8/5/2019 Date

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

☒ Served  
☐ Not Served - see comments  
Date 9/16/19 at 1008 Time

9884 Attorney  
On JOAS, YVES MARIE AND/OR KIRSCH, JASSODRA in Broward County, Florida, by serving the within named person a true copy of the writ, with the date and time of service endorsed thereon by me, and a copy of the complaint, petition, or initial pleading, by the following method:

☐ **INDIVIDUAL SERVICE**

**SUBSTITUTE SERVICE:**

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

**CORPORATE SERVICE:**

- ☐ To \_\_\_\_\_, holding the following position of said corporation \_\_\_\_\_ in the absence of any superior officer in accordance with F.S. 48.081
- ☐ To \_\_\_\_\_, an employee of defendant corporation in accordance with F.S. 48.081(3)
- ☐ To \_\_\_\_\_, as resident agent of said corporation in accordance with F.S. 48.091
- ☐ **PARTNERSHIP SERVICE:** To \_\_\_\_\_, partner, or to \_\_\_\_\_, designated employee or person in charge of partnership, in accordance with F.S. 48.061(1)

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

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

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

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

- ☒ **OTHER RETURNS:** See comments

COMMENTS: Posted

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

GREGORY TONY, SHERIFF  
BROWARD COUNTY, FLORIDA  
BY: [Signature] 9032 D.S.  
P. Baerhase

ORIGINAL

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION  
PROPERTY ID # 494136-BA-0060 (TD # 43021)

RECEIVED SHERIFF  
2019 AUG -5 AM 8:30

# WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE COUNTY, FLORIDA

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

## ORIGINAL DOCUMENT

### NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

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Or

\* Amount due if paid by September 17, 2019 .....\$2,951.98

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

**PLEASE SERVE THIS ADDRESS OR LOCATION**

JOAS, YVES MARIE  
AND/OR  
KIRSCH, JASSODRA  
4299 NW 16 ST #212  
LAUDERHILL, FL 33313

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



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

## Detail by Entity Name

Florida Not For Profit Corporation

PARK SOUTH SIX, INC., A CONDOMINIUM

### Filing Information

<b>Document Number</b>	714975
<b>FEI/EIN Number</b>	59-1296233
<b>Date Filed</b>	07/22/1968
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/23/2011
<b>Event Effective Date</b>	NONE

### Principal Address

1590 N.W. 43RD AVE.  
LAUDERHILL, FL 33313

### Mailing Address

1590 N.W. 43RD AVE.  
LAUDERHILL, FL 33313

### Registered Agent Name & Address

HOWARD, CONSYWELIA  
1590 NW 43RD AVE  
110  
LAUDERHILL, FL 33313

Name Changed: 10/10/2007

Address Changed: 10/10/2007

### Officer/Director Detail

#### **Name & Address**

Title D

THOMPSON, ADOLPHUS  
1590 NW 43RD AVE, #308  
LAUDERHILL, FL 33313

Title D

BOUBEAU, AGNES  
1590 NW 43RD AVE, #204  
LAUDERHILL, FL 33313

Title P

HOWARD, CONSYWELIA  
1590 NW 43RD AVE, #110  
LAUDERHILL, FL 33313

Title SD

VALDES, JENNIE M  
1590 NW 43RD AVENUE, #107  
LAUDERHILL, FL 33313

Title D

MEYERS, LINDA  
1590 NW 43RD AVENUE, #101  
LAUDERHILL, FL 33313

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2008	01/09/2008
2010	05/13/2010

#### **Document Images**

<a href="#">06/15/2012 -- Off/Dir Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">05/13/2010 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/10/2007 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2006 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/17/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/12/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



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

## Detail by Entity Name

Florida Profit Corporation

LORD HILL REC CENTERS, INC.

### Filing Information

<b>Document Number</b>	F65870
<b>FEI/EIN Number</b>	52-1538200
<b>Date Filed</b>	02/03/1982
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/17/2012

### Principal Address

LORD HILL RECREATION CENTER  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313

Changed: 08/10/1995

### Mailing Address

LORD HILL RECREATION CENTER  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313

Changed: 04/19/2010

### Registered Agent Name & Address

JEVREMOV, MARIA  
1331 NW 43RD AVENUE  
LAUDERHILL, FL 33313

Name Changed: 12/28/1989

### Officer/Director Detail

#### **Name & Address**

Title P

JEVREMOV, DUSHAN  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313

Title VP

JEVREMOV, MARIA  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313

**Annual Reports**

Report Year	Filed Date
2016	03/14/2016
2017	03/17/2017
2018	04/13/2018

**Document Images**

<a href="#">04/13/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/11/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/17/2012 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2008 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/05/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/07/2005 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/26/2004 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/14/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/03/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/10/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



Prepared by and Return to:  
EILEEN S. HILL,  
A Complete Closing, Inc.  
1060 Sunset Strip, Suite A  
Sunrise, Fl. 33313

INSTR # 100812984  
OR BK 31248 PG 0966

RECORDED 02/05/2001 08:37 AM  
COMMISSION  
BROWARD COUNTY  
DEPUTY CLERK 1050

**WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 25 day of August, 2000, between CHARLES CLANCY, JR., a single man of: 8116 Sandpiper Rd., Ft. Myers, Fl. 33912, party of the first part, and JOSEPH KIRSCH, Trustee\*, party of the second part, whose permanent mailing address is: 3333 N. E. 34 St., Ft. Lauderdale, Fl. 33308, County of Broward, State of Florida.

**WITNESSETH**

\* of the Joseph Kirsch Trust dated August 13, 1998

That the said party of the first part, 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:

Apartment No. 106, in Building 19 of PARK SOUTH SIX, INC., a Condominium, according to the Declaration thereof, as recorded in Official Records Book 3818, Page 182, of the Public Recors of Broward County, Florida, as amended; said lands situate, lying and being in Broward County, Florida.

**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:

Renee Meyer  
Renee Meyer  
Cheryl A. Devin  
Cheryl A. Devin  
STATE OF FLORIDA  
COUNTY OF BROWARD

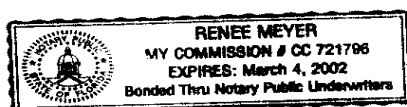
Charles Clancy, Jr.  
CHARLES CLANCY, JR.

I HEREBY CERTIFY that on this 25 day of August, 2000, before me personally appeared, CHARLES CLANCY, JR., a single man, who signed the foregoing instrument, and acknowledged before me that they executed the same for the use and purpose therein expressed and who ☒ is personally known to me or ☐ who produced \_\_\_\_\_ as evidence of her identity, and who ☒ did \_\_\_\_\_ did not take an oath.

WITNESS my hand and official seal this 25 day of August, 2000.

My commission expires:

Renee Meyer  
NOTARY PUBLIC



6

10 - -4541  
#615

2010 OCT -1 AM 11:23  
BROWARD COUNTY CLERK

**SECOND CODICIL  
TO THE LAST WILL AND TESTAMENT  
OF JOSEPH KIRSCH**

I, **JOSEPH KIRSCH**, a resident of Broward County, Florida, publish this as the Second Codicil to the Last Will and Testament executed by me on August 13, 1998, in the presence of **SANDRA NEWSON** and **MARY F. ANDERSON**, and to my First Codicil, which was executed on April 13, 2001, in the presence of **SANDRA NEWSON** and **MARY F. ANDERSON**, and I now republish and declare said Last Will and First Codicil, as amended by this Second Codicil, to be my Last Will and Testament.

1. I amend Section 5.1 of my Will to read as follows:


**"5.1 Fiduciary Appointments.** I appoint my wife, **JASSODRA KIRSCH** to serve as Personal Representative under this my Will. If **JASSODRA KIRSCH** is unable or unwilling to serve as Personal Representative, then I appoint **SUNTRUST BANK**, as successor Personal Representative."

2. In all other respects, I republish and confirm all of the provisions of my Will.

I, **JOSEPH KIRSCH**, the Testator, sign my name and execute this instrument as the Second Codicil to my Last Will and Testament, and in the presence of two Witnesses, who are acting as witnesses at my request, in my presence and in the presence of each other, I hereunto sign my name, on November 24, 2004.

  
**JOSEPH KIRSCH**, Testator

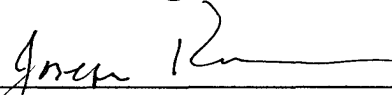
The foregoing instrument, was signed by **JOSEPH KIRSCH**, the Testator, as the Second codicil to his Last Will and Testament, in our presence, and we, in his presence and in the presence of each other have hereunto subscribed our names as witnesses, on November 24, 2004.

  
**SHILA M. NIEVES**  
224 Commercial Blvd., Suite 310  
Lauderdale-by-the-Sea, FL 33308-4443


**LOUIS C. ANDERSON**

224 Commercial Blvd., Suite 310  
 Lauderdale-by-the-sea, FL 33308-4443

I, **JOSEPH KIRSCH**, declare to the officer taking my acknowledgment of this instrument, and to the subscribing witnesses, that I signed this instrument as the Second Codicil to my Will.


**JOSEPH KIRSCH**, Testator

We, **SHILA M. NIEVES** and **LOUIS C. ANDERSON**, have been sworn by the officer signing below, and declare to that officer on our oaths that the Testator declared the instrument to be the Second Codicil to his Will and signed it in our presence and that we each signed the instrument as a witness in the presence of the Testator and of each other.


**SHILA M. NIEVES**

**LOUIS C. ANDERSON**

**STATE OF FLORIDA  
 COUNTY OF BROWARD**

ACKNOWLEDGED AND SUBSCRIBED before me by the Testator, **JOSEPH KIRSCH**, who is personally known to me or has produced N/A  
 \_\_\_\_\_ (type of identification) as identification, and sworn to and subscribed before me by the witnesses, **SHILA M. NIEVES**, a witness who is personally known to me, and **LOUIS C. ANDERSON**, a witness who is personally known to me, and subscribed by me in the presence of the Testator and the subscribing witnesses, all on November 24, 2004.

(NOTARY SEAL)



Catherine Byron-Velazquez  
 My Commission DD298788  
 Expires May 07 2008

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

85-363428

**This Quit-Claim Deed,** Executed this 24th day of September A.D. 1986, by

MARY O. FRISCH, a single woman,

first party, to CHARLES W. CLANCY, a married man, CHARLES CLANCY, JR., a single man and DONNA LYNN JENNESS, a married woman, as Joint Tenants with full rights of survivorship,

whose postoffice address is

1590 N. W. 43 Avenue, Apt. 106, Lauderhill, Florida 33313

second party

Wherein, and hereinafter, the terms "first party" and "second party" shall include, several and plural, live, dead, representatives, and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires.**Witnesseth,**

That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which 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:

Apartment No. 106 in Building 19 of PARK SOUTH SIX, INC., a Condominium, according to the Declaration thereof, as recorded in Official Records Book 3818, Page 182, of the Public Records of Broward County, Florida, as amended; said lands situate, lying and being in Broward County, Florida.

The said Grantor herenby specifically reserves unto herself the right to occupy said described premises during her lifetime; and likewise reserves unto herself all profits of any nature whatsoever derived from said described property during her lifetime the same as though this deed had never been executed.

F. T. ROARKE

50  
In Broward County, Florida, on this 24th day of September, 1986, I, Notary Public, have signed and sealed this instrument in the presence of the following witnesses:**To Have and to Hold** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever**In Witness Whereof,** The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of

R. C. Roarke

Mary O. Frisch  
MARY O. FRISCH

L.S.

Joe Van Hopp

L.S.

STATE OF FLORIDA,  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared MARY O. FRISCH, a single woman,

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

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of September A.D. 1986

R. C. Roarke  
NOTARY PUBLIC  
My Commission Expires:

RETURN TO:

TITONE, ROARKE  
BLACKWELDER & TITONE  
ATTORNEYS AT LAW

This instrument prepared by:

Address

7471 W. Oakland Park Blvd. Suite 110  
Lauderhill, Florida 33319NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. JAN 31, 1990  
BONDED THRU GENERAL INS. CO.

REC 13764 PG. 634

50

Prepared by and Return to:  
EILEEN S. HILL,  
A Complete Closing, Inc.  
1060 Sunset Strip, Suite A  
Sunrise, Fl. 33313

**WARRANTY DEED**

INSTR # 100812983  
OR BK 31248 PG 0965  
RECORDED 02/06/2001 08:37 AM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 175.00  
DEPUTY CLERK 1058

**THIS INDENTURE**, made and entered into this 25 day of August, 2000, between DONNA LYNN JENNESS, a married woman of: 8280 7th Place, South, West Palm Beach, Fl. 33411, party of the first part, and JOSEPH KIRSCH, Trustee\*, party of the second part, whose permanent mailing address is: 3333 N. E. 34 St., Ft. Lauderdale, Fl. 33308, County of Broward, State of Florida.

**WITNESSETH**

\* of the Joseph Kirsch Trust dated August 13, 1998

That the said party of the first part, 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:

Apartment No. 106, in Building 19 of PARK SOUTH SIX, INC., a Condominium, according to the Declaration thereof, as recorded in Official Records Book 3818, Page 1B2, of the Public Recors of Broward County, Florida, as amended; said lands situate, lying and being in Broward County, Florida.

**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.

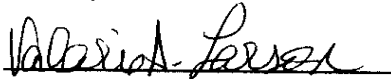
**AND** the said party of the first part does covenant with the said party of the second part that they are lawfully selzed of the said premises and they are free from all encumbrances, they have good right and lawful authority to sell same and that the said party of the first part does hereby fully 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:



  
DONNA JENNESS



STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this 25 day of August, 2000, before me personally appeared, DONNA JENNESS, a married woman, who signed the foregoing instrument, and acknowledged before me that they executed the same for the use and purpose therein expressed and who is personally known to me or ✓ who produced Fl. Driver's License as evidence of her identity, and who did ✓ did not take an oath.



My commission expires:

July 28, 2003

  
NOTARY PUBLIC

1/18/01  
-24999

Prepared by and Return to:  
EILEEN S. HILL,  
A Complete Closing, Inc.  
1060 Sunset Strip, Suite A  
Sunrise, Fl. 33313

INSTR # 100812985  
OR BK 31248 PG 0967  
RECORDED 02/06/2001 08:37 AM  
COMMISSION  
BROWARD COUNTY  
DEPUTY CLERK 1050

**WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 28TH day of August, 2000, between **CHARLES CLANCY, SR.**, a single man of: 1590 N. W. 43 Ave., Lauderdale, F. 33313, party of the first part, and **JOSEPH KIRSCH, Trustee**, party of the second part, whose permanent mailing address is 3333 N. E. 34 St., Ft. Lauderdale, Fl. 33308, County of Broward, State of Florida.

**WITNESSETH**

\* of the Joseph Kirsch Trust dated August 13, 1998

That the said party of the first part, 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:

Apartment No. 106, in Building 19 of PARK SOUTH SIX, INC., a Condominium, according to the Declaration thereof, as recorded in Official Records Book 3818, Page 182, of the Public Records of Broward County, Florida, as amended; said lands situate, lying and being in Broward County, Florida.

**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.

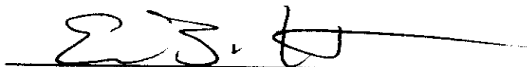
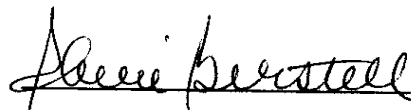
**TOGETHER WITH;** all singular the tenements, hereditaments and appurtenances belonging or in any wise appertaining to the real property.

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

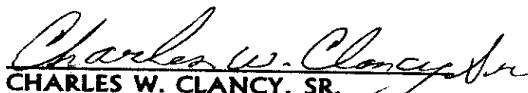
**AND** the said party of the first part does covenant with the said party of the second part that they are lawfully seized of the said premises and they are free from all encumbrances, they have good right and lawful authority to sell same and that the said party of the first part does hereby fully 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:

STATE OF FLORIDA  
COUNTY OF BROWARD

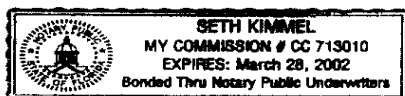
  
CHARLES W. CLANCY, SR.

I HEREBY CERTIFY that on this 28th day of August, 2000, before me personally appeared, CHARLES W. CLANCY, SR., a single man, who signed the foregoing instrument, and acknowledged before me that they executed the same for the use and purpose therein expressed and who \_\_\_\_\_ is personally known to me or \_\_\_\_\_ who produced \_\_\_\_\_ as evidence of her identity, and who \_\_\_\_\_ did \_\_\_\_\_ did not take an oath.

WITNESS my hand and official seal this 28th day of August, 2000.

My commission expires:

  
NOTARY PUBLIC



PARK SOUTH SIX INC  
1590 NW 43 AVENUE  
LAUDERHILL FL 33313

LETTER OF APPROVAL

THIS IS TO CONFIRM THAT THE BOARD OF DIRECTORS  
OF Park South Six Inc Bldg 19  
HAS APPROVED THE SALE OF APARTMENT 106  
TO Joseph Kirsch

SIGNED THIS 11 Aug 00

FOR THE BOARD OF DIRECTORS:

Lloyd D. Gilmore V.P.

SEAL

Prepared by:

E. S. Hill

Kane & Vital, P. A.

6190 N.W. 11 St.

Sunrise, Fl. 33313

### QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 18th day of October, 2011 by JASSODRA KIRSCH, a married woman individually and as Successor Trustee of the Joseph Kirsch Trust dated August 13, 1998, First Party/Grantor, whose address is: 4299 N. W. 16 St., # 212, Lauderhill, Fl. 33313, to YVES MARIE JOAS and JASSODRA KIRSCH, husband and wife, Second Party/Grantee, whose address is: 4299 N. W. 16 St., # 212, Lauderhill, Fl. 33313.

### WITNESSETH

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

Apartment # 106, in Building 19, of PARK SOUTH SIX, INC. a condominium according to the Declaration thereof as recorded in Official Records Book 3818, Page 182 of the Public Records of Broward County, Florida.  
Folio # 4941 36 BA 0060

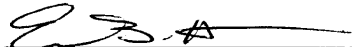
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the said Grantee forever.

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

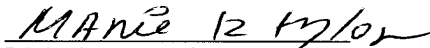
IN WITNESS WHEREOF, Grantor hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in presence of:

Witness:



Printed name of witness: EILEEN S. HILL



Printed name of witness:

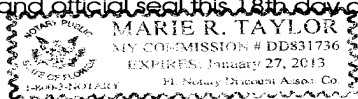
State of Florida

County of Broward

I HEREBY CERTIFY that on this 18<sup>th</sup> day of October, 2011 before me personally appeared, JASSODRA KIRSCH, a married woman, individually and as Successor Trustee of the Joseph Kirsch Trust dated August 13, 1998, who signed the foregoing instrument, and acknowledged before me that they executed the same for the use and purpose therein expressed. JASSODRA KIRSCH is personally known to me or has produced FL D.C. to me as proof of their identity and did/did not take an oath.

Witness, my hand and official seal this 18th day of October, 2011.

My Commission Expires:



  
NOTARY PUBLIC





Site Address	1590 NW 43 AVENUE 106 , LAUDERHILL	ID #	4941 36 BA 0060
Property Owner	JOSEPH KIRSCH TR	Millage	1912
Mailing Address	4299 NW 16 ST APT 212 LAUDERHILL FL 33313	Use	04
Legal Description	PARK SOUTH SIX INC CONDO UNIT 106 BLDG 19		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values Click here to see 2011 Exemptions and Taxable Values to be reflected on Nov. 1, 2011 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2012	\$13,860	\$1,540	\$15,400	\$15,400	
2011	\$13,860	\$1,540	\$15,400	\$15,400	
2010	\$1,400	\$12,630	\$14,030	\$14,030	\$578.06

**IMPORTANT:** The 2012 values currently shown are "roll over" values from 2011. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2012, to see the actual proposed 2012 assessments and portability values.

2012 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$15,400	\$15,400	\$15,400	\$15,400
Portability	0	0	0	0
Assessed/SOH	\$15,400	\$15,400	\$15,400	\$15,400
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$15,400	\$15,400	\$15,400	\$15,400

Sales History					Land Calculations		
Date	Type	Price	Book	Page	Price	Factor	Type
8/25/2000	WD	\$25,000	31248	965			
9/1/1986	QCD	\$100	13764	634			
12/1/1977	WD	\$23,200					
11/1/1975	WD	\$21,000					
1/1/1972	WD	\$21,000					
					Adj. Bldg. S.F.		730
					Beds/Baths		2/2

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
19					
R					
1					



Prepared by and Return to:  
EILEEN S. HILL,  
A Complete Closing, Inc.  
1060 Sunset Strip, Suite A  
Sunrise, FL 33313

INSTR # 100812983  
OR BK 31248 PG 0965  
RECORDED 02/06/2001 08:37 AM  
COMMISSION  
BROWARD COUNTY  
DOC STEP-D 175.00  
DEPUTY CLERK 1050

### WARRANTY DEED

**THIS INDENTURE**, made and entered into this 15 day of August, 2000, between DONNA LYNN JENNESS, a married woman of: 8280 7th Place, South, West Palm Beach, FL 33411, party of the first part, and JOSEPH KIRSCH, Trustee\*, party of the second part, whose permanent mailing address is: 3333 N. E. 34 St., Ft. Lauderdale, FL 33308, County of Broward, State of Florida.

### WITNESSETH

\* of the Joseph Kirsch Trust dated August 13, 1998

That the said party of the first part, 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:

Apartment No. 106, in Building 19 of PARK SOUTH SIX, INC., a Condominium, according to the Declaration thereof, as recorded in Official Records Book 3818, Page 182, of the Public Records of Broward County, Florida, as amended; said lands situate, lying and being in Broward County, Florida.

**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 way 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:

  
Valarie A. Larson

  
DONNA JENNESS

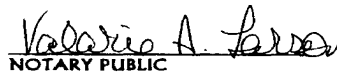
STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this 15 day of August, 2000, before me personally appeared, DONNA JENNESS, a married woman, who signed the foregoing instrument, and acknowledged before me that they executed the same for the use and purpose therein expressed and who is personally known to me or ✓ who produced FL Driver's License as evidence of her identity, and who ✓ did ✓ did not take an oath.



My commission expires:

July 28, 2003

  
NOTARY PUBLIC

10/8/11  
66646-  
-24999

Prepared by:  
E. S. Hill  
Kane & Vital, P. A.  
6190 N.W. 11 St.  
Sunrise, Fl. 33313

CFN # 110334831  
OR BK 48253 Pages 1847 - 1849  
RECORDED 10/20/11 10:48:04 AM  
BROWARD COUNTY COMMISSION  
DOC-D: \$0.70  
DEPUTY CLERK 1926  
#1,3 Pages

### QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 18th day of October, 2011 by JASSODRA KIRSCH, a married woman individually and as Successor Trustee of the Joseph Kirsch Trust dated August 13, 1998, First Party/Grantor, whose address is: 4299 N. W. 16 St., # 212, Lauderhill, Fl. 33313, to YVES MARIE JOAS and JASSODRA KIRSCH, husband and wife, Second Party/Grantee, whose address is: 4299 N. W. 16 St., # 212, Lauderhill, Fl. 33313.

### WITNESSETH

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

Apartment # 106, in Building 19, of PARK SOUTH SIX, INC. a condominium according to the Declaration thereof as recorded in Official Records Book 3818, Page 182 of the Public Records of Broward County, Florida.  
Folio # 4941 36 BA 0060

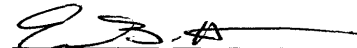
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the said Grantee forever.

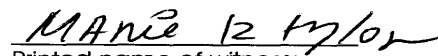
"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in presence of:


Witness:

  
Printed name of witness: EILEEN S. HILL

  
Printed name of witness: MARIE R. TAYLOR

State of Florida  
County of Broward

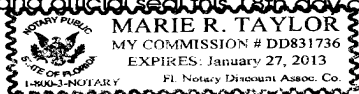
THIS DOCUMENT IS BEING RE-RECORDED  
TO CORRECT A SCRIVENOR'S ERROR  
ON THE DATE OF ACKNOWLEDGEMENT

  
JASSODRA KIRSCH, Successor Trustee

I HEREBY CERTIFY that on this 18<sup>th</sup> day of October, 2011 before me personally appeared, JASSODRA KIRSCH, a married woman, individually and as Successor Trustee of the Joseph Kirsch Trust dated August 13, 1998, who signed the foregoing instrument, and acknowledged before me that they executed the same for the use and purpose therein expressed. JASSODRA KIRSCH is personally known to me or has produced FL D.C. to me as proof of their identity and did/did not take an oath.

Witness, my hand and official seal this 18<sup>th</sup> day of October, 2011.

My Commission Expires:



  
NOTARY PUBLIC

3

**LORI PARRISH**  
**BROWARD**  
**COUNTY**  
**PROPERTY**  
**APPRAISER**



Site Address	1590 NW 43 AVENUE 106 , LAUDERHILL	ID #	4941 36 BA 0060
Property Owner	JOSEPH KIRSCH TR	Millage	1912
Mailing Address	4299 NW 16 ST APT 212 LAUDERHILL FL 33313	Use	04

Legal Description	PARK SOUTH SIX INC CONDO UNIT 106 BLDG 19
-------------------	---

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
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Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$15,400	\$15,400	\$15,400	\$15,400

Sales History					Land Calculations		
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11/1/1975	WD	\$21,000					
1/1/1972	WD	\$21,000					
					Adj. Bldg. S.F.		730
					Beds/Baths		2/2

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
19					
R					
1					



Prepared by and Return to:  
EILEEN S. HILL,  
A Complete Closing, Inc.  
1060 Sunset Strip, Suite A  
Sunrise, FL 33313

INSTR # 100812983  
OR BK 31248 PG 0965  
RECORDED 02/06/2001 08:37 AM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 175.00  
DEPUTY CLERK 1850

### WARRANTY DEED

**THIS INDENTURE**, made and entered into this 25 day of August, 2000, between DONNA LYNN JENNESS, a married woman of: 8280 7th Place, South, West Palm Beach, FL 33411, party of the first part, and JOSEPH KIRSCH, Trustee\*, party of the second part, whose permanent mailing address is: 3333 N. E. 34 St., Ft. Lauderdale, FL 33308, County of Broward, State of Florida.

### WITNESSETH

\* of the Joseph Kirsch Trust dated August 13, 1998

That the said party of the first part, 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:

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**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:

DONNA JENNESS

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this 25 day of August, 2000, before me personally appeared, DONNA JENNESS, a married woman, who signed the foregoing instrument, and acknowledged before me that they executed the same for the use and purpose therein expressed and who     is personally known to me or     who produced FL Driver's License as evidence of her identity, and who     did     did not take an oath.



My commission expires:

July 28, 2003

NOTARY PUBLIC

11/8/01  
-24999

17

Prepared By:  
Maria Jevremov  
Vice-president of:  
Lord Hill Recreation Centers, Inc.  
1331 N W 43 rd Avenue  
Lauderhill, Fl 33313

### CLAIM OF LIEN

This is a Claim of Lien for unpaid rentals and interest together with costs and attorney's fees incurred by the undersigned incident to the collection of rental payments or enforcement of this Claim of Lien, which is granted by that Lease that is dated the 20 day off DEC., 1968, and recorded in O.R. Book 3818, Page 182 of the Public Records of Broward County Florida, wherein LORD HILL REC. CENTERS, INC., a Florida corporation, is the Lessor as the successor in interest to Park South Recreation Center, Inc. and KIRSCH JOSEPH is the Lessee as successor in the interest to Park South Company, a joint venture, upon the following described property in Broward County, Florida.

Apartment 106 of Building 19, of Park South 6 Inc., a Condominium, according to the Declaration thereof dated the 20 day of DEC, 1968, and recorded in Official Records Book 3818, Page 182, Of the Public Records of Broward County, Florida

The name of the record owner of the above described condominium unit is;

JOSEPH KIRSCH TR

This Claim of Lien is to secure the payment of unpaid rentals owed by the owner to the undersigned in the following amounts (as well as reasonable attorney's fees and costs as due by paragraph 26 of said LEASE, and interest which may subsequently accrue) that were due upon the dates indicated:

AMOUNT DUE \$ 198.00 DATE DUE 3-1-11

STATE OF FLORIDA  
COUNTY OF Broward

The forgoing instrument was acknowledged before me this 9<sup>th</sup> day of FEB, 2011 by Maria Jevremov the OWNER of Lord Hill Rec. Centers, Inc., a Florida corporation, who is personally known to me or produced

FL. D/C

as identification.

My Commission Expires: Aug 13, 2011



LEON A. WILLIAMS  
Notary Public - State of Florida  
My Commission Expires Aug 13, 2011  
Commission # DD 704400  
Bonded Through National Notary Assoc.

NOTARY PUBLIC

Date 2/9/11

Lord Hill Rec. Center Inc.

Signature Maria Jevremov

INKFORCE CE 1

Page 1 of 3



Code Enforcement Unit  
5581 W. Oakland Park  
Blvd.  
Lauderhill, FL 33313  
Office: Code 954-730-  
3070/Business  
Licensing 954-730-  
3040  
Fax: 954-730-3071

## FINAL ORDER IMPOSING FINE/CLAIM OF LIEN

CE # 10040303

**CITY OF LAUDERHILL**

Petitioner

vs.

**PARK SOUTH SIX INC NULL**

Respondent(s)

The Code Enforcement ("Board")/Special Master, having heard testimony at the Hearing held on the 17th day of June, 2010 and based on the evidence, the Board, pursuant to a 6/0 vote/Special Master, enters the following:

**FINDINGS OF FACT: In violation for**

Ordinance/Regulation	Section	CONCLUSIONS OF LAW: That the following violations of the City Code/Land Development Regulations have occurred	NONCOMPLIANCE: In compliance with the Order Imposing Fine Claim of Lien dated	ORDER/NOTICE: The Board hereby order that, based upon the failure to comply, a fine is hereby levied for the following amount, commencing on the following date
Land Development Regulation - ART III	Section 5.18.17:	Repair/remove/replace damaged wall		7/2/2010 25.00
Land Development Regulation - ART III	Section 5.18.5:	Fence/wall/hedge/in setback area over six feet in height. Overgrown trees/shrubs need to be trimmed. Trees over roadway must allow 14 ft. vertical clearance for traffic. Trees and shrubs may not obstruct sidewalk.	the Respondent was previously ordered by the Board to correct the violations by:	7/2/2010 25.00
Code of Ordinance - Chapter10	Section 10-15 (c):	Fertilizing of lawn shall be managed so as to avoid weed growth. Sod/swale to be free of bare/deteriorated areas		7/2/2010 25.00
Land Development Regulation - SCH J	Section 1.2.3.D.8			7/2/2010 25.00
Land Development Regulation - SCH J	Section 2.1.1:			7/2/2010 25.00

**PROPERTY IN VIOLATION**

Date	2/1/2011 10:42:00 AM	CE#	10040303	Business Name	
Type	BZ	Verified by		Folio #	494136BA0000
Identified By	1590 NW 43 AVE Lauderhill, FL 33313				
Owner	PARK SOUTH SIX INC NULL				

**This Notice/Order is issued to all condominium owners. See attached list of folio numbers and addresses.**

**CONCLUSIONS OF LAW:**

INKFORCE CEI

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

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

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

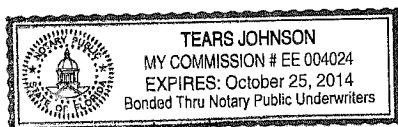
**RATIFICATION/CERTIFICATION OF FINE:** These fines were ratified and certified by the Code Board/Special Master at a hearing held on prior to the imposition of the Claim of Lien.

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

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

**COMMENTS:**

DONE AND ORDERED this 1st day of February, 2011



Arnold Seldin  
Chairperson, Code Enforcement Board

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Chairperson of the Code Enforcement Board/Special Master, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1st day of February, 2011

NOTARY PUBLIC, STATE OF FLORIDA

Folio Number	Address	APT/SUITE
494136BA0000	1590 NW 43 AVE	
494136BA0010	1590 NW 43 AVE	APT 101
494136BA0020	1590 NW 43 AVE	APT 102
494136BA0030	1590 NW 43 AVE	APT 103
494136BA0040	1590 NW 43 AVE	APT 104
494136BA0050	1590 NW 43 AVE	APT 105



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494136BA0060	1590 NW 43 AVE	APT 106
494136BA0070	1590 NW 43 AVE	APT 107
494136BA0080	1590 NW 43 AVE	APT 108
494136BA0090	1590 NW 43 AVE	APT 109
494136BA0100	1590 NW 43 AVE	APT 110
494136BA0110	1590 NW 43 AVE	APT 201
494136BA0120	1590 NW 43 AVE	APT 202
494136BA0130	1590 NW 43 AVE	APT 203
494136BA0140	1590 NW 43 AVE	APT 204
494136BA0150	1590 NW 43 AVE	APT 205
494136BA0160	1590 NW 43 AVE	APT 206
494136BA0170	1590 NW 43 AVE	APT 207
494136BA0180	1590 NW 43 AVE	APT 208
494136BA0190	1590 NW 43 AVE	APT 209
494136BA0200	1590 NW 43 AVE	APT 210
494136BA0210	1590 NW 43 AVE	APT 301
494136BA0220	1590 NW 43 AVE	APT 302
494136BA0230	1590 NW 43 AVE	APT 303
494136BA0240	1590 NW 43 AVE	APT 304
494136BA0250	1590 NW 43 AVE	APT 305
494136BA0260	1590 NW 43 AVE	APT 306
494136BA0270	1590 NW 43 AVE	APT 307
494136BA0280	1590 NW 43 AVE	APT 308
494136BA0290	1590 NW 43 AVE	APT 309
494136BA0300	1590 NW 43 AVE	APT 310

THIS DOCUMENT PREPARED BY AND RETURN TO

CHARLES D. FRANKEN Esq  
600 SOUTH PINE ISLAND ROAD SUITE 203  
PLANTATION FL 33323 CHARLESFRANKEN29@GMAIL.COM

NOTICE OF OWNERSHIP IN RECREATIONAL LEASE AND MORTGAGE SECURING

NOTICE IS GIVEN that LORD HILL REC CENTERS INC. A Florida Corporation whose address is 1331 NW 43 Avenue Lauderhill FL 33313 as Successor in interest to REC CENTERS INC A Florida Corporation is the present owner and holder of that certain 99 year Recreation lease which lease requires a monthly rental payment from the unit owner and the unit owner's successors, assigns and heirs which rental payment is secured by a recorded mortgage in favor of Lord Hill Rec Centers Inc. The recreational lease and mortgage is recorded in O.R. Book 3820 at Page 1 of the Public Records of Broward County Florida and expires on DECEMBER 22, 2067 which lease burdens and liens as a first lien upon the following real property:

Apartment 106 in Building 19 of PARK SOUTH SIX, INC., a "Condominium", according to the Declaration of Condominium thereof, dated 20TH day of DECEMBER, 1968, and recorded in official Records Book 3818, Page 182, and any and all amendments thereto, all of the Public Records of Broward County, Florida.,

This lease shall be assumed and assigned to any future owners/lessees of the real property set forth herein by any transfer of title, but may not be assigned to any other person or entity who is not an owner of the real property.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals this 15 day of  
December 2017.

LORD HILL REC CENTERS INC.

Maria Jevremov  
MARIA JEVREMOV Vice President  
1331 NW 43 Avenue Lauderhill FL 33313

Witness [Signature]  
Witness [Signature]

STATE OF FLORIDA }

} S.S...

COUNTY OF BROWARD}

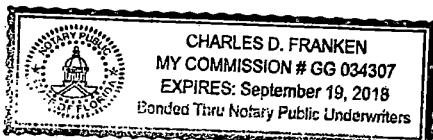
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARIA JEVREMOV as Vice President of Lord Hill Rec Centers Inc. a Florida corporation who is Personally known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of December 2017.

[Signature]  
NOTARY PUBLIC State of FLORIDA

Name: Charles D. Franken

My commission expires:



**LEASE**

THIS LEASE, made and entered into this 23<sup>rd</sup> day of December, 1968, by and between PARK SOUTH RECREATION CENTER, INC., a Florida corporation, hereinafter referred to as "Lessor", and MARTIN HOMES OF FLORIDA, INC., N. S. CORP., K. C. CORP., AND NONNIE-LINN CORP., all Florida corporations, doing business as THE PARK SOUTH COMPANY, a joint venture, hereinafter referred to as "Lessee".

**WITNESSETH:**

That in consideration of the covenants and agreements hereinafter set forth to be performed by the parties hereto and the payment of the rental hereinafter designated by the Lessee in accordance with provisions of this lease, the Lessor has leased, rented, let and demised, and by these presents does lease, rent, let and demise unto the Lessee, its successors and assigns, an undivided one-six hundred sixteenth (1/616) interest in and to the following described real property in Broward County, Florida:

Lots 17 thru 22, inclusive, Block 37 and a portion of N.W. 13th Court and a portion of N.W. 14th Street, as shown on that certain Plat of FLAIR SUBDIVISION No. 4-D, as recorded in Plat Book 60 at Page 49, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the most Northwesterly corner of Lot 19, said Block 37 and run North 79 degrees 37 minutes 07 seconds East for 285.25 feet (said last mentioned course being coincident with the North line of said Lot 19 and the centerline of the aforementioned Northwest 14th Street); thence run South 0 degree 54 minutes 30 seconds East along the Westerly right-of-way line of N.W. 43rd Avenue for 304.15 feet; thence run South 79 degrees 37 minutes 07 seconds West for 235.19 feet (said last mentioned course being coincident with the centerline of the aforementioned N.W. 13th Court and the Southerly line of Lot 22, of the aforementioned Block 37); thence run North 10 degrees 22 minutes 53 seconds West along the Westerly line of said Lots 19 and 22 for 300.00 feet to the Point of Beginning, lying and being in the City of Lauderhill, Broward County, Florida and containing 1.79 Acres, more or less.

SUBJECT to governmental zoning regulations, restrictions, easements, limitations or reservations of record and  
SUBJECT to the applicable portions of the Declaration of Condominium relating to **PARK SOUTH SIX, INC.**, a Condominium.

TO HAVE AND TO HOLD the above undivided interest in the above described premises together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining, save and except the rents and other amounts due to the Lessor by the Lessee, unto the said Lessee for a term commencing on the 23rd day of December, 1968, and ending on the 22nd day of December, 2067 unless terminated prior to said date in accordance with the terms and conditions hereof.

1. TERM: The term of this lease shall commence on the 23rd day of December, 1968, and shall end on the 22nd day of December, 2067, unless terminated prior to said date in accordance with the terms and conditions hereof.

2. POSSESSION: The Lessee has accepted possession of its undivided one-six hundred sixteenth (1/616) interest in and to the above leasehold property, together with the improvements located thereon, and shall be in peaceful possession of the same, along with other lessees and the Lessor, so long as the Lessee is not in default under the terms of this lease. At the expiration of said term this lease shall cease and the use of the demised property covered by this lease shall be surrendered by the Lessee to the Lessor.

The possession of the Lessee consists of the non-exclusive right to utilize the demised premises and the buildings and other improvements located thereon, along with other Lessees and the Lessor.

The Lessor reserves the right to lease at such terms as it may see fit other undivided interests in the demised premises to third persons not purchasing apartments in **PARK SOUTH SIX, INC.**, a Condominium. Said third persons may include purchasers in other condominium or cooperative apartment buildings, or persons or legal entities operating apartment buildings for their use or the use of their tenants. The total number of dwelling units which may utilize said recreational facilities shall be six hundred sixteen (616).

All of the buildings and other improvements located thereon, together with all of the tangible personal property located thereon, have been paid for and are the property of the Lessor, and will remain the property of the Lessor. The Lessee, or its assigns, shall acquire no right, title, or interest in and to any of said real property or the buildings or improvements or tangible personal property, by virtue of this lease.

This Instrument was prepared by  
N. S. CORP.  
1331 N.W. 43rd AVENUE  
FORT LAUDERDALE, FLORIDA 33312

EXHIBIT F

*H. Lee*

*11-20*

3. TITLE: The Lessor covenants and agrees that it has lawful title to said premises free and clear of all liens and encumbrances except the following which Lessee assumes and agrees to take subject to:

- (a) Restrictions, easements, reservations or limitations of record.
- (b) Governmental zoning of record.
- (c) Questions of location, measurement and survey.

(d) The Lessee, at its expense, shall furnish such documentary stamps as may be required to be affixed to this lease by the laws of the State of Florida, and shall pay for the recording of the same.

(e) The Lessee, at its expense, shall pay any sales or use tax as may be required to be paid in connection with the rentals payable under this lease by the Lessee to the Lessor by the State of Florida from time to time in accordance with the laws of the State of Florida.

4. RENTAL: The Lessee hereby covenants with the Lessor that it will pay to the Lessor, at such place as the Lessor may designate in writing from time to time, the following sums of money as rent for the use of the leased premises:

(a) The Lessee agrees to pay to the Lessor at such place or premises as Lessor may designate from time to time in writing, a monthly rental of

Dollars (\$ 19.00 ) payable monthly in advance on the 23rd. day of December, 1968, and monthly thereafter in advance on the first day of each and every calendar month during the term of this lease.

(b) In the event that the United States Dollar should ever be officially devalued by the United States Government or replaced by a regular specie of a lesser value, then and in that event the rental to be paid by the Lessee to the Lessor or any purchase price to be paid to the Lessor by the Lessee shall be increased in proportion to said devaluation so that the rental to be paid to the Lessor or the purchase price of the property covered by this lease to be paid to the Lessor shall be the same in terms of actual value as the United States Dollar was on January 1, 1967.

5. FIRE, WIND AND OTHER CASUALTY INSURANCE: The Lessor hereby covenants and agrees with the Lessee that it will at its expense at all times during the term of this lease, keep insured any and all buildings or improvements that may be built or placed upon the demised premises, and any and all furniture or fixtures covered by this lease, in good and responsible insurance companies authorized to do business in the State of Florida, for protection against loss or damage caused by or resulting from fire, windstorm or other insurable casualty. The proceeds of any such policy shall belong to and remain the property of the Lessor at all times to be utilized by it for the reconstruction, repair or replacement of any buildings, improvements, furniture or fixtures located on the demised premises.

Lessor agrees, in the event of any destruction or damage, that it will reconstruct, repair or replace said premises within twelve (12) months after the receipt of any insurance proceeds provided, however, that any delay occasioned by any Act of God, war, insurrection, civil commotion or strike shall be excused.

6. LIABILITY INSURANCE: The Lessor covenants and agrees that it will at all times maintain public liability insurance policy or policies on the demised premises, and pay the premium on the same.

7. MAINTENANCE AND REPAIR OF PREMISES: Lessor agrees that it has the obligation to maintain the leased premises in good order, condition and repair, and that the Lessee shall have no obligation whatever to maintain the leased premises or any of the improvements thereon; provided, however, that the Lessee agrees to utilize the demised premises, along with other Lessees, in accordance with the rules and regulations established by Lessor, and the Lessee further agrees that it shall be responsible for any acts of vandalism or negligence occasioning any damage to the buildings, improvements or tangible personal property on the demised premises occasioned by it or any of its employees, family members or guests.

Lessee agrees, in case it is responsible as set forth above for any damage to the buildings, improvements or tangible personal property located on the demised premises, to pay the cost of repairing or replacing the same within thirty (30) days of presentment to the Lessee of an itemized bill showing the cost of said repair or replacement.

8. DAMAGE OR DESTRUCTION: Lessor agrees, in the event of any damage to or destruction of buildings, improvements or tangible personal property not occasioned by vandalism or the negligence of any Lessee, to repair or replace the same at its own cost within twelve (12) months from the date the proceeds of any insurance policy is paid to the Lessor, provided, however, that any delay occasioned by any Act of God, war, insurrection, civil commotion or strike shall be excused.

9. **TAXES:** Lessor agrees that it will pay any and all real property taxes, tangible personal property taxes, or any special assessments levied against the demised property during the term of this lease.

Lessee agrees to pay any and all sales or use taxes, or other taxes which may be levied against the use of the demised premises, or upon the rentals being paid to the Lessor, except United States Income Tax payable by Lessor, within thirty (30) days from the date when said taxes are levied or due. In case any sales or use taxes levied by the State of Florida are payable upon rentals payable by Lessee, the same shall be paid by Lessee at the same time as rentals are payable, and shall be considered a portion of said rentals for the purposes of this Lease.

10. **UTILITY CHARGES:** Lessor agrees and covenants to pay all charges for utilities, whether they are supplied by a public or private firm, and to pay them monthly or as they come due. It is contemplated that this will include all charges for water, gas, electricity, sewer, and any other type of utility, or any other type of service charge.

11. **COMPLIANCE WITH REGULATIONS OF PUBLIC BODIES:** Lessee covenants and agrees that it will not violate any State law or regulation relating to the individual conduct of the Lessee in connection with the use of the demised premises, such as violating any of the rules or regulations promulgated by the State Board of Health of the State of Florida relating to the use of swimming pools, etc.

This shall not be construed so as to include any obligation of the Lessor under this Lease.

12. **LAWFUL USE OF PREMISES:** The Lessee covenants and agrees that during the term of this lease the Lessee shall utilize the demised premises, along with other Lessees, solely for recreational, educational or civic purposes, in accordance with the rules and regulations adopted by the Lessor from time to time. Said rules and regulations shall govern the use of the demised premises for the maximum benefit of all Lessees. Lessee covenants and agrees that the Lessor shall have the right to adopt said rules and regulations and agrees to abide by the same. Said rules and regulations shall cover such subjects as the use of the pool (in order to comply with the laws of the State of Florida, and for the orderly and safe use of said facilities), hours for the use of all facilities in order to insure the maximum use of all lessees during reasonable hours, safeguarding personal property, allocation of club facilities, and other pertinent regulations needed in connection therewith.

The Lessee further covenants and agrees that during the term hereof it will conform to and observe all ordinances, rules, laws and regulations of the City of Lauderdale, the State of Florida, the United States of America, and all public authorities or boards of officers relating to said premises or the use thereof, and will not during such term, permit the same to be used for any illegal or immoral purpose, or for any business or occupation.

13. **LIENS CREATED BY LESSEE:** The Lessee covenants and agrees that it has no power to incur any indebtedness giving a right to a lien of any kind or character upon the right, title and interest of the Lessor in and to the real property covered by this lease, and that no person shall ever be entitled to any lien directly or indirectly derived through or under it, or its agents, or servants, or on account of any act or remission of the Lessee, which lien shall be superior to the interest in this lease reserved to the Lessor upon the leased premises. All persons contracting with the Lessee, or furnishing materials or labor to the Lessee, or to its agents or servants, as well as all persons whomsoever, shall be bound by this provision of this lease, in accordance with the provisions of Chapter 84.101, Florida Statutes. Should any such lien be filed, the Lessee shall discharge the same by paying it, or by filing a bond or otherwise, as permitted by law.

14. **INDEMNIFICATION AGAINST COSTS AND CHARGES:** In the event the Lessor is compelled to incur any expense in collecting any sum of money due under this lease for rent or otherwise, or in the event suit shall be brought by the Lessor for the purpose of compelling the payment of any other sum which should be paid by the Lessee under the terms hereof, or for the purpose of enforcing performance by the Lessee of any of the several agreements, conditions and covenants contained herein, the Lessee covenants and agrees to pay to the Lessor all expenses and costs of litigation, including a reasonable attorney's fee, for the Lessor's attorney, provided such suit terminates in favor of the Lessor.

Any sums due under the terms and provisions of this paragraph may be properly taxed by a court of competent jurisdiction against the Lessee.

Any sum due under the terms and provisions of this paragraph shall constitute a lien against the interest of the Lessee in the premises and its property thereon to the same extent and on the same conditions as delinquent rent would constitute a lien upon said premises and property.

15. **ACCEPTANCE OF PREMISES:** It is further covenanted and agreed that the Lessee, in acquiring this lease, has done so as the result of a personal inspection of the premises by its duly authorized representative, and that no oral representations of any kind or nature whatsoever have been made by the Lessor, and that only the terms of this lease are to be binding upon the Lessor and the Lessee.

16. **WAIVER:** It is covenanted and agreed that no waiver of a breach of any of the covenants of this lease shall be construed to be a waiver of any succeeding breach of the same covenants.

17. **TRANSFER OF LESSOR'S INTEREST:** The Lessor shall have the right to sell, mortgage, or otherwise dispose of the underlying fee in this property, subject, of course, to the terms and conditions of this lease, and shall have the right to mortgage or assign to others its right to receive money and other things of value accruing to it by reason of this lease.

18. **INTEREST:** All sums of money required to be paid by the Lessee to the Lessor shall bear interest from due date; or maturity thereof, at the rate of eight per cent (8%) per annum until paid, which interest shall be due and payable to the Lessor upon its written demand.

19. **BANKRUPTCY OF LESSEE:** Should the Lessee at any time during the term of this lease, directly or indirectly, suffer or permit an involuntary or voluntary petition in bankruptcy to be filed against it, or in any manner invoke the aid of the bankruptcy court in whatever form, or make an assignment for the benefit of its creditors, or should a receiver or trustee be appointed for the Lessee's property, or should any order of any court of competent jurisdiction be entered continuing the Lessee in possession of the leased property, or should the Lessee's leasehold interest be levied upon and the lien thereof not discharged within sixty (60) days after said levy has been made, or should the Lessee fail to promptly make the necessary returns and reports required by state and federal law, or should the Lessee fail to promptly pay when due all taxes of whatever kind required to be paid to the state or federal governments or any subdivision thereof, then and upon the happening of either or any of the aforesaid events, the Lessor shall have the right, at its election, to consider the same a material default on the part of the Lessee of the terms and provisions hereof, and, in the event such default is not cured by the Lessee within a period of sixty (60) days from the date of the giving by the Lessor of written notice to the Lessee of the existence of such default, the Lessor shall have the option of declaring this lease terminated and the interest of the Lessee forfeited, or the Lessor may exercise any other options herein conferred upon it. The pendency of proceedings to which the Lessee shall be a party shall not preclude the Lessor from exercising the option herein conferred upon it. In the event the Lessee, or the trustee or receiver of the Lessee's property, shall seek an injunction against the Lessor's exercise of the option herein conferred, such action on the part of the Lessee, or its trustee or receiver, shall automatically terminate this lease as of the date of the making of such application. In the event the court shall enjoin the Lessor from exercising the option herein conferred upon it, such injunction shall automatically terminate this lease as of the date of the making of such application. Upon the termination of the lease at the Lessor's option, and/or as herein otherwise provided, it shall become the mandatory duty of the court, as a matter of law, to require the redelivery of the entire leased premises and all of the Lessee's property thereon situated, in a summary proceeding to the Lessor, upon mere motion or petition of the Lessor. All revenues derived or accruing from the leased premises subsequent to the date of the termination of said lease shall constitute the property of the Lessor, and the same is hereby declared to be a trust fund and shall not constitute any asset of the Lessee or any trustee or receiver appointed for the Lessee's property.

20. **STATUTORY REMEDIES:** Lessee recognizes the validity and applicability of the summary remedies provided by the statutes of the State of Florida for the protection of landlords' rights.

The Lessee recognizes that, by virtue of the decisional law of the State of Florida, Sections 83.06, 83.05 and 83.08, Florida Statutes, 1953, are treated and considered as being a part of this indenture.

It is not the intention of the parties to shorten any of the periods of notice required in this lease by adopting the foregoing provisions.

21. **DEFAULT:** It is covenanted and agreed by and between the parties hereto that in the event at any time of a default in the terms of this lease upon the part of the Lessee for the periods hereinafter set forth, then and in that event, it shall and may be lawful for the Lessor, at its election, to declare said demised term ended and to re-enter into said demised premises and the building or buildings and improvements situated thereon or any part thereof either with or without chases of law, the Lessee hereby waiving any demand for possession of the said demised premises and any and all buildings and improvements situated thereon.

(a) A default upon the part of the Lessee for a period of fifteen (15) days in making any payment of rental due on this Lease or any sales or use tax levied on said rental without any notice to the Lessee being required.

(b) A default upon the part of the Lessee in paying any other taxes which are the obligation of the Lessee within fifteen (15) days prior to the time when the same become delinquent, without any notice to the Lessee being required.

(c) A default on the part of the Lessee for a period of fifteen (15) days in making any payment of assessments due **PARK SOUTH SIX, INC.**, a Condominium, or in making any payment due the holder of any institutional first mortgage which constitutes a lien against said owner's apartment, without any notice to the Lessee being required.

(d) Inasmuch as the Lessor's security for the payment of rental called for under this Lease is a mortgage, as provided in Paragraph 26. hereof, the termination of **PARK SOUTH SIX, INC.**, a Condominium, in accordance with the covenants of the Declaration of Condominium shall constitute a default in the terms of this Lease without any notice being required to the Lessee.

(e) In the event that the Lessee should fail to perform or become in default in any of the other covenants of this Lease by it to be kept or performed, and any of such failures or defaults shall be continued for thirty (30) days after notice thereof in writing by the Lessor to the Lessee specifying the default complained of.

(f) During any of the above periods, if the Lessee cures the default, the Lease shall be deemed restored in good standing.

(g) The Lessee further covenants and agrees that upon the termination of the said demised term at such election of the said Lessor, or in any other way, the Lessee will surrender and deliver up said premises and the improvements and buildings situated therein peaceably to the Lessor, its agent or attorneys, immediately upon the termination of said demised term.

22. NOTICES: All notices required by law and this lease to be given by one party to the other shall be in writing and the same may be served as follows:

(a) By Mail. The parties have at the foot hereof affixed their specific addresses. Said notices shall be mailed to the party at its address, or at such other address as the party may by notice in writing designate to the other.

(b) By personal delivery to the party, or to the Lessee's agent in charge of the leased premises.

23. ASSIGNMENT OR SUBLEASING OR MORTGAGING OF LESSEE'S INTEREST: The Lessor agrees that this lease shall be freely assignable so long as this lease is in good standing, subject, however, to the terms and conditions as set forth in the Declaration of Condominium of **PARK SOUTH SIX, INC.** and the By-Laws of **PARK SOUTH SIX, INC.**, both of the same having been previously recorded with the Clerk of the Circuit Court of Broward County, Florida, and the Lessee covenants and agrees that it will not make any assignment or transfer unless the assignee shall expressly assume and agree to perform each and every one of the conditions and covenants of this lease on the part of the Lessee to be performed by written instrument, duly executed in accordance with the laws of the State of Florida, and forthwith filed for record in the Office of the Clerk of the Circuit Court of Broward County, Florida, and an original copy thereof delivered to the Lessor. From and after the making of any assignment of this lease in full compliance with this section thereof, there shall exist no further liability under this lease against the Lessee herein named, or the then Lessee-assignor, such liability passing under an instrument of assignment or transfer to the assignee, except that such assignment shall not affect any change or modification in the provisions with respect to Lessor's rights and remedies under the lease.

The Lessee agrees that it shall not assign this lease to any person or legal entity unless simultaneous therewith the Lessee has conveyed to said third person or legal entity all of its right, title or interest in and to the apartment owned by it in **PARK SOUTH SIX, INC.**, a Condominium. Any other attempted assignment shall be null and void.

For the purpose of enabling the Lessee to assure the proposed assignee that the lease is in good standing and that there is then no existing default on the part of the Lessee therein, the Lessor covenants and agrees with the Lessee that the Lessor will, upon receipt of notice of the proposed assignment, by Registered Mail, and within thirty (30) days after receipt of such notice, apprise the Lessee, in writing, of the existence or non-existence of any default on the part of the Lessee in the lease, and if the Lessor fails to do so, then such failure shall have the effect of a representation by the Lessor unto the proposed assignee that there exists then no defaults on the part of the Lessee in the performance or observance of any of the conditions or covenants of this lease. Notice or the consequent reply shall be deemed given and then shall begin to run when said notice or the consequent reply is deposited in the United States Mails, by Registered Mail, with sufficient postage prepaid thereon to carry the same to its address, and the same shall be addressed to the Lessor, or the Lessee, at the places and in the manner described as being the last places for giving notice; provided, however, that any assignment must include the Lessee's entire interest in the demised premises.

Lessor further agrees that the Lessee may sublet or sublease its interest in the demised premises as Lessee shall see fit to do so long as this Lease is in good standing; provided, however, that any such subletting or subleasing shall require the subtenants or the sublessees to abide by all of the terms of this Lease, subject, however, to the terms and conditions as set forth in the Declaration of Condominium of **PARK SOUTH SIX, INC.** and of the By-Laws of **PARK SOUTH SIX, INC.**, both of the same having been previously recorded with the Clerk of the Circuit Court of Broward County, Florida. It is understood and agreed that forfeiture or termination of this Lease shall automatically effect a forfeiture and termination of all subleases; and further provided that any subleasing shall not relieve the Lessee or its assigns from any obligation under this Lease.

The Lessee may sublet its interest in the demised premises only to a sublessee who is also the sublessee of the Lessee's apartment in **PARK SOUTH SIX, INC.**

No sublessee, however, shall be liable to the Lessor in connection with any of the rents due the Lessor or covenants under this Lease.

Should the Lessee at any time execute an authorized mortgage, as defined in the Declaration of Condominium, on his or her individual condominium unit, the same shall be considered as encumbering the Lessee's undivided one/six hundred sixteenth leasehold interest as an appurtenant to the Lessee's ownership of said condominium unit, and it shall not be necessary to describe this leasehold interest in said mortgage, the lien of said mortgage shall be considered a lien against the Lessee's leasehold interest.

24. EMINENT DOMAIN: It is agreed and understood between the Lessor and the Lessee that the demised premises and all buildings, improvements and tangible personal property located thereon are the exclusive property and owned by the Lessor.

In the event that a portion of the leased premises shall be taken by any public authority under the power of eminent domain, then this lease shall cease on the part so taken from the day possession of that part shall be taken for public purpose. In the event that the portion so taken is such as does not destroy the usefulness of the demised premises, such as a condemnation for road, street or utility purposes, the proceeds of said condemnation shall be utilized by the Lessor to effect any necessary repairs, and the balance of said proceeds shall belong to the Lessor, and this lease shall continue in full force and effect without any abatement of rental.

In the event that the entire demised premises, or such portion as would render the premises unusable for the purpose for which they are intended, are taken for any public purpose then and in that event the proceeds of said condemnation shall belong to the Lessor and this lease shall terminate, and all further rentals shall abate, and rentals shall be prorated as of the date of such taking.

In no event shall the Lessee be considered as having any right, title or interest in and to the proceeds of any condemnation.

25. ACCELERATION: If the Lessee should fail to pay any of the sums of money herein required to be paid by the Lessee to the Lessor, or the Lessee should fail to make any payment on any mortgage or note to which the Lessor has subordinated its fee simple title, or the Lessee should fail to pay any regular or special assessment due to **PARK SOUTH SIX, INC.** a Condominium, and any of the foregoing shall remain unpaid for a period of fifteen (15) days from the date of the Lessee's default in paying the same, or in the event that the condominium known as **PARK SOUTH SIX, INC.** should be terminated in accordance with the covenants contained in said Declaration of Condominium, immediately upon the termination of the same, then the Lessor shall have the option and privilege, as follows:

(a) To accelerate the maturity of the rent installments for the balance of the term. This option shall be exercised by an instrument in writing signed by the Lessor, or its agent, and transmitted to the Lessee notifying it of the intention of the Lessor to declare all unmatured rental installments as presently due and payable.

(b) In lieu of Option (a) the Lessor may in like manner declare as presently due and payable the unpaid rent installments for such period of years as may be fixed in the Lessor's notice to the Lessee. The exercise of this option shall not be construed as a splitting of a cause of action, nor shall it alter or affect the obligations of the Lessee to pay rent under the terms of the lease for the period unaffected by said notice.

(c) In addition to the options herein granted in (a) and (b) above, the Lessor may exercise any or all other options available to it under the terms of this Lease, which options may be exercised concurrently or separately with the exercise of options (a) or (b) of this section.

26. MORTGAGE SECURITY FOR OBLIGATIONS OF LESSEE: In order to secure to the Lessor the obligations by Lessee to Lessor to pay the monthly rent prescribed in Item 4. Rental, above, and to secure the prompt and faithful performance by Lessee of the other covenants made herein, the Lessee does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Lessor, in fee simple, the certain apartment of which the said Lessee is now seized and possessed, and in actual possession, situate in Broward County, State of Florida, described as follows:

Apartment #106 of Building 19 of **PARK SOUTH SIX, INC.**, a Condominium, according to Declaration thereof, dated 20th day of December, 1968, and recorded in Official Records Book 3818, Page 182 of the Public Records of Broward County, Florida.

TOGETHER WITH all of the appurtenances thereto, including but not limited to:

- a.) Automobile parking space or spaces assigned for use by said apartment by **PARK SOUTH SIX, INC.** IN
- b.) An undivided 2.84 per cent share in the land and other limited common elements of said **PARK SOUTH SIX, INC.**
- c.) Funds and assets held by the Corporation in trust for apartment owners, all according to said Declaration.
- d.) The Lessee's leasehold interest in and to the above demised premises.



PROVIDED ALWAYS, that if the said Lessee shall pay unto the said Lessor those certain monetary obligations created by the foregoing lease and as are more particularly described in Paragraph 4 above, and shall perform, comply with and abide by each and every of the other stipulations, agreements, conditions and covenants of this Lease Agreement, then this conveyance and the estate created hereby shall cease and be null and void.

AND the said Lessee hereby covenants and agrees:

1. To pay all and singular the sums of money payable by virtue of this lease promptly on the days respectively the same severally become due.
2. To pay all and singular the taxes, assessments, levies, liabilities, obligations, mortgages, and encumbrances of every nature, including assessments by **PARK SOUTH SIX, INC.**, its successors and assigns, on the apartment described in this Paragraph 26., and if the same be not promptly paid the said Lessor may at any time pay the same without waiving or affecting the option to foreclose or any right hereunder, and every payment so made shall bear interest from the date thereof at the rate of ten (10%) per cent per annum; and specifically to pay the principal and interest payments upon any other mortgages to which Lessor may have subordinated its mortgage lien herein created.
3. To pay all and singular the costs, charges, and expenses, including lawyers' fees, reasonably incurred or paid at any time by said Lessor because of the failure on the part of the Lessee to perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of this lease and every such payment shall bear interest from the date at the rate of ten per cent (10%) per annum.
4. To keep the buildings now or hereafter on said lands and parcel described in this Paragraph 26 insured in a sum not less than their highest insurable value in a company or companies to be approved by said Lessor. Insurance carried by **PARK SOUTH SIX, INC.** on said buildings, as provided for in the Declaration of Condominium of **PARK SOUTH SIX, INC.**, shall constitute compliance with this Paragraph.
5. To permit, commit, or suffer no waste, impairment or deterioration of said apartment described in this Paragraph 26. or any part thereof.
6. Lessor agrees that the mortgage herein created by this Paragraph upon the apartment described in this Paragraph 26. shall be secondary, inferior and subordinate to any valid institutional first mortgage placed upon said apartment by the Lessee herein or any assignee. An institutional first mortgage as herein referred to, shall be an institutional first mortgage, as defined in the Declaration of Condominium of **PARK SOUTH SIX, INC.**. Lessor further agrees to execute and deliver to any lending agency granting such first mortgage loan a subordination agreement, which agreement shall have the effect of placing the mortgage herein created by this Paragraph in a position secondary to any and all rights, claims, title or liens acquired by such lending institution. The Lessor shall not be personally liable in connection with any subordination executed by it to any institutional first mortgagee.

In the event that the original purchaser from Lessee of the apartment described above in this Paragraph 26., or the heirs, legal representatives, successors or assigns of such purchaser desire to mortgage the apartment described in this Paragraph 26. at any time subsequent to the original sale of same by Lessee, then Lessor agrees to execute an instrument or instruments subordinating the mortgage lien created by this Paragraph to the first mortgage lien of any institutional lender, so long as such first mortgage lien shall not be for a sum of money in excess of seventy-five (75%) per cent of the appraised value of said apartment placed upon said property by said institutional first mortgagee; and further provided that any such subordination agreement shall be in accordance with the terms and conditions of this subparagraph 6. of this Paragraph 26, as hereinabove set forth.

In the event that **PARK SOUTH SIX, INC.** a Condominium, should ever be terminated in accordance with the terms and conditions of the Declaration of Condominium covering said condominium, then and in that event the Lessor shall be entitled without any notice or grace period to enforce the terms and conditions of the mortgage created in this Paragraph against the undivided interest or share of the Lessee in said **PARK SOUTH SIX, INC.** a Condominium. In this event, the lien of the Lessor herein created shall be subordinate to the lien of any institutional first mortgage outstanding against said apartment.

In the event of a default on the part of the Lessee or any assignee of the Lessee in making any payment on any institutional first mortgage, or in otherwise complying with the terms and conditions of said institutional first mortgage, the Lessor herein shall be entitled, in addition to any other remedies available to it, to purchase said institutional first mortgage and the Promissory Note which it secures from the holder of said institutional first mortgage, and enforce the same against the Lessee herein, as fully as if it were the original holder of the same.

In the event of any default on the part of the Lessee or any assignee of the Lessee, in connection with the payment of any sums due on any institutional first mortgage, or other default in connection therewith, which results in a final decree, canceling or extinguishing the lien of the Lessor herein, the Lessor shall be entitled to relet the one/six hundred sixteenth undivided interest in and to said recreational facilities to some other person, corporation, or legal entity.

27. **TERMINATION OF PARK SOUTH SIX, INC.** : It is agreed by and between the Lessor and the Lessee that the Lessor has invested large sums of money in the construction of the demised premises and will incur great expense in connection with the operation and maintenance of the same. This has been based upon the payment of certain monthly rentals as provided for in this Lease and other leases of a like kind. In the event that 'PARK SOUTH SIX, INC., a Condominium, is terminated, said termination would cause great damage to the Lessor in that the rentals due from the owners of apartments in PARK SOUTH SIX, INC., a Condominium, might be discontinued. For this reason, the termination of said PARK SOUTH SIX, INC., a Condominium, shall automatically act as a default under the terms and conditions of this Lease and shall mature the mortgage provided for in Paragraph 26., without notice. Lessor agrees, however, that in case of such termination, in the event the Lessee pays to the Lessor within ten (10) days after termination a sum of money as liquidated damages equal to ten years rental during the first twenty-five years of this Lease, five years rental from the twenty-sixth through the fiftieth year of this Lease, and three years rental during the period from the fifty-first year through the balance of the term of this Lease, it will, in this event, cancel this Lease upon payment of said moneys to it and a release from the Lessee releasing the Lessor from any further covenants under this Lease; and said Lease shall, in that event, be no longer binding upon the Lessee herein, and the Lessor shall have the right in this event to re-let said individual interest to any third person who may be the owner or lessee of an apartment wishing to utilize the demised premises.

28. **TEMPORARY USE OF FACILITIES:** Lessee agrees that pursuant to the agreement between the Lessor and THE PARK SOUTH COMPANY, the Lessor shall have the right to permit the use of the demised premises by THE PARK SOUTH COMPANY for the uses and purposes which have been set forth in the Purchase Agreement and Escrow Receipt executed by the Lessee with THE PARK SOUTH COMPANY until such time as THE PARK SOUTH COMPANY has completed the sale or rental of 616 apartment units.

29. **GENDER:** It is understood and agreed by and between the parties that the use herein of the plural shall include the singular, and the use of the singular shall include the plural; the use of the masculine gender shall include all genders; and the use of the neuter gender shall include all genders; the use of the words "Lessor" and "Lessee" shall include their spouses, if any, their heirs, representatives, successors, grantees and assigns.

30. **COVENANTS TO BIND SUCCESSORS AND ASSIGNS:** The covenants and agreements contained in this lease shall be binding upon and shall inure to the benefit of the Lessor and its successors and assigns, and the Lessee and its respective successors and assigns, and all persons claiming by, through and under the Lessor and the Lessee, and the same shall be construed as covenants running with the land during the term of this lease.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

Witnesses:

Steven A. Dwyer

PARK SOUTH RECREATION CENTER, INC.

By: Paul J. Morris  
Vice President

Address: Care of McCune, Hiasen, Crum & Farris  
603 Broward National Bank Bldg.  
25 South Andrews Avenue  
Fort Lauderdale, Florida

LESSOR

THE PARK SOUTH COMPANY, a joint venture  
Address: Care of David Shapiro  
420 Lincoln Road  
Miami Beach, Florida

LESSEE

BY:  
MARTIN HOMES OF FLORIDA, INC.

By: Ken Schultz  
President

Witnesses:

Steven J. Dray  
Frank B. Collier

Steven J. Dray  
Frank B. Collier

Steven J. Dray  
Frank B. Collier

N. S. CORP.

By Dean H. Bennett  
Vice President

K. C. INC.

By Stanley J. Kline  
President

NONNIE-LINN CORP.

By Ray S. Ramsey  
President

STATE OF FLORIDA

COUNTY OF Broward

I HEREBY CERTIFY that on this day in the next above named State and County, before me, an officer duly authorized and acting personally appeared Stanley J. Kline, Vice President of PARK SOUTH RECREATION CENTER, INC., a corporation, to me known to be the person who signed the foregoing Lease as such officer and severally acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, and that he affixed thereto the official seal of said corporation, and that the said Lease is the act and deed of said corporation.

WITNESS my hand and official seal this 23 day of Dec 1968.

My commission expires:

Page 271

James P. Rupp  
Notary Public

STATE OF FLORIDA

COUNTY OF Broward

I HEREBY CERTIFY that on this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared Fern Schultz, President of MARTIN HOMES OF FLORIDA, INC., a corporation, to me known to be the person who signed the foregoing Lease as such officer and severally acknowledged the execution thereof to be her free act and deed as such officer for the uses and purposes therein mentioned, and that she affixed thereto the official seal of said corporation, and that the said Lease is the act and deed of said corporation.

WITNESS my hand and official seal this 23 day of Dec 1968.

My commission expires:

James P. Rupp  
Notary Public

STATE OF FLORIDA  
COUNTY OF *Broward*

I HEREBY CERTIFY that on this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared Allan M. Slewelt, Vice President of N. S. CORP., a corporation, to me known to be the person who signed the foregoing Lease as such officer and severally acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, and that he affixed thereto the official seal of said corporation, and that the said Lease is the act and deed of said corporation.



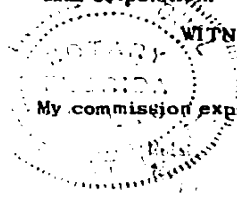
WITNESS my hand and official seal this

23 day of DEC. 19 68.

*Irene P. Bull*  
Notary Public

STATE OF FLORIDA  
COUNTY OF *Broward*

I HEREBY CERTIFY that on this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared Stanley J. Kline, President of K. C. INC., a corporation, to me known to be the person who signed the foregoing Lease as such officer and severally acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, and that he affixed thereto the official seal of said corporation, and that the said Lease is the act and deed of said corporation.



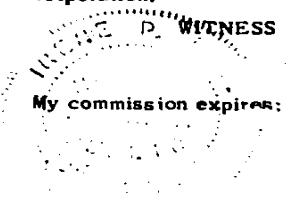
WITNESS my hand and official seal this

23 day of DEC. 19 68.

*Irene P. Bull*  
Notary Public

STATE OF FLORIDA  
COUNTY OF *Broward*

I HEREBY CERTIFY that on this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared King S. Dansky, President of NONNIE-LINN CORP., a corporation, to me known to be the person who signed the foregoing Lease as such officer and severally acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, and that he affixed thereto the official seal of said corporation, and that the said Lease is the act and deed of said corporation.



WITNESS my hand and official seal this

23 day of DEC. 19 68.

*Irene P. Bull*  
Notary Public

RECORDED IN OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
JACK WHEELER  
CLERK OF CIRCUIT COURT

18

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

97-016114 T#018  
01-09-97 06:48PM

CREDIT GIVEN

IN RE: THE MARRIAGE OF

CHARLES WILLIAM CLANCY, SR.

Petitioner/Husband,

vs.

GERALDINE ANN CLANCY

Respondent/Wife.

FLORIDA BAR NO. 935808

CASE NO.: 96-017441 (35) (90)

**FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE**

**THIS CAUSE** came on for Final Hearing on this 30th day of December, 1996 upon the Petitioner/Husband's Petition for Dissolution of Marriage. Based thereupon and the Court having heard testimony of the Petitioner/Husband and reviewed the applicable pleadings, and being otherwise fully advised in the premises, finds and decides as follows:

1. That the parties were married to each other on [REDACTED] in the City of Fort Lauderdale, County of Broward, State of Florida.
2. That the Petitioner/Husband is a bona fide resident of, and has continuously lived in, the State of Florida for more than six (6) months prior to the commencement of this action.
3. That this Court has jurisdiction over the parties and the subject matter of this action.
4. That neither of the parties are presently in the military service of the United States or any of its allies.

5. That there are no children born as a result of this marriage, nor or any children contemplated or expected.

6. That the parties entered into a *Marital Settlement Agreement*, dated the [REDACTED] [REDACTED], and filed into evidence as Husband's **Exhibit "A"** which provides for the equitable distribution and division of the property owned by the parties, allocation and responsibility with respect to the debts of the parties, and financial rights and duties of each party to the other, and have otherwise fully resolved all issues remaining between the parties.

7. That the Respondent/Wife be restored the use of her previous name, to-wit: GERALDINE ANN AIELLO.

8. That the Court finds from the facts that appeared before it, that the marriage of the parties is irretrievably broken and that the same should be dissolved.

Upon consideration thereof, it is hereby **ORDERED AND ADJUDGED:**

A. That this Court has jurisdiction over the parties hereto and the subject matter of this action.

B. That the marriage of Petitioner, CHARLES WILLIAM CLANCY, SR. and Respondent, GERALDINE ANN CLANCY is irretrievably broken and that the bonds of matrimony heretofore existing between the parties be, and the same, are hereby dissolved. Final Judgment of Dissolution of Marriage, a vinculo matrimonii, to be, and the same is, hereby granted.

C. That the aforementioned *Marital Settlement Agreement*, dated the [REDACTED] [REDACTED] is hereby introduced and accepted into evidence as Husband's **Exhibit "A"** and was freely and voluntarily entered into, without fraud, without coercion, and/or without duress, and is fair, reasonable and equitable. Both of the parties have made full financial disclosure to one another,

and/or both parties have had an opportunity to discover the financial resources of each of the parties. Both of the parties have had an opportunity to obtain legal counsel and/or discuss with their respective legal counsel the legal significance and meaning of the agreement, and have received advice of counsel of their own choosing. Therefore the *Marital Settlement Agreement* is hereby ratified, confirmed and incorporated into this Final Judgment by reference, and the parties are each ordered to comply with all of its terms and conditions.

D. That the Respondent/Wife is restored the use of her previous name, to-wit:


GERALDINE ANN AIELLO.

E. That the Court reserves jurisdiction over the parties and the subject matter of this action, for such other and further orders as may or might be necessary, appropriate or just for the proper and equitable enforcement of any of the terms and conditions of this judgment.

DONE AND ORDERED in Chambers, at Fort Lauderdale, Broward County, Florida, this

30 day of Dec, 1996.

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

  
The Honorable  
THOMAS M. LYNCH IV  
Circuit Court Judge

Copies furnished to:

Leigh C. Katzman, Esq., 1100 South State Road Seven, Suite 102, Margate, Florida 33068  
Geraldine Ann Aiello, 116 East Laurel Drive, The Laurels, Building 8, Margate, Florida 33063

**DO NOT REMOVE BY ORDER OF THE CHIEF BUILDING OFFICIAL**



## **NOTICE OF VIOLATION**

City of Lauderhill Building Department  
5581 West Oakland Park Boulevard  
Lauderhill, FL 33313

To: All Owners/Respondents/Interested Parties

Case No: 11-0002

Violation Address: Park South Six, Inc., A Condominium – Entire Building No. 19  
1590 N.W. 43<sup>rd</sup> Avenue, Lauderhill, FL 33313  
Building 19 of Park South Six, Inc., according to the Declaration  
thereof, as recorded in Official Records Book 3818 at Page 182 of  
the Public Records of Broward County, Florida

Folio Nos.: 4941 36 BA 0000 through 4941 36 BA 0300, inclusive

As a potential interested party in one of the above-referenced properties, you are hereby notified that the above-referenced properties located in the City of Lauderhill, Florida are in violation of the following City Ordinance(s) and/or the Florida Building Code(s):

City of Lauderhill Code of Ordinances Sections 6-44 (a), and 6-45 (a)(1)-(3) and 6-45 (b)(2), (3), (6), and (8), an Florida Building Code Sections (FBC) 115.5, 115.2.2.2, and 115.2.2.4.1.


**To wit:** On May 8, 2010 a fire occurred at the Park South Six Condominium, Building 19 (previously referred to as Building “6”), causing severe roof damage and overall structural damage. On May 10, 2010, a Notice of Violation was issued in related Case Number 10-0001 whereby Building 19 was deemed to be an unsafe structure requiring the emergency *partial* demolition of the roof and third floor of the building, which was upheld and ratified by the Unsafe Structures Board. The remainder of the building continues to deteriorate such that the deterioration exceeds 33% of the cost of structural repair. No repairs or work have been done to the structure over the past year and the condition of the remainder of the building continues to decline. The Chief Building Official has opined that the *remainder of the building* as it stands is an unsafe structure requiring ***complete demolition***.

**Action Required for Compliance:** The Chief Building Official has deemed this building to be unsafe due to significant structural damage, which must be repaired or demolished. If you do not apply for and receive a permit and begin repairs or demolition within fifteen (15) days of the date below, a public hearing before the unsafe structures board will be initiated by the building official.

Case No. 11-0002: Park South Six, Inc. – Entire Bldg. 19



**Right of Appeal:** The owner or anyone having an interest in this building or structure has the right to appeal the decision of the building official to the unsafe structures board in accordance with the provisions of City Code of Ordinances, Section 6-52, a copy of which may be obtained from the City Clerk's office or online at [www.municode.com](http://www.municode.com).

  
\_\_\_\_\_  
Signature of Chief Building Official or Designee      Date 6.22.2011

**Ownership of the property was verified by:**

\_\_\_\_ Certificate of Sale as result of recent foreclosure  
X Broward County Tax Rolls  
\_\_\_\_ City of Lauderhill Utility Billing

**Structure Type:**

Commercial \_\_\_\_\_ Multi-Family Residential X Single Family Residential \_\_\_\_\_

**Method of Service of Notice:**

Posted X Certified Mail X Hand Delivery \_\_\_\_\_

Photos Taken X



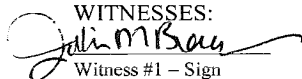
**AMENDED**  
**CLAIM OF LIEN**

City of Lauderhill Building Department  
5581 West Oakland Park Boulevard  
Lauderhill, FL 33313

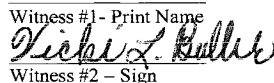
To: All Owners/Respondents  
Name: Park South Six, Inc., A Condominium – Building 19  
Case No: 11-0002  
Violation Address: 1590 N.W. 43<sup>rd</sup> Avenue, Lauderhill, FL 33313 – Entire Bldg. 19  
Folio Nos. 494136BA0000 through 494136BA0300, inclusive

That the Final Order/Claim of Lien with the effective date of March 29, 2012, is hereby amended to reduce the balance of the lien due and owing as a result of Neighborhood Stabilization Program (NSP) Funds in the amount of Eighty Two Thousand Five Hundred Dollars and No Cents (\$82,500.00) being applied as payment towards the original principal lien amount of One Hundred Two Thousand Four Hundred Sixty Six Dollars and Seventy Six Cents (\$102,466.76) rendering a **remaining lien balance due in the amount of \$19,966.76** which shall be assessed as a lien against the properties which lien shall affect the entire Building 19 and each unit owner shall be responsible for their pro rata share. This lien applies to Folio Numbers 494136BA0000 through and including 494136BA0300. This lien shall be deemed in accordance with the City of Lauderhill Code of Ordinances, Sections 6-49 and 6-55 and shall be a superior special assessment lien, deemed prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.

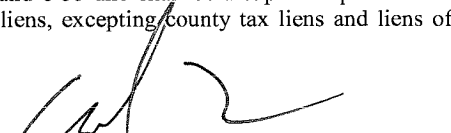
WITNESSES:

  
Witness #1 - Sign

Julie M Bouchari  
Witness #1 - Print Name

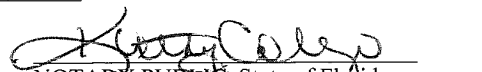
  
Witness #2 - Sign

Vicki L. Butler  
Witness #2 - Print Name

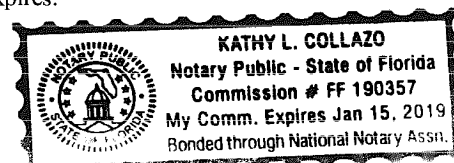
  
\_\_\_\_\_  
CHARLES FARANDA, City Manager  
City of Lauderhill  
5581 W. Oakland Park Blvd. Lauderhill, FL, 33313

STATE OF FLORIDA:  
COUNTY OF BROWARD:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared CHARLES FARANDA, City Manager of Lauderhill, personally known to me to be the person described therein and who executed the foregoing instrument and acknowledge before me that he executed same. SWORN TO and SUBSCRIBED before me in the County and State as aforesaid this 17 day of August, 2015.

  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
Print Name: Kathy Collazo

My Commission Expires:

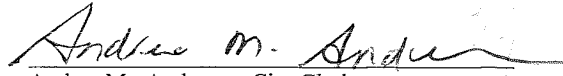


STATE OF FLORIDA:

COUNTY OF BROWARD:

I DO HEREBY CERTIFY the within is a true and correct copy of the original of the City of Lauderhill, Broward County, Florida,

WITNESS my hand and Official Seal at Lauderhill, Florida, this 17 day of August, 2015.

  
Andrea M. Anderson, City Clerk



## **FINAL ORDER/ CLAIM OF LIEN**

City of Lauderhill Building Department  
5581 West Oakland Park Boulevard  
Lauderhill, FL 33313

To: All Owners/Respondents  
Name: Park South Six, Inc., A Condominium – Building 19  
Case No: 11-0002  
Violation Address: 1590 N.W. 43<sup>rd</sup> Avenue, Lauderhill, FL 33313 – Entire Bldg. 19  
Folio Nos. 494136BA0000 through 494136BA0300, inclusive

After due and legal notice was provided to the Owner/Respondents, this matter came on for Public Hearing before the City of Lauderhill Unsafe Structures Board (hereinafter "Board") on March 29, 2012. At that time, based upon the evidence presented, the Affidavit of Costs submitted, and the determination that those costs listed were actual reasonable and necessary costs associated with the complete demolition of the remainder of the subject property pursuant to the Order for Demolition dated July 28, 2011:

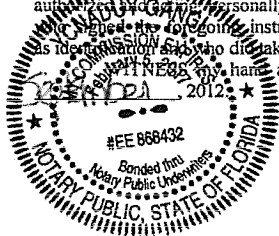
The Unsafe Structures Board certified, affirmed, upheld and ratified the Affidavit of Costs as being reasonable and necessary costs in favor of the City of Lauderhill in the total amount of One Hundred Two Thousand Four Hundred Sixty Six Dollars and Seventy Six Cents (\$102,466.76), as set forth in the attached Affidavit of Costs by Chief Building Official, Randy Youse regarding the property located at 1590 N.W. 43<sup>rd</sup> Avenue, Lauderhill, Florida 33313, Entire Building 19. Neighborhood Stabilization Program (NSP) funds have been applied for to pay for all of the associated costs. If NSP funds are not sufficient to reimburse the City of Lauderhill the entire amount due as stated in the Affidavit of Costs, then the balance remaining due shall be assessed as a lien against the properties which lien shall affect the entire Building 19 and each unit owner shall be responsible for their pro rata share. This lien applies to Folio Numbers 494136BA0000 through and including 494136BA0300.

IT IS HEREBY ORDERED that the Attached Affidavit of Costs in the total amount of One Hundred Two Thousand Four Hundred Sixty Six Dollars and Seventy Six Cents (\$102,466.76) is hereby certified, affirmed, upheld, ratified and deemed to be owed to the City of Lauderhill effective as of the date of this Order, this March 29, 2012, with interest to accrue thereon at the then current rate of interest until such time as this lien is paid in full. NSP funds will be applied toward the amount owed, and a lien shall issue only for the remaining balance due, if any. This lien shall be deemed in accordance with the City of Lauderhill Code of Ordinances, Sections 6-49 and 6-55 and shall be a superior special assessment lien, deemed prior in dignity to all liens, excepting county tax liens and liens of equal dignity with county tax liens.

  
KENNETH MAIR  
Chairman of the Unsafe Structures Board

I HEREBY CERTIFY that on this day in Broward County and the State of Florida, before me, an officer duly authorized to perform notarial duties, personally appeared KENNETH MAIR to me known and known to me to be the person who executed the foregoing instrument for the uses and purposes mentioned therein, or who has produced as identification and who did make an oath.

Witness my hand and official seal in the county and state last aforesaid, this 5 day of



  
NOTARY PUBLIC



**UNSAFE STRUCTURES BOARD  
City of Lauderhill Building Department  
5581 West Oakland Park Boulevard  
Lauderhill, FL 33313**

To: Owner/Respondent  
Name: Park South Six, Inc., A Condominium – Building 19  
Attn: Consywelia Howard, in her capacity as Registered Agent &  
President of the Association on behalf of the Association and all Building  
19 Condominium Unit Owners  
Case No: 11-0002  
Violation Address: 1590 N.W. 43<sup>rd</sup> Avenue, Lauderhill, FL 33313 – Entire Building 19  
Folio Nos. 494136BA0000 through 494136BA0300, inclusive

**AFFIDAVIT OF COSTS ASSOCIATED WITH  
UNSAFE STRUCTURE/COMPLETE DEMOLITION OF  
PROPERTY  
LOCATED AT 1590 N.W. 43<sup>rd</sup> AVENUE, BUILDING 19**

STATE OF FLORIDA :

SS

COUNTY OF BROWARD :

BEFORE ME, the undersigned authority, personally appeared RANDY YOUSE who, having personal knowledge of all the facts, was sworn and says that the following information is true and correct.

1. I am the Chief Building Official for the City of Lauderhill, Florida.
2. The following breakdown of costs are the actual out-of-pocket costs that were incurred by the City of Lauderhill in connection with the Unsafe Structure violation proceedings and the *complete* demolition of Park South, Building 19 located at 1590 N.W. 43<sup>rd</sup> Avenue, Lauderhill, Florida. The total costs that have been or will be expended which are to be placed as a lien on the subject property is in the amount of \$102,466.76. A lien will only be placed on the property

if Neighborhood Stabilization Program (NSP) Funds are not sufficient to cover all of the related costs and the lien would only be issued for the balance of the amount due to be reimbursed to the City after NSP funds have been applied.

a. Invoice for *complete* Demolition of remainder of Building 19 dated 2/2/12 – (Original invoice for \$88,145.13 was reduced to \$82,500.00 as approved by Resolution 11R-11-256 and paid via City check number 116574 on 3/14/12 in the amount of \$82,500.00).

b. Asbestos Removal - \$8,150.00

c. Title Searches for all property owners/interested persons dated May 23, 2011 - performed by the Law Offices of Joseph Balocco - \$7,708.50.

d. Environmental Study (required to qualify for NSF funding) - \$2514.50.

e. Publication Cost for Notice of Hearing for initial finding of unsafe structure and order for complete demolition on July 28, 2011 - \$204.10.

f. Publication Cost for Notice of Hearing for confirmation of Affidavit of Costs held on March 29, 2012 - - \$345.10 (x 1/3 as 3 cases being advertised) = \$115.03.

g. Notice of Violation Broward County Recording Costs - \$19.20.

h. Certified Mailings of Notice of Violation and Notice to Appear sent on or about June 22, 2011 (77 mailings x \$5.59) = \$430.43.

i. Attorney fees to be reimbursed to City:

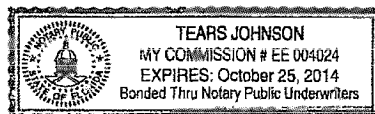
Prepare Notice of Violation, Notice to Appear for initial hearing, Demolition Order, Affidavit of Costs, Notice to Appear to confirm Affidavit of Costs, Final Order authorizing Claim of Lien if Neighborhood Stabilization Program (NSP) Funds are not sufficient and prepare for and attend both Unsafe Structures Board hearings on July 28, 2011 and on March 29, 2012 - 5.00 hours x \$165.00/hour = \$825.00.

  
 RANDY YOUSE  
 CHIEF BUILDING OFFICIAL

I HEREBY CERTIFY that on this day in the county and state aforesaid, before me, an officer duly authorized and acting, personally appeared RANDY YOUSE to me known and known to me to be the person who signed the foregoing instrument for the uses and purposes mentioned therein, or who has produced Personally as identification and who did take an oath.

WITNESS my hand and official seal in the county and state last aforesaid, this 29 day of March, 2012.

  
NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY:

Guy M. Shir, Esq.  
Kahan & Shir, P.L.  
1800 N.W. Corporate Blvd., Suite 200  
Boca Raton, FL 33431-7336

CLAIM OF LIEN

STATE OF FLORIDA :  
: SS  
COUNTY OF BROWARD :

**BEFORE ME**, the undersigned notary public, personally appeared **AUTHORIZED AGENT of Lord Hill Recreation Centers, Inc.**, a Florida corporation, on behalf of the corporation. Affiant took an oath, and is (X) personally known to me or ( ) has produced \_\_\_\_\_ as identification that Affiant is the Agent of **Lord Hill Recreation Centers, Inc.**, as successor in interest to Park South Recreation Center, Inc., whose post office address is c/o Guy M. Shir, Esq., Kahan & Shir, P.L., 1800 N.W. Corporate Blvd., Suite 200, Boca Raton, FL 33431-7336 and that pursuant to the Recreational Lease, as well as the restrictive covenants for Park South 6, Inc., recorded in O.R. Book 3818, Page 182, et seq. of the Public Records of Broward County, Florida, **Lord Hill Recreation Centers, Inc.** claims this lien upon the following described property in Broward County, Florida:

**Lots 1, 2 and 3, Block 38, and a portion of Lot 4, Block 38 "FLAIR SUBDIVISION NO. 4-D", according to the plat thereof, as recorded in Plat Book 60 at Page 49 of the Public Records of Broward County, Florida, being more particularly described as follows:**

**Begin at the NE corner of Lot 1, Block 38, "Flair Subdivision No. 4-D", according to the plat thereof as recorded in Plat Book 60 at Page 49 of the Public Records of Broward County, Florida, and run on an assumed bearing of S 0 degrees 54' 30" E along the East boundary of aforesaid Block 38, for 315.07 feet; thence run S 79 degrees 05' 30" W for 115.01 feet; thence run N 0 degrees 54' 30" W along the West boundary of said Block 38, for 43.43 feet to a Point of Curvature; thence run Northerly continuing along the West boundary of said Block 38 along a circular curve to the left having a radius of 1925 feet and a central angle of 6 degrees 52' 44" for an arc distance of 231.11 feet to a Point of Reverse Curvature; thence continue along the boundary of said Block 38 Northerly, curve to the right, having a radius of 25 feet and a central angle of 88 degrees 53' 25" for an arc distance of 38.79 feet to a Point of Compound Curvature; thence continue along the said boundary of Block 38 along a circular curve to the right, having a radius of 3350 feet and a central angle of 1 degree 51' 12" for an arc distance of 108.36 feet to the Point of Beginning, containing 0.844 acres more or less, lying and being in Lauderhill, Broward County, Florida.**

owned by Park South Six, Inc., a Condominium, and the unit owners in undivided interest or share.

This Claim of Lien shall also secure all unpaid assessments, interests, late fees, costs, and attorneys' fees which are due and which may accrue subsequent to the date of this Claim of Lien.

[Signature] Witness  
[Signature] Witness

Lord Hill Recreation Centers, Inc.  
BY: [Signature] (SEAL)  
AUTHORIZED AGENT,  
KAHAN & SHIR, P.L.,  
FOR THE FIRM

STATE OF FLORIDA  
COUNTY OF PALM BEACH

SWORN TO AND SUBSCRIBED before me this 1 day of February, 2012, by  
Patrick Dervishi AUTHORIZED AGENT.

(SEAL)



SUZANNE M. JORDAHL  
MY COMMISSION # DD 794690  
EXPIRES: October 4, 2012  
Bonded Thru Budget Notary Services

NOTARY PUBLIC SIGNATURE  
STATE OF FLORIDA AT LARGE

Suzanne M. Jordahl  
Printed Name of Notary Public



**DATE: August 1st, 2019**

**PROPERTY ID # 494136-BA-0060 (TD # 43021)**

# WARNING

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVENUE #106, LAUDERHILL, FL 33313 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 August 30, 2019 .....\$2,919.26

Or

\* Estimated Amount due if paid by September 17, 2019 .....\$2,951.98

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 18, 2019 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

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

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

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

**DATE: August 1st, 2019**  
**PROPERTY ID # 494136-BA-0060 (TD # 43021)**

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JASSODRA KIRSCH  
1590 NW 43 AVENUE #106  
LAUDERHILL, FL 33313

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

**DATE: August 1st, 2019**  
**PROPERTY ID # 494136-BA-0060 (TD # 43021)**

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CITY OF LAUDERHILL  
ATTN: ANA SANCHEZ  
5581 W OAKLAND PARK BLVD  
LAUDERHILL, FL 33313

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

**DATE: August 1st, 2019**  
**PROPERTY ID # 494136-BA-0060 (TD # 43021)**

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CITY OF LAUDERHILL  
BUILDING DEPARTMENT  
5581 WEST OAKLAND PARK BOULEVARD  
LAUDERHILL, FL 33313

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

**DATE: August 1st, 2019**  
**PROPERTY ID # 494136-BA-0060 (TD # 43021)**

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

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

**DATE: August 1st, 2019**  
**PROPERTY ID # 494136-BA-0060 (TD # 43021)**

# WARNING

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PARK SOUTH SIX, INC., A CONDOMINIUM  
1590 N.W. 43RD AVE.  
LAUDERHILL, FL 33313

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
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**DATE: August 1st, 2019**  
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CONSYWELIA HOWARD, REGISTERED AGENT  
O/B/O PARK SOUTH SIX, INC., A CONDOMINIUM  
1590 NW 43RD AVE 110  
LAUDERHILL, FL 33313

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

- \* Estimated Amount due if paid by August 30, 2019 .....\$2,919.26
- Or
- \* Estimated Amount due if paid by September 17, 2019 .....\$2,951.98

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

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

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

**DATE: August 1st, 2019**  
**PROPERTY ID # 494136-BA-0060 (TD # 43021)**

# WARNING

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

LORD HILL REC. CENTERS, INC  
LORD HILL RECREATION CENTER  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313

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

**DATE: August 1st, 2019**

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

**DATE: August 1st, 2019**

**PROPERTY ID # 494136-BA-0060 (TD # 43021)**

# WARNING

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

LORD HILL REC. CENTERS, INC. AS THE  
SUCCESSOR IN INTEREST TO  
PARK SOUTH RECREATION CENTER, INC.  
1331 NW 43RD AVE  
LAUDERHILL, FL 33313

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1590 NW 43 AVENUE #106, LAUDERHILL, FL 33313 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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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA  
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: August 1st, 2019**

**PROPERTY ID # 494136-BA-0060 (TD # 43021)**

# WARNING

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LORD HILL RECREATION CENTERS, INC. AS SUCCESSOR  
IN INTEREST TO PARK SOUTH RECREATION CENTER,  
INC. C/O GUY M SHIR, ESQ., KAHAN & SHIR, P.L.  
1800 NW CORPORATE BLVD., SUITE 200  
BOCA RATON, FL 33431-7336

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**DATE: August 1st, 2019**  
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IN INTEREST TO REC CENTERS INC  
1331 NW 43 AVENUE  
LAUDERHILL, FL 33313

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**DATE: August 1st, 2019**  
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MARIA JEVREMOV, REGISTERED AGENT  
O/B/O LORD HILL REC. CENTERS, INC  
1331 NW 43RD AVENUE  
LAUDERHILL, FL 33313

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

**DATE: August 1st, 2019**  
**PROPERTY ID # 494136-BA-0060 (TD # 43021)**

# WARNING

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YVES MARIE JOAS  
4299 NW 16 ST., #212  
LAUDERHILL, FL 33313

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**DATE: August 1st, 2019**  
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4299 NW 16 ST., #212  
LAUDERHILL, FL 33313

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**OFFICIAL USE**

Certified Mail Fee

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

- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_  
☐ Return Receipt (electronic) \$ \_\_\_\_\_  
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**TD 43021 SEPTEMBER 2019 WARNING**

JASSODRA KIRSCH

1590 NW 43 AVENUE #106

LAUDERHILL, FL 33313

City, State, ZIP

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

See Reverse for Instructions

7019 0140 0000 3869 8495

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☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
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**TD 43021 SEPTEMBER 2019 WARNING**

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4299 NW 16 ST., #212  
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PS Form 3800, April 2013 Edition (www.usps.com)

For Instructions

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

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**TD 43021 SEPTEMBER 2019 WARNING**

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

See Reverse for Instructions

7019 0140 0000 3869 8471

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|--|----|-------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | _____ |
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| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ | _____ |
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**TD 43021 SEPTEMBER 2019 WARNING**

YVES MARIE JOAS  
4299 NW 16 ST., #212  
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7019 0140 0000 3869 8464

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

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

**OFFICIAL USE**

Certified Mail Fee

\$

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

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

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**TD 43021 SEPTEMBER 2019 WARNING**  
MARIA JEVREMOV, REGISTERED AGENT  
O/B/O LORD HILL REC. CENTERS, INC  
1331 NW 43RD AVENUE  
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7019 0140 0000 3869 8457

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

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

**OFFICIAL USE**

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

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**TD 43021 SEPTEMBER 2019 WARNING**  
LORD HILL REC CENTERS INC.AS SUCCESSOR  
IN INTEREST TO REC CENTERS INC  
1331 NW 43 AVENUE  
LAUDERHILL, FL 33313

7019 0140 0000 3869 8440

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

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

OFFICIAL USE

Certified Mail Fee

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

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

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**TD 43021 SEPTEMBER 2019 WARNING**  
LORD HILL RECREATION CENTERS, INC. AS SUCCESSOR  
IN INTEREST TO PARK SOUTH RECREATION CENTER,  
INC. C/O GUY M SHIR, ESQ., KAHAN & SHIR, P.L.  
1800 NW CORPORATE BLVD., SUITE 200  
BOCA RATON, FL 33431-7336

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

See Reverse for Instructions

7019 0140 0000 3869 8433

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

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

**OFFICIAL USE**

Certified Mail Fee

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

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|--|----|-------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ | _____ |
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**TD 43021 SEPTEMBER 2019 WARNING**

LORD HILL REC. CENTERS, INC. AS THE

SUCCESSOR IN INTEREST TO

PARK SOUTH RECREATION CENTER, INC.

1331 NW 43RD AVE

LAUDERHILL, FL 33313

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

See Reverse for Instructions



7019 0140 0000 3869 8426

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Domestic Mail Only

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

**OFFICIAL USE**

Certified Mail Fee

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

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

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**TD 43021 SEPTEMBER 2019 WARNING**

LORD HILL RECREATION CENTER

1331 N.W. 43RD AVENUE

LAUDERHILL, FL 33313

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

See Reverse for Instructions

7019 0140 0000 3869 8419

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

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

**OFFICIAL USE**

Certified Mail Fee

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

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

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**TD 43021 SEPTEMBER 2019 WARNING**  
LORD HILL REC. CENTERS, INC  
LORD HILL RECREATION CENTER  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7019 0140 0000 3869 8402

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

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

**OFFICIAL USE**

Certified Mail Fee

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

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| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ | _____ |
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**TD 43021 SEPTEMBER 2019 WARNING**  
CONSYWELIA HOWARD, REGISTERED AGENT  
O/B/O PARK SOUTH SIX, INC., A CONDOMINIUM  
1590 NW 43RD AVE 110  
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7019 0140 0000 3869 8396

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

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

**OFFICIAL USE**

Certified Mail Fee

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

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

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**TD 43021 SEPTEMBER 2019 WARNING**  
PARK SOUTH SIX, INC., A CONDOMINIUM  
1590 N.W. 43RD AVE.  
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7019 0140 0000 3869 8389

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

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

**OFFICIAL USE**

Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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**TD 43021 SEPTEMBER 2019 WARNING**  
CITY OF LAUDERHILL  
CODE ENFORCEMENT UNIT  
5581 W OAKLAND PARK BLVD  
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7019 0140 0000 3869 8372

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

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

**OFFICIAL USE**

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

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**TD 43021 SEPTEMBER 2019 WARNING**  
CITY OF LAUDERHILL  
BUILDING DEPARTMENT  
5581 WEST OAKLAND PARK BOULEVARD  
LAUDERHILL, FL 33313

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

See Reverse for Instructions

7019 0140 0000 3865

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

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

**OFFICIAL USE**

Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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**TD 43021 SEPTEMBER 2019 WARNING**

CITY OF LAUDERHILL  
ATTN: ANA SANCHEZ  
5581 W OAKLAND PARK BLVD  
LAUDERHILL, FL 33313

## SENDER: COMPLETE THIS SECTION

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

**TD 43021 SEPTEMBER 2019 WARNING**  
 LORD HILL REC CENTERS INC. AS SUCCESSOR  
 IN INTEREST TO REC CENTERS INC  
 1331 NW 43 AVENUE  
 LAUDERHILL, FL 33313



9590 9402 4473 8248 0099 20

2 Article Number

7019 0140 0000 3869 8457

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

M. Jewell

C. Date of Delivery

AUG 12 2019

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  
☐ Delivery Restricted Delivery  
☐ 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

08/14/19

Domestic Return Receipt



**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature *[Signature]* ☐ Agent  
☐ Addressee
- B. Received by (Printed Name) *M. J. [illegible]* ☒ Date of Delivery *12 RECD*
- 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

☐ Certified Mail Restricted Delivery

☐ Certified Mail Restricted Delivery

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

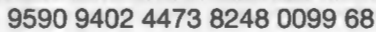
☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery



7019 0140 0000 3869 8419

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

08/14/19 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 Address

**TD 43021 SEPTEMBER 2019 WARNING**  
LORD HILL RECREATION CENTER  
1331 N.W. 43RD AVENUE  
LAUDERHILL, FL 33313



9590 9402 4473 8248 0099 51

2 Article Description (Transfer from front label)

7019 0140 0000 3869 8426

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

MARIA J. SORIANO

C. Date of Delivery

08/14/19

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

- ☐ Yes  
☐ 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"/> all Restricted Delivery                 |   |
| (over 500)   |   |

08/14/19

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

## SENDER: COMPLETE THIS SECTION

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

**TD 43021 SEPTEMBER 2019 WARNING**  
 MARIA JEVREMOV, REGISTERED AGENT  
 O/B/O LORD HILL REC. CENTERS, INC  
 1331 NW 43RD AVENUE  
 LAUDERHILL, FL 33313



9590 9402 4473 8248 0094 87

7019 0140 0000 3869 8464

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

MARIA JEVREMOV

C. Date of Delivery

AUG 12 2019

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

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

☐ Insured Mail Restricted Delivery (over \$500)

08/14/19 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 43021 SEPTEMBER 2019 WARNING  
LORD HILL RECREATION CENTERS, INC. AS SUCCESSOR  
IN INTEREST TO PARK SOUTH RECREATION CENTER,  
INC. C/O GUY M SHIR, ESQ., KAHAN & SHIR, P.L.  
1800 NW CORPORATE BLVD., SUITE 200  
BOCA RATON, FL 33431-7336



9590 9402 4473 8248 0099 37

7019 0140 0000 3869 8440

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Kristina Wdow

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

Kristina Wdow

C. Date of Delivery

8/12/17

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

- ☐ Yes  
☐ No

3. Service Type

- ☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Certified Mail Restricted Delivery  
all  
☐ 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

## 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 43021 SEPTEMBER 2019 WARNING  
LORD HILL REC. CENTERS, INC. AS THE  
SUCCESSOR IN INTEREST TO  
PARK SOUTH RECREATION CENTER, INC.  
1331 NW 43RD AVE  
LAUDERHILL, FL 33313



9590 9402 4473 8248 0099 44

2

7019 0140 0000 3869 8433

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

N JENKINS

☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

08/14/19

## 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 43021 SEPTEMBER 2019 WARNING

JASSODRA KIRSCH  
4299 NW 16 ST., #212  
LAUDERHILL, FL 33313



9590 9402 4473 8248 0095 17

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X J KIRSCH

- ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

JASSODRA KIRSCH

C. Date of Delivery

AUG 18 2019

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"/> Delivery Restricted Delivery        | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery                 |   |

(over \$500)

7019 0140 0000 3869 8495

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

Domestic Return Receipt